



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VACATION OF RIGHT-OF-WAY
PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on July 10 at 2:00 P.M. at the Sunshine Center (Auditorium), 330 5th Street North, St. Petersburg, Florida.

CASE NO.: 19-33000004 **PLAT SHEET:** F-7

REQUEST: Approval of a vacation of a Public Pedestrian Ingress-Egress Easement as dedicated in OR Book 12917 Page 2236 over the West Seven (7) Feet of the Vacated Alley adjacent to Lot 18, EASTERBROOK SUBDIVISION, as recorded in Plat Book 1, Page 21, of the Public Records of Pinellas, County, Florida.

OWNERS: Nick and Britney Morgan Villarreal
638 11th Avenue South
Saint Petersburg, Florida 33701

Brenda E. Fikry
642 11th Avenue South
Saint Petersburg, Florida 33701

**ADDRESSES AND
PARCEL ID NOS.:** 638 11th Avenue South; 30-31-17-10275-000-0010
642 11th Avenue South; 30-31-17-23958-000-0170

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-2)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a public pedestrian ingress-egress easement located at 642 11th Avenue South and adjacent to 642 11th Avenue South. The applicants' goal is to vacate this easement in order to be able to close the easement to the public. This request does not include vacating the utility easement included in this easement recorded in OR Book 12917 Page 2236.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B").

Analysis. Staff's review of a vacation application is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant (Attachment "C") **does not** provide background or analysis supporting a conclusion that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

These easements were granted to the City as a condition of a previous vacation of a 14.6-foot alley right-of-way case. Vacation case V-03-005 was approved by City Council on June 5, 2003, see attachment C for the complete information on the previous vacation and easements granted.

The previous vacation was approved after opposition from the Bartlett Park Neighborhood Association was addressed by the following condition:

The applicants shall convey a seven (7) foot wide pedestrian ingress-egress easement for the use of the public over the entire length of the alley to be vacated. Within the ingress/egress easement, the applicants shall install a five (5) foot wide sidewalk constructed to City standards.

The vacation Ordinance was recorded on July 22, 2003. This seven-foot public ingress-egress easement (and a public utility easement) was dedicated to the City as a Perpetual Easement, and also recorded on July 22, 2003.

The applicant Brenda Fikry of 642 11th Avenue South owns the area of the easements. The other applicants Nick and Britney Morgan Villarreal own the adjacent property at 638 11th Avenue South. Their noted concerns included crime and numerous calls to the Police. There were 27 reports submitted with the application dating back to 2005. One of these was for the 638 11th Avenue South address and involved a vehicle burglary. The remainder of the calls submitted were from 642 11th Avenue South and included Burglary Alarm (8), Person Down, Residential Burglary (4), Shots Heard (1), Found Property (2), Call for Assistance (1), Littering (1), Call for Officer (1), Brawling (1), Criminal Mischief (1), Suspicious Person (1), Suspicious Circumstance (1), and Civil Problem (1).

This application was noticed to the Neighborhood Association and to the surrounding neighbors and was routed to City Departments. The City's Transportation Department has noted that they

want this easement to remain in place as this is identified as a Neighborhood Greenway in the City's Complete Street's Implementation Plan. The City's Police Department indicated no objection to the walkway vacation. The City's Engineering Department has special conditions of approval. See these City comments in Attachment D.

The Bartlett Park Neighborhood Association has indicated their opposition to the request and noted that the pedestrian easement is well-used, it is a component of the Neighborhood Greenway, and that they do not feel it is an immediate safety concern. Tom Tito of the Bartlett Park Neighborhood Association also noted that they did not receive the required preliminary notice from the applicant prior to submittal (see email in the application), he did indicate that the original email may have gone into the spam folder, so the email may have been received. They also noted a concern about the potential cultural impact on the structure on the property located at 642 11th Street South (Exhibit E). The adjoining Historic Roser Park Neighborhood Association initially indicated support of the request, but noted in an email of June 25, 2019 that the association had voted to oppose the closure while the President of the Association, Adam Gyson, recognized the abutting owner's concerns.

There have been numerous calls and emails to staff (see the Public Comment section). Some of the concerns are in regards to maintenance and lighting. As this is an easement over private property, the owner of 642 11th Avenue South has the responsibility for maintenance. As the path is on private property, one option would be to install additional lighting in the right-of-way of 11th Avenue South.

Staff shared the information that the City was recommending denial with the applicants prior to formulating this report. The applicant elected to proceed with the request with the understanding that Staff would recommend denial.

A. Land Development Regulations

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.*

The utility easement dedicated in OR Book 12917 Page 2236 is to remain and therefore utilities will not be affected.

2. *The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.*

The vacation of the pedestrian ingress-egress easement will not deny access to any lot of record.

3. *The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.*

The vacation of this easement will affect pedestrian travel patterns, and is opposed by the City's Transportation Planning Department. According to the Bartlett Park Neighborhood Association this is a well-used walkway, which people walk and bike at all times of day for access for recreation and to access jobs and school.

4. *The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

The City's Complete Streets Implementation Program has identified this easement as a Neighborhood Greenway in the plan. The City's Transportation Department objects to the vacation of this easement which currently provides pedestrian and bicycle access.

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

The granting of this easement in 2003 was to address the concerns of the Bartlett Park Neighborhood Association. Vacating this easement without the agreement of the Neighborhood Association would nullify the intent of the original Ordinance.

At the same time there have been numerous documented calls made to the Police from 642 11th Avenue South. In speaking with Lieutenant Patrice Hubbard, she noted that the department would not object to this walkway being closed.

B. Comprehensive Plan

In the vision element of the Comprehensive Plan the Transportation Mission Statement includes: "St. Petersburg will have a livable balance of connected transportation options for all of its citizens. Pedestrian and bicycle facilities shall be designed, encouraged and celebrated as indicators of a healthy city." The 2020 Vision plan includes a desired result of a 'pedestrian first' design.

Transportation Objective T3 notes "The City shall develop and maintain a multi-modal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists and users of aviation and rail facilities, and that promotes development patterns that reduce vehicle miles traveled and greenhouse gas emissions." Objective T15 states "The City shall develop and maintain a multi-modal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists and users of aviation and rail facilities, and that promotes development patterns that reduce vehicle miles traveled and greenhouse gas emissions."

C. Adopted Neighborhood or Special Area Plans

The subject properties are within the boundaries of the South St. Petersburg Community Redevelopment Area (CRA). Policies in the CRA Action Plan for Housing and Neighborhood Stabilization include "Continue to expand and enhance the interconnected bicycle and pedestrian trail system, exemplified by the Pinellas and Clam Bayou Trails, throughout the CRA.

The subject pedestrian easement is within the boundaries of the Bartlett Park Neighborhood Association. The 1992 Bartlett Park Neighborhood Plan identifies two related planning issues:

- a. Investigate the need for north/south roadway access through the neighborhood as it relates to crime and safety.
- b. Identify and upgrade streets, alleys and sidewalks.

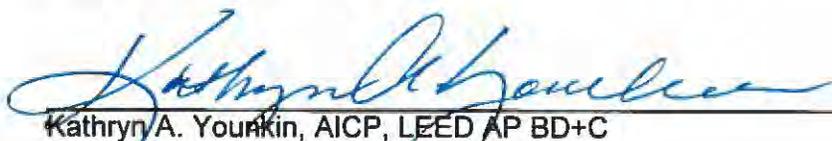
The plan also notes that bicycle and pedestrian facilities are discontinuous throughout the neighborhood and that many people use pedestrian paths to walk to the medical complexes.

Comments from Agencies and the Public: Five signatures of support were submitted with the application from owners of properties on 11th and 12th Avenue South. An email of support from the Historic Roser Park Neighborhood Association was also received with the application. Staff received several calls and emails from the Bartlett Park Neighborhood Association which is opposed to the vacation of this pedestrian easement. Staff also received two calls requesting more information, the calls were from Mary Finnegan and Jill Bacaner, both had no objection. Staff also received one email from Alex Mahadevan who asked for more information but did not comment. Another email received from Brad Banks was a follow up email as to the ownership of the pedestrian walkway. As of the date of this report staff received ten emails in opposition to the vacation and two in support (Exhibit E).

RECOMMENDATION. Staff recommends **DENIAL** of the proposed Perpetual Easement for Pedestrian Ingress-Egress vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering memorandum dated June 14, 2019.
2. Any fences over the vacated pedestrian ingress-egress easement shall have gates which allow access to the underlying perpetual public utility easement, no structures are allowed within the previously granted utility easement.
3. As required City Code Section 16.70.050.1.1 F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the commission designated in the Decisions and Appeals Table or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one year. The vacation ordinance shall be recorded after any conditions precedent have been compiled with.

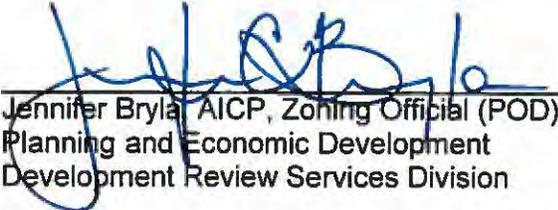
REPORT PREPARED BY:



Kathryn A. Yourkin, AICP, LEED AP BD+C
Development Review Services Division
Planning & Economic Development Department

7/13/19
DATE

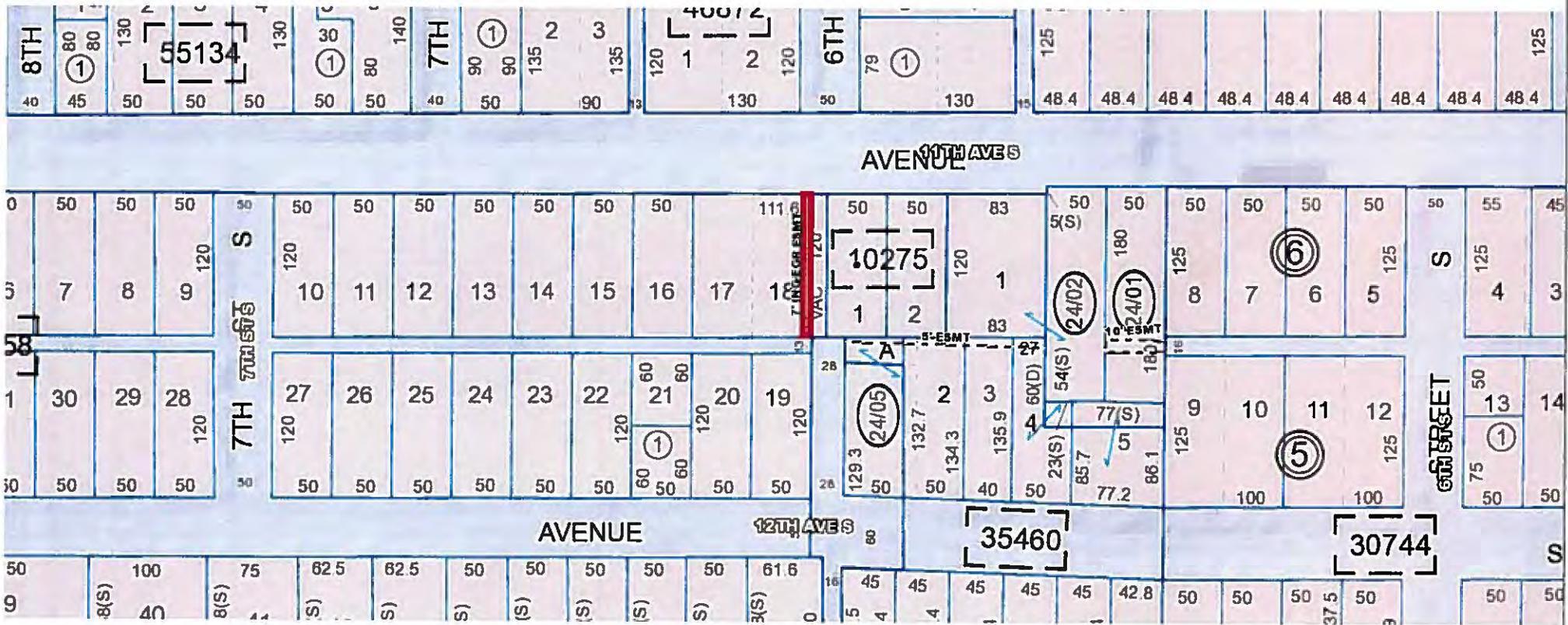
REPORT APPROVED BY:



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

7.3.19
DATE

Attachments: A – Parcel Map, B – Aerial Map, C – Applicant’s Narrative, D – Previous Vacation and Easement, E – City Department Comments, F – Neighborhood and Citizen Comments



Attachment A
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 19-33000004
 Address: 638 and 642 11th Avenue South



19-33000004

Attachment C

Application and Granting of
Prior Vacation and Easement



st.petersburg
www.stpete.org

SUBDIVISION DECISION Application

Application No. 19-33000004 (A)

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North.

- Application Type:**
Per: 16.40.140 & 16.70.050
- | | |
|--|--|
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Vacating – Street Right-of-Way |
| <input type="checkbox"/> Lot Split | <input type="checkbox"/> Vacating – Alley Right-of-Way |
| <input type="checkbox"/> Lot Refacing | <input type="checkbox"/> Vacating – Walkway Right-of-Way |
| <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Vacating – Easement |
| <input type="checkbox"/> Street Closing | <input type="checkbox"/> Vacating – Air Rights |

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner):	Nick Villarreal
Street Address:	638 11 th Ave S
City, State, Zip:	Saint Petersburg FL 33701
Telephone No:	727 421 3617
Email Address:	nv07nole@gmail.com
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	
Email Address:	
PROPERTY INFORMATION:	
Street Address or General Location: 638 11 th Ave S	
Parcel ID#(s):	
DESCRIPTION OF REQUEST: Vacate public walkway to west of 638 11 th	
PRE-APPLICATION DATE:	
PLANNER:	

FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	\$200.00	Vacating Streets & Alleys	\$1,000.00
Lot Line & Lot Split Adjustment Commission Review	\$300.00	Vacating Walkway	\$400.00
Lot Refacing Administrative Review	\$300.00	Vacating Easements	\$500.00
Lot Refacing Commission Review	\$500.00	Vacating Air Rights	\$1,000.00
Variance with any of the above	\$350.00	Street Name Change	\$1,000.00
		Street Closing	\$1,000.00

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

AUTHORIZATION

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

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

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

Signature of Owner/Agent: 
*Affidavit to Authorize Agent required, if signed by Agent.

Date: 5/6/19

Typed name of Signatory: _____



SUBDIVISION DECISION Application

Application No. 19-33000004 (B)

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North.

- | | | |
|---|---|---|
| Application Type:
Per: 16.40.140 &
16.70.050 | <input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Lot Split
<input type="checkbox"/> Lot Refacing
<input type="checkbox"/> Street Name Change
<input type="checkbox"/> Street Closing | <input type="checkbox"/> Vacating – Street Right-of-Way
<input type="checkbox"/> Vacating – Alley Right-of-Way
<input checked="" type="checkbox"/> Vacating – Walkway Right-of-Way
<input checked="" type="checkbox"/> Vacating – Easement
<input type="checkbox"/> Vacating – Air Rights |
|---|---|---|

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): <u>Brenda A FIKRY</u>	
Street Address: <u>642 11th Ave. S</u>	
City, State, Zip: <u>St Petersburg, FL 33701</u>	
Telephone No: <u>(315) 525-8784</u>	Email Address: <u>beahkozien@yahoo.com</u>
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: <u>(Easement located inbetween 638 11th Ave S.)</u>	
Parcel ID#(s): <u>30311733958000010 (and 642 11th Ave S.)</u>	
DESCRIPTION OF REQUEST: <u>Enclose Easement to reduce crime and improve neighborhood safety</u>	
PRE-APPLICATION DATE:	PLANNER:

FEE SCHEDULE

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

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

AUTHORIZATION

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

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

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

Signature of Owner/Agent: Brenda Fikry
*Affidavit to Authorize Agent required, if signed by Agent.

Typed name of Signatory: Brenda FIKRY

Date: 4/23/19



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: Brenda Fikry

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

Property Address: 642 11th Ave. S. St. Petersburg, FL 33701

Parcel ID Number: 303117239580000170

Request: Enlarge pavement to reduce crime and improve neighborhood safety

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.

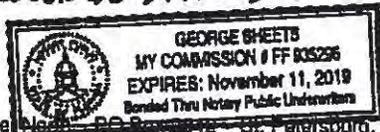
I (we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): [Handwritten Signature] Printed Name: Brenda Fikry

Sworn to and subscribed on this date

Identification or personally known: FL DL

Notary Signature: (Print): George Sheets Date: 04/24/2019
Commission Expiration (Stamp or date): 11-11-2019 GEORGE SHEETS





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:

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

Door to door every house within 200 ft. of alley. Enclosed Rose Park and Bartlett Park neighborhood associations.

(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications

See attached emails & signatures.

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

Surrounding alley

2. Summary of concerns, issues, and problems expressed during the process

Everybody supports alley closing

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

President or Vice-President Signature

If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.

From: Adam Gyson gyson1aw@hotmail.com
Subject: Re: Alley Immediate Safety Concern
Date: Apr 26, 2019 at 11:00:26 AM
To: Nicholas Villarreal nv07nole@gmail.com

Hello Nick,

Thank you for the email and I understand your concerns. However, I think that the City will require you to notify the Bartlett Park Neighborhood Association since you are technically a Bartlett Park resident.

In any case, I will provide any support that you desire. I agree that this pass-way should be removed.

Adam Gyson
675 10th Ave S ← Roser Park Neighborhood Association President

From: Nicholas Villarreal <nv07nole@gmail.com>
Sent: Friday, April 26, 2019 9:54 AM
To: gyson1aw@hotmail.com
Subject: Alley Immediate Safety Concern

Good morning Adam,

I hope this message finds you well. I am writing to inform the neighborhood association that my neighbor, Brenda Fikry, and I are pursuing the closure of the alley between our homes. This is located between 642 11th Ave S and 638 11th Ave S. We have begun the application process with the city, and are hoping for a Development Review Committee hearing on Wednesday July 3rd.

The alley has unfortunately transformed into an immediate safety concern. Since my wife and I moved into the home last July, we have had multiple break ins and run ins with people walking through the alley. I have countless videos and pictures from our security camera including drug use, vandalism, and break ins. A few weeks ago, two suspects from an armed robbery were hiding in the alley, along my fence line, prompting heavily armed police, K9's and a helicopter search at 2 am. We have dealt with these issues in stride, and have spent countless hours cleaning the alley, monitoring the area, and even installed lights a few months ago.

The final straw that has prompted this application for closure, is the amount of trash that has been thrown over the fence into our yard the last few weeks. We woke up one morning with a blender that was found in the trash, and had been thrown over the fence into our pool. We have a 6-week baby at home and the open alley poses an immediate threat to our safety.

The history of this alley is long and confusing. I have reviewed it all and have the paperwork from the city that explains how it has become a "public walkway." This area used to be a street, and was often used for crime, drug deals, and sexual acts. The previous resident at 642 made a deal with the city to close the street down and maintain that area as a public walkway almost 20 years ago. The neighborhood has obviously changed very much since then, and the empty lots on the other side of the alley have become our homes. There is no need for this alley to remain a walkway, as it is within our property lines anyway. It is in the best interest of the entire Roser Park community that this alley be closed. We have obtained support and signatures from 10 neighbors who are directly on the alley border and agree with our concerns.

Given all of these facts, I'm sure the neighborhood association understands our reasoning, and as part of the application process, I am required to notify you. Please feel free to share this email with the neighborhood, and I look forward to any productive conversations this may start. There is still plenty of access into and out of our neighborhood through adjacent streets and sidewalks, and I hope everyone understands our desire to prioritize the safety of our families over convenience of an outdated cut-through alley. Appreciate your help Adam.

Sincerely,

Nick and Britney Villarreal

638 11th Ave S

From: Nicholas Villarreal nv07nole@gmail.com
Subject: Alley Immediate Safety Concern
Date: Apr 26, 2019 at 11:14:46 AM
To: bartlettsparkneighborhood@gmail.com



Good morning BPNA,

I hope this message finds you well. I am writing to inform the neighborhood association that my neighbor, Brenda Fikry, and I are pursuing the closure of the alley between our homes. This is located between [642 11th Ave S](#) and [638 11th Ave S](#). We have begun the application process with the city, and are hoping for a Development Review Committee hearing [on Wednesday July 3rd](#).

The alley has unfortunately transformed into an immediate safety concern. Since my wife and I moved into our home last July, we have had multiple break ins and run ins with people walking through the alley. I have countless videos and pictures from our security camera including drug use, vandalism, and break ins. A few weeks ago, two suspects from an armed robbery were hiding in the alley, along my fence line, prompting heavily armed police, K9's and a helicopter search at 2 am. We have dealt with these issues in stride, and have spent countless hours cleaning the alley, monitoring the area, and even installed lights a few months ago.

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The history of this alley is long and confusing. I have reviewed it all and have the paperwork from the city that explains how it has become a "public walkway." This area used to be a street, and was often used for crime, drug deals, and sexual acts. The previous resident at 642 made a deal with the city to close the street down and maintain that area as a public walkway almost 20 years ago. The neighborhood has obviously changed very much since then, and the empty lots on the other side of the alley have become our homes. There is no need for this alley to remain a walkway, as it is within our property lines anyway. It is in the best interest of the Bartlett Park and Roser Park communities that this alley be closed. We have obtained support and signatures from 10 neighbors who are directly on the alley border and agree with our concerns.

Given all of these facts, I'm sure the neighborhood association understands our reasoning, and as part of the application process, I am required to notify you. Please feel free to share this email with the neighborhood, and I look forward to any productive conversations this may start. There is still plenty of access into and out of our neighborhoods through adjacent streets and sidewalks, and I hope everyone understands our desire to prioritize the safety of our families over convenience of an outdated cut-through alley. We appreciate your help and look forward to your feedback.



NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

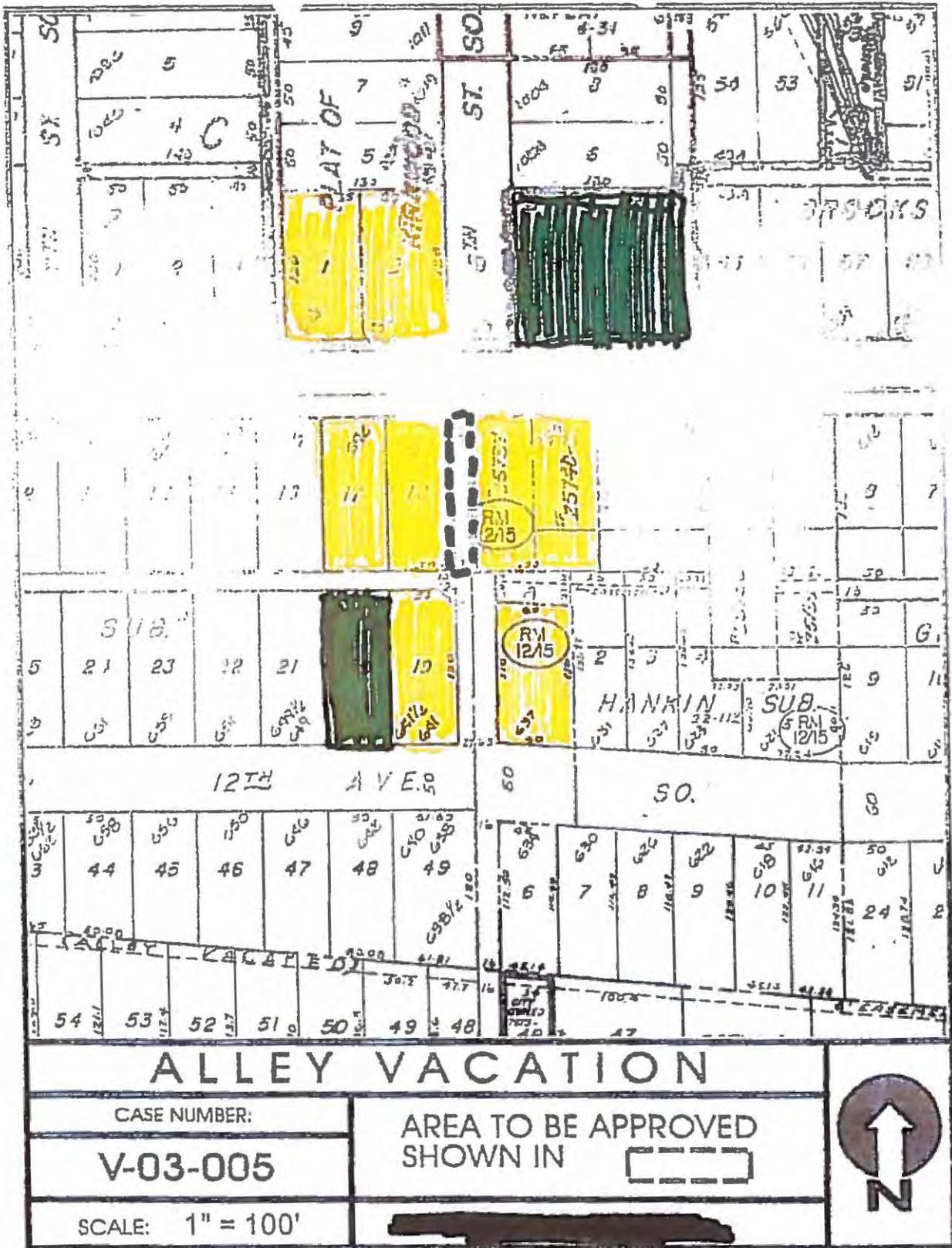
NEIGHBORHOOD WORKSHEET	
Street Address:	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	638 11 th Ave S.
Owner Name (print):	Nick & Britney Villarreal
Owner Signature:	<i>[Signature]</i>
2. Affected Property Address:	642 11 th Ave S.
Owner Name (print):	Brenda + Mohamed Fikry
Owner Signature:	<i>[Signature]</i>
3. Affected Property Address:	642 10 th Ave S.
Owner Name (print):	Anthony & Karri Stringer
Owner Signature:	<i>[Signature]</i>
4. Affected Property Address:	673 12 th Ave S. 50211
Owner Name (print):	JAMM MUNSIL / TERRY TATTERSON
Owner Signature:	<i>[Signature]</i>
5. Affected Property Address:	609 11 th Ave S.
Owner Name (print):	Olya Schaefer
Owner Signature:	<i>[Signature]</i>
6. Affected Property Address:	641 12 th Ave S
Owner Name (print):	Stephanie Waechter
Owner Signature:	<i>[Signature]</i>
7. Affected Property Address:	636 11 th Ave S
Owner Name (print):	Natalie Hanger
Owner Signature:	<i>[Signature]</i>
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



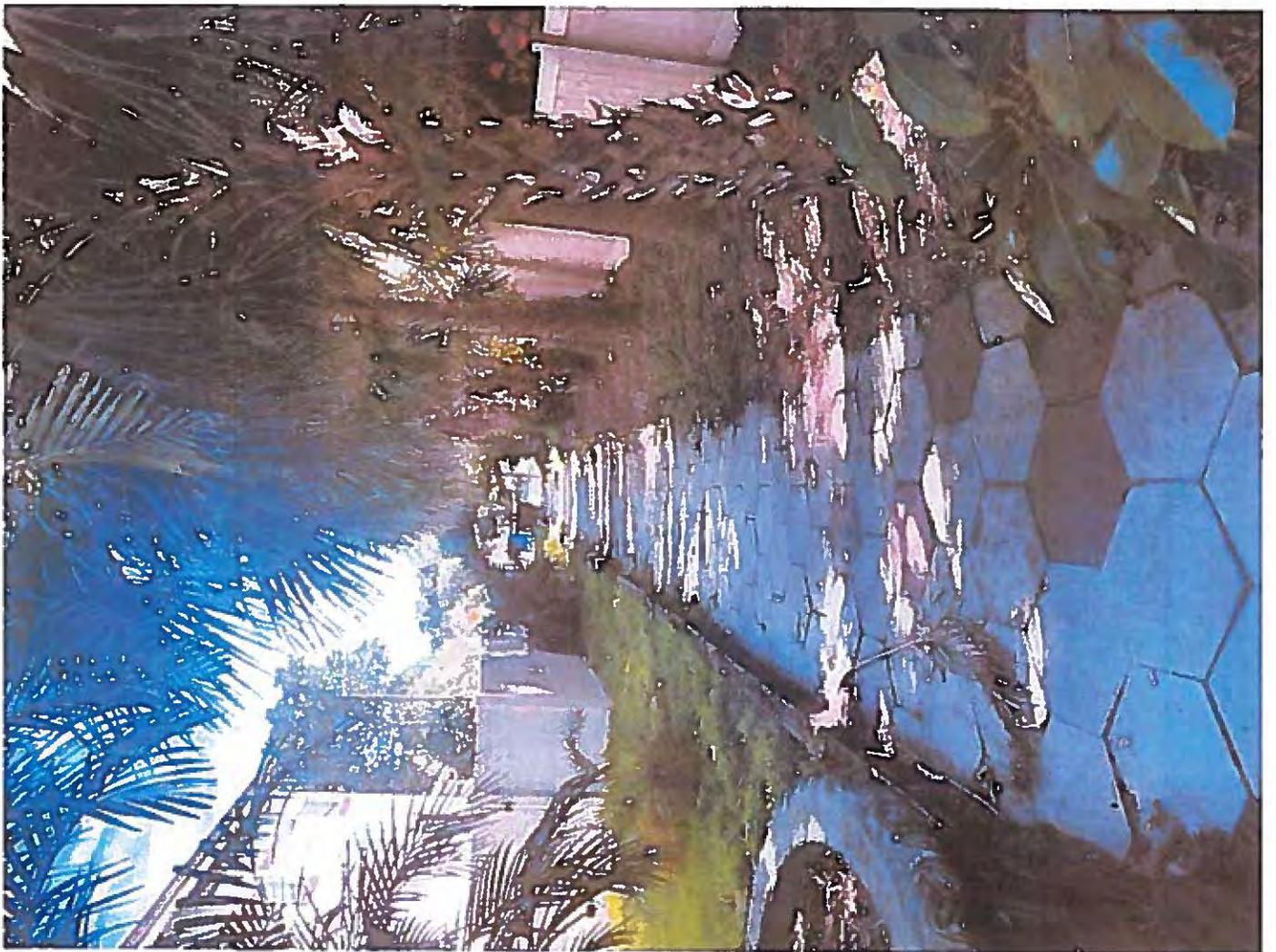
- Support closure



- Notified and receive verbal support



5/2/19

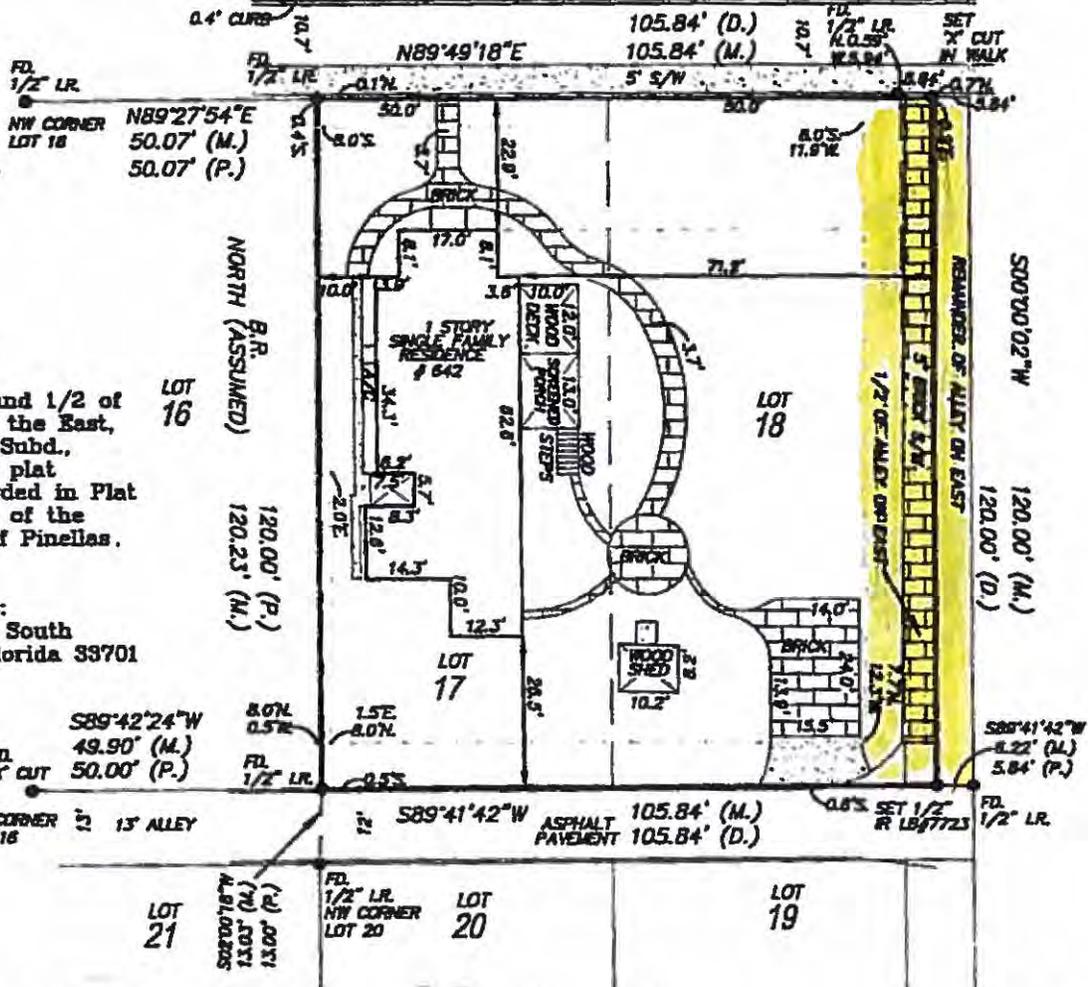
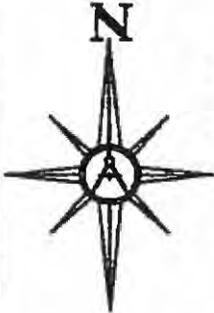




SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

INGLESIDE AVENUE (PLAT)
11th AVENUE SOUTH
20' RW STATED PER PLAT



Legal Description

Lots 17 and 18 and 1/2 of vacated alley on the East, J.P. Basterbrook Subd., according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Pinellas County, Florida.

Property Address:
642 11th Avenue South
St Petersburg, Florida 33701



GENERAL NOTES

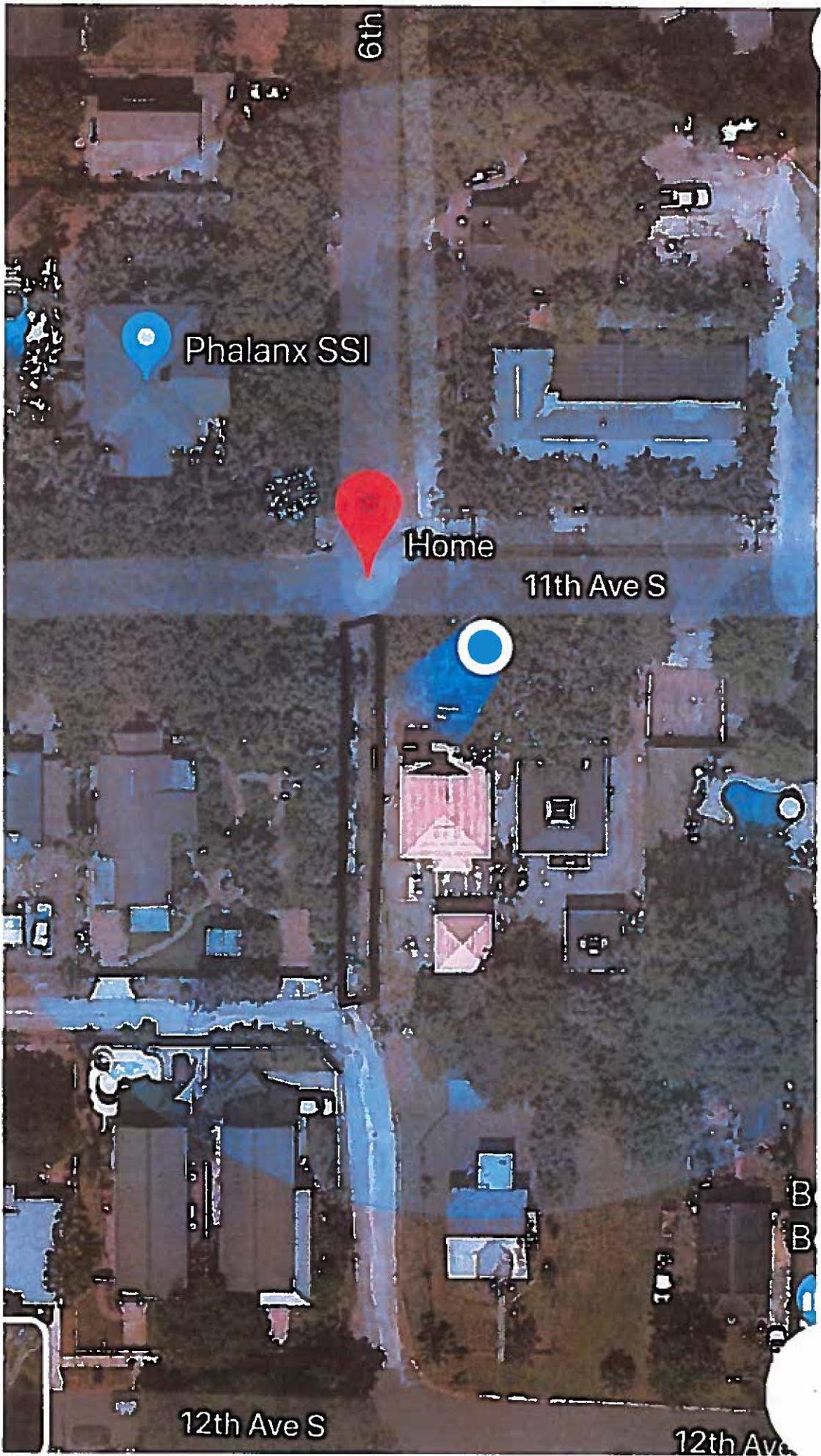
- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDINGS AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.P.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP OR OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY WETLAND AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7602, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTAZEM/LAND TITLE SURVEY; NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

LEGEND & ABBREVIATIONS

AC	AIR CONDITIONER	N	NORTH	SW	SIDEWALK
B.R.	BEARING REFERENCE	ND	NAIL & DISC	SEC.	SECTION
C	CALCULATED	N.R.	NON RADIAL	TEL.	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	O.N.L.	OVERHEAD LINES	T.O.B.	TOP OF BANK
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK	T.F.	TRANSFORMER
CALC.	CALCULATED	P.	PLAT	TYP.	TYPICAL
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK	U.L.E.	UTILITY BASEMENT
CB	CHOND BEARING	P.C.	POINT OF CURVATURE	W.	WEST
CH	CHOND	P.C.C.	POINT OF COMPOUND CURVATURE	W.M.	WATER METER
COR.	CORNER	P.C.P.	PERMANENT CONTROL POINT		
D	DESCRIPTION OR DEED	PE	PAGE		
D.E.	DRAINAGE BASEMENT	P.I.	POINT OF INTERSECTION		
EL.	ELEVATION	P.J.	PARKER-KAYLOR NAIL		
ELEV.	ELEVATION	P.K.	POINT ON LINE		
E	EAST	P.Q.L.	UTILITY POLE		
E.O.P.	EDGE OF PAVEMENT	P.P.	POLYVINYL CHLORIDE		
E.O.W.	EDGE OF WATER	P.P.C.	POINT OF BEGINNING		
E.P.U.E.	ELECTRIC POWER UTILITY BASEMENT	P.O.C.	POINT OF COMMENCEMENT		
ESMT.	ELECTRIC SERVICE METER	P.O.C.	POINT OF REVERSE CURVE		
FF.	FRESHED FLOOR	P.O.M.	PERMANENT REFERENCE MONUMENT		
FL.	FLOOR	P.T.	POINT OF TANGENCY		
FP.	IRON PIPE	R.	RADIUS		
LR.	IRON ROD	RAD.	RADIAL		
L	ARC LENGTH	RAD. PT.	RADIUS POINT		
M	FIELD MEASURED	R.W.	RIGHT OF WAY		
M.E.	MAINTENANCE BASEMENT	S.	SOUTH		

CERTIFIED TO:

Brenda E. Kozier,
Anclote Title Services, Inc.;
Member / and Title Insurance Company;





St. Petersburg Police Department

Incident/Investigation Report

Case Number: 2018-037868

Report Type: VEHICLE BURGLARY



Incident Information

Date/Time Reported 08/31/2018 09:38	Date/Time From 08/30/2018 02:30	Date/Time To 08/30/2018 02:30	Officer (24137) CRISCO, THAD S
Incident Location 638 11th Av S, St Petersburg, FL 33701			
Case Status: INACTIVE		Case Disposition:	

Incident Report Dissemination State Attorney CASA Other:

Charges

1	Charge Type	Description BURGLARY AUTO	Statute 810.02(4)(B)	UCR 23F	<input type="checkbox"/> Alt <input checked="" type="checkbox"/> Com
Alcohol, Drugs or Computers Used <input type="checkbox"/> Alcohol <input type="checkbox"/> Drugs <input type="checkbox"/> Computers		Location Type RESIDENCE SINGLE	Premises Entered	Forced Entry <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Weapons 1. 2. 3.
Entry OTHER UNKNOWN	Exit UNKNOWN OTHER	Criminal Activity			
Bias Motivation		Bias Target	Bias Circumstances		Hate Group

Victims

1	Type INDIVIDUAL	Injuries None	Residency Status Resident		Ethnicity Hispanic		
Name (Last, First, M) VILLARREAL, NICHOLAS				Race W	Sex M	DOB 05/16/1987	Age 31
Address 638 S 11TH AV, ST. PETERSBURG, FL 33701			Cell Phone:		Home Phone (727) 421-3617		
Employer Name/Address VERTIFLEX					Business Phone		
Victim of Crimes 1	Height	Weight 0	Hair	Eyes	Place of Birth	Occupation	
Missing Person/Runaway Notes							



St. Petersburg Police Department Incident/Investigation Report



Case Number: 2018-037868

Report Type: VEHICLE BURGLARY

Property

Description BLACK DELL WORK COMPUTER		Serial Number 0000		Make/Model DELL / NOT SURE	
Owner VILLARREAL, NICHOLAS		License / State		Color BLACK	
Status STOLEN	Status Officer (24137) CRISCO, THAD S		Quantity 1.00	Units of Measure	Value \$500.00
Gun Type	Caliber	Finish	Grip	Gun Stock	
Condition	Gun Test <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Test Type	Sight Test <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sight Type	
Property Notes Black dell work computer					

Jewelry Type

Jewelry Type	Metal	Karat	Gender	Style	Size	Weight
Stone1	Stone Type	Count 0	Shape	Weight	Color	
Stone2	Stone Type	Count 0	Shape	Weight	Color	

Vehicles

Seq # 1	Year 2012	Color BLACK	Style SEDAN, 4 DOOR	Make NISSAN	Model ALTIMA
VIN 1N4AL2AP0CN446021	License Plate Type COLLEGIATE	License / State WY89N / FL	License Year 0	Owner VILLARREAL, NICHOLAS	
Status BUR	Status Date 08/30/2018	Value \$0.00			
Vehicle Notes					

Incident Report Narrative

This report was taken by civilian in TRU. The victim/complainant filed their own report on the On- Line Report Writing System (LEXUS NEXIS) I have no direct testimony.
This is my sole involvement of this report and have no direct testimony.

WRITERS ACTIONS:

I approved this report via the On- Line Report Writing System (LEXUS NEXIS)

I did not make contact with the comp as all pertinent information was already included in the comp/victims written statement.



**St. Petersburg Police Department
Incident/Investigation Report**



Case Number: 2018-037868

Report Type: VEHICLE BURGLARY

Incident Report Narrative

THE BELOW STATEMENTS WERE WRITTEN ENTIRELY BY THE VICTIM/COMPLAINANT .

Provide a description/narrative of the incident:

Where was the vehicle parked (driveway, roadway, in the garage, etc...)?
Parked in front of my house on the roadway.

Was the vehicle left locked or unlocked?
Vehicle was locked

If the vehicle was locked, how did the suspect(s) gain entry (broken window, punch door lock, explain damaged observed, etc...)?
No damage to window or doors, possible jimmy

What was stolen from inside the vehicle?
Black Dell computer with Veriflex stickers on it. Worth \$500

Is there any potential surveillance video that may have captured the offense?
No surveillance video

Were there any checks, credit cards, debit/ATM cards stolen?
No

I am willing to prosecute.

EOR

Incident Report Continuation

This is an online report filed from 35.141.179.226.

St. Petersburg Police Department

Calls For Service Report		Call ID: 2018191411			Printed: April 26, 2019	
1. Agency SPPD	2. Person Received Complaint Strandquist, Elizabeth	3. Date/Time Received 08/31/2018 14:06 4. Time Dispatched 14:10	5. Time Arrived 14:10 6. Time Complete 14:22	7. Case # -	Accident # -	
8. Nature Of Incident	VEHICLE BURGLARY					
9. Location Of Incident	638 11TH AV S , ST PETERSBURG, FL 33701					
10. Victim or Caller	[REDACTED]					
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition FOLLOW UP	14. Officer	15. Date Submitted 08/31/2018		

Notes: 18-37868/CRISCO
 HAS LAPTOP SERIAL# TO ADD
 NFI - NO FURTHER INFORMATION
 ** LOI search completed at 08/31/18 14:06:40
 FOLOOW-UP COMPLETED

St. Petersburg Police Department

Calls For Service Report		Call ID: 2011204577		Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Barnes, Dennis P	3. Date/Time Received 09/22/2011 22:05 4. Time Dispatched 22:06	5. Time Arrived 22:07 6. Time Complete 22:25	7. Case # - Accident # -	
8. Nature Of Incident	BURGLARY ALARM				
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701				
10. Victim or Caller	[REDACTED]				
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition INCIDENT OCCURRED-NO	14. Officer [REDACTED]	15. Date Submitted 09/22/2011	

Notes: AUD INT.....BACK MOTION.....CONSTANTINE RES.....INSIDE # 410-812-2671.....OPR/453 NFI NO FURTHER INFORMATION ** LOI search completed at 09/22/11 22:05:05 111B EAST RESIDENCE APPEARS SECURED WEATHER MAY HAVE CAUSED ALARM

St. Petersburg Police Department

Calls For Service Report Call ID: 2005026878			Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Bullock, Walter H	3. Date/Time Received 01/26/2005 13:35 4. Time Dispatched 13:35	5. Time Arrived : 6. Time Complete 14:17	7. Case # - Accident # -
8. Nature Of Incident	PERSON DOWN			
9. Location Of Incident	642 11TH AV S ,			
10. Victim or Caller	[REDACTED]			
11. Classification GENERAL POLICE	12. How Received 'PHONE' I/CAD CALL	13. Disposition INCIDENT OCCURRED-NO	14. Officer Postle, Philip E	15. Date Submitted

Notes: 13:35:09 *PERMITTED ALARM 025286
 13:35:34 RESCUE/FIRE NEEDED (WNB-14)
 13:35:55 POLICE INCIDENT NUMBER 2005026878 (TMG-27)
 13:35:55 P.D. Response area is 13 (TMG-27)
 13:35:58 WM LYING ON GROUND 50'S (WNB-14)
 13:36:13 LSW LT BLU SHIRT KHAKI PANTS [WNB-14]
 13:36:31 * Changed Complainant from (WNB-14)
 13:36:39 * Changed Complainant Phone from 8940342 (WNB-14)
 13:36:41 * See Officer changed from (WNB-14)
 13:36:52 POSS TRANSIENT [WNB-14]
 13:36:58 NO FURTHER INFORMATION [WNB-14]
 13:37:22 *Fire service incident 2005000632 [SKS-22]
 13:38:22 RESCUE/FIRE RESPONDING [SKS-22]
 13:39:54 R1 / SS429 / A SHIFT [SKS-22]
 13:46:06 Timer reset to 33 minutes on unit 211A at 13:46:06 (TMG-27)
 14:09:57 X4 X6 (TMG-27)

ST PETERSBURG POLICE DEPARTMENT

OFFENSE

2006-082447

Report Title: RESIDENTIAL BURGLARY Attempt: Statute:
 Occurred: TUE 12/26/2006 21:30 To: WED 12/27/2006 16:00 Juv: NO
 Call Received:15:13
 Dispatched: WED 12/27/2006 16:01 Arrived: 16:08 Completed: 17:21
 Incident Address.: 642 11 AV S Apt/Unit:
 City:ST PETERSBURG State: FLORIDA Zip: 33705
 Census Tract: 1139 District: 1 Zone: 13 Area: RESIDENTIAL
 Type: RESIDENCE SINGL Occupancy: UNOCCUPIED Entry: FORCED
 Alcohol: UNK Drugs: UNK Weapon: NOT APPLICABLE
 Weather: INSIDE Lighting: ARTIFICIAL Security: ALARM INACTIVE
 Motive: WANTED PROPERTY
 Mo: BROKE IN THROUGH SIDE DOOR

----- BURGLARY ELEMENTS -----

Method: PRIED Tools: OTHER Target: UNKNOWN
 Victim Location: NOT PRESENT Elements: ALARM INOPERTIVE
 Entry Area: SIDE Entry Type: OTHER Entry Point: DOOR
 Exit Area: SIDE Exit Type: OTHER Exit Point: DOOR
 Suspect Action 1: MALICIOUS DESTRUCTION
 Suspect Action 2: RANSACKED
 Suspect Action 3: N/A
 Vehicle Enter Point: Vehicle Method:

----- PERSONS -----

Relationship: VICTIM Type: ADULT
 Name.: CONSTENTINE, BUD / Dob: Age: Aprx Age:
 Address: 642 11 AV S Apt/Unit: City: ST PETERSBURG
 State: FLORIDA Zip: 33705 Home Phone: 410-812-2673
 Employer: Work Phone:
 Occupation: UNKNOWN Domestic Related: NO
 To Suspect: UNDETERMINED Injury: NOT APPLIC Extent: NONE
 Synopsis: OWNER OF RESIDENCE, OUT OF TOWN

Relationship: WITNESS Type: COMPLAINANT
 Name.: CARUSO, KEVIN R W/M Dob: 01/12/1960 Age: 48 Aprx Age: 47
 Occupation: SELF EMPLOYED
 Address: 585 11 AV S Apt/Unit: City: ST PETERSBURG
 State: FLORIDA Zip: 33705 Home Phone: 727-244-3156
 Employer: Work Phone:
 Synopsis: FOUND THE HOUSE BURGLARIZED

----- EVIDENCE -----

Processed: YES By: VELLUTO, MICHELLE Photos: NO Prints: UNK

----- ADMINISTRATION -----

Officer1: BELLITTERA, RYAN T #: 42529 Unit: Date: 12/27/2006

Officer2: # Unit:
 Route...: BURGLARY
 Sao.....: N/A Date: Division:
 Clearance: 0 Exception: 0 Cl. Date: 12/27/2006
 Supervisor: WILLIAMS, FRANK J #:28528
 Approved By: #:
 Attachments: NONE

----- NARRATIVE -----

SYNOPSIS

=====

This is a report of a late reported residential burglary with no known suspects and no known witnesses. The victim is out of town on vacation. The complainant is taking care of the residence while the owner is out of town. The complainant discovered the burglary. A technician processed the scene. At this time it is unknown if any property was taken due to the fact that the owner is out of town. The suspect went through various drawers and closets throughout the residence however, the suspect skipped over money and easily accessible electronics. There was an empty laptop box found inside the residence. It should be noted that another residential burglary occurred at 570 Roser Park Dr S with the same type of circumstances report #06-82467.

CRIME SCENE DESCRIPTION

=====

The burglary occurred at 642 11 AV S. This is a single story, wooden residence located on the south side of 11 AV S and the residence faces north. There is a wooden perimeter fence that surrounds the entire property. There is an alley that runs east and west behind the property. On the east side of the residence is a screened porch. The door to the porch is located on the south side of the porch. This door was secured however, if you pull on it the latch releases and you can open the door. On the northside of the porch is a small enclosure containing the hot tub. There are two windows that lead to the inside of the house. The screens were taken out of the windows however entry was not made into the house. On the west side of the porch are two french doors. The north french door was pried open. Inside this door is a dining room. There is a large pioneer flat screen on the west wall of the dinning room. The t.v. had been damaged and it appeared that the suspect tried to remove the t.v. from the wall. There was a blade of a shovel laying on the ground beneath the t.v. The handle of the shovel was broken off and laying in the middle of the family room. There were several doors and drawers of cabinets open throughout the house however, it appeared as if nothing was taken. The doors to the entertainment system were open however, all the electronics were still inside. There was an empty lap top computer box laying on the ground in the family room however, it us unknown if a computer was inside.

POINT OF ENTRY/EXIT

=====

The point of entry to the residence was the porch door on the south east corner of the residence. The door was secured however it does not latch properly and can be pulled open. The point of entry/exit into the residence

is the french doors on the east side of the residence inside the porch. The door was pried open possibly with the shovel found on scene.

COMPLAINANT STATEMENTS

=====

The complainant of the burglary is KEVIN CARUSO. he stated that he is taking care of the house and the pets while the owner, Bud Constantine is on vacation. He stated that he left the residence secured at approximately 2130 hours on 12-26-2-006. He arrived back at the residence on 12-27-2006, at approximately 1600 hours and found that the residence had been broken in to. He advised that he tried contacting Bud however, he is in Colorado right now and the phone will not connect. He stated that he is unsure if anything was taken but that several cabinets and drawers were taken. He stated that there is an alarm however, Bud told him not to set the alarm because the key code was changed and not to worry about it.

OFFICER ACTIONS/OBSERVATIONS

=====

On 12-27-2006, I responded to 642 11 AV S reference this late reported burglary. Upon arrival, I made contact with Kevin and took his above statements. I observed the damage to the door and the damage to the television. I also observed the cabinets and drawers throughout the residence had been open. It is unknown at this time what was taken. I had a technician respond to the scene and technician Velluto processed the scene. There was an empty lot to the east of the residence and the resident at 644 11 AV S is legally blind and did not observe anything. I gave Kevin a business card with my name, report number, and a contact number. I advised him that if he contacts the homeowners to give them the report number and the contact number. Kevin stated that he will secure the residence and notify the alarm company to try to get a temporary key code to activate the alarm. Forward to Burglary.

No further action taken.

EOR.

St. Petersburg Police Department

Calls For Service Report			Call ID: 2006366893		Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Swartz, Sandra K	3. Date/Time Received 12/28/2006 11:16	5. Time Arrived :	7. Case # -	4. Time Dispatched 12:46	6. Time Complete 12:46
8. Nature Of Incident	BURGLARY RESIDENCE					
9. Location Of Incident	642 11TH AV S ,					
10. Victim or Caller	[REDACTED]					
11. Classification GENERAL POLICE	12. How Received 'PHONE' I/CAD CALL	13. Disposition CANCELLED BY COMPLAINANT	14. Officer Hicks, Kevin J	15. Date Submitted		

Notes: 11:16:59 *PERMITTED ALARM 025286
 11:17:09 COMP HAS LIST OF ITEMS TAKEN (SKS)
 11:18:20 OFC BELLITTERA #82447 (SKS)
 11:19:08 * Changed Complainant from WILLIAM (SKS)
 11:19:10 * See Officer changed from (SKS)
 11:19:52 THE LIST IS LONGER THAN 6 ITEMS. (SKS)
 11:19:55 SEE COMP (SKS)
 11:19:56 NO FURTHER INFORMATION (SKS)
 11:27:23 !NO UNITS AVAILABLE (LOS-23)
 12:13:35 !NO UNITS AVAILABLE (LOS-23)
 12:45:24 CANCELLED BY COMPLAINANT (ANS-34)
 12:45:42 COMPL HAS LEFT..TOLD WIFE OR FEMALE TO CALL WHEN HE GETS HOM
 12:45:49 TO MAKE RPT OVER THE PHN (ANS-34)
 12:45:50 CANCELLED BY COMPLAINANT (ANS-34)
 12:46:51 P.D. Response area is 13 (PAM-22)

St. Petersburg Police Department

Calls For Service Report		Call ID: 2007001200			Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Kennedy, Lucinda K	3. Date/Time Received 01/02/2007 10:52 4. Time Dispatched 10:59	5. Time Arrived : 6. Time Complete 11:06	7. Case # - Accident # -		
8. Nature Of Incident	BURGLARY RESIDENCE					
9. Location Of Incident	642 11TH AV S ,					
10. Victim or Caller	[REDACTED]					
11. Classification GENERAL POLICE	12. How Received 'PHONE' I/CAD CALL	13. Disposition FOLLOW UP	14. Officer Prescott, Robert J	15. Date Submitted		

Notes: 10:53:05 *PERMITTED ALARM 025286
 10:53:20 O# 82447 (LKK)
 10:53:45 * See Officer changed from (LKK)
 10:54:16 COMP WANT TO AMEND THE T.V DESCRIPTION (LKK)
 10:54:17 NO FURTHER INFORMATION (LKK)
 10:59:20 P.D. Response area is 13 (RJP-54)

St. Petersburg Police Department

Calls For Service Report			Call ID: 2007049904		Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Collins, Garry S	3. Date/Time Received 03/01/2007 15:15 4. Time Dispatched 15:17	5. Time Arrived 15:18 6. Time Complete 15:36	7. Case # - Accident # -		
8. Nature Of Incident	BURGLARY ALARM					
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL					
10. Victim or Caller	[REDACTED]					
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition INCIDENT OCCURRED-NO	14. Officer Lazzari, Nicholas A	15. Date Submitted 03/01/2007		

Notes: TEL # INSIDE 894-0342 ** LOI search completed at 03/01/07 15:15:38 RES OF CONSTANTINE AUD FRT DOOR WAS WILL ADVISE ON SUBSCRIBER NFI NO FURTHER INFORMATION ALL SECURE, UNKNOWN REASON FOR ACTIVATION. THERE IS A CAT INSID, POSSIBLE REASON FOR ACTIVATION.



St. Petersburg Police Department

Incident/Investigation Report

Case Number: 2009-009970

Report Type: SHOTS HEARD IN AREA



Incident Information

Date/Time Reported 02/13/2009 02:12	Date/Time From 02/13/2009 02:12	Date/Time To 02/13/2009 02:12	Officer (43834) MCDONALD, MAX ERIC
Incident Location 642 11th Av S, St Petersburg, FL 33701			
Case Status: CLOSED/CLEARED		Case Disposition:	

Incident Report Dissemination State Attorney CASA Other:

Charges

1	Charge Type	Description SHOTS FIRED/HEARD	Statute 999	UCR 999	<input type="checkbox"/> Alt <input checked="" type="checkbox"/> Com
Alcohol, Drugs or Computers Used <input type="checkbox"/> Alcohol <input type="checkbox"/> Drugs <input type="checkbox"/> Computers		Location Type OTHER/UNKNOWN	Premises Entered	Forced Entry <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Weapons 1. 2. 3.
Entry	Exit	Criminal Activity			
Bias Motivation	Bias Target	Bias Circumstances	Hate Group		

Witnesses

1	Name (Last, First, MI) CONSTANTINE, WILLIAM JR	Race W	Sex M	DOB 09/05/1940	Age 68
Address 642 11TH AV S, ST PETERSBURG, FL 33701		Cell Phone:		Home Phone	
Employer Name/Address		Occupation:		Business Phone	
Witness Type COMPLAINANT					
Witness Notes					

Assisting Officers

(34810) IRVIN, JASON B

(35688) PHIFER, JOHN L

Incident Report Narrative

NARRATIVE

I was dispatched to a Shots Heard in the area near 642 11 Ave S. I met with the complainant, William Constantine, and took his statements. He advised while he was in bed, sleeping, he heard five shots from a small caliber gun that sounded very close to his house, on the east side.

I circulated the area, on foot, checking for shell casings or bullet holes, with negative results.

E.O.R.



St. Petersburg Police Department

Incident/Investigation Report

Case Number: 2009-009970

Report Type: SHOTS HEARD IN AREA



Incident Report Continuation



St. Petersburg Police Department

Incident/Investigation Report

Case Number: 2009-054385

Report Type: FOUND PROPERTY



Incident Information

Date/Time Reported	Date/Time From	Date/Time To	Officer
07/27/2009 10:59	07/27/2009 10:59	07/27/2009 10:59	(79204) PFISTER, HARRY
Incident Location			
642 11th Av S, St Petersburg, FL 33701			
Case Status: FURTHER INVESTIGATION		Case Disposition:	

Incident Report Dissemination State Attorney CASA Other:

Charges

1	Charge Type	Description	Statute	UCR	<input type="checkbox"/> All <input checked="" type="checkbox"/> Com
		FOUND NARCOTICS	999	999	
Alcohol, Drugs or Computers Used		Location Type	Premises Entered	Forced Entry	Weapons
<input type="checkbox"/> Alcohol <input type="checkbox"/> Drugs <input type="checkbox"/> Computers		RESIDENCE SINGLE		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	1.
Entry	Exit	Criminal Activity			2.
					3.
Bias Motivation		Bias Target	Bias Circumstances		Hate Group

Other Persons Involved

Name Code ID	Seq. # 1	Name (Last, First, MI) SCHERER, CATHY	DOB	Age 00	Race W	Sex F
Address 700 11TH AV S, ST PETERSBURG, FL 33701		Cell Phone:			Home Phone	
Employer Name/Address		Occupation:			Business Phone	

Property



St. Petersburg Police Department

Incident/Investigation Report

Case Number: 2009-054385

Report Type: FOUND PROPERTY



Description 14 PILLS		Serial Number		Make/Model WELLBUIR...	
Owner		License / State		Color	
Status FOUND	Status Officer (79204) PFISTER, HARRY		Quantity 14.00	Units of Measure DU	Value
Gun Type	Caliber	Finish	Grip	Gun Stock	
Condition	Gun Test <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Test Type	Sight Test <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sight Type	
Property Notes					

Jewelry Type

Jewelry Type	Metal	Karat	Gender	Style	Size	Weight
Stone 1	Stone Type	Count 0	Shape	Weight	Color	
Stone 2	Stone Type	Count 0	Shape	Weight	Color	

Assisting Officers

(79047) BOLVIN, RICHARD E

Incident Report Narrative

RP7A WAS DISPATCHED TO 642 11TH AV S. - PURSE WAS IN FRONT YARD. OWNER OF PROPERTY WAS ON VACATION UP NORTH. CATHY SCHERER SAW THE PURSE AT 10:00 AM THIS MORNING. SHE CALLED DISPATCH. WE CHECKED THE PURSE WET NOTHING ON VALUE, NO ID IN THE PURSE. SPOKE TO DAVID IN PROPERTY EVIDENTS WHO TOLD US TO DISTROY THE PURSE AND ITS CONTENTS WITH THE EXCEPTION OF A PILL BOTTLE CONTAINING WELLBUIR... 300 MG TAB LETS. THESE PILLS PLACED IN THE NARTOCOTICS LOCKER.

Incident Report Continuation



St. Petersburg Police Department

Incident/Investigation Report

Case Number: 2010-070388

Report Type: CALL FOR ASSISTANCE



Incident Information

Date/Time Reported 10/22/2010 16:10	Date/Time From 10/22/2010 08:00	Date/Time To 10/22/2010 16:10	Officer [REDACTED]
Incident Location 642 11th Av S, St Petersburg, FL 33701			
Case Status: FURTHER INVESTIGATION		Case Disposition:	

Incident Report Dissemination State Attorney CASA Other:

Charges

1 Charge Type CALL FOR ASSISTANCE	Description	Statute 999	UCR 999	<input type="checkbox"/> Att <input checked="" type="checkbox"/> Com
Alcohol, Drugs or Computers Used <input type="checkbox"/> Alcohol <input type="checkbox"/> Drugs <input type="checkbox"/> Computers	Location Type RESIDENCE SINGLE	Premises Entered	Forced Entry <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Weapons 1. 2. 3.
Entry	Exit	Criminal Activity		
Bias Motivation	Bias Target	Bias Circumstances	Hate Group	

Witnesses

1 Name (Last, First, M) HOHMAN, PAUL MICHAEL	Race W	Sex M	DOB 03/19/1941	Age 69
Address 669 12TH AV S, ST PETERSBURG, FL 33701		Cell Phone:		Home Phone (410) 916-2220
Employer Name/Address		Occupation:		Business Phone
Witness Type				

Witness Notes

Incident Report Narrative

NARRATIVE

On this date I responded to 669 12 Ave/So to meet with the complainant, Paul Hohman, who advised that his neighbors house has graffiti on the rear fence facing the alley. He stated that the owners are out of town but they would probably want to have the report documented. Hohman stated that this residence is located on 642 11 Ave/So. It has a beige colored 6' wooden privacy fence along the back and side yards. The [REDACTED] is on the alley facing south fence. The [REDACTED] is the initials TBG with a pitch for through the B that had three points on a crown above the B. Below the initials are the words Btrey. Hohman stated that he only noticed it this morning and does not believe it was there before.

Tech B. Goodman responded for photographs. I was unable to contact the property owner to advise on the status on the [REDACTED] weather it was already reported or if they even wanted a police report.

I then attempted to contact the residents of 641 12 Ave/So concerning the same [REDACTED] marks on their back fence, however the residence appeared to be vacant with a lock box on the front. Tech B. Goodman also photographed the [REDACTED] on that fence.

The report number was issued on a business card to the complainant and was advised to contact police if the owners would like to report anything.



St. Petersburg Police Department
Incident/Investigation Report

Case Number: 2010-070388

Report Type: CALL FOR ASSISTANCE



Incident Report Continuation



St. Petersburg Police Department Incident/Investigation Report



Case Number: 2010-079247
Report Type: LITTERING

Incident Information

Date/Time Reported 11/30/2010 11:18	Date/Time From 11/29/2010 11:00	Date/Time To 11/30/2010 11:18	Officer [REDACTED] E/
Incident Location 642 11th Av S, St Petersburg, FL 33701			
Case Status: FURTHER INVESTIGATION		Case Disposition:	

Incident Report Dissemination State Attorney CASA Other:

Charges

1	Charge Type State	Description FLORIDA LITTER LAW	Statute 403.413	UCR 90Z	<input type="checkbox"/> Att <input checked="" type="checkbox"/> Com
Alcohol, Drugs or Computers Used <input type="checkbox"/> Alcohol <input type="checkbox"/> Drugs <input type="checkbox"/> Computers		Location Type PARK / WOODLAND / FIELD	Premises Entered	Forced Entry <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Weapons 1. 2. 3.
Entry	Exit	Criminal Activity			
Bias Motivation	Bias Target	Bias Circumstances	Hate Group		

Victims

1	Type BUSINESS	Injuries None	Residency Status		Ethnicity	
Name (Last, First, M) GULF COAST SONS			Race	Sex	DOB	Age
Address 2024 S50 ST, TAMPA, FL 33619			Cell Phone:		Home Phone	
Employer Name/Address					Business Phone	
Victim of Crimes 1	Height	Weight 0	Hair	Eyes	Place of Birth	Occupation 03
Missing Person/Runaway Notes						



St. Petersburg Police Department Incident/Investigation Report



Case Number: 2010-079247
Report Type: LITTERING

Witnesses

I	Name (Last, First, M) CONSTANTINE, WILLIAM JR	Race W	Sex M	DOB 09/05/1940	Age 70
Address 642 11TH AV S, ST PETERSBURG, FL 33701		Cell Phone:		Home Phone	
Employer Name/Address		Occupation:		Business Phone	
Witness Type WITNESS					
Witness Notes					

Incident Report Narrative

SYNOPSIS

This report is in reference to illegal dumping. The property is owned by a business and a landscaping company has been seen dumping shrubbery and other items. There is a witness to this incident. This will be forwarded to the economic crimes unit.

CRIME SCENE

This incident occurred at 642 11 Avenue South. The area is fenced off and has many miscellaneous items have been dumped on this property such as different kinds of wood items, trash, empty cans and bottles, cardboard boxes and large tree limbs.

WITNESS STATEMENTS (Williams Constantine)

William stated on 11/29/2010 he observed Hitchcocks Landscaping back into the property and begin dumping many items. Williams has told them once before to stop dumping and they have refused so he decided to call police. Williams took pictures of the Hitchcock vehicle parked on the property while they were dumping items from their trailer. Williams stated he can identify the subject if he was to see him again.

OFFICERS ACTIONS AND OBSERVATIONS

On November 30, 2010 I responded to a illegal dumping that occurred at 642 11 Avenue South. The lot is owned by Gulf Coast Sons and the house on the property is suppose to be demolished on a later date. The lot has a large area where the above items listed have been dumped. I made contact with the witness and obtained his above statements. The pictures the witness took will be placed into property and evidence. I took no further action.

EOR

Incident Report Continuation

St. Petersburg Police Department

Calls For Service Report			Call ID: 2011015315		Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Proctor, Dena L	3. Date/Time Received 01/20/2011 14:34	5. Time Arrived 14:39	7. Case # -	4. Time Dispatched 14:35	6. Time Complete 14:40
8. Nature Of Incident	BURGLARY ALARM					
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701					
10. Victim or Caller	[REDACTED]					
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition CANCELLED BY COMPLAINANT	14. Officer Prest, Brian S	15. Date Submitted 01/20/2011		

Notes: ** LOI search completed at 01/20/11 14:34:46 AUD INT/ CONSTITINE RES FRT DOOR...727 894 0342 RESER 10MIN NFI NO FURTHER INFORMATION REF #83112263 Cancel Request from agency SPPD : X22 PER COMPL, RECIEVED PROPER CODE IN >>>> by: DENNIS P. BARNES at 01/20/11 14:40:15 on terminal: pdcom018

St. Petersburg Police Department

Calls For Service Report		Call ID: 2012079510			Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Kane, Geraldine A	3. Date/Time Received 04/14/2012 21:14 4. Time Dispatched 21:15	5. Time Arrived 21:18 6. Time Complete 21:33	7. Case # - Accident # -		
8. Nature Of Incident	CALL FOR OFFICER					
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701					
10. Victim or Caller	NC					
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition INCIDENT OCCURRED-NO	14. Officer Bell, Terrence J	15. Date Submitted 04/14/2012		

Notes: OPNE LINE MAPED TO BETWEEN 642 AND 644 11 AV S SOUNDS LIKE SOME TYPE OF GATHERING WITH CHILDREN UNKN IF THERE IS A PROBLEM ** LOI search completed at 04/14/12 21:14:58 CANT UNDERSTAND WHAT IS BEING SAID, THIS IS A 911 PHONE I DONT THINK THEY KNOW IT WAS DIALED SOUNDS LIKE THEY ARE PLAYING IN A BIG ROOM VOICES ARE ECHOING SOMEONE JUST SAID WHAT ARE YOU DOING WITH MY PHONE SOMEONE PLAYING ON IT NOW HITING BUTTONS NFI NO FURTHER INFORMATION X4X6 642 AND 644 11 AV S DOES NOT EXIST. THERE IS A PARTY GOING ON AT 527 11 AV S THAT CONSISTS OF A LOT OF ADULTS AND CHILDREN. I TALKED TO THE ADULTS AT THIS LOCATION AND ADVISED THEM OF THE INCIDENT

St. Petersburg Police Department

Calls For Service Report			Call ID: 2012154652		Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Barrucci, Heather L	3. Date/Time Received 07/24/2012 20:18	4. Time Dispatched 20:20	5. Time Arrived 20:26	6. Time Complete :	7. Case # - Accident # -
8. Nature Of Incident	BURGLARY ALARM					
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701					
10. Victim or Caller	[REDACTED]					
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition	14. Officer Kokinda, Jeffrey T	15. Date Submitted 07/24/2012		

Notes: ** LOI search completed at 07/24/12 20:18:44 AUD, BACK CONSTANTINE RESD INSIDE # 727-894-0342 WAS WILL ADVISE ON SUBSCRIBER COTACT # FOR HOMEOWNER WILLIAM SAME LAST NAME IS 410-812-2671 NFI NO FURTHER INFORMATION

St. Petersburg Police Department

Calls For Service Report		Call ID: 2013148835		Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Oliver, Connie R	3. Date/Time Received 07/14/2013 11:42 4. Time Dispatched 11:45	5. Time Arrived 11:45 6. Time Complete 11:49	7. Case # - Accident # -	
8. Nature Of Incident	BURGLARY ALARM				
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701				
10. Victim or Caller	[REDACTED]				
11. Classification	12. How Received 'ALARM' I/CAD	13. Disposition CANCELLED BY COMPLAINANT	14. Officer Ritzheimer, Gabriele	15. Date Submitted 07/14/2013	

Notes: ** LOI search completed at 07/14/13 11:42:54 ANC ANNOUNCED CALL CONSTATINE RESD...AUD INT...FRT DOOR NUA NO UNITS AVAILABLE AND GENERAL INT... STTS THERE IS A NEW OWNER BRENDA COZY HAS NO CODE... INSIDE PHN 410 812 2671 WAS WILL ADVISE ON SUBSCRIBER NOD NO OTHER DESCRIPTION NFI NO FURTHER INFORMATION Cancel Request from agency SPPD : X22 PER ALARM COMPANY GOT PROPER CODE IN >>>> by: MARIE L. DEGAN at 07/14/13 11:49:07 on terminal: pdcom10

St. Petersburg Police Department

Calls For Service Report		Call ID: 2014073954		Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Caldwell, Anseria L	3. Date/Time Received 04/10/2014 15:00 4. Time Dispatched 15:08	5. Time Arrived 15:17 6. Time Complete 15:29	7. Case # - Accident # -	
8. Nature Of Incident	BURGLARY ALARM				
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701				
10. Victim or Caller	[REDACTED]				
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition INCIDENT OCCURRED-NO	14. Officer Chalas, Jose A	15. Date Submitted 04/10/2014	

Notes: ** LOI search completed at 04/10/14 15:00:48
 AUD/KOZIEN
 ANC ANNOUNCED CALL
 FRONT ROOM GLASS BREAK DETECTION
 NUA NO UNITS AVAILABLE
 OWNER IS OUT OF TOWN
 3155258784
 WAS WILL ADVISE ON SUBSCRIBER
 NFI NO FURTHER INFORMATION
 ANC ANNOUNCED CALL 2ND TIME
 NUA NO UNITS AVAILABLE
 372C HOLDING WEST
 EVERYTHING APPEARS SECURE. COULD NOT CHECK BACK OF HOUSE DUE TO LOCKED PRIVACY
 FENCE.

St. Petersburg Police Department

Calls For Service Report		Call ID: 2014075347			Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Barrucci, Heather L	3. Date/Time Received 04/11/2014 23:17	5. Time Arrived 23:20	7. Case # -	4. Time Dispatched 23:19	6. Time Complete :
8. Nature Of Incident	BURGLARY ALARM					
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701					
10. Victim or Caller	[REDACTED]					
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition	14. Officer Laliberte, Matthew C	15. Date Submitted 04/11/2014		

Notes: AUD, FRONT ROOM GLASS BREAK
 ** LOI search completed at 04/11/14 23:17:22
 FOR THE KOZIEN RESD
 INSIDE # 315-525-8784
 WAS WILL ADVISE ON SUBSCRIBER
 NFI NO FURTHER INFORMATION

St. Petersburg Police Department

Calls For Service Report			Call ID: 2014076401		Printed: April 29, 2019
1. Agency SPPD	2. Person Received Complaint Custode, Julia A	3. Date/Time Received 04/13/2014 13:02 4. Time Dispatched 13:02	5. Time Arrived 13:03 6. Time Complete :	7. Case # - Accident # -	
8. Nature Of Incident	BURGLARY ALARM				
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701				
10. Victim or Caller	[REDACTED]				
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition	14. Officer Gaskins, Lisa K	15. Date Submitted 04/13/2014	

Notes: ** LOI search completed at 04/13/14 13:02:16
 KOZIEN RESIDENCE
 AUD INTRUSION
 FRT ROOM GLASS BREAK DETECTOR
 REF # 315-525-8784
 WAS WILL ADVISE ON SUBSCRIBER
 NFI NO FURTHER INFORMATION
 ** VEH search completed at 04/13/14 13:07:51
 ** LOI information for Event # E2014076401 was viewed at: 04/13/14 13:07:58
 ** >>>> by: LAGUANDA M. FLEMING on terminal: pdcom023
 ** LOI information for Event # E2014076401 was viewed at: 04/13/14 13:08:01
 ** >>>> by: LAGUANDA M. FLEMING on terminal: pdcom023

St. Petersburg Police Department

Calls For Service Report			Call ID: 2014079491		Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Doyle, Sarah S	3. Date/Time Received 04/17/2014 15:52	5. Time Arrived 15:58	7. Case # -	4. Time Dispatched 15:55	6. Time Complete :
8. Nature Of Incident	BURGLARY ALARM					
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701					
10. Victim or Caller	[REDACTED]					
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition	14. Officer [REDACTED]	15. Date Submitted 04/17/2014		

Notes: ** LOI search completed at 04/17/14 15:52:19
 AUDIBLE
 FRNT ROOM GLASS BREAK
 KOZIEN RESIDENCE
 INSIDE PHN# 315-525-8784
 WAS WILL ADVISE ON SUBSCRIBER
 NFI NO FURTHER INFORMATION

St. Petersburg Police Department

Calls For Service Report			Call ID: 2014103846		Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Kane, Geraldine A	3. Date/Time Received 05/19/2014 22:52	4. Time Dispatched 22:52	5. Time Arrived 22:58	6. Time Complete 23:03	7. Case # - Accident # -
8. Nature Of Incident	BRAWLING					
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701					
10. Victim or Caller	RES REF					
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition RESREF, NOT OCCURING ON	14. Officer Bailey, Andrew J	15. Date Submitted 05/19/2014		

Notes: T/L 2 MINS, B/M WAS BEING BEAT UP BY 2 OTHER B/M'S
 KNOCKED HIM OFF HIS BIKE AND STARTED KICKING HIM,
 VICTIM DID GET UP AND STARTED TO WALK AWAY UNKN IF THIS IS STILL GOING ON COMPL LEFT
 THE AREA WANTS AREA CHECKED
 COULDNT GIVE ANY OTHER DESCRIPTORS OR INFO
 UNKN ON WEAPONS
 DNS DO NOT SEE COMPLAINANT
 NFI NO FURTHER INFORMATION
 ** LOI search completed at 05/19/14 22:52:12
 116B HOLDING EAST
 UNABLE TO LOCATE ANY ONE IN THE AREA UPON ARRIVAL.



St. Petersburg Police Department Incident/Investigation Report



Case Number: 2015-038053

Report Type: BURGLARY RESIDENCE

Incident Information

Date/Time Reported	Date/Time From	Date/Time To	Officer
07/22/2015 19:17	07/15/2015 16:00	07/22/2015 16:00	(32909) KENNEDY, KEVIN C
Incident Location			
642 11th Av S, St Petersburg, FL 33701			
Case Status: FURTHER INVESTIGATION		Case Disposition:	

Incident Report Dissemination State Attorney CASA Other:

Charges

Seq #	Charge Type	Description	Statute	UCR	At Com
1	State	BURGLARY RESIDENCE	810.02(1)(B)(1)	220	
Alcohol, Drugs or Computers Used		Location Type	Premises Entered	Forced Entry	Weapons
Alcohol	Drugs	Computers	RESIDENCE SINGLE	Yes No	1.
Entry	Exit	Criminal Activity			2.
					3.
Bias Motivation		Bias Target	Bias Circumstances	Hate Group	

Victims

Seq #	Type	Injuries	Residency Status	Ethnicity		
1	INDIVIDUAL	None	Resident	Non-Hispanic		
Name (Last, First, M)			Race	Sex	DOB	Age
RUFFRAGE, CHRISTINE M			W	F	04/14/1984	31
Address		Cell Phone:		Home Phone		
642 11TH AV S, ST PETERSBURG, FL 33701		(315) 525-6688				
Employer Name/Address				Business Phone		
OUTBACK STEAKHOUSE (4TH STREET)						
Victim of Crimes	Height	Weight	Hair	Eyes	Place of Birth	Occupation
1		0	BRO			
Missing Person/Runaway Notes						



St. Petersburg Police Department Incident/Investigation Report



Case Number: 2015-038053

Report Type: BURGLARY RESIDENCE

Property						
Description MENS CRUISER BICYCLE			Serial Number		Make/Model	
Owner RUFFRAGE, CHRISTINE M			License / State		Color BLACK	
Status STOLEN		Status Officer (32909) KENNEDY, KEVIN C		Quantity 1.00	Units of Measure	Value \$200.00
Gun Type	Caliber	Finish	Grip		Gun Stock	
Condition	Gun Test Yes No	Test Type	Sight Test Yes No	Sight Type		
Property Notes WATER BOTTLE HOLDER, SINGLE SPEED						

Jewelry Type						
Jewelry Type	Metal	Karat	Gender	Style	Size	Weight
Stone 1	Stone Type	Count 0	Shape	Weight	Color	
Stone 2	Stone Type	Count 0	Shape	Weight	Color	

Incident Report Narrative

SYNOPSIS:

THIS REPORT WAS RECEIVED BY PHONE, WRITER HAS NO DIRECT TESTIMONY. THEFT OF A BICYCLE FROM WITHIN AN EXTERIOR RESIDENCE LAUNDRY ROOM. THERE ARE NO KNOWN SUSPECTS AND/OR WITNESSES. VICTIM WISHES TO PROSECUTE.

CRIME SCENE:

RESIDENCE IS LOCATED AT 642 11TH AV S.. THEFT OCCURRED WITHIN AN EXTERIOR LAUNDRY ROOM WHICH ATTACHED TO THE RESIDENCE, AND IS ALSO INSIDE A 6FT TALL WOODEN STOCKADE FENCED AREA. GATES TO THE FENCED WERE ALSO SECURED AT TIME OF BURGLARY/THEFT.

STOLEN PROPERTY:

MENS CRUISER TYPE SINGLE SPEED BICYCLE, WATER BOTTLE HOLDER,(NO FURTHER INFO KNOWN BY VICTIM)

VICTIM, CHRISTINE RUFFRAGE'S STATEMENTS:

CHRISTINE RUFFRAGE CALLED TO REPORT THEFT OF HER MENS MODEL CRUISER BICYCLE. THE BICYCLE WAS INSIDE THE REAR LAUNDRY ROOM OF HER RESIDENCE. SHE DISCOVERED THE THEFT ON 07/22/15 APPROX 4PM, AND LAST SAW THE BICYCLE APPROX 07/15/15. LAUNDRY ROOM WAS NOT SECURED AT THE TIME. THERE ARE NO KNOWN SUSPECTS AND/OR WITNESSES. SHE WISHES TO PROSECUTE IF A SUSPECT AND/OR SUSPECTS ARE IDENTIFIED.

SHE ALSO NOTED THAT SHE HAS A JEEP VEHICLE. ONCE OR TWICE A MONTH SHE DISCOVERS THE VEHICLE RANSACKED, HOWEVER NOTHING STOLEN. THE VEHICLE IS SECURED, HOWEVER THE REAR HATCH DOES NOT SECURE. SHE STATED



**St. Petersburg Police Department
Incident/Investigation Report**

Case Number: 2015-038053

Report Type: BURGLARY RESIDENCE



Incident Report Narrative

SHE KEEPS NOTHING OF VALUE INSIDE THE VEHICLE, AND HAS NOT REPORTED ANY OF THE INSTANCES TO POLICE.

WRITER'S ACTIONS:

WRITER SPOKE WITH VICTIM VIA PHONE, AND COMPLETED THIS REPORT FROM VICTIM'S STATEMENTS.

NFI/EOR.

Incident Report Continuation



St. Petersburg Police Department Incident/Investigation Report



Case Number: 2015-039261

Report Type: CRIMINAL MISCHIEF

Incident Information

Date/Time Reported 07/28/2015 14:49	Date/Time From 07/28/2015 01:40	Date/Time To 07/28/2015 14:40	Officer (33252) URBAHN, JAMES R
Incident Location 642 11th Av S, St Petersburg, FL 33701			
Case Status: FURTHER INVESTIGATION		Case Disposition:	

Incident Report Dissemination State Attorney CASA Other:

Charges

1	Charge Type	Description CRIMINAL MISCHIEF/ 200 DOLLARS AND UNDER	Statute 806.13(1)(B)(1)	UCR 290	<input type="checkbox"/> Alt <input checked="" type="checkbox"/> Com
Alcohol, Drugs or Computers Used <input type="checkbox"/> Alcohol <input type="checkbox"/> Drugs <input type="checkbox"/> Computers		Location Type RESIDENCE SINGLE	Premises Entered	Forced Entry <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Weapons 1. 2. 3.
Entry	Exit	Criminal Activity			
Bias Motivation		Bias Target	Bias Circumstances		Hate Group

Victims

1	Type INDIVIDUAL	Injuries None	Residency Status Resident		Ethnicity Non-Hispanic	
Name (Last, First, MI) RUFFRAGE, CHRISTINE M			Race W	Sex F	DOB 04/14/1984	Age 31
Address 642 11TH AV S, ST PETERSBURG, FL 33701			Cell Phone: (315) 525-6688		Home Phone	
Employer Name/Address OUTBACK STEAKHOUSE (4TH STREET)					Business Phone	
Victim of Crimes 1	Height	Weight 0	Hair BRO	Eyes	Place of Birth	Occupation
Missing Person/Runaway Notes						



St. Petersburg Police Department

Incident/Investigation Report

Case Number: 2015-039261

Report Type: CRIMINAL MISCHIEF



Vehicles

Seq 1	Year 2009	Color BLACK	Style SUV / CARRY-ALL	Make JEEP	Model WRANGLER
VIN 1J4GA39189L727322	License Plate Type TRUCK	License / State AIME99 / FL	License Year 2015	Owner RUFFRAGE, CHRISTINE M	
Status DAMAGED		Status Date 07/28/2015		Value	
Vehicle Notes					

Incident Report Narrative

I came out this morning to go to work and had found someone had thrown a rock through my car window sometime during the night. The front windshield had a huge hole in it and had shattered the rest of the windshield. Glass is all inside and a huge rock was laying next to the wheel.

THIS IS A REPORT TAKEN VIA THE ONLINE/COPLOGIC SYSTEM.

EOR

Incident Report Continuation

This is an online report filed from 97.34.128.84.

St. Petersburg Police Department

Calls For Service Report			Call ID: 2015180409		Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Reynolds, Darlene H	3. Date/Time Received 08/13/2015 19:42	4. Time Dispatched 19:42	5. Time Arrived 19:46	6. Time Complete 19:56	7. Case # -
8. Nature Of Incident	SUSPICIOUS PERSON					
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701					
10. Victim or Caller	[REDACTED]					
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition INCIDENT OCCURRED-NO	14. Officer Taman, James R	15. Date Submitted 08/13/2015		

Notes: CMPL STTS THERE IS A BM LOOKING INTO YARDS, WHEN HE SEE'S SOMEONE HE TAKES OFF
 Suspicious Activity
 ** LOI search completed at 08/13/15 19:42:20
 BM,20'S, 511, THIN
 LSW RED SHIRT,KHAKI PANTS
 CARRYING A BLK BACKPACK
 MED AFRO
 LSH EB ON FOOT
 UNKN WEAPONS
 SCN - SEE COMPLAINANT IF NECESSARY
 NFI - NO FURTHER INFORMATION
 CIRCULATED THE AREA. WAS NOT ABLE TO LOCATE A SUBJECT. ASKED A RESIDENT EAST OF THIS
 LOCATED WHO ADVISED HE HADN'T SEEN ANYONE OF THAT DESCRIPTION



St. Petersburg Police Department

Incident/Investigation Report

Case Number: 2016-005102

Report Type: FOUND PROPERTY



Incident Information

Date/Time Reported 02/01/2016 16:10	Date/Time From 02/01/2016 16:00	Date/Time To 02/01/2016 16:10	Officer (46675) MORRIS, DARREN M
Incident Location 642 11th Av S, St Petersburg, FL 33701			
Case Status: FURTHER INVESTIGATION		Case Disposition:	

Incident Report Dissemination State Attorney CASA Other:

Charges

I Charge Type	Description FOUND PROPERTY	Statute 999	UCR 999	<input type="checkbox"/> Alt <input checked="" type="checkbox"/> Com
Alcohol, Drugs or Computers Used <input type="checkbox"/> Alcohol <input type="checkbox"/> Drugs <input type="checkbox"/> Computers		Location Type HIGHWAY/ROAD/ALLEY	Premises Entered	Forced Entry <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Weapons	1. 2. 3.			
Entry	Exit	Criminal Activity		
Bias Motivation	Bias Target	Bias Circumstances	Hate Group	

Property

Description CITY OF ST PETE RADIO- ESP-6045	Serial Number	Make/Model
Owner	License / State	Color BLACK
Status RECOVERED	Status Officer (46675) MORRIS, DARREN M	Quantity 1.00
Units of Measure	Value \$1.00	
Gun Type	Caliber	Finish
Grip	Gun Stock	
Condition	Gun Test <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Test Type
Sight Test <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sight Type	

Property Notes

Jewelry Type

Jewelry Type	Metal	Karat	Gender	Style	Size	Weight
Stone1	Stone Type	Count 0	Shape	Weight	Color	
Stone2	Stone Type	Count 0	Shape	Weight	Color	



**St. Petersburg Police Department
Incident/Investigation Report**



Case Number: 2016-005102.

Report Type: FOUND PROPERTY

Incident Report Narrative

NARRATIVE

On 02/01/2016 at approximately 1610 hours I was dispatched to 642 11th Av S for Found Property. Upon arrival I made contact with Brenda Kozien. Kozien stated that she found a City of St. Petersburg radio. She stated that she called the number on the radio which stated "reward if found". She said she was told that she will receive the money once she returns is to the radio shack located at 5th Av N and 16th St N. Kozien stated that it did not feel right to her so she called the police department to turn it over to the police. Kozien stated that she found the radio on the ground on the corner of 12th Av S and the alleyway that cuts through from 6th St S while walking her dog.

I gave Kozien my business card with the report number documenting the incident.

I recovered the radio from Kozien. While the radio was in my possession I heard someone talk over Channel PU-Water . I keyed up identifying myself and was asked to return the radio to the City of St. Petersburg Water Resource Department Dispatch. Upon arrival at 1650 3rd Av N I spoke with Supervisor Charlie Williams of Minimal Operations in the Stormwater Division. I transferred the possession of the radio to Supervisor Williams. Williams contact phone number is 727-642-9127.

I gave Williams my business card with the report number documenting the incident.

I took no further action.

Incident Report Continuation

St. Petersburg Police Department

Calls For Service Report			Call ID: 2017031035		Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Brader, Orion D	3. Date/Time Received 02/05/2017 23:15 4. Time Dispatched 23:15	5. Time Arrived 23:17 6. Time Complete 23:28	7. Case # - Accident # -		
8. Nature Of Incident	SUSPICIOUS CIRCUMSTA					
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701					
10. Victim or Caller	[REDACTED]					
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition INCIDENT OCCURRED-NO	14. Officer Garrett, David S	15. Date Submitted 02/05/2017		

Notes: Suspicious Activity

TL 5 MINS SOMEONE WAS RINGING COMPS DOORBELL

** LOI search completed at 02/05/17 23:15:01

NOW COMP IS HEARING NOISES OUTSIDE OF BEDROOM WINDOW

COMP CANNOT SEE ANYTHING

TRYING TO LOOK

COMP NOT EXPECTING ANYONE

BEDROOM IS ON THE ALLEY SIDE OF THE X20

COMP DOES NOT SEE ANYTHING

NOD - NO OTHER DESCRIPTION

COMP DISC LINE AND WILL WAIT FOR PD

SC - SEE COMPLAINANT

NFI - NO FURTHER INFORMATION

X4X6

NOTHING LOCATED. CLEARED THE BACK YARD AND ALLEY AREA. UNKOWN WHAT SHE HEARD.

ADVISED HER TO CALL POLICE BACK IF ANYTHING FURTHER WAS HEARD. NFA



St. Petersburg Police Department Incident/Investigation Report



Case Number: 2017-008335

Report Type: VEHICLE BURGLARY

Incident Information

Date/Time Reported 02/17/2017 08:29	Date/Time From 02/17/2017 08:29	Date/Time To 02/17/2017 08:29	Officer (47093) SANTIAGO, BRYAN
Incident Location 642 11th Av S, St Petersburg, FL 33701			
Case Status: FURTHER INVESTIGATION		Case Disposition:	

Incident Report Dissemination State Attorney CASA Other:

Charges

1	Charge Type State	Description BURGLARY AUTO	Statute 810.02(4)(B)	UCR 23F	<input type="checkbox"/> All <input checked="" type="checkbox"/> Com	
Alcohol, Drugs or Computers Used <input type="checkbox"/> Alcohol <input type="checkbox"/> Drugs <input type="checkbox"/> Computers		Location Type RESIDENCE SINGLE	Premises Entered	Forced Entry <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Weapons 1. 2. 3.	
Entry		Exit	Criminal Activity			
Bias Motivation		Bias Target	Bias Circumstances	Hate Group		

Victims

1	Type INDIVIDUAL	Injuries None	Residency Status Resident		Ethnicity Non-Hispanic		
Name (Last, First, M) KOZIEN, BRENDA ELIZABETH				Race W	Sex F	DOB 02/02/1983	Age 34
Address 642 11TH AV S, ST PETERSBURG, FL 33701					Cell Phone:		
Employer Name/Address						Home Phone (315) 525-8784	
Business Phone							
Victim of Crimes 1	Height 506	Weight 120	Hair BLN	Eyes	Place of Birth	Occupation	
Missing Person/Runaway Notes							



St. Petersburg Police Department Incident/Investigation Report



Case Number: 2017-008335

Report Type: VEHICLE BURGLARY

Vehicles

Year 2010	Color BLACK	Style SEDAN, 2 DOOR	Make NISSAN	Model SE-V6
VIN 1N4BL2EP6AC133952	License Plate Type REGULAR	License / State 681TQP / FL	License Year 2013	Owner KOZIEN, BRENDA ELIZABETH
Status	Status Date	Value		
Vehicle Notes				

Incident Report Narrative

SYNOPSIS

This report will document the circumstances surrounding a Auto Burglary spree that occurred at 642 11th Avenue South. The suspect(s) entered the victims locked vehicle by forced entry through the front Passenger side door with what is consistent to be with a window punch. The victim advised that there was nothing stolen at this time.

There are no known witnesses at this time. There is Direct Video Surveillance that faces north on 11th Avenue South where the vehicle burglary occurred. The vehicle was located on the South Side of 11th Avenue directly in front of the victims residence.

A neighborhood canvas was conducted with negative results.

A search of the surrounding area for the property was conducted with negative results.

The vehicle was processed by Officer Technician Barr. The victim will prosecute if a suspect is identified.

Detective Egulf responded and downloaded the video surveillance, see his supplement.

CRIME SCENE

This incident occurred at 462 11th Avenue South. The residence is a single family home that is beige in color that is on the south side of 11th Avenue South. The Front door of the residence faces north. The victim's vehicle was parked facing east on the south side of 11th Avenue South. There are residences that are located around the residence. There is a video camera that faces north towards 11th Avenue South that faces where the victims vehicle was parked. See Detective Egulf's supplement for information on the video.

The victims vehicle is a Black 2010 Nissan Altima bearing FL tag # 681TQP. The vehicle was left locked. The suspect(s) broke the front passenger side window with what is consistent with a window punch. There was multiple items that belonged to the victim on the passenger seat. There is glass on the seat and on the floorboard of the passenger side. The victim advised that there was nothing stolen at this time.

VICTIM STATEMENTS BRENDA KOZIEN

The victim, Brenda Kozien stated that she had last saw her vehicle at 2000 hours on 2/16/2016. She advised that she locked her vehicle. Brenda advised that she step out and saw that her passenger door window was smashed in. She provided no further statements at this time.

OFFICER ACTIONS/OBSERVATIONS



**St. Petersburg Police Department
Incident/Investigation Report**

Case Number: 2017-008335

Report Type: VEHICLE BURGLARY



Incident Report Narrative

On 2/17/2017, I responded to 462 11th Avenue South in reference to a Vehicle Burglary . Upon arrival I made contact with the victim, Brenda Koziem and she provided the above statements.

Officer Technician Barr responded and processed the vehicle.

I conducted a Neighborhood canvas of the surrounding area with negative results. I then circulated the area in search of the victims property, with negative results. I then returned to the victims and provided them with a business card with the report number and contact information.

Detective Egulf responded to area to assist with the investigation.

There are no known suspects at this time. I took no further action.

EOR

Incident Report Continuation

St. Petersburg Police Department

Calls For Service Report		Call ID: 2017225331		Printed: April 29, 2019	
1. Agency SPPD	2. Person Received Complaint Holmes, Hope D	3. Date/Time Received 09/26/2017 13:43 4. Time Dispatched 13:53	5. Time Arrived 13:54 6. Time Complete 14:26	7. Case # - Accident # -	
8. Nature Of Incident	CIVIL PROBLEM				
9. Location Of Incident	642 11TH AV S , ST PETERSBURG, FL 33701				
10. Victim or Caller	[REDACTED]				
11. Classification	12. How Received 'PHONE' I/CAD CALL	13. Disposition INCIDENT OCCURRED-NO	14. Officer Brent, Quentin C	15. Date Submitted 09/26/2017	

Notes: Civil Problem

WM LSW BLK TSHIRT KHAKI SHORT BLK SNEAKERS
SUBJ IS THERE NOW....
HE IS IN A NEON BLU VEH TAG OF INDIANA VLZ398...
** LOI search completed at 09/26/17 13:43:15
THEY PAID THE SUBJ 5000.00 3 MONTHS AGO TO DO SOME WORK...
HE NEVER DID IT
HE WONT REFUND THERE MONEY BUT IS THERE NOW TO DO THE WORK AND THE COMPL JUST
WANTS HER MONEY BACK...
I ADVISED THE COMPL THAT THIS IS A CIVIL ISSUE...S
SHE DEMANDS OFCR TO COME OUT
** VEH search completed at 09/26/17 13:45:30
** LOI information for Event # E2017225331 was viewed at: 09/26/17 13:45:34
** >>> by: HOPE D. HOLMES on terminal: pdcom17
SC - SEE COMPLAINANT
NFI - NO FURTHER INFORMATION
NO WEAPONS SEEN PER COMPL
HE IS OUTSIDE THE HSE WANTED TO DO THE WORK BUT COMPL WONT LET HIM IN ,JUST WANTS HER
MONEY BACK
213A X51 FROM 11 AV S/8 ST S
213A X97
SPOKE WITH THE COMP WHO HAD MENTIONED SHE HAD ENTERED INTO A WRITTEN CONTRACT
WITH A COMPANY WHO INSTALLS PAVERS ABOUT 203 MONTHS AGO ...
COMP HAD PAID THE CONTRACTOR \$5100.00 (VIA CHECK HAVING BEEN CASHED, BEING HALF OF THE
AGREED COST, TOTAL JOB \$10,000 +) UP FRONT AS REQUESTED BY THE COMPANY ...
TODAY THE SALESMAN (AUSTIN, W/M 30 YOA) HAD SHOWED UP (BLUE PONTIAC
FIREBIRD/TRANS-AM, INDIANA TAGS #VLZ398) AND WAS CHECKING WITH COMP REF THE JOB...
COMP HAD REQUESTED FROM THE SALESMAN A REFUND AND TO CANCEL THE JOB DUE TO DELAY
IN THE JOB ...
COMP WAS PROVIDED WITH A E-MAIL ADDRESS AND PH # FOR REQUESTING A REFUND
COMP WAS ADVISED THE MATTER WAS CIVIL IN NATURE AND SHOULD THE COMP NOT GET HER
REFUND THAT SHE SHOULD CONTACT THE STATE ATTORNEY COMSUMER AFFAIRS COMPLAINT DEPT
...

CALLS TO P.D.	ACTUAL POLICE REPORTS FILED	DATE	TIME	HOUE #	STREET		TYPE OF CALL / POLICE REPORT
call_id	case_id	actdate	acttime	streetnbr	street	naturecode	
2005026878		1/26/2005 0:00	1335	642	11TH AV S	DOWN	PERSON DOWN ✓
2006366072	2006082447	12/27/2006 0:00	1513	642	11TH AV S	BURGR	RESIDENTIAL BURGLARY ✓
2006366893		12/28/2006 0:00	1116	642	11TH AV S	BURGR	RESIDENTIAL BURGLARY ✓
2006367039	2006082447	12/28/2006 0:00	1606	642	11TH AV S	BURGR	RESIDENTIAL BURGLARY ✓
2007001200		1/2/2007 0:00	1052	642	11TH AV S	BURGR	RESIDENTIAL BURGLARY ✓
2007049904		3/1/2007 0:00	1515	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2009032850	2009009970	2/13/2009 0:00	0212	642	11TH AV S	SHOTS	SHOTS HEARD IN AREA ✓
2009188375	2009054385	7/27/2009 0:00	1059	642	11TH AV S	PROPF	FOUND PROPERTY
2010252033	2010070388	10/22/2010 0:00	1610	642	11TH AV S	CFA	CALL FOR ASSISTANCE ✓
2010252053		10/22/2010 0:00	1631	642	11TH AV S	TECH	TECHNICAL SERVICES
2010283759	2010079247	11/30/2010 0:00	1118	642	11TH AV S	LITTER	LITTERING ✓
2011015315		1/20/2011 0:00	1434	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2011075757	2011020836	4/10/2011 0:00	0552	642	11TH AV S	BURGR	RESIDENTIAL BURGLARY ✓
2011075765		4/10/2011 0:00	0609	642	11TH AV S	TECH	TECHNICAL SERVICES
2011085519		4/22/2011 0:00	0754	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2011204577		9/22/2011 0:00	2205	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2011268394		12/15/2011 0:00	1457	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2012079510		4/14/2012 0:00	2114	642	11TH AV S	CFO	CALL FOR OFFICER ✓
2012154652		7/24/2012 0:00	2018	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2013097231		5/7/2013 0:00	1531	642	11TH AV S	ALARMB	BURGLARY ALARM
2013148835		7/14/2013 0:00	1142	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2013259643		12/12/2013 0:00	1334	642	11TH AV S	ALARMB	BURGLARY ALARM
2014007965		1/12/2014 0:00	1953	642	11TH AV S	ALARMO	ALARM OTHER
2014073954		4/10/2014 0:00	1500	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2014075347		4/11/2014 0:00	2317	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2014076401		4/13/2014 0:00	1302	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2014077664		4/15/2014 0:00	0955	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2014078276		4/16/2014 0:00	0724	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2014079060		4/17/2014 0:00	0506	642	11TH AV S	ALARMB	BURGLARY ALARM ✓

2014079491		4/17/2014 0:00	1552	642	11TH AV S	ALARMB	BURGLARY ALARM ✓
2014103846		5/19/2014 0:00	2252	642	11TH AV S	BRAWL	BRAWLING ✓
2015162726	2015038053	7/22/2015 0:00	1917	642	11TH AV S	BURGR	RESIDENTIAL BURGLARY ✓
2015167945	2015039261	7/29/2015 0:00	1356	642	11TH AV S	CRIMIS	CRIMINAL MISHCIEF ✓
2015180409		8/13/2015 0:00	1942	642	11TH AV S	SUSPER	SUSPICIOUS PERSON ✓
2016023216	2016005102	2/1/2016 0:00	1610	642	11TH AV S	PROPF	FOUND PROPERTY ✓
2017031035		2/5/2017 0:00	2315	642	11TH AV S	SUSCIR	SUSPICIOUS CIRCUMSTANCES ✓
2017040685	2017008335	2/17/2017 0:00	0829	642	11TH AV S	BURGV	VEHICLE BURGLARY ✓
2017040798		2/17/2017 0:00	1036	642	11TH AV S	TECH	TECHNICAL SERVICES
2017219065		9/18/2017 0:00	1308	642	11TH AV S	MVABN	ABANDONED VEHICLE
2017225331		9/26/2017 0:00	1343	642	11TH AV S	CIVIL	CIVIL PROBLEM ✓
2017237012	2017046936	10/10/2017 0:00	2016	642	11TH AV S	THEID	IDENTITY THEFT

This Instrument Prepared By and Return To:

Amy M. Schiavone
Property & Asset Management Coordinator
Property Management & Realty Services
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842

County Parcel Identification Number:
30/31/17/23958/000/0180

**PERPETUAL EASEMENT
(LIMITED LIABILITY COMPANY TO CITY)**

THIS INDENTURE, made this 21 day of July, 2003, between GULFCOAST SUNS LLC, a Florida Limited Liability Company, herein after referred to as "Grantor", whose post office address is 2837-1st Avenue North, St. Petersburg, Florida 33713, and the CITY OF ST. PETERSBURG, FLORIDA, a municipal corporation, whose post office address is P. O. Box 2842, St. Petersburg, Florida 33731, hereinafter referred to as "Grantee";

W I T N E S S E T H:

That for and in consideration of the mutual benefits, conditions and covenants contained herein, Grantor does hereby grant and convey to the Grantee a perpetual easement ("Easement") for public utilities and for use by the public as a pedestrian ingress-egress easement, in and upon that certain land situated in Pinellas County, Florida, which is more particularly described in "Exhibit A", attached hereto and by this reference made a part hereof. Said public utilities shall include, but not be limited to, maintaining existing, and any future underground water mains, sewer lines, electric service, telecommunication lines, gas lines and cable television and for the installation, operation, and maintenance of any related facilities, equipment and accessories desirable in connection therewith.

The pedestrian ingress-egress easement shall be open to public use, and shall be improved by the Grantor with a sidewalk not less than five (5) feet in width built to City standards

The Grantee shall have the right to inspect, alter, improve, repair or replace and rebuild such utilities and related equipment and accessories, together with all the rights and privileges necessary or convenient for the full enjoyment and use thereof for the purposes above-described, including but not limited to, the right to enter over and upon lands of the Grantor, its successors and assigns, for purposes of exercising the rights and privileges herein granted, including but not limited to, the right to clear the Easement of vegetation, structures, pavement or any other encroachment without liability, to excavate, construct improvements and to prohibit the construction of permanent structures within the Easement, except for the sidewalk within the

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CITY CLERK
P.O. BOX 2842
ST. PETERSBURG, FL 33731

pedestrian ingress-egress easement. Grantee's written permission shall be required before any permanent or temporary structures may be placed in the Easement, other than the aforesaid sidewalk.

This Easement does not limit the Grantor's right to install and maintain streets, sidewalks, driveways, fences and landscaping within the Easement, provided that same shall not impair the rights of the Grantee; nor the purpose of the Easement granted hereunder; and provided further that if any such installed improvement shall be damaged or destroyed by the Grantee in the course of exercising its rights hereunder, or by any other cause whatsoever, the Grantee shall have no responsibility to repair or replace any such improvements. The Grantee's liability shall be limited to returning any excavation to its previous grade. Provided, however, that if the required sidewalk within the pedestrian ingress-egress easement is disturbed by the Grantee or by any other provider of public utilities in connection with its use of the public utility easement, the Grantee or other public utilities provider shall restore the sidewalk to City standards. The construction of drainage improvements or facilities shall not be permitted within the Easement, unless plans for such improvements or facilities have been approved of in writing by the Grantee prior to such construction.

Grantor further covenants with the Grantee that Grantor is lawfully seized of the property described herein, which is free and clear from all encumbrances, or the holders of all such encumbrances have released any such interest in the property described in "Exhibit A" or have joined in the granting of this Easement, and that the Grantor has good, right and lawful authority to grant the Easement described herein, and that it fully warrants that it has title to the parcel of land described herein and will defend the same against lawful claims of all persons whomsoever.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed in its name as of the day and year first written above.

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P.O. BOX 2842
ST. PETERSBURG, FL 33731

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness Signature

THOMAS C BARRETT
Typed, Printed or Stamped Name

[Signature]
Witness Signature

LORA J. EVANS
Typed, Printed or Stamped Name

(Affix Corporate Seal)

Grantor:
Gulf Coast Suns LLC
Limited Liability Company Name

By: [Signature]
Signature

Leonard W. Johnson
Typed, Printed or Stamped Name

Manager
Title

ATTEST:

[Signature]
Signature

N/A
Typed, Printed or Stamped Name

Title

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 21 day of September,
A.D. 2007 by Leonard W. Johnson, Manager (Name of officer or agent and title) of Gulf
Coast Suns, LLC (Company Name), a Florida (State) Limited Liability Company, on behalf of
the company. (He/She) is personally known to me or (has/have) produced _____
(Type of identification) as identification and appeared before me at the time of notarization.

APPROVED AS TO CONTENT:

[Signature]
City Attorney (Designee)
By: MILTON A. GALBRAITH, JR.
Assistant City Attorney

Notary Public - State of Florida

[Signature]
Notary Signature

LORA J. EVANS
Typed, Printed or Stamped Name

(Affix Notarial Seal)

APPROVED AS TO FORM:

[Signature]
City Attorney (Designee)
By: MILTON A. GALBRAITH, JR.
Assistant City Attorney
MILTON A. GALBRAITH, JR.



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CITY CLERK
P.O. BOX 2842
ST. PETERSBURG, FL 33731

Exhibit A

LEGAL DESCRIPTION:

Public Utilities Easement:

The Vacated Alley adjacent to Lot 18, EASTERBROOK SUBDIVISION, as recorded in Plat Book 1, Page 21, of the Public Records of Pinellas County, Florida.

Public Pedestrian Ingress-Egress Easement:

The West Seven (7) Feet of the Vacated Alley adjacent to Lot 18, EASTERBROOK SUBDIVISION, as recorded in Plat Book 1, Page 21, of the Public Records of Pinellas County, Florida.

897-V
Page 2

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

First reading conducted on the 15th day of May, 2003.

Passed by St. Petersburg City Council on second and final reading on the 5th day of June, 2003.

Ernesto Williams
Chair-Councilmember
Presiding Officer of the City Council

ATTEST: *Eva Andujar*
City Clerk

Title Published: Times 1-t 5/26/2003
(Case No. V-03-005)

I, EVA ANDUJAR, CITY CLERK HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS IT APPEARS IN THE OFFICIAL FILES OF THE CITY CLERK OF THE CITY OF ST. PETERSBURG, FLORIDA, WITNESS MY HAND AND SEAL OF THE CITY THIS 21st DAY OF July A.D. 2003

EVA ANDUJAR, CITY CLERK
CITY OF ST. PETERSBURG, FLORIDA

BY *Amelia Preston*

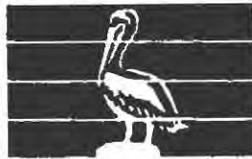


COPY

Not vetoed. Effective date Thursday, June 12, 2003 at 5:00 p.m.

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CITY CLERK
P.O. BOX 2842
ST. PETERSBURG, FL 33731

COPY



CITY OF ST. PETERSBURG

SAINT PETERSBURG CITY COUNCIL
Meeting of June 5, 2003

TO: The Honorable Earnest Williams, Chair, and Members of City Council

SUBJECT: Ordinance approving a vacation of an 14.6 foot wide alley running southward 120 feet from 11th Avenue South adjacent to the east side of 638 11th Avenue South. (Case No. V-03-005)

RECOMMENDATION: The Administration and the Environmental Development Commission recommend **APPROVAL**.

DISCUSSION:

The applicants are seeking approval to vacate an alley that is 14.6 feet wide and 120 feet long on the south side of 11th Avenue South between 6th and 7th Streets South. The purpose of the alley vacation is to allow for consolidation of commonly owned properties, as well as to reduce alleged illegal activity and cut-through traffic occurring in the alley. The alley is located on the border between the Roser Park and Bartlett Park neighborhoods.

The applicants have recently restored the historic Mayor Bradshaw House opposite the alley on the north side of 11th Avenue South. They have also acquired properties for redevelopment on the south side of 11th Avenue, and used private monies to clean up the street and the nearby Greenwood Cemetery on a routine basis. This demonstration of commitment in an area that is challenged and welcomes investment makes these applicants very desirable Urban Pioneers in the City of St. Petersburg. They join the list of others who have initiated the revitalization of both Bartlett Park and Roser Park.

At 14.6 feet wide, the alley is substandard given that the current required alley width is 16 feet. The alley is improved and used for public travel, including sanitation and the maintenance of utilities. The Administration typically does not recommend approval of these types of applications since the alley is both improved and used for public travel. It is a high quality alley when compared to most other such alleys throughout St. Petersburg.

RECOMMENDATION:

The Administration recommends **APPROVAL** of the alley vacation, subject to the following conditions:

1. The applicant shall convey the entire alley to be vacated as a utility easement.
2. The applicant shall convey a seven (7) foot wide pedestrian ingress/egress easement over the entire length of the alley to be vacated. Within the ingress/egress easement, the applicant shall install a five (5) foot wide sidewalk constructed to City Standards.
3. The applicant shall remove the existing roadway within the alley to be vacated. Permits shall be required from the City's Engineering, Stormwater, and Transportation Department for the improvements required in (2) and (3) above. Such improvements shall be completed prior to recording of the vacation ordinance.



**CITY OF ST. PETERSBURG
DEPARTMENT OF DEVELOPMENT SERVICES
DEVELOPMENT REVIEW SERVICES DIVISION
ENVIRONMENTAL DEVELOPMENT COMMISSION REPORT**

CITY OF ST. PETERSBURG

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

REPORT TO THE ENVIRONMENTAL DEVELOPMENT COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, DEPARTMENT OF DEVELOPMENT SERVICES, for Public Hearing and Executive Action on April 2, 2003 at 2:00 P.M. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: V-03-005 (Plat Sheet: F-7) April 2, 2003

APPLICANT: Leonard Johnsen, et al.
609 11th Avenue South
St. Petersburg, Florida 33701

REPRESENTATIVE: Richard P. Hirtreiter, Esquire
535 Central Avenue, Suite 418
St. Petersburg, Florida 33701

ENGINEER/ARCHITECT: N/A

LOCATION: 11th Avenue South adjacent to east side of 638 11th Avenue South
(PIN: 30/31/17/23958/000/0170; 30/31/17/00000/240/0400)

LEGAL: That tract of land described as follows: From the northeast corner of Lot 18, J.P. Easterbrook Subdivision, as recorded in Plat Book 1, Page 21 of the Public Records of Pinellas County, Florida as a Point of Beginning; thence S 0° 13' 47" W, 120.00 feet along the East line of Lot 18, J.P. Easterbrook Subdivision; thence East, 14.60 feet; thence N 0° 13' 47" E, 120.00 feet; thence West, 14.60 feet to the Point of Beginning.

REQUEST: Approval of a vacation of an 11 foot wide alley running southward 120 feet from 11th Avenue South adjacent to the east side of 638 11th Avenue South.

DISCUSSION AND RECOMMENDATION:

The applicants are seeking approval to vacate an alley that is 14.6 feet wide and 120 feet long on the south side of 11th Avenue South between 6th and 7th Streets South. The purpose of the alley vacation is to allow for consolidation of commonly owned properties, as well as to reduce alleged illegal activity and cut-through traffic occurring in the alley. The alley is located on the border between the Roser Park and Bartlett Park neighborhoods.

The applicants have recently restored the historic Mayor Bradshaw House opposite the alley on the north side of 11th Avenue South. They have also acquired properties for redevelopment on the south side of 11th Avenue, and used private monies to clean up the street and the nearby Greenwood Cemetery on a routine basis. This demonstration of commitment in an area that is challenged and welcomes investment makes

these applicants very desirable Urban Pioneers in the City of St. Petersburg. They join the list of others who have initiated the revitalization of both Bartlett Park and Roser Park.

At 14.6 feet wide, the alley is substandard given that the current required alley width is 16 feet. The alley is improved and used for public travel, including sanitation and the maintenance of utilities. The Administration typically does not recommend approval of these types of applications since the alley is both improved and used for public travel. It is a high quality alley when compared to most other such alleys throughout St. Petersburg.

Recent policy direction of the EDC and the City Council, however, has suggested that improved and utilized rights-of-way can be considered for vacation when such is requested in concert with redevelopment by "urban pioneers" in "transitional/challenged" areas. This policy was established by the recent approval of a partial street vacation of 3rd Avenue North adjacent to the First United Congregational Church (Grady Pigeon Property). In approving that vacation, the City Council offered policy direction that seemed to support some relief for applicants who have demonstrated by investment a commitment to redevelop and improve challenged and transitional parts of the St. Petersburg. This policy also requires that the vacation will not result in any adverse impact to the public. The Administration finds that the subject application can be approved under this Urban Pioneer Test.

1. Vacation of the alley will not adversely impact the public welfare or travel.
2. The vacation is intended to reduce the alleged illegal drug activity occurring in the alley and the cut-through traffic that occurs between 11th and 12th Avenues South. Police and traffic reports are attached by reference to support this application.
3. Vacation of the alley will not create a dead end alley or impair or deny access to any lot of record. Sanitation and utility services will be unaffected.
4. A utility easement can be conveyed to accommodate existing public utility infrastructure.
5. The vacation of the alley will allow for consolidation of substandard lots zoned multifamily residential (RM-10 and RM-12/15) on the south side of 11th Avenue South for a more appropriately-sized development site.

Agency Review:

The request has been reviewed by appropriate City departments and public utility agencies. Florida Power, Verizon, and TECO have facilities in the alley that can be accommodated by conveyance of a utility easement. The easement should be conveyed by separate instrument at this time. The property will have to be replatted in the future as the property to the east, owned by the applicants, is unplatted.

Neighborhood Comments:

Originally there was opposition to the vacation application from the Bartlett Park Neighborhood Association because of a desire to retain pedestrian access through this block. The Association has rescinded its opposition provided that a portion of the alley to be vacated is retained as a pedestrian ingress/egress easement. The applicant has agreed to convey a seven (7) foot wide pedestrian ingress/egress easement back to the City to accommodate a five (5) foot wide sidewalk and landscaping. The costs associated with removing pavement and constructing a sidewalk will be the responsibility of the applicant.

RECOMMENDATION:

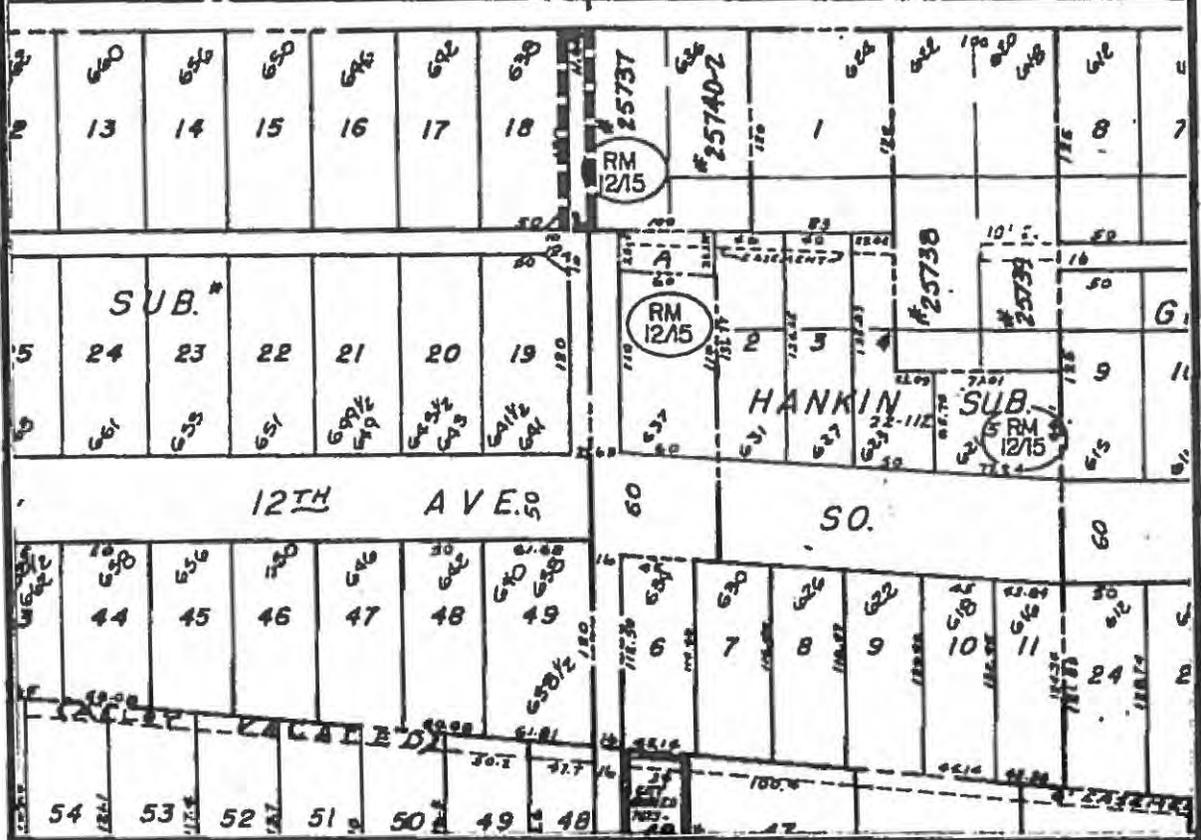
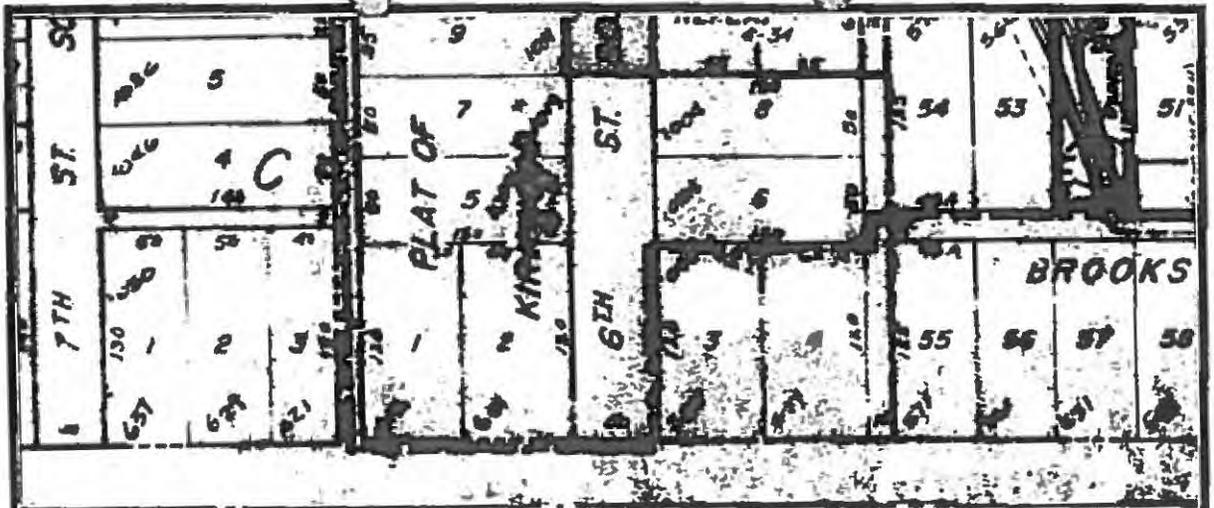
Staff recommends **APPROVAL** of the alley vacation, subject to the following conditions:

1. The applicant shall convey the entire alley to be vacated as a utility easement. An executed easement document shall be submitted to the City prior to scheduling of this item for City Council consideration.

EDC Case No.: V-03-005
March 5, 2003

2. The applicant shall convey a seven (7) foot wide pedestrian ingress/egress easement over the entire length of the alley to be vacated. Within the ingress/egress easement, the applicant shall install a five (5) foot wide sidewalk constructed to City Standards.
3. The applicant shall remove the existing roadway within the alley to be vacated.
4. Permits shall be required from the City's Engineering, Stormwater, and Transportation Department for the improvements required in (2) and (3) above. Such improvements shall be completed prior to recording of the vacation ordinance.

JRH/jrh



ALLEY VACATION

CASE NUMBER:

V-03-005

AREA TO BE APPROVED
SHOWN IN

SCALE: 1" = 100'

HEARING DATE: March 5, 2003





ALLEY VACATION

CASE NUMBER:

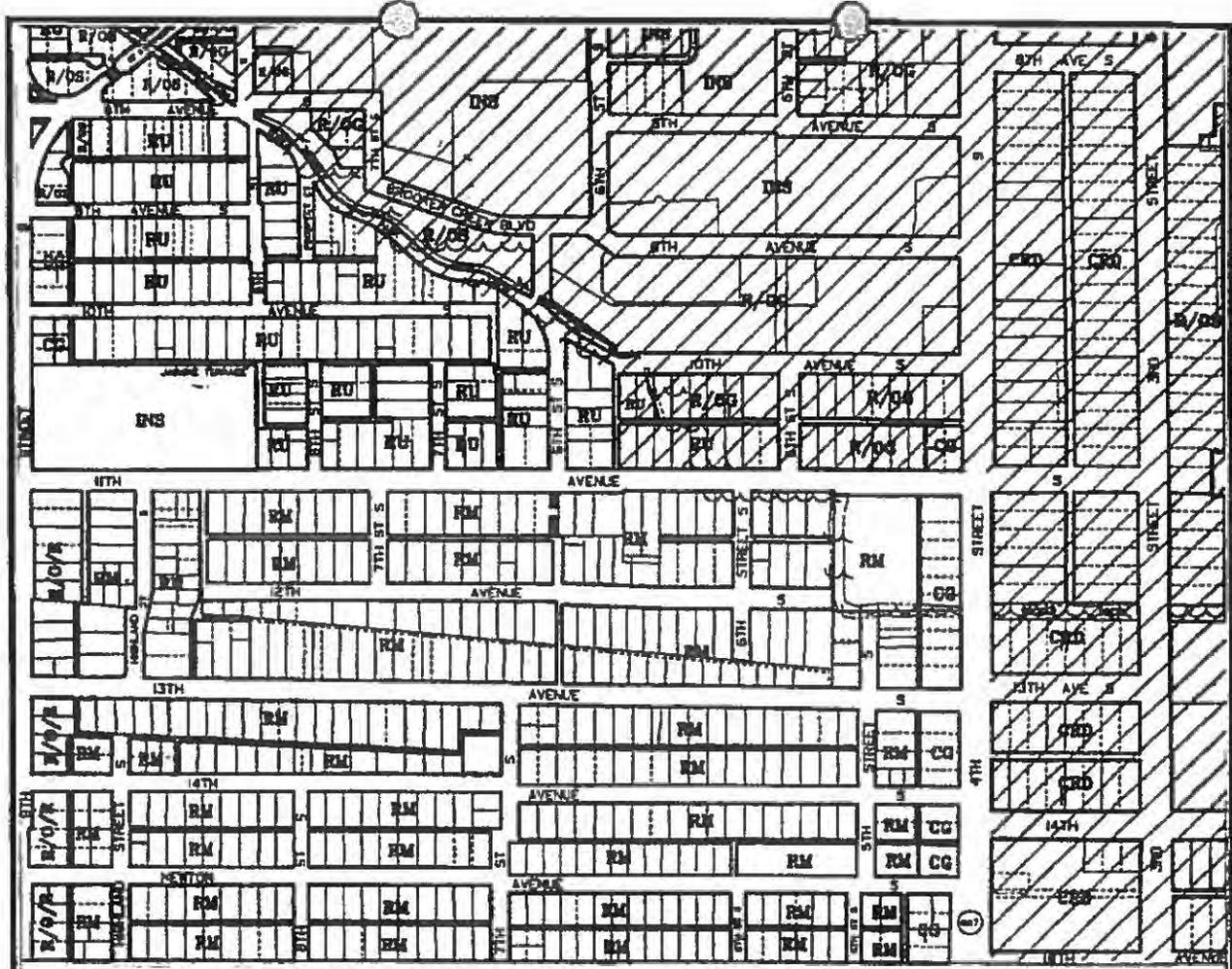
V-03-005

SCALE: 1" = 100'

AREA TO BE APPROVED
SHOWN IN 

HEARING DATE: March 5, 2003





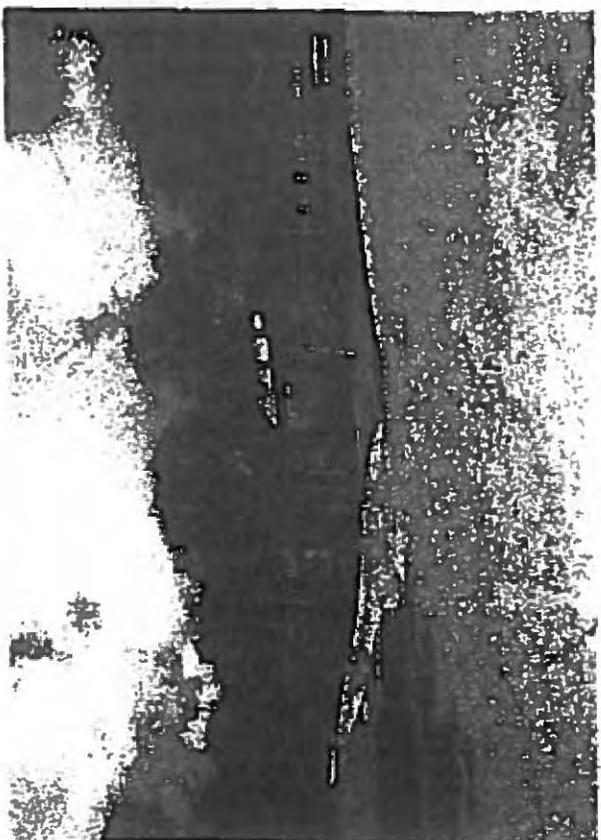
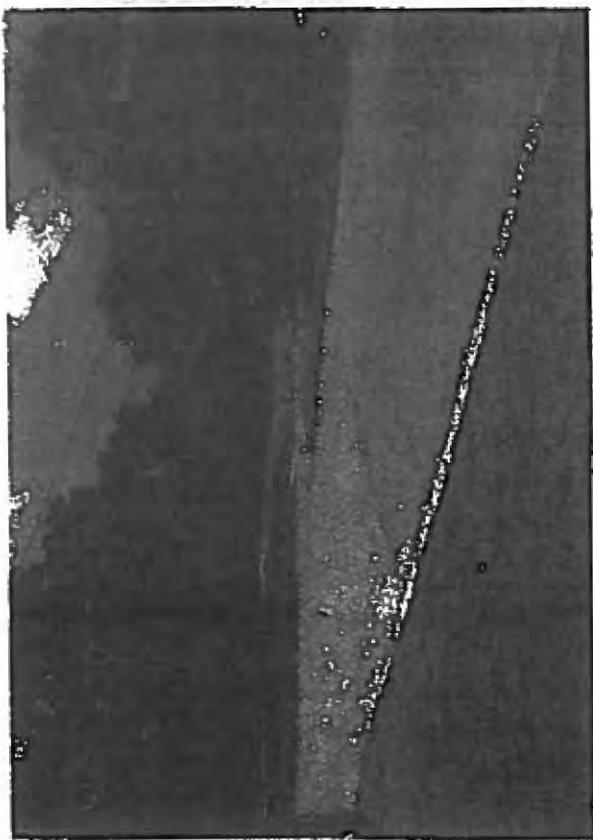
RESIDENTIAL			
RR Residential Rural	R/O/R Residential/Office/Retail	R/O/S Recreation/Open-Space	
RE Residential Estate	Resort Facilities Overlay	INS Institutional	
RS Residential Suburban	RFM Resort Facilities Medium	Transportation Utility	
RL Residential Low	RFH Resort Facilities High	SPECIAL DESIGNATIONS	
RU Residential Urban	CN Commercial Neighborhood	Water/Drainage Feature	
RLM Residential Low Medium	CL Commercial Limited	Scenic/Non-Commercial Corridor	
RM Residential Medium	CR Commercial Recreational	Activity Center/Primary Secondary	
RH Residential High	CG Commercial General	CRD Community Redevelopment District	
RVH Residential Very High	IL Industrial Limited	CBD Central Business District	
MIXED USE	IG Industrial General		
R/O/L Residential/Office Limited	PUBLIC/SEM/PUBLIC		
R/O/G Residential/Office General	P Preservation		

Source: "Countywide Future Land Use Plan Map, Pinellas Planning Council, Countywide Planning Authority, Prepared by: Jim Smith, Property Appraiser Pinellas County, FL." 11/2001. 1" = 450'

Area to be Approved Shown in:

LAND USE PLAN DESIGNATION







RICHARD P. HIRTREITER, P.A.
ATTORNEY AND COUNSELOR AT LAW

535 CENTRAL AVE., SUITE 418
ST. PETERSBURG, FLORIDA 33701
TELEPHONE (727) 821-2363
FACSIMILE (727) 894-5901

*Needs legal
OK for Feb.*

LICENSED TO PRACTICE LAW
FLORIDA AND COLORADO

FLORIDA SUPREME COURT CERTIFIED
COUNTY AND CIRCUIT COURT MEDIATOR

October 23, 2002

City of St. Petersburg Development Services
P.O. Box 2842
St. Petersburg, FL 33731

In re: Vacation of Alley Located at Junction of 6th Street South and 11th Avenue South

Dear Sir or Madame,

This office represents the owners of the real property located on both sides of the alley situated on 11th Avenue South and immediately across from 6th Street South; and this office also represents the owners of the real property located immediately across 11th Avenue to the north of and facing the subject alley. All of the real property owners identified above, namely, Leonard Johnson, Thomas Barrett and Gulf Coast Suns, LLC, hereby petition the City of St. Petersburg for a vacation of the subject alley in order to calm traffic, eliminate an ongoing dangerous situation, reduce crime and to create an environment for the renovation and redevelopment of the 11th Avenue South corridor.

The subject alley is paved and is approximately 9 feet wide. The alley is, as a matter of law, too narrow to be used for emergency vehicles or for future widening into a through street. The 9 foot lane is platted as an alley. Unfortunately, this alley is now used by the public as an illegal through street for vehicular traffic. This unintended use of the alley has created a dangerous situation due to vehicles crossing 11th Avenue South in order to use it as a shortcut to 12th Avenue South. The vehicles vertically crossing 11th Avenue South from 6th Street South to enter the subject alley have created an inherently dangerous traffic flow that will lead to serious injury or death due to the fact that traffic traveling east and west on 11th Avenue South routinely move along at speeds in excess of 45 miles per hour. The east-west flow of traffic along 11th Avenue South is unimpeded from 4th Street South to 8th Street South. This allows the east-west vehicles to gain speeds in excess of 45 miles per hour with no expectation that they will encounter another vehicle entering 11th Avenue traffic flow from an unseen and unexpected location. There is no warning to east-west traffic that gives any notice that the east-west driver will encounter such a vehicle crossing in front of it with the intent of either entering or exiting the alley.

The City of St. Petersburg has designed a comprehensive plan for north-south traffic flow perpendicular to 11th Avenue South. The City's plan of ingress and egress to 12th Avenue South as well as the Rosier Park area to the north has been accomplished by providing 6th and 7th Streets South for through vehicular traffic. Consequently, the use of the subject alley as a short cut is allowing automobiles to enter 11th Avenue South from a direction and in a manner that will ultimately result in serious bodily injury to unsuspecting

motorists. As it stands today, the City of St. Petersburg has placed itself in the position of being subject to a claim for liability for any bodily injury or death that may result from the operational level maintenance of an inherently dangerous situation. This problem can be eliminated by the vacation of the subject alley.

Additionally, the subject alley is used, on a daily basis, as a means for local drug dealers to circle the neighborhood and sell illegal narcotics on the streets of St. Petersburg. At any given time and on any given day, the neighbors watch as vehicles circle the block and drug sales are made from the cars that are using the alley. Also, the alley creates a means for evasion of police by the drug dealers. This problem can be eliminated by the City of St. Petersburg vacating the alley and the local crime level can be reduced without any additional capital outlay by the city.

Finally, the owners of the adjacent properties (the petitioners) have fostered a comprehensive re-development plan, through the use of their own funds and initiative, with the intent of renovating the 11th Avenue neighborhood corridor and restoring the integrity of the southern boundary of Rosier Park and the northern boundary of Bartlett Park. These individuals have already purchased and restored the historic Mayor Bradshaw House located on the corner of 6th Street South and 11th Avenue South. Additionally, these same individuals have purchased and renovated properties to the east and west of 6th Street South on both sides of 11th Avenue South. They have also purchased the lots on either side of the subject alley for the purpose of building moderately upscale single family housing to accent the unique nature of 11th Avenue and to provide local individuals with the opportunity of buying fine housing in their community. These individuals are not asking the city for funds to rejuvenate 11th Avenue South, but on the contrary, they are using their own funds to create a safe neighborhood for families to live in the south side of the city.

The subject alley cuts directly through the middle of the real properties that are now intended to be developed with the new homes. As a result, these properties are currently subject to having drug dealers conduct their illicit trade right outside of the windows of the proposed homes. Additionally, due to the inherently dangerous traffic flow caused by the alley, the children that would live in these new homes would be at substantial risk of injury if the alley is not vacated. The City of St. Petersburg can alleviate the dangerous situation and create an environment that is conducive to private investment and the upgrading of local housing by simply vacating the alley.

The vacation of the alley would not have any substantial detrimental effect upon any lot of record. Also, the vacation of the alley will not substantially impair or deny access to any lot of record.

The City of St. Petersburg currently utilizes another alley that is located behind the lots/homes on 11th Avenue South for the purpose of garbage collection and other required city business. The vacation of the portion of the subject north/south alley would not in any way interfere with the city's use of the other east/west alley and said vacation would

Co

Co

not impair any required or necessary services delivered by the city to the residents of 11th Avenue. A plat of the area, including the subject alley is attached hereto.

Accordingly, the petitioners respectfully request that this application be granted and that the City of St. Petersburg vacate the subject alley.

If you are in need of any further information, please do not hesitate to call at your earliest convenience. I am,

Sincerely yours,

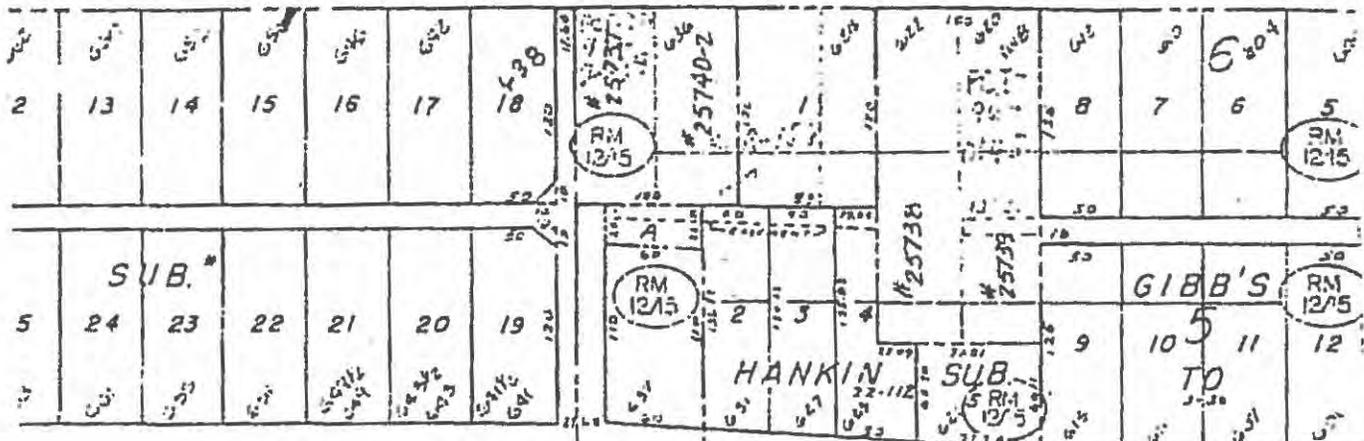

Richard P. Hirtreiter, Esquire



F-5

11TH AVE.

SO.



RICHARD P. HIRTREITER, O.A.
ATTORNEY AND COUNSELOR AT LAW

535 CENTRAL AVE., SUITE 418
ST. PETERSBURG, FLORIDA 33701
TELEPHONE (727) 821-2363
FACSIMILE (727) 894-5901

QUALIFIED TO PRACTICE LAW
FLORIDA AND COLORADO

FLORIDA SUPREME COURT CERTIFIED
COUNTY AND CIRCUIT COURT MEDIATOR

March 24, 2003

Mr. John Hixenbaugh, AICP
City of St. Petersburg Development Review Services
P.O. Box 2842
St. Petersburg, FL 33731

In re: Vacation of Alley Located at Junction of 6th Street South and 11th Avenue South

Dear Mr. Hixenbaugh,

As requested, please find 1) the information from the St. Petersburg Police Department relating to the traffic accidents resulting from automobiles attempting to enter and exit the traffic flow from the subject alley; 2) the St. Petersburg Police Department record evidencing one example of a parcel of real property that has been the subject of at least 6 illegal drug or narcotic related incidents within the last four (4) months and which is within the circular traffic pattern associated with the subject alley; and 3) a letter supporting the vacation of the subject alley from a real property owner within one-hundred feet of the alley, noting that the applicants' "efforts are directly responsible for a more secure and family oriented environment [desperately needed by] the residents of 11th Avenue South".

In regard to the dangerous conditions associated with traffic entering 11th Avenue South from the unmarked alley, the attached Exhibit "A" demonstrates that there have been four (4) collisions with parked cars in that area and one (1) collision resulting from an automobile attempting a right hand turn onto 11th Avenue South. As we have previously noted:

[t]his alley is now used by the public as an illegal through street for vehicular traffic. This unintended use of the alley has created a dangerous situation due to vehicles crossing 11th Avenue South in order to use it as a shortcut to 12th Avenue South. The vehicles vertically crossing 11th Avenue South from 6th Street South to enter the subject alley have created an inherently dangerous traffic flow that will lead to serious injury or death due to the fact that traffic traveling east and west on 11th Avenue South routinely move along at speeds in excess of 45 miles per hour. The east-west flow of traffic along 11th Avenue South is unimpeded from 4th Street South to 8th Street South. This allows the east-west vehicles to gain speeds in excess of 45 miles per hour with no expectation that they will encounter another vehicle entering 11th Avenue traffic flow from an unseen and unexpected location. There is no warning to east-west traffic that gives any notice that the east-west driver will encounter such a vehicle crossing in front of it with the intent of either entering or exiting the alley. ... Consequently, the use of the

subject alley as a short cut is allowing automobiles to enter 11th Avenue South from a direction and in a manner that will ultimately result in serious bodily injury.

In regard to the issue of vacating the alley and receiving an additional benefit to the city by alleviating certain types of illegal activities in the area, including the use and sale of illegal drugs and narcotics, the attached Exhibit "B" demonstrates, by example, the nature of the problem in that neighborhood. The attached report of the St. Petersburg Police Department shows (in just one house and location) a significant drug problem that is fed by the circular traffic pattern associated with the subject alley. On any given day (and the undersigned was present on a day when the deputy mayors and other city officials witnessed the problem), individuals in automobiles will use the subject alley to circle around the block repeatedly. The traffic pattern established by the circling consists of driving down 11th Avenue South past the known problem drug houses (as identified in one example in attached Exhibit "B"), turning down the back alley behind the houses and then using the subject alley to again gain access to 11th Avenue South to repeat the pattern. The inference to be drawn from the repeated circling is that the individuals are engaged in illegal activities, including but not limited to illegal drug transactions. By vacating the subject alley, there is no way for the circling to continue through the use of the alleys, and individuals engaged in such illegal activity would then be forced to lose their cover and expose their conduct on the streets that have been designed to handle traffic in the area. This would expose the conduct to higher police scrutiny and it would also dispose of a shortcut now used by individuals to evade police.

In regard to the economic consequences relating to the newly controlled traffic pattern and the reduced potential for criminal activity, the owners of the property immediately adjacent to the subject alley are unable to build new homes in that particular location if there is a dangerous traffic flow directly through the center of the properties and a significant and high risk of illegal drug activity utilizing the alley.

To leave the subject alley in place would destroy the applicants' initiative of pioneering a safe and integrated neighborhood while utilizing their own private resources. This is an endeavor that should be supported by the city and used as a model of urban renewal. As noted by Mr. Malone in Exhibit "C", "as a father of 4 young children, I can testify that their commitment and dedication to this neighborhood has single handedly brought about a tremendous improvement in the quality of life and the security of the families that reside within."

Please do not hesitate to call if I can be of any further service. The applicant requests that this be attached as an addendum to their original application.

Sincerely yours,



Richard P. Hirtreiter, Esquire

CAD DISPATCH CALLS REPORT FOR: 727 11 AV S-SP

PAGE 1

..DATE.....	TIME....	NATURE.....	ADDRESS.....	DCODE	REPORT
04/14/2002	14:47	ARREST ON WARRANTS	727 11 AV	S-SP	01 2002-023452
06/12/2002	22:17	SHOTS HEARD IN ARE	727 11 AV	S-SP	01 2002-038300
07/19/2002	12:12	ARMED WITH GUN	727 11 AV	S-SP	06 2002210224
09/11/2002	16:30	TROUBLE W/INDIVIDU	727 11 AV	S-SP	01 2002-058416
12/04/2002	10:20	NOISE NUISANCE	727 11 AV	S-SP	06 2002355048
12/09/2002	16:38	CALL FOR OFFICER	727 11 AV	S-SP	06 2002360339
12/10/2002	12:00	NARC DRUG LAW VIOL	727 11 AV	S-SP	06 2002361023
12/18/2002	12:58	NARC DRUG LAW VIOL	727 11 AV	S-SP	06 2002369175
12/19/2002	08:50	NARC DRUG LAW VIOL	727 11 AV	S-SP	06 2002369983
12/23/2002	09:41	NARC DRUG LAW VIOL	727 11 AV	S-SP	06 2002373975
12/28/2002	17:33	ARMED WITH GUN	727 11 AV	S-SP	01 2002-081798
12/31/2002	20:03	SHOTS HEARD IN ARE	727 11 AV	S-SP	06 2002381601
01/10/2003	19:05	NARC DRUG LAW VIOL	727 11 AV	S-SP	01 2003-002131
01/26/2003	17:09	NARC DRUG LAW VIOL	727 11 AV	S-SP	01 2003-005357

END OF REPORT

PREPARED BY: KRICKLER, STARLA K

08:51:00 Feb 26 2003

"A"

CALL STATS FOR: 727 11 AV S-SP FOR: 02/01/2002 TO 02/26/2003
NAT.DESC..... COUNT

ARMED WITH GUN	2
ARREST ON WARRANTS	1
CALL FOR OFFICER	1
NARC DRUG LAW VIOL	6
NOISE NUISANCE	1
SHOTS HEARD IN AREA	2
TROUBLE W/INDIVIDUAL	1

=====
END OF REPORT TOTAL 14

14 records listed

6 Feb 2003 09:05:561

ST PETERSBURG POLICE DEPARTMENT
1300 1 AVENUE NORTH

FROM THRU

DATE	ACC.#	HOUR	SIT/LOC	DIREC	PED	CONCIR	LOCATION..
				L-S		L-S	
	99-020743						
11/05/2000	2000-065786	11					11 J.V S-S
11/14/2001	2001-052135	05					11 J.V S-S
11/14/2001	2001-052222	13					11 J.V S-S
11/30/2003	2003-006238	15					11 J.V S-S
GRAND TOTAL:							

END OF REPORT

Post-it Fax Note 7671

Date	PC Pages
From	JM
To	Billy
Co/Dept	Phone # 7426
Phone #	Fax #
Fax # 5099	

" B "

26 Feb 2003 09:06:04

ST PETERSBURG POLICE DEPARTMENT

TRAFFIC SECTION CRASH REPORT BY F
FROM TO

LOCATION	FIRST HARMFUL EVENT	DATE	H&F
----------	---------------------	------	-----

SUBTOTAL FOR

11 AV S-SP/6 ST S	COL.MV IN TRANS (ANGLE)	08/14/2001	N/A
-------------------	-------------------------	------------	-----

SUBTOTAL FOR COL.MV IN TRANS (ANGLE)

1

11 AV S-SP/6 ST S	COL.MV IN TRANS (BACKED INTO)	08/14/2001	N/A
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SUBTOTAL FOR COL.MV IN TRANS (BACKED INTO)

1

11 AV S-SP/6 ST S	COLLISION WITH PARKED CAR	11/05/2000	HI' & RU
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11 AV S-SP/6 ST S	COLLISION WITH PARKED CAR	08/14/2001	N/A
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11 AV S-SP/6 ST S	COLLISION WITH PARKED CAR	01/30/2003	N/A
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11 AV S-SP/6 ST S	COLLISION WITH PARKED CAR	01/30/2003	N/A
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SUBTOTAL FOR COLLISION WITH PARKED CAR

4

Sand

GRAND TOTAL:

6

END OF REPORT

FEB-28-03 09:11AM FROM-TRAFFIC & ENGINEERING MGMT.

T-348 P.03/04 F-107

26 Feb 2003 09:05:281

ST PETERSBURG POLICE DEPARTMENT
1300 1 AVENUE NORTH

FROM THRU

DATE	ACC.#	HOUR	SIT/LOC	DIREC	PED	CONCIR	LOCATION..
06/10/2001	2001-037628	15					11 J.V S/6
GRAND TOTAL:							

END OF REPORT

FEB-26-03 09:11AM FROM-TRAFFIC & ENGINEERING MGMT

T-348 P 04/04 F-107

26 Feb 2003 09:05:36

ST PETERSBURG POLICE DEPARTMENT

TRAFFIC SECTION CRASH REPORT BY F
FROM TO

LOCATION	FIRST HARMFUL EVENT	DATE	H&F
11 AV S/6 ST S	COL.MV IN TRANS (RIGHT TURN)	06/10/2001	N/A.

SUBTOTAL FOR COL.MV IN TRANS (RIGHT TURN)

1

GRAND TOTAL:

1

END OF REPORT

Date : 03/24/03

Subj : V-03-005

Zone : RM-10, RM-12/15

Applicant : Leonard Johnsen
609 11th Avenue South
St. Petersburg, Florida 33701

Location : 11th Avenue South adjacent to east side of 638 11th Avenue South

Request : Approval of a vacation of an 11 foot wide alley running southward 120 feet from 11th Avenue South adjacent to the east side of 638 11th Avenue South.

Dear Sirs ;

I, Mark A. Malone, As a home owner at 625 11th Avenue South strongly support approval of this request.

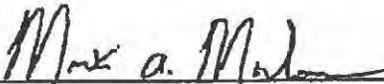
As a resident of 11th Avenue south since December of 2001, Mr. Leonard Johnsen and Mr. Tom Barrett have made the single most positive impact on a neighborhood as I have ever witnessed in my lifetime.

The dramatic improvements that they are directly responsible for are too vast and numerous to list in this letter... and those improvements go far beyond the material improvements that are easily documented by a drive down 11th Avenue South.

Their efforts are directly responsible for a more secure and family oriented environment that the residents of 11th Avenue South are in desperate need for...As a father of 4 young children, I can testify that their commitment and dedication to this neighborhood has single handedly brought about a tremendous improvement in the quality of life and the security of the families that reside within.

Once again, I strongly support approval of this request and I suggest that any future requests put forth by Mr. Johnsen and or Mr. Barrett receive your utmost attention in order to continue and build upon the foundation of quality that they I have been fortunate enough to watch them produce for 11th Avenue South.

Sincerely;



Mark A. Malone
625 11th Avenue South
St Petersburg Florida 33701
Ph - 727-502-5387

" C "

February 26, 2003

The Honorable Rick Baker of the City of Saint Petersburg and the City Council:

We are new residents of Saint Petersburg and have moved into a neighborhood that has been undertaking a great deal of improvements recently. However, there are several houses/properties that are very near to us that are nothing more than drug and prostitution zones! Our address is 662 11th Avenue South. These illegal activities have been going on uncorrected and unresolved around our neighborhood for quite some time. We have heard this from other concerned neighbors that were here prior to our arrival to the neighborhood. There has been from what I have been told by neighbors too little of an attempt at eradicating this issue. Out in the open drug dealing and prostitution is going on right next to me at 656 11th Ave S! I can look out my window and see them purchasing drugs or prostitution like this area was some kind of drug/sex super-mart. Like many other avenues in the city 11th Avenue South has a common alley/median behind it. This alley allows for easy access to other properties there, the ability to park behind the ones property, and the placement of city sanitation waste containers where they can easily be accessed by city sanitation trucks. The alleyway running east and west between 6th and 7th Streets and the other alley adjoining it running north and south are used to gain access to or from 11th Avenue South and/or 12th Avenue South. The local drug dealers and their customers have commandeered both of these allies, and/or streets and there is a continuous traffic and sales of drugs. Other addresses addition to 656 11th Avenue South that I can see drugs being dealt from in the area are: 658 12th Avenue South, 1030, and 1040 7th Avenue South.

Along with this of course comes the cars with blasting noise that rattles the windows of the house. There is an "Operation Tone Down" which never seems to concern them because the fine(s) for the violation should they be caught is so slight that it never delivers the strength to force compliance to the law/violation. Why not making it extremely high?

Lets make sure Roser Park, a prime area for revitalization just south of downtown is not ignored. Its Historical Booker Creek with its unique setting and dynamic topography, is just one of the major examples of the beauty found in this district. Adding to the beauty this area is the former late mayor Bradshaw's mansion, and the Greenwood Cemetery. Roser Park and the joining community of Bartlett Park are both working hard towards a successful renaissance. The question now is, is the mayor, law enforcement ready to listen and not turn a blind eye?

Address now the full issues of crime that is in our community and take action!

Crack down on these repeated offenders and remove them from residences for good.

- ✓ Zero tolerance on drugs
- ✓ Make Operation Tone Down work—Get tough on noise!
- ✓ Slow traffic down on 11th AVE. Speed ramps

Sincerely,

Donn Ketterer
William Diggs

Messrs. Donn Ketterer and William T. Diggs
dpk

February 26, 2003

City of St. Pete

To whom it may concern,

My name is John Douglas Mills and I live at 642 11th Ave South. I am filing a complaint about the traffic that has increased in my neighborhood. The police are monitoring the area on 11th Ave S. more now and the drug traffic along with drag racing have calmed down on 11th Ave S. However, these people committing these acts are using the alleyways behind my house and on the side of my property to avoid the police. The alleyways on the side and in the back are not really needed. People are selling and doing drugs. There is prostitution going on in these alleyways. The alleyways only give people a way to avoid and hide from the police. I would like to see these alleyways closed and no traffic permitted through these areas. It would help the ongoing effort in this area to continue turning this neighborhood around. Please let me know what can be done for this neighborhood's ongoing progress to a wonderful place to live.

Sincerely,



John Douglas Mills

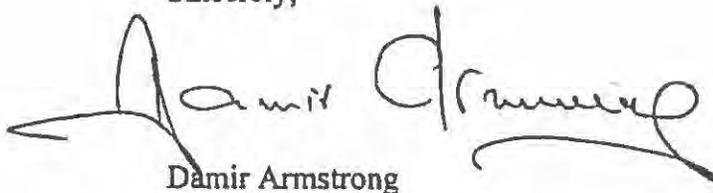
February 26, 2003

City of St. Pete

To whom it may concern,

My name is Damir Armstrong and I live at 642 11th Ave South. I am filing a complaint about the traffic that has increased in my neighborhood. The police are monitoring the area on 11th Ave S. more now and the drug traffic along with drag racing have calmed down on 11th Ave S. However, these people committing these acts are using the alleyways behind my house and on the side of my property to avoid the police. The alleyways on the side and in the back are not really needed. People are selling and doing drugs. There is prostitution going on in these alleyways. The alleyways only give people a way to avoid and hide from the police. I would like to see these alleyways closed and no traffic permitted through these areas. It would help the ongoing effort in this area to continue turning this neighborhood around. Please let me know what can be done for this neighborhood's ongoing progress to a wonderful place to live.

Sincerely,



Damir Armstrong

19-33000004

Attachment D

City Comments

Kathryn Younkin

From: Kyle Simpson
Sent: Friday, June 14, 2019 1:49 PM
To: Kathryn Younkin
Cc: Thomas M Whalen
Subject: RE: Incoming Case No. 19-33000004 - Vacation of Public Pedestrian Ingress-Egress Easement - 638 and 642 11th Avenue South

The Transportation and Parking Management Department has reviewed the proposed pedestrian ingress/egress easement vacation sought in Case # 19-33000004. Based on the information provided, our department cannot support the proposed vacation. We have several comments on the case, which are provided below.

The original alley vacation, passed by the St. Petersburg City Council on June 5, 2003, allowed the vacation of the alley subject to multiple conditions, including the provision of a seven foot wide pedestrian ingress/egress easement for the use of the public over the entire length of the alley to be vacated. The Bartlett Park Neighborhood Association was originally opposed to the vacation application but rescinded its opposition provided that a portion of the alley to be vacated was retained as a pedestrian ingress/egress easement. The Transportation and Parking Management Department recently received correspondence from Tom Tito, the President of the Bartlett Park Neighborhood Association, in which he expressed opposition to the proposed pedestrian ingress/egress easement vacation because it is part of a larger trail system that is currently being used by bicyclists. Since the existing pedestrian easement was a condition of a previous right-of-way vacation approved by City Council based on input from the Bartlett Park Neighborhood Association, we believe it is important to consider that the Neighborhood Association's current President supports the function that the easement was put in place to serve.

Under 16.40.140.2.1, one of the matters to consider when vacating easements is whether the easement is needed for the purpose for which the City has a legal interest. The existing pedestrian easement is identified as a Neighborhood Greenway in the City's Complete Streets Implementation Plan. Neighborhood Greenways use the best parts of existing neighborhood streets, paths, and alleys to increase the network of comfortable bicycle routes and connect neighborhoods to each other with regular and safe crossings for people using non-motorized modes of travel. Further, the area around the subject property is zoned Neighborhood Traditional Single-Family-2. Section 16.20.010.4.2. Neighborhood Traditional Single-Family-2 (NT-2) recognizes that NT-2 districts typically exhibit a higher degree of architectural legacy and have a well-developed network of alleys.

Kyle Simpson, AICP
Planner I, Transportation and Parking Management
City of St. Petersburg
(727) 893-7151
Kyle.simpson@stpete.org

From: Iris L. Winn
Sent: Friday, May 24, 2019 2:20 PM
To: Michael J. Frederick <Michael.Frederick@stpete.org>; Thomas M Whalen <Tom.Whalen@stpete.org>; Kyle Simpson <Kyle.Simpson@stpete.org>; Mark Riedmueller <Mark.Riedmueller@stpete.org>; Nancy Davis <Nancy.Davis@stpete.org>; Martha Hegenbarth <Martha.Hegenbarth@stpete.org>; Kelly A. Donnelly <Kelly.Donnelly@stpete.org>; Kirsten J. Corcoran <Kirsten.Corcoran@stpete.org>; Alfred Wendler <Alfred.Wendler@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>; Michael Dema <Michael.Dema@stpete.org>; Christina M. Boussias <Christina.Boussias@stpete.org>; Timothy R. Collins <Timothy.Collins@stpete.org>; Joseph J.

Dente <Joseph.DenteJr@stpete.org>

Cc: Kathryn Younkin <Kathryn.Younkin@stpete.org>

Subject: Incoming Case No. 19-33000004 - Vacation of Public Pedestrian Ingress-Egress Easement - 638 and 642 11th Avenue South

Good afternoon all,

Attached is the Application A & B, Boundary Survey, Sketch and Legal Description (included within the Application), Location Map and Routing sheet for Case #19-33000004. I am also including Ordinance no. 897-V for your review.

The applicant is seeking approval of a vacation of a Public Pedestrian Ingress-Egress Easement as dedicated in OR Book 12917 Page 2236 over the West Seven (7) Feet of the Vacated Alley adjacent to Lot 18, EASTERBROOK SUBDIVISION, as recorded in Plat Book 1, Page 21, of the Public Records of Pinellas, County, Florida.

This application is currently scheduled to be heard before the Development Review Commission on July 10, 2019, at 2 PM. Please return your comments to Kathryn Younkin (at Kathryn.Younkin@StPete.org) by June 14, 2019.

Thank you,

Iris Winn
Administrative Clerk
City of St. Petersburg
727.892.5498
Iris.Winn@stpete.org

**ST. PETERSBURG POLICE DEPARTMENT
INTER-OFFICE MEMORANDUM**

DATE: May 28th, 2019

TO: Jennifer Bryla
Development Review Services

FROM: Joseph Dente, Assistant Chief of Police **JD**
Uniform Services Bureau

SUBJECT: Vacation of Pedestrian Easement for Application #19-33000004

I received your request regarding the proposed vacation of a Public Pedestrian Ingress-Egress Easement as dedicated in OR Book 12917 Page 2236 over the West Seven (7) Feet of the Vacated Alley adjacent to Lot 18, EASTERBROOK SUBDIVISION, as recorded in Plat Book 1, Page 21, of the Public Records of Pinellas, County, Florida. I provided the documentation packet to our Traffic Section Commander, Lieutenant Patrice Hubbard. Officer Michael Jockers was assigned the proposed vacation. He reviewed all the facts and feels that the vacation would not negatively impact law enforcement activities in the area.

I want to thank you for bringing this matter to our attention. Traffic concerns have always been a priority issue with the St. Petersburg Police Department in an effort to reduce accidents and to make the roads safer for our citizens and visitors.



Joseph Dente, Assistant Chief of Police
Uniform Services Bureau

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

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

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: June 14, 2019

SUBJECT: Vacation

FILE: 19-33000004

LOCATION AND PIN: 638 11th Avenue South; 30/31/17/10275/000/0010
642 11th Avenue South; 30/31/17/23958/000/0170

ATLAS: F-7

REQUEST: Approval of a vacation of a Public Pedestrian Ingress-Egress Easement as dedicated in OR Book 12917 Page 2236 over the West Seven (7) Feet of the Vacated Alley adjacent to Lot 18, EASTERBROOK SUBDIVISION, as recorded in Plat Book 1, Page 21, of the Public Records of Pinellas, County, Florida.

The Engineering & Capital Improvements Department (ECID) has no objection to the proposed vacation of the Public Pedestrian Ingress-Egress Easement provided the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. Vacation Ordinance #897-V required the applicant to remove the former alley and required a right of way permit to be issued by the City ECID for the work. ECID found no record of the issuance of a right of way permit. Based on a December 2018 Google street view of the north end of the former alley apron to 11th Avenue South, it appears that the former alley approach was not properly removed. The road curb in the area of the vacated alley remains recessed and it appears that the public sidewalk was restored across the width of the alley approach with asphalt rather than concrete and/or is depressed and covered with silt. Engineering recommends that these conditions be corrected as a condition of the walkway vacation request as follows:
 - a. Remove the recessed curb along the south side of 11th Avenue South and reinstall the granite road curb in alignment with the remainder of road curb on each side of the previously vacated alley approach per City Engineering Standard detail S20-49 and S20-50. The recessed curb creates an area of poor drainage in the roadway which collects and holds leaves and debris. Curb construction shall match existing adjacent curb type; granite curb is a protected historic feature in the City and may be reset but may not be replaced with concrete curb. If the existing grate inlet is in the new curb line it would need to be shifted or converted to a catch basin inlet per current City Engineering Standards and specifications.
 - b. Remove the depressed sections of sidewalk and restore the public sidewalk with new concrete per current City Engineering Standard detail S20-22 (attached). The new sidewalk shall be elevated to bring it up to the adjacent higher sidewalk elevation to the east and west of the vacated alley sufficient to remove the low sections of sidewalk where

it crosses the vacated alley. This may require the removal of additional concrete sidewalk panel sections to the east and west of the vacated alley as necessary to remove the depressed sections of sidewalk which collect and hold water and debris creating a hazardous condition for pedestrians.

2. The entire length and width of the easement must be cleared of any unpermitted improvements which would impact the City's ability to access/maintain the public storm sewer and reclaimed water main which exist within the easement area. If any of the easement area is fenced, the applicant must construct gates in the fences to provide and maintain an access to and along the easement for public infrastructure maintenance purposes.
3. Any hexblocks, granite curb or bricks removed from the public easement or public right of way remain the property of the City and must be returned to the city maintenance yard located at 1635 3rd Avenue North. Contact Jimmie Lewis to arrange delivery of surplus (phone 727-893-4158).
4. 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.
5. The utility easement dedicated via OR Book 12917, PG 2236 – 2238 shall be retained by the City.

NED/MJR/meh
pc Kelly Donnelly
Correspondence File

19-33000004

Attachment E

Neighborhood Association and Public Comments

Kathryn Younkin

From: Melinda Spall <melindaspall@gmail.com>
Sent: Friday, June 21, 2019 8:15 AM
To: Kathryn Younkin
Subject: Easement access between 11th and 12th Ave S

My neighborhood association made me aware of a petition to vacate the public pedestrian ingress-egress easement between 11th and 12th Avenue S. I am against blocking access between the avenues, I recognize better lighting and landscaping maintenance is needed but we should not limit access between the neighborhoods. I enjoy walking my dog this route daily. Thanks for your time.

Melinda Spall
471 11th Ave S

Kathryn Younkin

From: Joey <JoeyMingione@aol.com>
Sent: Friday, June 21, 2019 12:03 PM
To: Kathryn Younkin
Cc: devrev
Subject: Request for Vacation of Ingress/Egress

Hi, Kathryn. I am writing in reference to a request to vacate the Ingress/Egress pedestrian walkway between 11th Ave and 12th Ave S in the Bartlett / Roser Park neighborhoods.

First of all, I found out about this quite by accident through a neighbor that happens to live closer to the path. A notice was only sent out to property owners within 200 feet but this is a path used by two neighborhoods so I'm very concerned that many resident have no idea this is happening. The city should send out notices to all the resident in both these neighborhoods that would be affected by a closing to be fair.

Also, can you please provide me with any documentation related to this case so that I can do my due diligence before formerly responding and has anyone been established as an opposing representative? If not what are the appeal rights if the DRC would allow this very unneighborly request to move forward?

Thanks so much and I look forward to hearing from you.

Joseph Mingione
508 12th Avenue S

Sent from my iPhone
Joey Mingione

Kathryn Younkin

From: Russ Root <russroot@me.com>
Sent: Sunday, June 23, 2019 9:50 AM
To: Kathryn Younkin
Subject: DRC review to remove egress - ingress between 11th ave s and 12th ave s.

Hello Kathryn,

I'm contacting you to advise my opposition to this proposal of deleting the access walkway between 11th ave s. And 12th ave s.

I live on 12th ave s and am a member of the Roser Park Association. We want to be included in Roser Park...NOT excluded.

We use this path to walk and bike ride all the time. Both neighbors knew what they were buying when they purchased and we are strongly opposed to closing off this access.

Exactly the opposite should be done. I would want to petition the city to beautify this walkway with plantings and lighting and have the city maintain the space... all the way to 13th Ave s.

It's important to have access from 11th to 12th ave s.

Thank you for your help.
Russ Root

Kathryn Younkin

From: Perry Martino <perrymartino@icloud.com>
Sent: Sunday, June 23, 2019 10:01 AM
To: Kathryn Younkin
Subject: 638-642 11th Ave South

Hi Ms. Younkin,

I'm writing you as I'll be unable to attend the meeting regarding the request from the owners of 638 and 642 11th Avenue S to petition the city's Development Review Commission for the vacation of the public pedestrian ingress-egress easement between 11th and 12th Avenue S - this is the walkway with the hexagon sidewalk and decorative planters that connect Bartlett Park and Roser Park.

I'm not in favor of this request. As someone who walks a lot! I use this walkway to walk to town, walk my dog etc... it's crucial to maintain an inviting neighborhood and stop building walls and barriers. We have enough! Put some lighting and clean up the weeds with nice plantings and done... the cut off idea is not very neighborly. Please take this in consideration when deciding on this request.

Thank you!
Perry Martino
519 12th Ave South
631-334-8036

Kathryn Younkin

From: Rick Henry <rick.henry@live.com>
Sent: Sunday, June 23, 2019 10:12 AM
To: Kathryn Younkin; jwhitefl@aol.com
Subject: Fwd: DRC review to remove Ingress - Egress between 11th Ave S and 12th Ave S

Sent from my iPhone

Begin forwarded message:

From: Russ Root <russroot@me.com>
Date: June 23, 2019 at 9:55:23 AM EDT
To: Rick Henry <rick.henry@live.com>
Subject: Re: DRC review to remove Ingress - Egress between 11th Ave S and 12th Ave S

Hey... joey sent a corrected email address for Kathryn...

Kathryn.Younkin@stpete.org

Hope this one works ... please resend to the corrected address! !
And it doesn't hurt to send another letter from Jimmy :)

tx
russ

On Jun 22, 2019, at 12:44 PM, Rick Henry <rick.henry@live.com> wrote:

Hello Kathryn,

I'm contacting you to advise my opposition to this proposal of deleting the access walkway between 11th Ave S. and 12th Ave S.
We live on 12th Ave S. and are members of the Roser Park Association.

We want to be included in Roser Park, NOT excluded.

We use this path to take our dogs for walks and bike ride all the time. Our neighbors knew what they were buying when they purchased and we are strongly opposed to closing off this access.

One of the reasons we bought our house was due to the proximity to the pedestrian ingress-egress!

Exactly the opposite should be done.

We want to petition the city to beautify this walkway! Please consider adding plants and ESPECIALLY lighting and have the city maintain the space all the way to 13th Ave S, as this space is utilized by many residents!

It's important to have access this access in place.

If we did not already have a vacation scheduled during the week of 7/10/19 we would be at the hearing to voice our opposition. Please make sure our opposition is recorded and recognize at the hearing.

Thank you,

Rick Henry
James White

630 12th Ave S
St. Petersburg, 33701

Kathryn Younkin

From: jjann14649@aol.com
Sent: Sunday, June 23, 2019 11:05 AM
To: Kathryn Younkin
Subject: Fwd: Case No.19-33000004 (address 638 and 642 11th Ave South)

Not sure you received my initial email. I have been advised I may have left out a period in your email address so am resending it.
Jane Jann

-----Original Message-----

From: jjann14649 <jjann14649@aol.com>
To: KathrynYounkin <KathrynYounkin@StPete.org>
Sent: Tue, Jun 18, 2019 12:45 pm
Subject: Case No.19-33000004 (address 638 and 642 11th Ave South)

Dear Ms. Younkin:

We are owners of a home located at 658 12th Ave South in St Petersburg. We purchased the home in 2005 and spend up to six months a year there. We know the neighborhood well and have experienced an increase in foot traffic as new homes have been built and others renovated.

It has always been easy for us to access the neighborhood while walking our dogs or heading to the Bay Front Hospital area by using the public pedestrian easement in question.

Over the years, we, as well as many of our neighbors, have removed trash, weeds, etc in order keep the walkway open to all of us. The current owner at 642 11th Ave S has not taken on clean up in any consistent way.

We were surprised then, to hear about the possible closing of this walkway, which is beneficial to all of our neighbors and would favor the owners who reside on either side.

We would hope that the city shows good judgement in considering everyone who resides in Ingleside as opposed to two home owners.

The other major issue is who will take responsibility on a regular basis for maintaining this walkway. The most sensible solution would be that the city of St Petersburg take on that role and also consider lighting the walkway for safety at night.

Sincerely,
Jane and Roger Jann
658 12th Ave S
St Petersburg, FL 33701

228 Catharine St Front House
Philadelphia, PA 19147

Kathryn Younkin

From: m3black@aol.com
Sent: Sunday, June 23, 2019 1:19 PM
To: Kathryn Younkin
Subject: Fwd: Case No.:19-33000004 (Address 638 and 642 11th Avenue South)

Ms. Younkin,

It is my understanding that the original email may have been wrong, therefore, I am resending my response.

In addition, any closure of this type may need the input of the Fire Department. The Fire Department would not permit the closure of the alley between 12th and 13th because it would cause problems for them should a fire occur.

Paul and Patricia Hohman
669 12th Avenue South
St Petersburg FL 33701

-----Original Message-----

From: m3black <m3black@aol.com>
To: KathrynYounkin <KathrynYounkin@StPete.org>
Sent: Mon, Jun 17, 2019 10:50 am
Subject: Case No.:19-33000004 (Address 638 and 642 11th Avenue South)

Dear Ms. Younkin,

This communication is in response to the letter we received from your department, dated June 10, 2019, regarding the above referenced case number.

First, we would like to identify the problems with closing the easement:

1. The community would lose direct access to and from 6th Street and 11th Avenue. Community would be required to walk blocks out of their way to reach the same destination.
2. Foot traffic on 12th Avenue South and 11th Avenue South would increase.
3. Foot traffic in the alley shared by neighbors from 642 to 668 11th Avenue South and 641 through 673 12th Avenue South would also increase.

Second, before considering closure of the easement, steps should be taken to eliminate current problems experienced by the applicants.

1. The property should be maintained by the owner. The property has never been maintained. The weeds are rampant and at least a foot high, vines cover the trees and obliterate the walkway and dead brush is everywhere.
2. The area needs to be well lit.
3. The applicants may want to consider security cameras.

Lack of maintenance and insufficient lighting provide a perfect opportunity for problems.

Third, should the easement be closed, the applicants should be responsible for providing a concrete plan for the property. One of the applicants advised me that there is no plan. The other applicant, Ms. Fikry has not responded.

1. If the easement is closed off and no other reasonable action is taken, the area in question will continue to be a blight on the community.

Ms. Younkin, we hope that you will give serious consideration to the information provided when making your decision. We do think it would be in the best interest of the community for the applicants to at least try to take steps to eliminate the problem before the drastic measure of closing the easement is implemented.

Sincerely,
Paul and Patricia Hohman
669 12th Avenue South
St. Petersburg, FL 33701

Kathryn Younkin

From: Iris L. Winn
Sent: Monday, June 24, 2019 8:15 AM
To: Kathryn Younkin
Subject: FW: Case No. 19-33000004 - Vacation of a Public Pedestrian Ingress-Egress Easement - 638 and 642 11th Avenue South , Closing Pedestrian/ Bike Path
Attachments: FW: FW: Incoming Case No. 19-33000004 - Vacation of a Public Pedestrian Ingress-Egress Easement - 638 and 642 11th Avenue South; Incoming Case No. 19-33000004 - Vacation of Public Pedestrian Ingress-Egress Easement - 638 and 642 11th Avenue South
Importance: High

Good morning Kathryn,

Please see the response below from Tom Tito, president of the Bartlett Park Neighborhood Association.

Thank you,

Iris Winn
Administrative Clerk
City of St. Petersburg
727.892.5498
Iris.Winn@stpete.org

From: bartlettparkneighborhood@gmail.com <bartlettparkneighborhood@gmail.com>
Sent: Monday, June 24, 2019 12:11 AM
To: Iris L. Winn <Iris.Winn@stpete.org>
Subject: Case No. 19-33000004 - Vacation of a Public Pedestrian Ingress-Egress Easement - 638 and 642 11th Avenue South , Closing Pedestrian/ Bike Path

June 24, 2019

Iris,

The application is deceptive, incomplete and incorrect in several ways. It should be rejected by the DRC.

1. It is not correct to say the public does not need this easement. It is used at all times of the day. This trail is used now to get bikes off the main streets both for recreation and to get people to work and school. On my block 4 people have walked this way to jobs at the two hospitals. People come from as far south as Harbordale.

2. It is incomplete to not disclose that the city is planning improvements to 6th Street and 11th Avenue South. See the attached map. We can have a Greenway from Bartlett Park on 22nd Avenue S on 7th Street to 13th Avenue South, then 2 blocks north past the Joseph Savage home on 12th Ave, on the public easement pedestrian/bike path to 11th avenue. From there along 6th Street to Booker Creek in Roser Park and then north to the Pinellas Trail. Cutting off the trail with a fence at 11th ave. would be ridiculous.

3. It is not correct to say that there is an immediate safety concern. The people who walk there do not feel unsafe. Some walk to work before 6am or come home at 1 am, in darkness. It is incomplete to not document the alleged safety concern with police reports. We were told by police that there was exactly one crime reported at 638 11th Ave, a theft from an unlocked car. This was reported in August so by April the concern was not immediate. The other concerns in the letter would best be addressed by reporting each incident to police and crime watch. Bartlett Park Crime Watch offered to help the owner of 638 and did not get a response.

4. Bartlett Park Neighborhood Association was not notified before this application was filed. We first saw a copy of the email to us in the city notice. The Historic Roser Park Neighborhood Association was well aware of our support for keeping public access and they know who we are and how to contact us. I believe that they may have advised the new property owner to file this. Our association reached out to the owner of 642 11th av and the Roser Park association 5 years ago when we did have a safety concern. The street light was broken and overgrowth made this completely dark at night, like a tunnel. Roser Park told us they had no interest in improving safety and they wanted the easement closed. We believed that the eastern half of the easement was owned by the owner of 638. I visited Domain Homes and invited them to join us and help, they agreed but never followed up. Our residents chopped down the overgrowth and hauled it away. We got the city to replace the street light and pole. We used the MLK Day of Service to bring about 20 volunteers to dig out the shrubs by the roots, level out the ground, put down a weed barrier and a thick layer of mulch. We planned to plant a ground cover that would choke out weeds but did not have money to purchase plants. Last year the mulch was not keeping weeds out and we again tried to make maintaining this easement a priority. We brought in a landscape designer and asked the city for a grant but stopped when we were told not to do anything without the owner's permission. So it is not correct to say or imply that our association did not want to respond.

5. There is a significant cultural resource that may be negatively impacted by approval of this Case. The Joseph Savage home on 12th Ave may be historically significant and this should be evaluated before any change is contemplated. Joe was regarded as an heroic leader who guided the city to a peaceful resolution of the sanitation strike and crisis. In retirement he spent about the last decade of his life in this humble rental home. He was at the founding of the Bartlett Park Neighborhood Association, a good neighbor to those in need and a Deacon of his church. Twenty Three years ago BPNA sponsored an oral history project where Joe was interviewed and the tapes were made available at a history celebration. The USF St.Petersburg Anthropology Department has maintained these records.

We plan on bringing a group of residents to the hearing to speak in opposition and may revise or add to this statement.

Tom Tito, President
Bartlett Park Neighborhood Association
home 727-895-0446

cc
NAACP St. Petersburg Branch
NAACP Legal Defence Fund

Attachments are

Kathryn Younkin

From: m3black@aol.com
Sent: Monday, June 24, 2019 11:27 AM
To: Kathryn Younkin
Subject: RE: Case No.:19-33000004 (Address 638 and 642 11th Avenue South)

Please let us know if you need any additional information. We have lived here for 12 years and are very familiar with all aspects of this space.

Paul and Patricia Hohman

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Monday, June 24, 2019, Kathryn Younkin <Kathryn.Younkin@stpete.org> wrote:

Dear Mr. and Mrs. Hohman,

Thank you for your input. This information will be included in our staff report.

Thank you,

Kathryn A. Younkin, AICP, LEED AP BD+C

Subdivision Coordinator

City of St. Petersburg, Planning and Development Services

1 Fourth Street North, St. Petersburg, FL 33701

727-892-5958 / Fax: 727-892-5557

Kathryn.Younkin@stpete.org

Please note all emails are subject to public records law.

From: m3black@aol.com [mailto:m3black@aol.com]
Sent: Sunday, June 23, 2019 1:19 PM
To: Kathryn Younkin <Kathryn.Younkin@stpete.org>
Subject: Fwd: Case No.:19-33000004 (Address 638 and 642 11th Avenue South)

Second, before considering closure of the easement, steps should be taken to eliminate current problems experienced by the applicants.

1. The property should be maintained by the owner. The property has never been maintained. The weeds are rampant and at least a foot high, vines cover the trees and obliterate the walkway and dead brush is everywhere.

2. The area needs to be well lit.

3. The applicants may want to consider security cameras.

Lack of maintenance and insufficient lighting provide a perfect opportunity for problems.

Third, should the easement be closed, the applicants should be responsible for providing a concrete plan for the property. One of the applicants advised me that there is no plan. The other applicant, Ms. Fikry has not responded.

1. If the easement is closed off and no other reasonable action is taken, the area in question will continue to be a blight on the community.

Ms. Younkin, we hope that you will give serious consideration to the information provided when making your decision. We do think it would be in the best interest of the community for the applicants to at least try to take steps to eliminate the problem before the drastic measure of closing the easement is implemented.

Sincerely,

Paul and Patricia Hohman

669 12th Avenue South

St. Petersburg, FL 33701

Kathryn Younkin

From: Alex Mahadevan <alexmahadevan@gmail.com>
Sent: Monday, June 24, 2019 3:19 PM
To: Kathryn Younkin
Subject: Looking for application materials for a vacation petition

Hi Kathryn!

I'm trying to get some more information on an application for the vacation of a public right of way in Roser Park. Specifically, it's for the vacation of the public pedestrian ingress-egress easement between 11th and 12th Avenue S.

Would you be able to provide the application and any other comments submitted by the applicant?

Thanks so much!

Kathryn Younkin

From: Nicholas Villarreal <nv07nole@gmail.com>
Sent: Tuesday, June 25, 2019 12:49 PM
To: Kathryn Younkin
Subject: Fwd: {Roser Park Community} Closure of the Walk-way between 11th Ave S and 12th Ave S

Kathryn- I understand you are getting phone calls and emails regarding the alley closure, but I can assure you I am as well in support of the closure. I've attached one such email. I look forward to speaking to you directly soon. Thank you!

Begin forwarded message:

From: Absinthe Radio <absintheradio@gmail.com>
Date: June 25, 2019 at 12:42:19 PM EDT
To: Nicholas Villarreal <nv07nole@gmail.com>
Subject: Re: {Roser Park Community} Closure of the Walk-way between 11th Ave S and 12th Ave S

Hello, Nick,

It seems to be a cultural phenomenon. A sign of the times. The age we are living in. Everyone just wants to talk at someone and not listen. Most of the time, people seem to have sorting out even their own thoughts. I have to constantly remind myself that it's not personal. That when someone attacks me it has nothing to do with me, and everything to do with them. I have been the subject of it myself on these boards and I know how upsetting it is to live in a community which boasts amity and whatnot, but which pounces on you with the most shocking ferocity.

Personally, I don't really use that path. I think its proximity to the private property along it is dangerous, and should not have been approved by the city in the first place. Be that as it may, it's now water under the bridge I guess. I think the solution is to close the path now that the homes have been built. All sorts of crime prevention studies have been done about the nature of boundaries and barriers which differentiate public from private property. Planting more flowers and pickup up trash has nothing to do with this. If boundaries are vague between public and private property, it invites crime. A person is more likely to walk through an open gate than a closed one. It's that simple. If a public pathway cuts right through someone's yard, a person will be more likely to wander off that path into a place they aren't supposed to be.

I support you in your efforts to have the path closed. I think it's unfortunate that HRPNA has chosen to oppose you in this. Perhaps you might try circulating your own petition. I know there are some good websites that you can use to get one started and I would certainly sign it. I don't see how the neighborhood is harmed is having the path closed. I do see how it is harmed by having it open. If one of our homes is burglarized, it's problematic for all. I'm sorry that folks are so shortsighted about this, but don't abandon hope!

On Tue, Jun 25, 2019 at 12:26 PM Nicholas Villarreal <nv07nole@gmail.com> wrote:

Thank you for your response, you have no idea how much it is appreciated. Feeling heard and understood is underestimated during debates about controversial issues. We truly want what is best for the neighborhood and our families. Not sure where you stand on the issue, and it's not important really. But thank you for having an open mind and digesting our concerns. Have a great day!

Nick

On Jun 25, 2019, at 11:39 AM, Absinthe Radio <absintheradio@gmail.com> wrote:

The situation of that path poses unique challenges for the property owners, which seem to have been poorly addressed by Domaine (shocking) during planning. I think it's important to appreciate those challenges given the very close proximity of that path to the homes along it. While the owners purchased their houses knowing this, they may not have fully predicted the impact, and I empathize with them. Instead of ganging up on them in ostensible rescue of some beloved patch of asphalt, maybe the community interest is better served by trying to understand their concerns. I trust people's judgment about what is best for the safety and security of their own property, and support them in those endeavors. How is the community harmed by allowing people to maintain meaningful boundaries around their property, boundaries which are important in deterring crime? How many of you honestly use that path, and how severely will your lives be inconvenienced if those few of you are induced to find an alternate route to happiness? Perhaps you might weigh those inconveniences with those who have had their homes burglarized or vandalized.

On Tue, Jun 25, 2019 at 8:56 AM Adam Gyson <gyson1aw@hotmail.com> wrote:

Hello Everyone,

As some of you know, at least one neighbor has applied to have the easement (walk-way) between 11th Ave S and 12th Ave S (Adjacent 8th St. S) closed/ removed.

The Roser Park Neighborhood Association has voted to oppose the closure based on several neighbors complaining that they utilize this easement regularly.

I personally sympathize for the neighbor because of their immediate proximity and previous disturbances, but that is simply by own opinion.

I recommend for everyone to go view this location and make your own opinion.

Adam Gyson
Roser Park Neighborhood Association President

You received this message because you are subscribed to the Google Groups "Roser Park Residents' Group" group.

To unsubscribe from this group and stop receiving emails from it, send an email to roserpark+unsubscribe@googlegroups.com.

To post to this group, send email to roserpark@googlegroups.com.

Visit this group at <https://groups.google.com/group/roserpark>.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/roserpark/BN6PR07MB3412B191B0A317D1088F96F584E30%40BN6PR07MB3412.namprd07.prod.outlook.com>.

For more options, visit <https://groups.google.com/d/optout>.

--

Thanks!
Wayne

--

You received this message because you are subscribed to the Google Groups "Roser Park Residents' Group" group.

To unsubscribe from this group and stop receiving emails from it, send an email to roserpark+unsubscribe@googlegroups.com.

To post to this group, send email to roserpark@googlegroups.com.

Visit this group at <https://groups.google.com/group/roserpark>.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/roserpark/CADed6QpOK-XMJ0Bhj8oznX%3Dp67Raeyiob7EpQSZqFOPea%2BFj3w%40mail.gmail.com>.

For more options, visit <https://groups.google.com/d/optout>.

--

Thanks!
Wayne

Kathryn Younkin

From: Nicholas Villarreal <nv07nole@gmail.com>
Sent: Tuesday, June 25, 2019 2:07 PM
To: Kathryn Younkin
Subject: Positive support for alley closure

Another email we received. Want you to see both sides, not just the opposing calls you're getting. Thank you.

"I am reading a lot of comments about beautification. Picking up trash. Maintenance, in the vein of broken window theory. As, if only they just planted more flowers, the crime would stop. I think this is a misdiagnosis. The real issue, it seems to me, and as our crime prevention studies demonstrate, has to do with sensible boundaries demarking public from private property. If these boundaries are vague, poorly demarked, or, as in this case, in too close proximity, crime will be invited. Without getting too technical, there are important subliminal cues which prevent people from wandering onto private property, be it a sign, a fence, landscaping etc... to the extent these cues are vague or conflicting, trespassing and crime are invited. In this case, it has nothing to do with whether the trees are trimmed, and everything to do with the fact that public egress is too closely and too awkwardly situated to private property. The city never should have approved the zoning for this, and now, the owners are stuck to suffer the consequences. I believe the right thing for HRPNA to do, is to support these neighbors in this predicament and to help them solve the problem, if it is to be considered a fair and equitable advocate of crime prevention and safety. So far, I have heard no especially compelling arguments as to why the path ought to remain open, personal opinions about its interesting history and loveliness notwithstanding. Does it offer some tangible, overriding benefit to the neighborhood which outweighs the dangers it poses? I haven't heard such an argument, and, as a former Crime Watch leader, I urge HRPNA to reconsider their official position, or to at least be more circumspect in its consideration. Opposition is a strong position, and I think the wrong one. A more moderate approach would be to take no position, and to defer to city planners who created this mess along with Domaine. If one house is burglarized, it's a problem for all of us, not just the house which is broken into. If anything, HRPNA should be siding with the homeowners who are most dangerously effected by this. We can make the path as pretty as Holland in spring. This won't address the underlying issue. Not all of us have time or desire to attend meetings, and the open exchange of ideas should assume any form as is convenient, so long as it is respectful."

Kathryn Younkin

From: Brad Banks <secondgenerationproperties@gmail.com>
Sent: Tuesday, June 25, 2019 8:27 AM
To: Kathryn Younkin
Subject: Fwd: Please research 642 11TH AVE S

Good morning. Please see the email you sent me below. Now I understand that Brenda and her new neighbor are trying to vacate the alley. But according to your own email the alley had already been vacated and deeded to Brenda with the stipulation that half the alley was a pedestrian walkway. How can they now be asking to vacate it again? I mean you cant vacate something twice! I would think the only thing she could do now would be to ask the city to take the pedestrian walkway half of the alley back and have the city maintain it?

-brad.

Sent from my iPhone

Begin forwarded message:

From: Kathryn Younkin <Kathryn.Younkin@stpete.org>
Date: July 26, 2018 at 12:26:14 PM EDT
To: Brad Banks <secondgenerationproperties@gmail.com>
Cc: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>, Jeannie Rebholz <Jeannette.Rebholz@stpete.org>
Subject: RE: Please research 642 11TH AVE S

Brad,

My apologies, I thought your question of July 19th had been answered by the first embedded See Click Fix comment below.

If you are asking who owns the other half of the vacated alley between Ms. Kozien and the new Domain homes located between 11th and 12th Avenue South, on the north half of the block, all the vacated alley belongs to Ms. Kozien, per the Pinellas County Property Appraiser:

<https://www.pcpao.org/?pg=https://www.pcpao.org/general.php?strap=163210552510010070> The legal description is: EASTERBROOK LOTS 17 & 18 & VAC ALLEY ADJ ON E. The original alley was 15 feet wide, half of the vacated 15 foot alley (7.5 feet), has been dedicated to the public as a pedestrian ingress/egress easement. That means Ms. Kozien owns the propoerty, but the public has a right to use it for pedestrian ingress and egress.

Thank you,
Kathryn



From: Brad Banks [mailto:secondgenerationproperties@gmail.com]
Sent: Thursday, July 26, 2018 7:40 AM
To: Kathryn Younkin <Kathryn.Younkin@stpete.org>; Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>; Jeannie Rebholz <Jeannette.Rebholz@stpete.org>
Subject: Fwd: Please research

I originally sent this 25 days ago and I resent it a week ago... Is there some reason I'm not getting a response? Please let me know if you have no intention of responding so I can figure out what I need to do to obtain these answers. Thank you very much.

-brad.

Sent from my iPad

Begin forwarded message:

From: Brad Banks <secondgenerationproperties@gmail.com>
Date: July 19, 2018 at 9:04:41 AM EDT
To: Kathryn Younkin <Kathryn.Younkin@stpete.org>
Cc: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>, Jeannie Rebholz <Jeannette.Rebholz@stpete.org>
Subject: Re: Please research

Hi Kathryn , have you had any luck researching the alley between 11th and 12th? Not sure if CSR Jeff has been in touch with you but he posted something on SeeClickFix that referred to a certain ordinance. I will attach what he said and my response to that here on this email. I think what he says and what you said clearly do not jive , as he is saying the owners responsible for the alley , yet you have said the east half of that alley was never vacated. Anyway no use repeating what I've said on see click fix, I think you can see the discrepancy between your research and his. He never did respond to what I said on SeeClickFix so hopefully you can provide us all with an answer!

Sent from my iPad

On Jun 18, 2018, at 8:24 PM, Kathryn Younkin <Kathryn.Younkin@stpete.org> wrote:

Hi Brad,

I am leaving to go out of town for a week, and I have done a lot of research on this in the past that I will need to locate. I do have a question, as Ms. Kozien and Domain are in the north half of the block between 11th Ave S and 12th Ave S, which was a vacation of right-of-way (ROW) case which is now dedicated as a pedestrian walkway, but the case file you sent me is for the block between 12th Ave S and 13th Ave S, which is a street closure.

The two lots that belong to Domain were unplatted land, so would have had no right to any vacated ROW at the time of vacation. Vacated ROW typically goes equally to the lots in the subdivision in which it was originally platted, but in this case it appears half went to the property owner and half was retained as a pedestrian walkway. I will have to request the files from our archives to get the details.

Vacated ROW between 11th and 12th Avenues cannot be taken back, but as this is a pedestrian walkway, could be used for bikes or pedestrians.

The alley street closure between 12th and 13th Avenues could go through a process to be reopened as an alley, per our current City code or could be used as is now for bikes and pedestrians:

16.40.140.2.6. - Street closing.

A. Generally.

1. Legal effect. A permanent or temporary street closing shall not constitute a vacation and shall not be construed to constitute abandonment by the City of any of its interest in the right-of-way or any easements contained therein. Street closings are legislative actions.

2. Restoration of public access. A street which has been permanently closed may be restored to public vehicular or pedestrian access by following the same procedure utilized for the closing of the street, except that the City may initiate restoration of a street to full public access, regardless of whether the street closing was a City-initiated request. A street which has been temporarily closed shall be restored to full public access upon expiration of the temporary closure period or one year from the date of approval, whichever is sooner.

3. No portion of a closed right-of-way shall be used for private purposes (e.g., outdoor storage, structures, fences).

B. Procedure. For procedures, see applications and procedures section. For permanent closings, applicants shall follow the procedures for vacating public rights-of-way.

C. Matters for consideration. In reviewing an application, the POD, Development Review Commission, or City Council shall consider the following matters:

1. The following matters shall be considered in making a decision on street closing applications:

- a. *Public safety;*
- b. *Public transportation needs;*
- c. *Public utility needs;*
- d. *The intent of all applicable City ordinances, including the neighborhood plan, if any; and*
- e. *Future needs of the right-of-way for use by the public.*

2. *The following matters shall only apply to CPTED plan closings:*

- a. *Each CPTED plan closing shall be supported by a petition signed by the property owners representing at least 51 percent of the properties having linear frontage on the right-of-way proposed to be closed by the CPTED plan; or, the property owners representing at least 51 percent of the properties within a CPTED plan right-of-way closure area. Vacant lots and lots having boarded structures shall be excluded in calculating the number of properties or the linear frontage of such properties.*
- b. *A CPTED plan closing shall not completely or substantially limit vehicular or pedestrian access to any property. Any barriers used to close any right-of-way shall allow vehicular access to each property from at least one end of the right-of-way on each block face. No right-of-way within any block face shall remain closed for more than 30 consecutive days.*
- c. *No arterial or collector streets identified on the major streets map shall be closed.*

(Code 1992, § 16.40.140.2.6; Ord. No. 876-G, § 23, 2-21-2008; Ord. No. 985-G, § 62, 7-15-2010)

Can you help me to understand what the goal is in these two blocks or if we are only discussing one of these and what you would like to accomplish?

Thank you,

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

Please note all emails are subject to public records law.

<image002.png>

From: Brad Banks [<mailto:secondgenerationproperties@gmail.com>]
Sent: Friday, June 15, 2018 4:09 PM
To: Kathryn Younkin <Kathryn.Younkin@stpete.org>
Subject: Please research

This is the deed for lot 18 which is basically at the south west corner of 11th Ave., South and 6th st south. Notice it says "... Along with 1/2 the vacated alley..." . But if you look up the deed for the property east of Lot 18 which is now owned by Domain Homes their deed does not say they own half the alley. In order for us to make any decisions on these alleys we are going to have to know who owns these and when they were vacated etc. thanks!

<image001.png>

Sent from my iPad

Your Sunshine City

<661.pdf>

Kathryn Younkin

From: Katelynn Martin <katelynn.martin@icloud.com>
Sent: Tuesday, June 25, 2019 2:42 PM
To: Kathryn Younkin
Subject: Regarding Pedestrian Walkway Between 11th and 12th Ave South

Kathryn Younkin,

I am a resident of Roser Park (615 10th Ave S) and previously resided at 545 13th Ave S. Between those addresses, I've lived in this neighborhood for five years, and I **VEHEMENTLY OPPOSE** the proposed closure of the pedestrian egress path. The residents that are requesting this do **NOT** speak for me, or for many in the neighborhood.

I don't drive. I rely upon my neighborhood to be pedestrian-friendly, and that is one huge reason why I live here. The closure of this walkway would extend my trip by 3/4 of a mile in either direction, and I'm quite sure I am not the only person for whom this would be a serious inconvenience. To be quite honest, the request sounds racist and classist, and makes me wish the people who signed this petition did not live here at all. Clearly they do not understand or appreciate this neighborhood.

If possible, I will attend the hearing. I feel incredibly passionate about this and I'm very angry that residents were not notified about this sooner. It seems like these folks wanted to sneak this in here like no one would know, and that makes me even angrier. That walkway is **PUBLIC** and belongs there so that residents - a disproportionate number of whom also don't drive - have a place to cut through. There is not another place to get through that block for some distance, and would place undue hardship upon those without cars. It's very inconsiderate and quite frankly disrespectful to the people who have lived here for years.

Also, I'd like to point out that for people walking to the medical center from Bartlett Park, it's the only convenient place to cut through without trespassing. Do you really think it's humane to add 3/4 of a mile to the trip for possibly disabled residents to get to their doctor?

I'm very displeased. This is a selfish and cruel example of gentrification at its very worst. These people knew where they were moving to and that their property was adjacent to a public walkway when they purchased it. So they had a baby and now the whole neighborhood has to suffer? That's some white privilege.

Regards,
Katelynn Martin
615 10th Ave S
St. Petersburg, FL 33701
727-481-8833



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

STAFF REPORT

**DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST
 PUBLIC HEARING
 Revised 7-10-19**

For **Public Hearing** and **Executive Action** on **July 10, 2019** beginning at 2:00 P.M., at the Sunshine Center (Auditorium), located at 330 5th Street North, St. Petersburg, Florida.

According to Planning & Development Services Department records, **Commissioner Charles Flynt** 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.: 19-54000036 PLAT SHEET: O-6

REQUEST: Approval of a variance to the side yard setback from 7.5-feet required to 1-foot and the rear yard setback from 10-feet required to 7.5-feet to allow for a new garage.

OWNER: Alex J. Marqua
 625 60th Street North
 Saint Petersburg, Florida 33710

ADDRESS: 625 60th Street North

PARCEL ID NO.: 17-31-16-23634-001-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family-2 (NS-2)

Structure	Required	Requested	Variance	Magnitude
Detached Garage				
Lot Area	7.5-feet	1-foot	6.5-feet	87%
Lot Width	10-feet	7.5-feet	2.5-feet	25%

BACKGROUND: The subject property is located in the Eagle Crest neighborhood. The property is zoned NS-2 (Neighborhood Suburban Single-Family). The subject property is a fully platted lot of record; Block 1, Lot 1 of the Eagle Crest Subdivision. This lot is 70-feet wide, 120-feet deep, and 8,400 square feet in area. NS-2 zoning districts require a minimum lot width of 100-feet and a minimum lot area of 8,700 square feet making the subject property substandard in both lot width and lot area. The single-family residence on this property faces 60th Street North, the legal street side yard of the lot. The lot's legal front yard abuts 7th Avenue North.

According to the property card, the lot was originally developed in 1953 with a four room and bath residence with a utility room and carport. The carport was then converted to a living area in 1983. The applicant purchased this property in 2008 without a garage or carport on the property. The requested detached garage will abut a 7.5-foot wide utility easement used for Duke Energy power lines across the rear of the property and encroach into the required 7.5-foot side yard setback by 6.5-feet.

REQUEST: The applicant requests approval of a variance to the side yard setback from 7.5-feet required to 1-foot and the rear yard setback from 10-feet required to 7.5-feet to allow for a new detached garage.

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 request involves an existing developed site.

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

The subject property is 70-feet wide, 120-feet deep, and 8,400 square feet in area. NS-2 zoning districts require 100-feet in width, and 8,700 square feet in area. Thus, the subject property is 30% substandard in width, and 3.5% substandard in area.

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

This criterion is not applicable. The subject property is not located in a designated preservation district.

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

This criterion is not applicable. The subject property 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. The subject property does not currently contain 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 development does not follow existing development patterns. The Land Development Regulations require a 7.5-foot side yard setback, which attempts to set the standard development pattern for all structures in this zoning district. The requested setback from the side yard property line is 87% closer to the side property line than what is required.

- 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. The proposed project does not involve development of public facilities.

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

The special conditions that exist on the property are not the result of actions taken by the applicant. The applicant points out three existing conditions that result in this request. First, the subject property is a fully platted lot of record that is substandard by NS-2 requirements. Secondly, there exists air conditioning units on both sides of the home that would need to be relocated to create an addition to the home. Lastly, the addition of a garage on the North side of the property would not be consistent with the established pattern for front yard setbacks along 7th Ave N. All homes on 7th Avenue North have a consistent setback of nearly 40-feet. Utilizing the allowable encroachments for side-loading garages in NS-2 zoning districts, the applicant could build a garage with a 22-foot front yard setback.

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

A literal enforcement of this chapter would not result in unnecessary hardship. There are code compliant options available to the applicant that will satisfy both parking and storage needs on the property.

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

The requested variance is not necessary to make possible the reasonable use of the property. The property currently satisfies on-site parking requirements by utilizing the existing driveway and an accessory storage structure can be built to code to satisfy any storage needs.

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

The requested variance is not the minimum variance that will make possible the reasonable use of the property. The parking and storage needs of the property can be satisfied without variance approval. It is possible to construct a garage on the North side or South side of the home utilizing the allowable encroachments for side-loading garages. Alternatively, the proposed detached garage on the south side of the property could be placed in front of the existing air conditioning unit.

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 purpose and intent of the code to provide sufficient setbacks from adjacent properties for accessory structures. Staff does not find a relevant hardship present to warrant a divergence from the code.

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 will increase the concerns for fire breach, runoff, property maintenance, and other nuisances for the properties at 5916 7th Ave N (the most affected property owner) and 605 60th St N. The property owners at both of these locations have provided signatures of support for the project.

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

The application states the substandard size of the subject lot provides for no alternative locations for the proposed garage without being unduly burdensome. This does not justify the requested variance despite the substandard lot because it is possible to construct an attached garage on the North or South sides of the home utilizing allowable encroachments for side-loading garages.

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 uses or structures on neighboring properties were considered in this review.

PUBLIC COMMENTS: The subject property is within the boundaries of the Eagle Crest Homeowners Association Neighborhood Association. The president of the Eagle Crest Homeowners Association provided a letter stating no support or objection to the proposed development at this time. The applicant provided signatures of support from all property owners immediately surrounding the subject property, including the signatures of the owners of the two most affected properties.

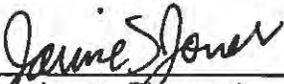
STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **DENIAL** of the requested variance.

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 must match the architectural style, materials, and finishes of the existing single-family residence.
2. This variance approval shall be valid through July 10, 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: aerial, site plan, elevation drawings, photographs, applicant's narrative, property card, building permit history, signatures of support, Neighborhood Participation Report,

Report Prepared By:



Jaime Jones, Planner I
Development Review Services Division
Planning & Development Services Department

6/19/2019

Date

Report Approved By:

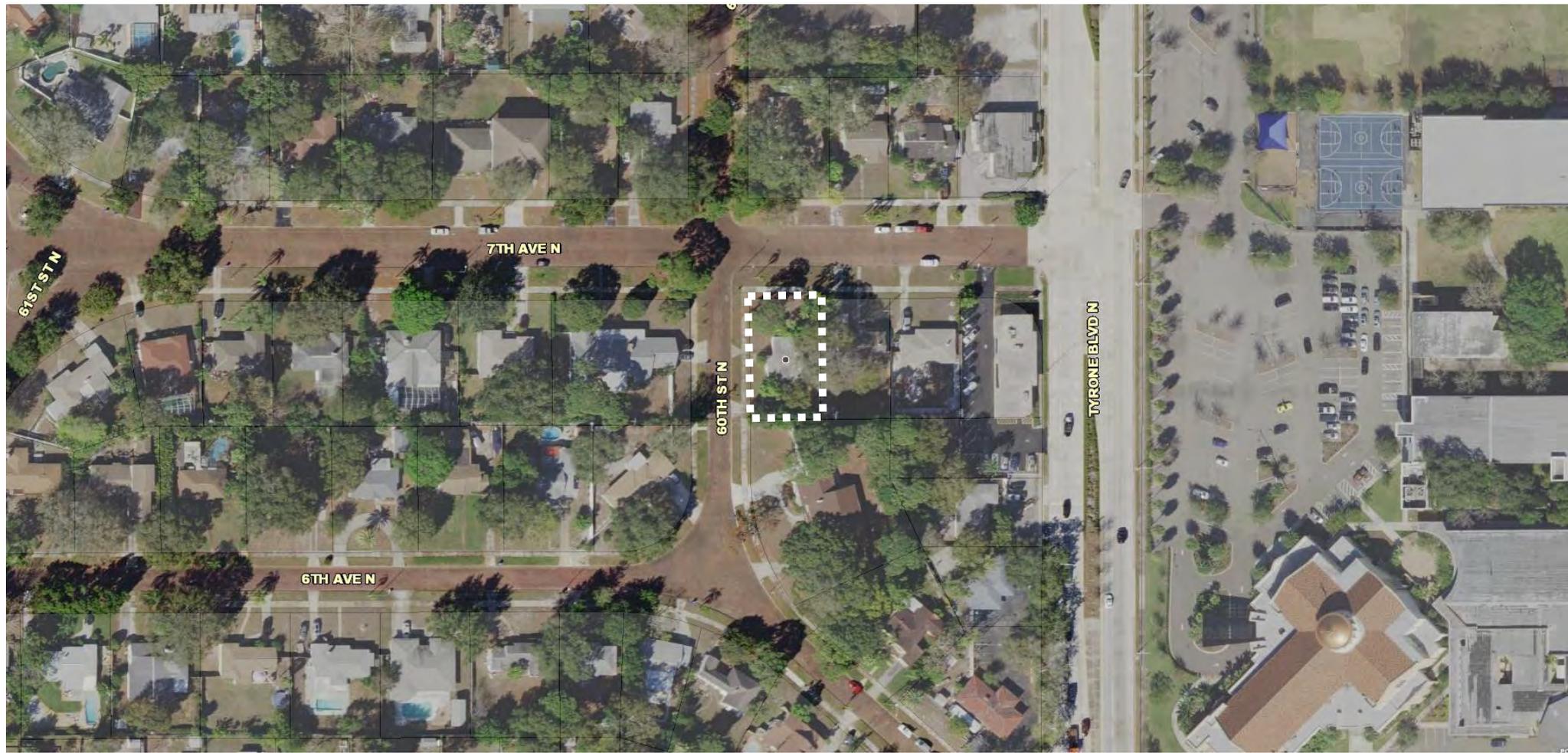


Jennifer Bryla, ACIP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

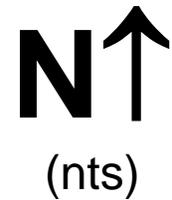
6.19.19

Date

JCB:JTJ:iw



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 19-54000036
Address: 625 60th Street North









SECTION 18, TOWNSHIP 31S, RANGE 16E

LEGAL DESCRIPTION

LOT 1, BLOCK 1, ACCORDING TO THE PLAT OF
EAGLE CREST
AS RECORDED IN PLAT BOOK 13, PAGES 6 - 9
OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.

7th AVE. N.

EAGLE CREST BLVD. (PER PLAT)
10' BRICK, "A" CURB, 100' R/W

BOUNDARY SURVEY WITH IMPROVEMENTS - 9/16/18

LEGEND:

- FPP = FOUND PINCHED PIPE
- FIR = FOUND IRON ROD
- M = FIELD MEASUREMENT
- P = PLAT
- CONC = CONCRETE
- R/W = RIGHT OF WAY
- FOE = FOUND OPEN END PIPE
- S/W = SIDEWALK
- FCM = FOUND CONC. MONUMENT
- MS = METAL SHED
- PVC = POLYVINYL FENCE
- WF = WOOD FENCE
- WM = WATER METER
- C = CLEANOUT
- T = TRAFFIC SIGN
- P = POWER POLE
- ⊙ = SANITARY MANHOLE



60th ST. N.

CARROLL ROAD (PER PLAT)

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



NORTH BASIS:
PLAT
SCALE: 1" = 20'

CERTIFIED TO:

ALEXANDER J. MARQUA
JAMES E. MARQUA
DEBORAH S. MARQUA

Flood Zone
"X" AREA OF MINIMAL FLOOD HAZARD
COMMUNITY PANEL #125148 12103C0214 G,
REVISED 9/3/03

Basis of Bearings:
WEST BOUNDARY
BEING NORTH (PER PLAT)

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.

1809-22.CRD 950 63
FIELD BOOK 454 PAGE 66

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

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

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

John O. Brendla
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. LB 760

Prepared by:
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# 1809-22
Dwn: JM



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: 625 60th St N.	Case No.:
Description of Request: Garage to be built within area otherwise designated as setback	
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: 605 60th St North	Owner Name (print): Robert / Margaret Tucker
Owner Signature:	
2. Affected Property Address: 6000 7th Ave W	Owner Name (print): MATTHEW BECKMAN
Owner Signature:	
3. Affected Property Address: 5916 7th Ave N	Owner Name (print): HILIS / HOWARD STON
Owner Signature:	
4. Affected Property Address: 6001 6th Ave. N.	Owner Name (print): Angelita Carter
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:	

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: 625 60th St. N.	Case No.:
Detailed Description of Project and Request: to build a detached garage, need a setback requirements in NS-2 Variance to the	
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 property is deficient as to lot size. It is 8,400 sq ft with a requirement of 8,700 sq ft. It is also deficient as to minimum lot width (70 ft. v. 100 ft). It also harbors an easement to Duke Energy, for the neighborhood.	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
Not that are immediately known to me.	
3. How is the requested variance not the result of actions of the applicant?	
Applicant did not determine the lot size and took subject to the existing easement	



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?

Currently the house is devoid of storage space for proper property maintenance. A garage will aid in that endeavor.

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

there is no other place to situate a garage that would keep the aesthetics of the neighborhood or be unduly burdensome.

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

A hidden garage will provide more security as well as adding to the property value of the NS-2 area.

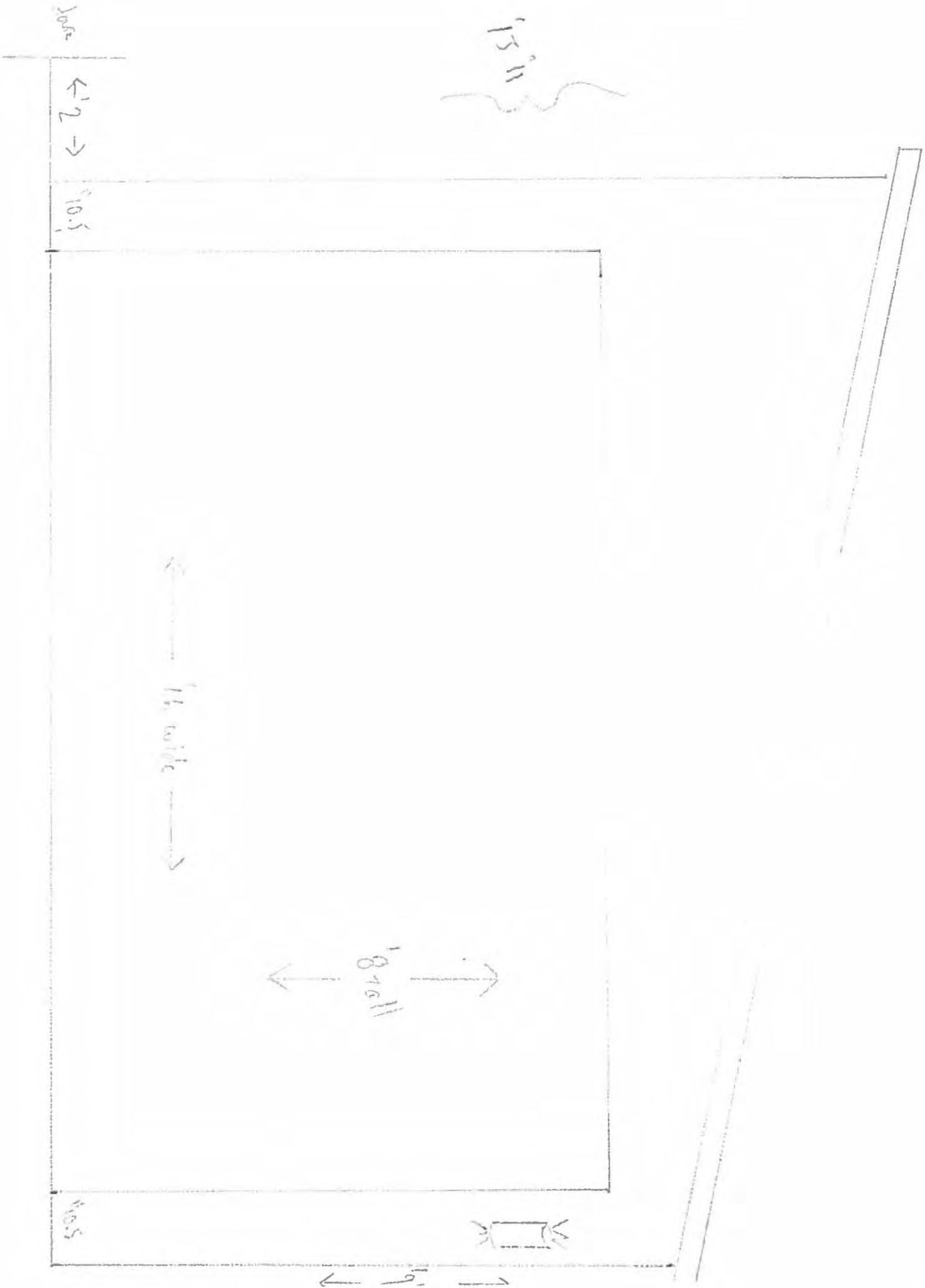


PUBLIC PARTICIPATION REPORT

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."

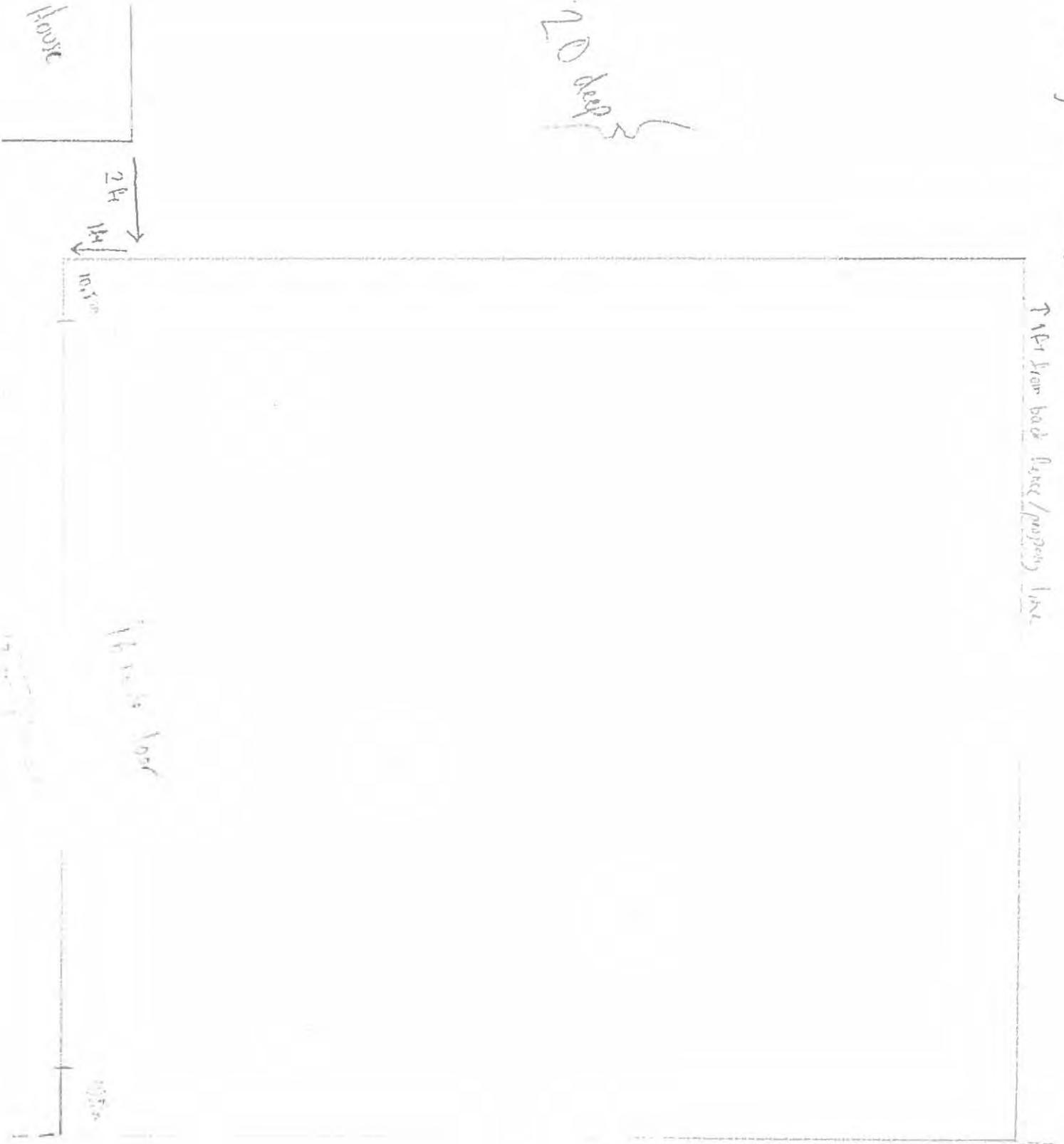
APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
spoke to adjacent neighbors on multiple dates. emailed/called and spoke to Lance Lubin on 5/6, the head of the HOA	
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications	
will mail the mailings set forth by the city and through the variance procedure	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
All live adjacent or within sight of the sites	
2. Summary of concerns, issues, and problems expressed during the process	
no concerns / no issues raised	
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): Lance Lubin noted the HOA is voluntary	
Association Name: Eagle Crest	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.	



Garage 20 deep x 17.75 wide

1st Row back fence/property line

20 deep



17.75
 →
 U-1-y
 CASE FRONT
 to the
 property
 line

Garage 20 Deep x 17.75 wide

1ft from back fence/property line

20 Deep

House

2ft

1ft

10.5ft

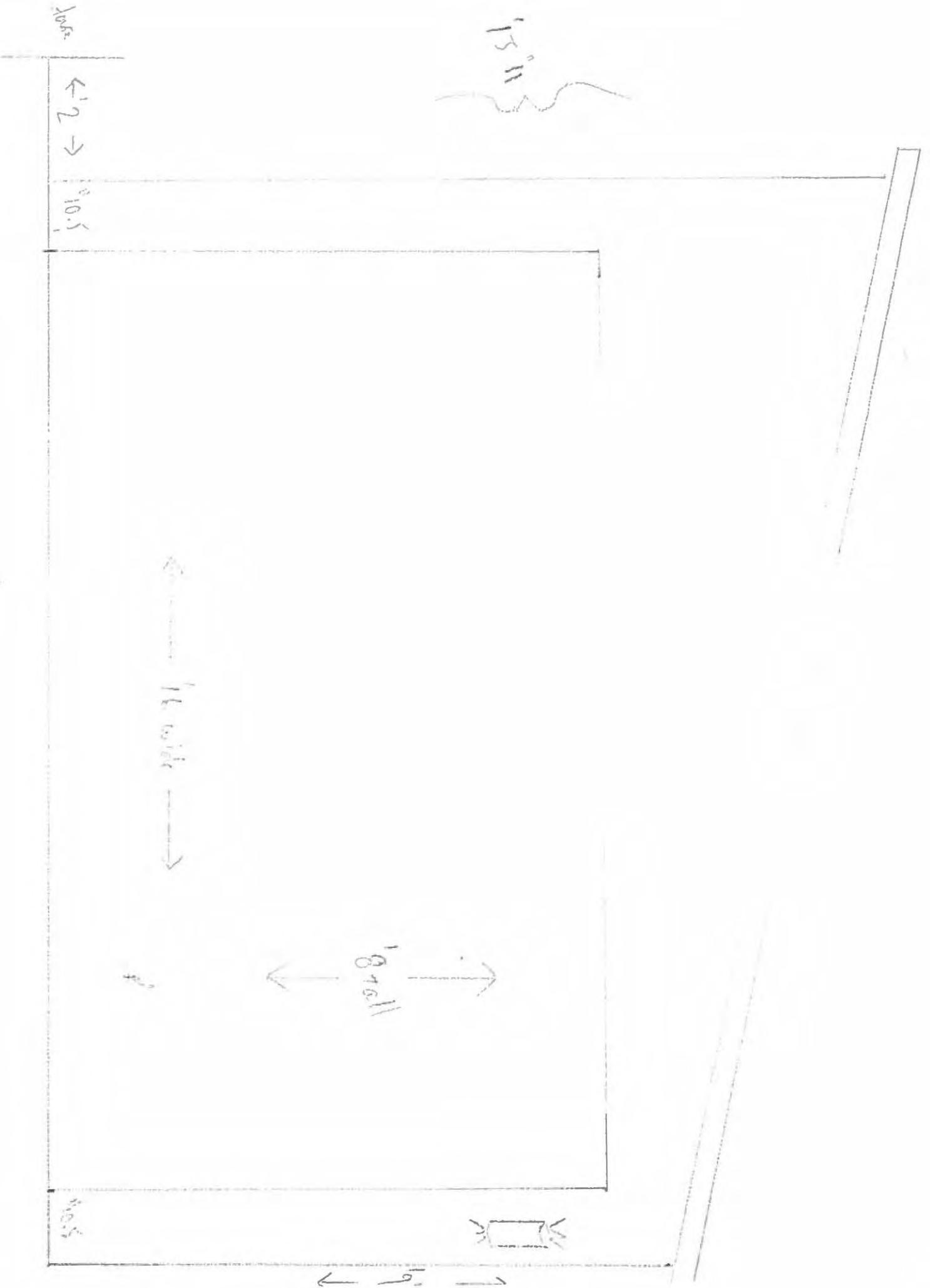
10.5ft

10.5ft

7.5

Utility
equipment
to the
property
line

10.5ft



5 Jun 18, 2019 8:59:22 AM EDT
File Edit List Commands Help
BUNGAPO PUBLIC SECTOR
NavLine

Global Location Inquiry - Building Permit Applications

Property address: 625 60TH ST N
Parcel Identification Nbr 17/31/16/23634/001/0010/

Application							Tenant
Year	Number	Type	Status	Date	Number	Name	
19	02001213	PLBG	CL	2/19/19			
06	07000148	MECH	AB	7/06/06			
97	00061640	ROOF	AB	7/09/97			
95	01205032	OLD	AP	1/20/95			

✓ OK
✗ Exit
< Cancel
Display location L...

BLOCK	
Box 118	Block
<p>Location: 625 [redacted] Street No. #97024-C - 1/8 [redacted] - \$7500 Owner Mr. and Mrs. J. P. Maconi Four room and bath residence with utility and carport (24'8" x 52'8") (Type V) George Sheehan, Contractor #37841-R1 - 1/15/76 - \$1224 Owner Thands Mellos - 6' x 17'6" living room addition (Type V) By owner #60457-RS100-1/3/79 - \$1280 Owner Jack Spindler - Tear off existing roofing and replace with 5 ply and inbed white river gravel while asphalt is hot; Metal F.H.A. 26 ga.; clean up when finished (Type V) Montgomery Roofing Co, Contractor #74774-RS100-11/24/80-\$4200. Owner: Jack Spindler-Exterior siding & interior remodeling. (Type V) Paul Davis Systems, Inc.-Contractor.</p>	<p>ELECTRICAL</p> <p>#4445D - 2/26/53 Sheehan C.C. Mitchell - 10C 12sw 15p 1b 3ws 2-meters 1-range 1-w.h. #9213A- 8/15/58 - W. Gunn Allcorn Elec. 3ws 95amps #2 1-meter 1-1 1/2 HP air. Cond. #2873J - 6/27/66 - McQueen Con. Hobbs - 130amp 3ws 1-meter 5-KW Strip 2 1/2-HP A/C #E565J-R. Hagerman-Brydebell Electric-Room Add.-Move Service- 150 amp=1 ph.#1 CU wire-5 gen. light circu.-1 ac-total 6 circuits MB/awd 10/10/83</p>
	<p>PLUMBING 0-6</p> <p>#6470A - 1/22/53 - Maconi H.E.Carroll - c-1-s-b-ewh #4460L - 2/19/63 - W. E. Gann A & H Plbg. - Replace 1-w. heater #P383E- 9/6/83- Levine F & H Plbg.-1 lav-1 shower-1 w.c.- 1 water serv.-(GL/mb)</p>
	<p>GAS</p>
<p>SIGNS</p>	<p>SEWER</p> <p>#9023G - 9/21/59 - W. E. Gunn Little Plbg. - \$5.00 tap</p>
	<p>SEPTIC TANK</p> <p>#13005 - 1/22/53 - Maconi H.E.Carroll - 1-540</p>

89 1288 12/11/83
#99145-RS-100-8/10/83- \$3600
Owner Dr. Louise Levine-convert
carport to living area w/bathroom,
concrete slab for new entry (Type
VI) Walter W. McKenzie, Contractor
(MR/mb)

#99148-RS-100-12/16/83- \$361
Owner Hilda Levine-install 23' of
6' high wood fence (Type VI) De-
Fence Co., Contractor (cdc/mb)

INSTALLATION

#279E - 6/16/66 - W. F. Gann
McQueen Bros. - 1-heat pump 2 $\frac{1}{2}$ -HP
ducts

~~Prepared By and Return to:~~

Fidelity National Title Insurance Company
5142 Gulfport Boulevard South
Gulfport, FL 33707

File No. FT19-08012069

Property Appraiser's Parcel I.D. (folio) Number(s)
17/31/16/23634/001/0010

Return To: Fidelity National Title
5690 W. Cypress Street, Suite A
Tampa, FL 33607
File No 08012069

WARRANTY DEED

THIS WARRANTY DEED dated February 29, 2008, by Kevin S. Forsythe and Rebecca Forsythe, husband and wife, hereinafter called the grantor, to Alexander J. Marqua, a single man and James E. Marqua and Deborah S. Marqua, husband and wife, as joint tenants with full rights of survivorship, whose post office address is 625 60th Street North, St. Petersburg, FL 33710, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Pinellas County, Florida, to wit:

All that certain parcel of land situated in the County of Pinellas and State of Florida, being known and designated as Lot 1, Block 1, Eagle Crest, according to the plat thereof, recorded in Plat Book 13, Pages 6 through 9 of the Public Records of Pinellas County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2007.



**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 July 10, 2019** beginning at 2:00 P.M., at the Sunshine Center (Auditorium), located at 330 5th 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.: 19-54000040 PLAT SHEET: F-7

REQUEST: Approval of a variance to the required front yard setbacks for a stoop from 15-feet to 4-feet, for a porch from 18-feet to 7-feet, and for a building from 25-feet to 7-feet to allow construction of a new single-family residence.

OWNER: RE2SS, LLC
200 Mirror Lake Drive North
Saint Petersburg, Florida 33701

AGENT: Anthony Mullersman
200 Mirror Lake Drive North
Saint Petersburg, Florida 33701

ADDRESS: 531 13th Avenue South

PARCEL ID NO.: 30-31-17-77400-000-0421

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family-2 (NT-2)

Structure	Required	Requested	Variance
Stoop	15-feet	4-feet	11-feet
Open Porch	18-feet	7-feet	11-feet
Building	25-feet	7-feet	18-feet

BACKGROUND: This application requests a variance to the NT-2 (Neighborhood Traditional Single Family) zoning districts required front yard setbacks for a front stoop from 15-feet required to 4-feet, for an open porch from 18-feet required to 7-feet and for a residence from 25-feet required to 7-feet to allow the construction of a new single-family residence. The subject property is located on 13th Avenue South between 5th Street South and 6th Street South in the Bartlett Park Neighborhood and is in the South St. Petersburg CRA.

The applicant is the owner of the subject parcel, which is the result of a previously granted variance (19-54000093) required to allow the separation of lots previously in common ownership. Located in the Royal Poinciana Subdivision, the subject lot currently maintains a lot width of 47-feet at the front property line and an approximate lot area of 3,055 square feet.

The applicant proposes the construction of a one-story single-family residence closer to the front property line in an effort to more closely align with the neighboring properties to provide contextual compatibility with the subject properties block face. Previously a two-story single-family residence was proposed in compliance with the setbacks of the NT-2 zoning district. The two-story structure was projected to have 1,830 square feet and be 27-feet 9 inches in overall height to the building peak. The revised one-story structure will 1,512 square feet in area, with an overall height 19-feet 1-inch to the building peak.

The property owner proposes to improve the site with the one-story single-family home in an attempt to preserve an existing single-story neighborhood character while preserving more of the low hanging canopy of an existing 40" grand Live Oak Tree.

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 **consistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

This application involves the redevelopment of a vacant Neighborhood Traditional Single-Family property. The property was previously made buildable through variance 18-54000093, which involved the subject lot and the west abutting lot as non-conforming lots previously in common ownership.

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.*

Lots within the NT-2 zoning district under current regulations are required to maintain a minimum lot width of 50-feet and minimum lot area of 5,800 square feet. The subject parcel is substandard to these requirements measuring 47-feet in width and 3,050 square feet in lot area.

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

The subject property is not located within a preservation zoning district.

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

The subject property contains no contributing historic factors of significance.

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

There are several trees and shrubs located on the subject lot including Brazilian Red Peppers, Sable Palms, and one Grand Live Oak tree, which may be experiencing some forms of decline due to the presence of a strangler fig. The application does not identify any shade trees intended to potentially replace the existing Grand Live Oak. Per Section 16.40.060.2, two shade trees are required for new single-family development. Existing vegetation may be used to satisfy the landscaping required at the time of permitting.

- 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 single-story residence would reinforce the prevailing development pattern of the 13th Avenue South's, street face between 5th Street South and 7th Street South. Of the 31 lots within the area analyzed, 28 (93%) of the lots contained one story principal structures with projecting porch or stoop entries. The applicant has revised the plans to reduce structure from a one story to a two-story structure to provide a more contextually compatible home. The structure based on the site plan provided with the application complies with both the interior side and rear yard setbacks of the district.

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

This applications request will not affect public facilities.

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

The application's requests are considered self-imposed as the existing substandard dimensions of the subject lot were made by the applicant. Prior to the granting of variance 18-54000093 the property consisted of two portions of two platted lots which (were combined in name) met the current zoning district's required dimensional regulations. With approved subdivision of the lots, each lot remained subject to the applicable setbacks of the zoning district at the time of the separation. Although the subdivision request was approved, each of the lots involved were still subject to the setbacks of the district.

At the time of the applicants previously requested granting, the applicant submitted a two-story single-family home for plan review for the subject lot which demonstrated compliance with the zoning districts required front yard setbacks for a stoop, open porch and a residence. The original proposal incorporated an interior side yard setback of 7-feet 10-inches (2-feet 10-inches more than required for compliance by current code) from the right-side yard property line on which the grand live oak rests. The residence which is the

subject of this application does not provide the additional setback relief but does comply the required 5-foot setback.

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

Literal enforcement of this chapter may result in unnecessary hardship to the applicant given the parcel's size and original plat orientation.

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 Code would not deprive the applicant of the reasonable use of the property. The applicant has previously demonstrated reasonable means of accommodation for the current code's setback criteria. The property can still be redeveloped for 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 not the minimum necessary to facilitate new single-family home construction. However, given the required design elements (a required minimum 6-foot porch dimensions, parking orientation, etc.) within the provisions of this chapter, some relief in line with the request may be warranted. The applicant has chosen a one-story single-family home in consideration of the existing grand live oak tree's canopy. It is the intent of this request to preserve more of the low hanging canopy through the construction a one-story home versus a two-story home.

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

Although the request is inconsistent with the provisions of this chapter regarding the requested setback reductions, the application still perpetuates the Comprehensive Plan's encouragement of the "appropriate use of land" and continues the intended promotion of redevelopment within the South Side CRA. The granting of these variances would contribute to the addition of housing stock within the neighborhood and the design guidelines within the Code would regulate the architectural features indicative of the NT districts character through applicable regulation.

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

The granting of these variances does not appear to be injurious to neighboring properties or detrimental to public welfare.

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

The reasons set forth within this application do justify the granting of the variances requested.

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 following criteria does not apply.

PUBLIC COMMENTS: The subject property is within the boundaries of the Bartlett Park Neighborhood Association.

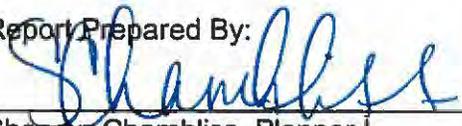
STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **APPROVAL** of the requested variance.

CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plan submitted with this application, the Planning and 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. All applicable zoning compliance data required by the zoning district applicable to the development shall be itemized and provided at the time of permitting (Building Coverage Ratio, Impervious Surface Ratio, etc.)
2. The proposed front-loading driveway shall be a ribbon driveway, design in accordance with Section 16.40.040.3.9.
3. Maximum impervious surface on the site must not exceed 65%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
4. Parking must be provided on site and shown on any plans submitted of permitting. The site plan submitted for permitting must identify the number of bedrooms in the existing house. Required parking is two spaces for up to three bedrooms and one-half space for each additional bedroom as called out in 16.10.020.1 – Matrix: Use Permissions, Parking & Zoning.
5. Future plan submissions for permitting shall provide a tree preservation barricade plan for the existing Grand Live Oak tree. A narrative of the implementation of the protection plan shall be provided at the time of permitting. A tree trimming permit application shall be applied for and approved prior any trimming of the Grand Live Oak. Variance approval does not grant or imply variances to Section 16.40.060 for required landscape and irrigation requirements.
6. This variance approval shall be valid through July 10th, 2021. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
7. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: aerial map, plat map(s), boundary survey, site plans, floor plan, elevation drawings, applicant's narrative, codes compliance report, property card, neighborhood participation report email notification, email of support

Report Prepared By:



7.3.19

Shervon Chambliss, Planner I
Development Review Services Division
Planning & Development Services Department

Date

Report Approved By:



7.3.19

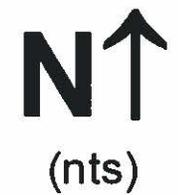
Jennifer Bryla, ACIP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date

JCB:SAC:iw



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 19-54000040
Address: 531 13th Avenue South

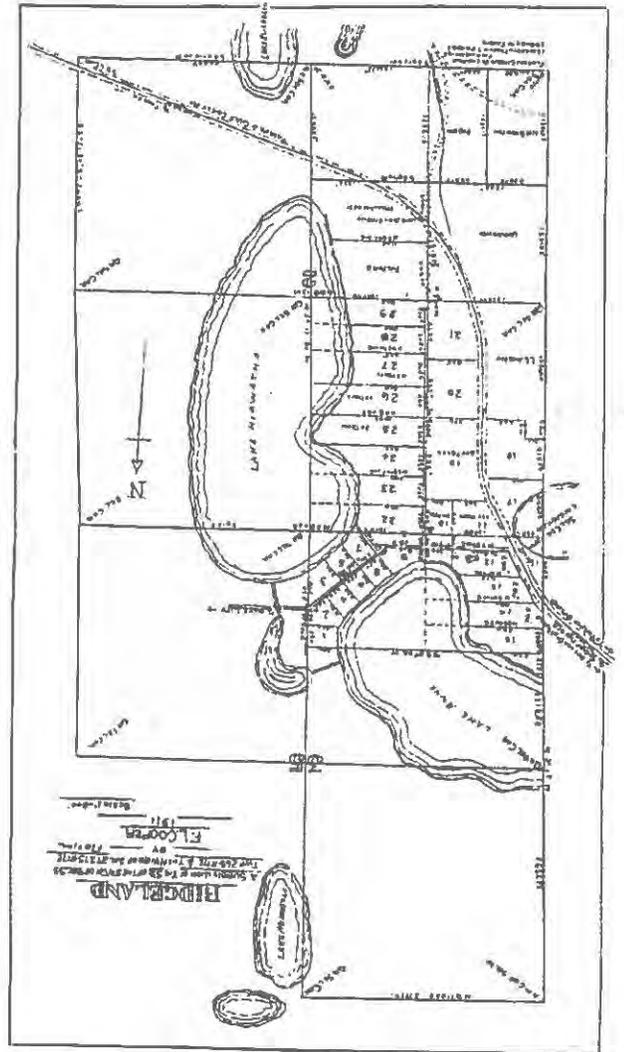
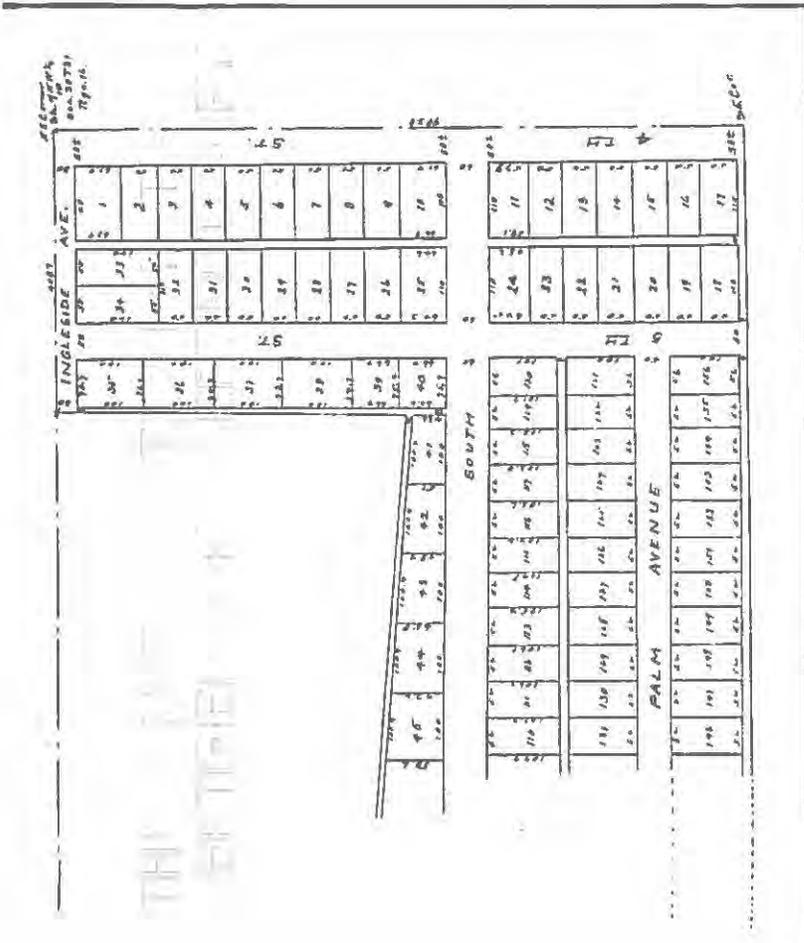




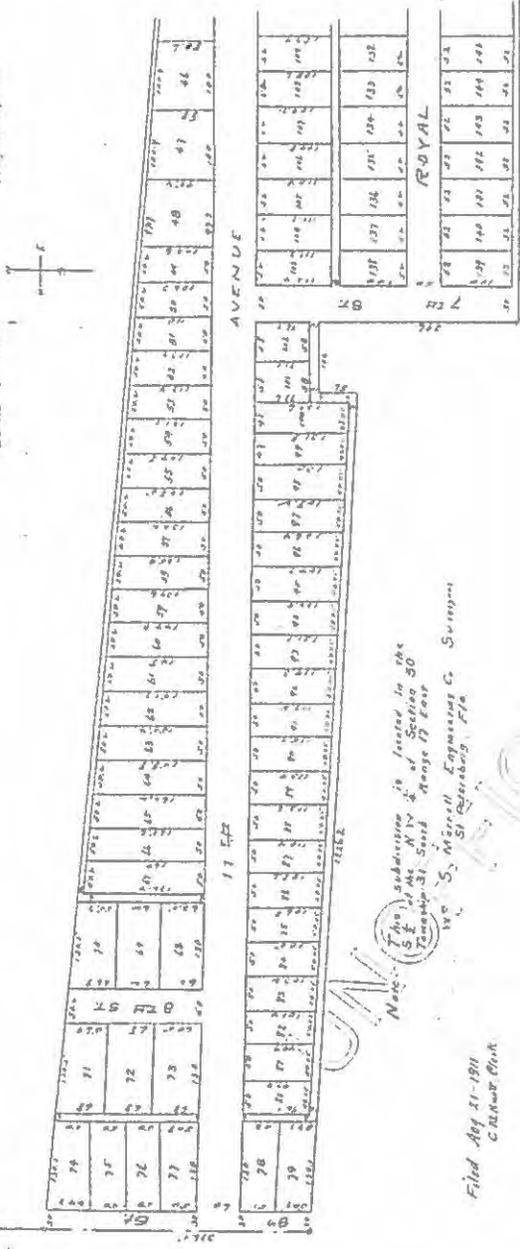
This is the only authorized
 source of information
 for the Corps of Engineers. Any other source is
 unauthorized and may be unreliable. The Corps of
 Engineers is not responsible for the accuracy of
 information obtained from any other source. The
 Corps of Engineers is not responsible for the
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 obtained from any other source. The Corps of
 Engineers is not responsible for the accuracy of
 information obtained from any other source.

Book 7
 Pg. 9

FIELD Nov 4, 1911
 C.M. Knott, C.E.
 By Francis M. Toland, D.C.



**ROYAL POINCIANA
SUBDIVISION**
HILLSBORO COUNTY FLORIDA
St. Petersburg and Pinellas Investment Co.
August 8, 1911
Scale 1"=100'



Notice: This subdivision is located in the
Section 30
Tampa St. Sand Range of Deer
140 S. Merrill Engineering Co. Survey
St. Petersburg, Fla.

Filed Aug 11-1911
C. H. HARRIS, Clerk

PHOTOCOPY

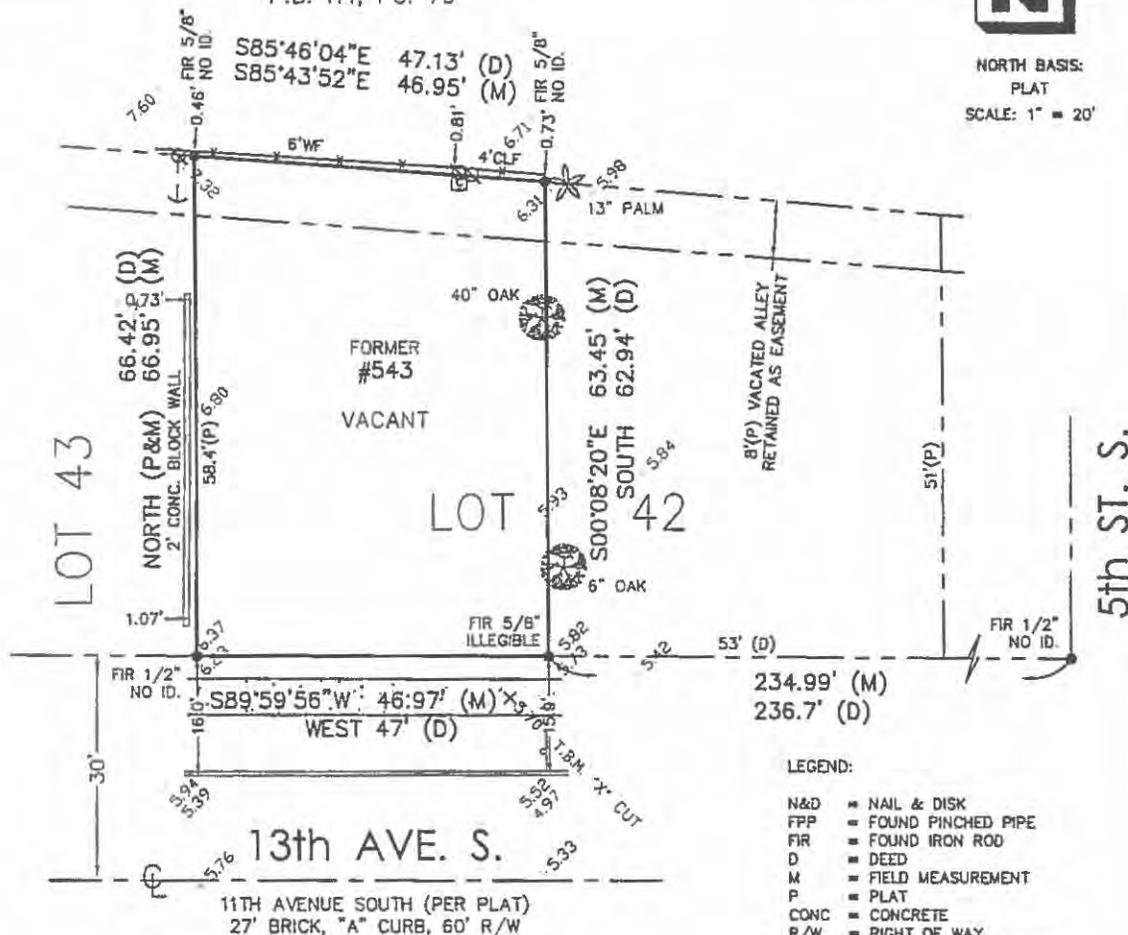
Boundary Survey

SECTION 30, TOWNSHIP 31S, RANGE 17E

GIBB'S ADD TO INGLESIDE
P.B. H4, PG. 79



NORTH BASIS:
PLAT
SCALE: 1" = 20'



LEGEND:

- N&D = NAIL & DISK
- FPP = FOUND PINCHED PIPE
- FIR = FOUND IRON ROD
- D = DEED
- M = FIELD MEASUREMENT
- P = PLAT
- CONC = CONCRETE
- R/W = RIGHT OF WAY
- T.B.M. = TEMPORARY BENCHMARK
- PVC = VINYL FENCE
- CLF = CHAIN LINK FENCE
- WF = WOOD FENCE
- WM = WATER METER
- ☉ = CLEANOUT
- Ⓢ = CABLE T.V.
- Ⓢ = TRAFFIC SIGN
- Ⓢ = POWER POLE
- Ⓢ = SANITARY MANHOLE
- 0.00 = SPOT ELEVATION

CERTIFIED TO:
RE2SS, LLC

LEGAL DESCRIPTION

WEST 47 FEET OF LOT 42
AND 8 FEET OF THE VACATED ALLEY TO THE NORTH,
ROYAL POINCIANA SUBDIVISION,
ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 7, PAGE(S) 8-9,
OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF
WHICH PINELLAS COUNTY WAS FORMERLY A PART OF.

BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES - 10/29/18

Flood Zone
AE (EL 8')
COMMUNITY PANEL #125148 12103C0219 G,
REVISED 9/3/03
Basis of Bearings:
WEST BOUNDARY LOT 42
ASSUMED NORTH PER PLAT'S GRAPHIC APPEARANCE

Benchmark:
COUNTY #577 FEDERAL K
EL = 4.780' N.G.V.D., ADJUSTED TO
EL = 4.20' N.A.V.D. M.S.L. = 0.00'

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

1810-390.CRD
FIELD BOOK 950 PAGE 82

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

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

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

John O. Brendla
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. LB 760

Prepared by:
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# 1810-40
Dwnr: JM

Previously Proposed Two Story Residence Site Plan

SECTION 30, TOWNSHIP 31S, RANGE 17E

Plan Legend

EXISTING TREES TO BE REMOVED SHOWN THUS:

ROOF LINES SHOWN THUS:

ROOF SLOPE SHOWN THUS:

GRADE SLOPE SHOWN THUS:

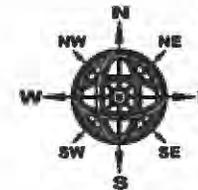
TREE PROTECTION BARRICADE SHOWN THUS:

EXISTING GRADE ELEVATION SHOWN THUS:

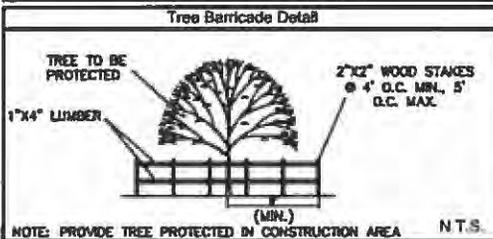
PROPOSED GRADE ELEVATION SHOWN THUS:

FEMA Notes

FEMA FLOOD ELEVATION: 15.07
 DESIGN FLOOD ELEVATION: 15.07
 FLOOD PROOF ELEVATION: 15.07
 LOWEST FLOOR ELEVATION: 15.07
 MIN. A.C.F. FLOOR ELEVATION: 15.07
 MIN. MECH. ROOM ELEVATION: 15.07
 1) ALL EQUIPMENT, ELECTRICAL & PLUMBING TO BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION.
 2) ALL BUILDINGS SA RESIDUE BELOW THE DESIGN FLOOD ELEVATION MUST BE FEMA CLASS 1 OR 2 BUILDINGS.



NORTH BASIS:
ASSUMED
SCALE: 1/32" = 1'-0"



Landscaping Legend & Specifications

PROPOSED TREE: SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA) 18' MIN. HEIGHT, FLORIDA GRADE NO. 1 OR BETTER - PLANTING LOCATION SHOWN THUS:

PROPOSED YUCCA (YUCCA COCCINEA) SHRUB 18' MIN. HEIGHT, - PLANTING LOCATION SHOWN THUS:

IRRIGATION NOTE: PROPERTY IRRIGATION TO BE IN-GROUND, MULTI-ZONE IRRIGATION SYSTEM ON TIMER CONTROL SYSTEM TO BE DESIGNED TO AVOID RUNOFF, OVERSPRAY OR OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO OR OVER ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKWAYS, ROADWAYS OR STRUCTURES. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.

LANDSCAPING: THE INSTALLATION OF ST AUGUSTINE TURF (SOD) AT THE PROPERTY IS LIMITED TO A MAXIMUM OF 50% OF THE PERMEABLE AREA OF THE LOT. PERMEABLE PORTIONS OF THE PROPERTY INCLUDING ALL REQUIRED YARDS SHALL BE MAINTAINED WITH AN HERBACEOUS LAYER OF SOD, SHRUBS, OR GROUND COVER PLANT MATERIAL. ORGANIC MULCH MAY BE USED AS A SURFACE COVERING UNDER SHRUBS, OR WHERE GROUND COVER MATERIAL IS MATURING.

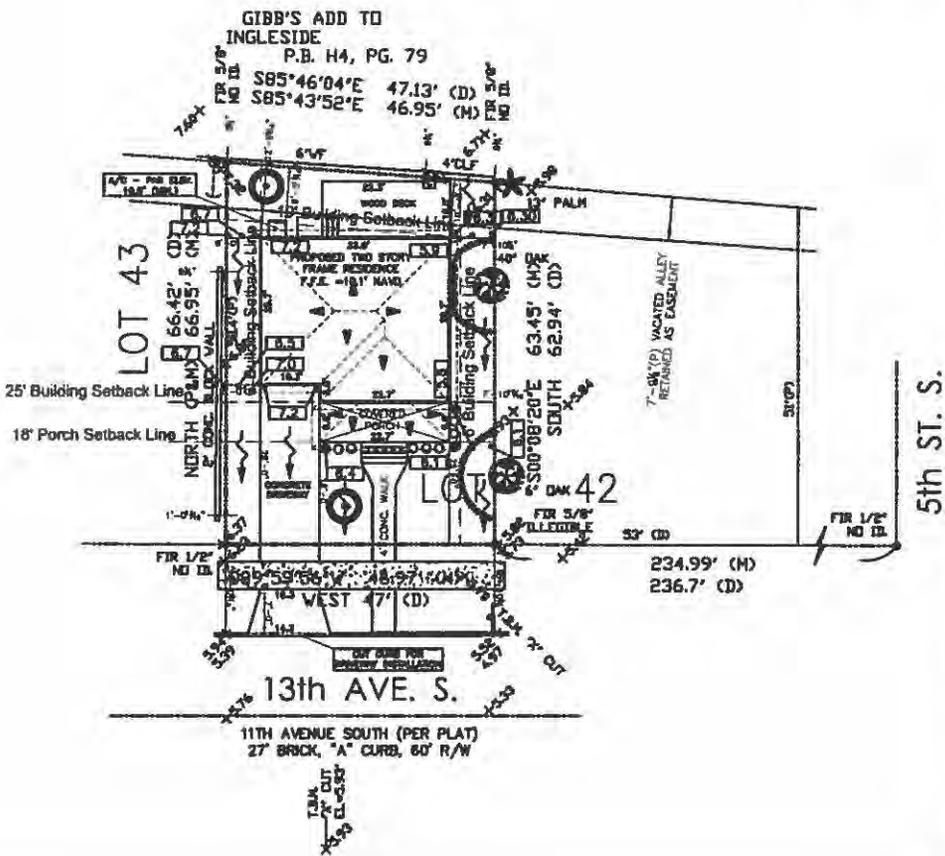
- LEGEND:**
- H&D = HAIL & DISK
 - FPP = FOUND PINCHED PIPE
 - FIR = FOUND IRON ROD
 - D = DEED
 - M = FIELD MEASUREMENT
 - P = PLAT
 - CONC = CONCRETE
 - R/W = RIGHT OF WAY
 - T.S.M. = TEMPORARY BENCHMARK
 - PVC = VINYL FENCE
 - CLF = CHAIN LINK FENCE
 - WF = WOOD FENCE
 - WM = WATER METER
 - ⊙ = CLEANOUT
 - ⊠ = CABLE T.V.
 - ⊞ = TRAFFIC SIGN
 - ⊟ = POWER POLE
 - ⊕ = SANITARY MANHOLE
 - ⊙ = SPOT ELEVATION

Site Data Table

DESCRIPTION NT-2:	REQUIRED/ALLOWED:	ACTUAL:
LOT AREA:	5800 SF	3058 SF
RESIDENTIAL BUILDING COVERAGE:	(1882 SF) 0.55	(915 SF) 0.30
TOTAL SITE:	(1988 SF) 0.65	(1705 SF) 0.58
FRONT YARD (1174SF):	(528SF) 0.45	(512 SF) 0.44
*FAR:	(1835 SF) 0.60	(1830 SF) 0.60

*0.22 ELIGIBLE FAR BONUSES - SEE RESIDENTIAL ZONING COMPLIANCE CALCULATOR

Flood Zone
 AE (EL. 87)
 COMMUNITY PANEL #125148 121000219 G.
 REVISED 9/3/03
 Base of Borough
 WEST BOUNDARY LOT 42
 ASSUMED NORTH PER PLAT'S GRAPHIC APPEARANCE
 Benchmark
 COUNTY #577 FEDERAL K
 EL. = 4.780' NAV.D., ADJUSTED TO
 EL. = 4.20' NAV.D. M.S.L. = 0.00'



Project No. APC-1843 - Scale: 1/32"=1'-0"

Date issued: 11-10-18

Site Plan

ALDERMAN Planning
 Phone: 813 833 8161
 P.O. Box 80700 St. Petersburg FL 33732

537 13th Residence
 527 13th Avenue South
 St. Petersburg, Florida

Sheet
A.0.1

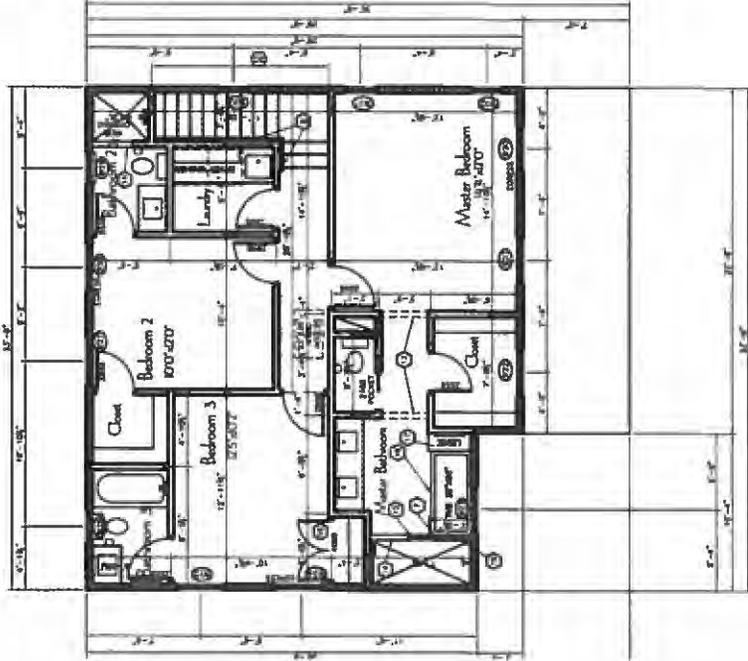
Previously Proposed Two Story Residence Floor Plan

FEMA Notes

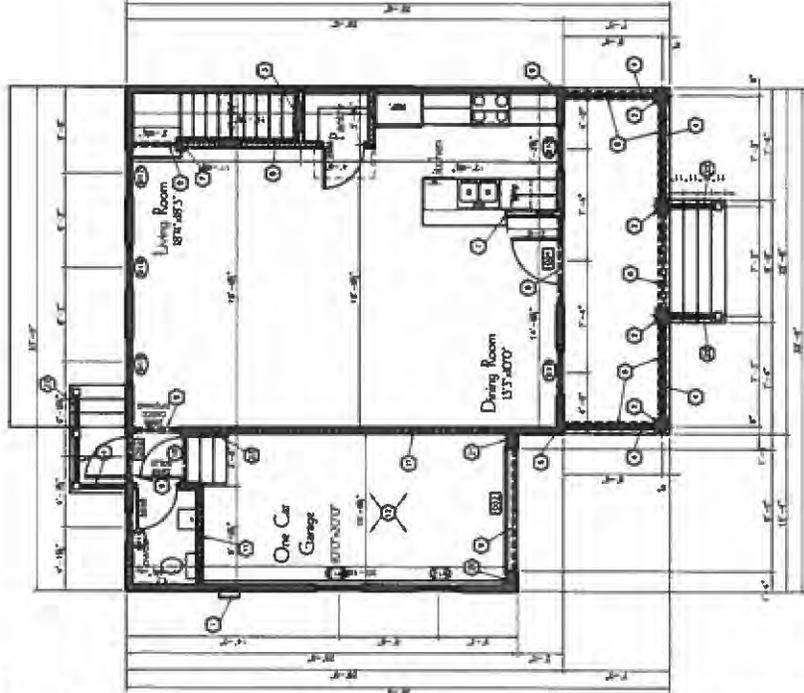
1. ALL FLOOR SURFACES SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK CONCRETE SLAB ON GRADE. ALL INTERIOR WALLS SHALL BE FINISHED WITH GYPSUM BOARD AND PAINT.
2. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 8" CMU BLOCK WITH 1/2" THICK CONCRETE SLAB ON GRADE.
3. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 8" CMU BLOCK WITH 1/2" THICK CONCRETE SLAB ON GRADE.
4. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 8" CMU BLOCK WITH 1/2" THICK CONCRETE SLAB ON GRADE.
5. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 8" CMU BLOCK WITH 1/2" THICK CONCRETE SLAB ON GRADE.
6. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 8" CMU BLOCK WITH 1/2" THICK CONCRETE SLAB ON GRADE.
7. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 8" CMU BLOCK WITH 1/2" THICK CONCRETE SLAB ON GRADE.
8. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 8" CMU BLOCK WITH 1/2" THICK CONCRETE SLAB ON GRADE.
9. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 8" CMU BLOCK WITH 1/2" THICK CONCRETE SLAB ON GRADE.
10. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 8" CMU BLOCK WITH 1/2" THICK CONCRETE SLAB ON GRADE.

Notes

1. FINISHES: INTERIORS: ALL INTERIORS: EXTERIORS: ALL EXTERIORS: FINISHES: INTERIORS: ALL INTERIORS: EXTERIORS: ALL EXTERIORS.
2. FINISHES: INTERIORS: ALL INTERIORS: EXTERIORS: ALL EXTERIORS: FINISHES: INTERIORS: ALL INTERIORS: EXTERIORS: ALL EXTERIORS.
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10. FINISHES: INTERIORS: ALL INTERIORS: EXTERIORS: ALL EXTERIORS: FINISHES: INTERIORS: ALL INTERIORS: EXTERIORS: ALL EXTERIORS.



2nd Floor



1st Floor

Area Tabulation

LIVING AREA:	668 S.F.
1ST FLOOR:	615 S.F.
2ND FLOOR:	615 S.F.
TOTAL LIVING AREA:	1230 S.F.
GARAGE:	120 S.F.
TOTAL ENCLOSED:	1350 S.F.
FRONT PORCH:	138 S.F.
TOTAL UNDER ROOF:	1488 S.F.

Floor Plans
ALDERMAN PLANNING
 5727 13th Avenue South
 St. Petersburg, Florida 33732
 Phone: 813.833.6181
 P.O. Box 65758 St. Petersburg, FL 33732

Sheet
A.1.1

Project No. APC-1843 - Scale: 3/32"=1'-0"
537 13th Residence
 527 13th Avenue South
 St. Petersburg, Florida

Date Issued: 11-10-18
 No. _____
 Date _____
 Revision _____

L. S. WALKER, P. E., No. 18841
 License No. 18841
 5727 13th Avenue South
 St. Petersburg, Florida 33732
 Phone: (813) 833-6181

Previously Proposed Two Story Residence Elevations

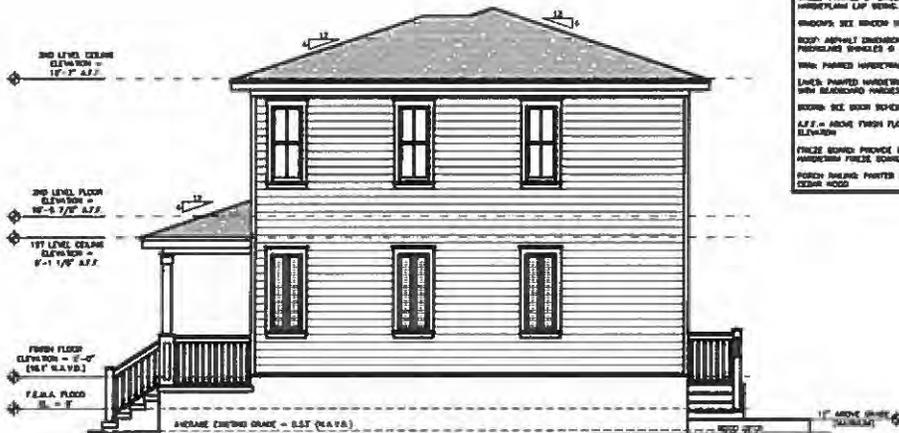
FEMA Notes	
FEMA FLOOD ELEVATION	EL. 0'
DESIGN FLOOR ELEVATION	18.00' NAVD
FRESH FLOOR ELEVATION	18.12' NAVD
LOWEST GARAGE ELEVATION	7.25' NAVD
LOWEST PORCH ELEVATION	9.42' NAVD
MIN. A/C PAD ELEVATION	18.00' NAVD
MIN. WATER HEATER ELEVATION	18.00' NAVD
1) ALL EQUIPMENT, ELECTRICAL & PLUMBING TO BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION.	
2) ALL BUILDING MATERIALS BEFORE THE DESIGN FLOOD ELEVATION MUST BE FEMA CLASS 4 OR 5 MATERIALS.	



Front Elevation



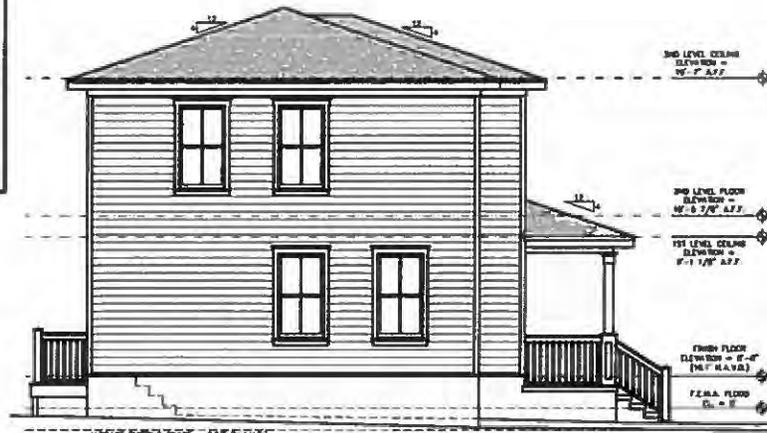
Rear Elevation



Right Side Elevation

Exterior Specifications

- WALLS: PAINTED 1" SIDING
- WINDOWS: SEE WINDOW SCHEDULE
- ROOF: ASPH/FLT SHINGLES, PITCHED (SHINGLES @ 2:12) SLOPE
- TRIM: PAINTED HARDWOOD
- DOORS: PAINTED HARDWOOD FINISH WITH BRASS-LOOK HANDLES
- SCREENS: SEE SCREEN SCHEDULE
- A.S.F. = ABOVE FRESH FLOOR ELEVATION
- FRESH SCREENS PROVIDE 1/4" AIR PERMEABLE FINISH SCREENS
- POUR: BRICK PAVING P.I. OR CONCRETE WALK



Left Side Elevation

A. L. MARRAS, P. E., No. 18781
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 PROJECT NO. 2017-0001
 DATE: 11-10-18

DATE: 11-10-18
 PROJECT NO. 2017-0001
 SHEET NO. A.2.1

Project No. APC-1843 - Scale: 3/32"=1'-0"
537 13th Residence
 527 13th Avenue South
 St Petersburg, Florida

Date Issued: 11-10-18
 Represent:

Elevations
 ALDERMAN Planning
 CONSULTANTS
 Phone: 813.633.6161
 PO Box 55765 St. Petersburg FL, 33732

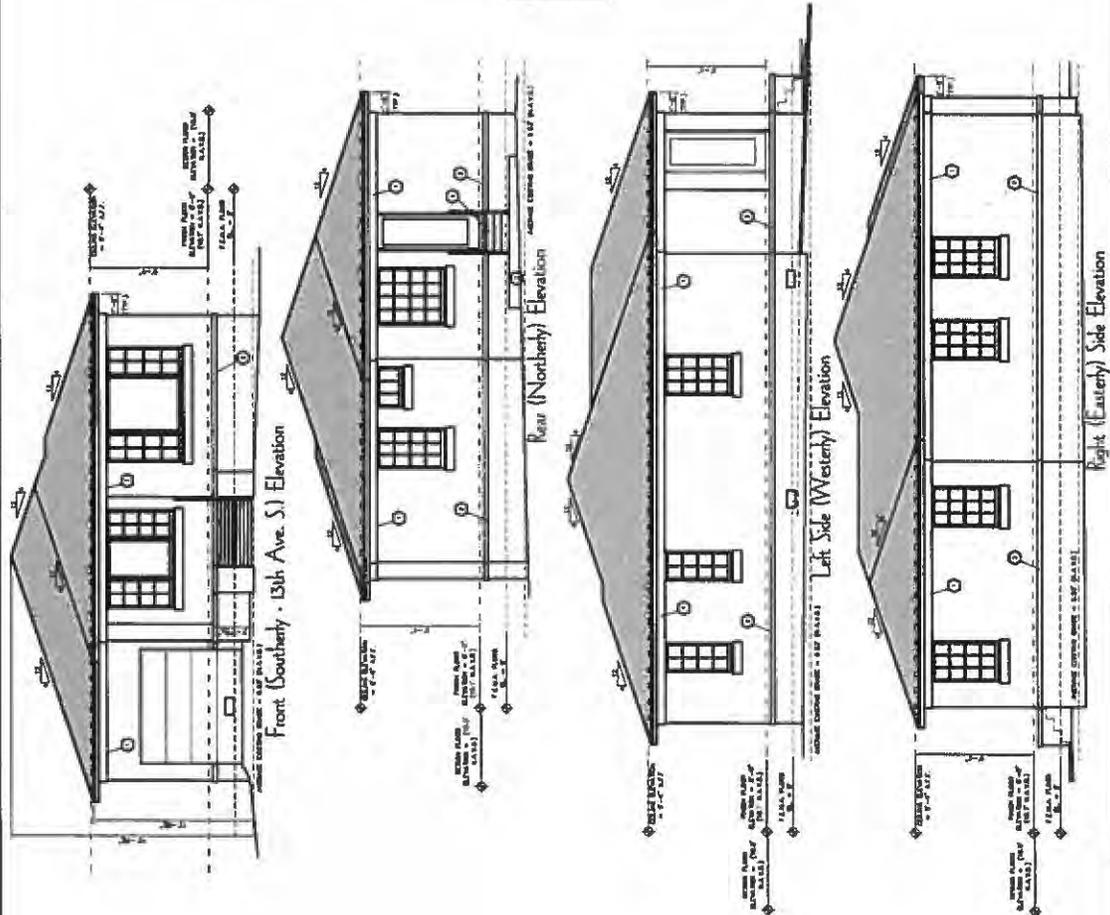
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Proposed Single Story Residence Floor Plan

Plan Legend

1/4" WALL	1/2" WALL
3/4" WALL	1" WALL
2" WALL	4" WALL
6" WALL	12" WALL
18" WALL	24" WALL
30" WALL	36" WALL
48" WALL	60" WALL
72" WALL	96" WALL
120" WALL	144" WALL
180" WALL	216" WALL
240" WALL	288" WALL
360" WALL	432" WALL
540" WALL	648" WALL
810" WALL	972" WALL
1080" WALL	1296" WALL
1620" WALL	1944" WALL
2160" WALL	2592" WALL
2700" WALL	3240" WALL
3240" WALL	3888" WALL
3780" WALL	4536" WALL
4320" WALL	5184" WALL
4860" WALL	5832" WALL
5400" WALL	6480" WALL
5940" WALL	7128" WALL
6480" WALL	7776" WALL
7020" WALL	8424" WALL
7560" WALL	9072" WALL
8100" WALL	9720" WALL
8640" WALL	10368" WALL
9180" WALL	11016" WALL
9720" WALL	11664" WALL
10260" WALL	12312" WALL
10800" WALL	12960" WALL
11340" WALL	13608" WALL
11880" WALL	14256" WALL
12420" WALL	14904" WALL
12960" WALL	15552" WALL
13500" WALL	16200" WALL
14040" WALL	16848" WALL
14580" WALL	17496" WALL
15120" WALL	18144" WALL
15660" WALL	18792" WALL
16200" WALL	19440" WALL
16740" WALL	20088" WALL
17280" WALL	20736" WALL
17820" WALL	21384" WALL
18360" WALL	22032" WALL
18900" WALL	22680" WALL
19440" WALL	23328" WALL
19980" WALL	23976" WALL
20520" WALL	24624" WALL
21060" WALL	25272" WALL
21600" WALL	25920" WALL
22140" WALL	26568" WALL
22680" WALL	27216" WALL
23220" WALL	27864" WALL
23760" WALL	28512" WALL
24300" WALL	29160" WALL
24840" WALL	29808" WALL
25380" WALL	30456" WALL
25920" WALL	31104" WALL
26460" WALL	31752" WALL
27000" WALL	32400" WALL
27540" WALL	33048" WALL
28080" WALL	33696" WALL
28620" WALL	34344" WALL
29160" WALL	34992" WALL
29700" WALL	35640" WALL
30240" WALL	36288" WALL
30780" WALL	36936" WALL
31320" WALL	37584" WALL
31860" WALL	38232" WALL
32400" WALL	38880" WALL
32940" WALL	39528" WALL
33480" WALL	40176" WALL
34020" WALL	40824" WALL
34560" WALL	41472" WALL
35100" WALL	42120" WALL
35640" WALL	42768" WALL
36180" WALL	43416" WALL
36720" WALL	44064" WALL
37260" WALL	44712" WALL
37800" WALL	45360" WALL
38340" WALL	46008" WALL
38880" WALL	46656" WALL
39420" WALL	47304" WALL
39960" WALL	47952" WALL
40500" WALL	48600" WALL
41040" WALL	49248" WALL
41580" WALL	49896" WALL
42120" WALL	50544" WALL
42660" WALL	51192" WALL
43200" WALL	51840" WALL
43740" WALL	52488" WALL
44280" WALL	53136" WALL
44820" WALL	53784" WALL
45360" WALL	54432" WALL
45900" WALL	55080" WALL
46440" WALL	55728" WALL
46980" WALL	56376" WALL
47520" WALL	57024" WALL
48060" WALL	57672" WALL
48600" WALL	58320" WALL
49140" WALL	58968" WALL
49680" WALL	59616" WALL
50220" WALL	60264" WALL
50760" WALL	60912" WALL
51300" WALL	61560" WALL
51840" WALL	62208" WALL
52380" WALL	62856" WALL
52920" WALL	63504" WALL
53460" WALL	64152" WALL
54000" WALL	64800" WALL
54540" WALL	65448" WALL
55080" WALL	66096" WALL
55620" WALL	66744" WALL
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58320" WALL	69984" WALL
58860" WALL	70632" WALL
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59940" WALL	71928" WALL
60480" WALL	72576" WALL
61020" WALL	73224" WALL
61560" WALL	73872" WALL
62100" WALL	74520" WALL
62640" WALL	75168" WALL
63180" WALL	75816" WALL
63720" WALL	76464" WALL
64260" WALL	77112" WALL
64800" WALL	77760" WALL
65340" WALL	78408" WALL
65880" WALL	79056" WALL
66420" WALL	79704" WALL
66960" WALL	80352" WALL
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68040" WALL	81648" WALL
68580" WALL	82296" WALL
69120" WALL	82944" WALL
69660" WALL	83592" WALL
70200" WALL	84240" WALL
70740" WALL	84888" WALL
71280" WALL	85536" WALL
71820" WALL	86184" WALL
72360" WALL	86832" WALL
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73440" WALL	88128" WALL
73980" WALL	88776" WALL
74520" WALL	89424" WALL
75060" WALL	90072" WALL
75600" WALL	90720" WALL
76140" WALL	91368" WALL
76680" WALL	92016" WALL
77220" WALL	92664" WALL
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78300" WALL	93960" WALL
78840" WALL	94608" WALL
79380" WALL	95256" WALL
79920" WALL	95904" WALL
80460" WALL	96552" WALL
81000" WALL	97200" WALL
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82080" WALL	98496" WALL
82620" WALL	99144" WALL
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84780" WALL	101736" WALL
85320" WALL	102384" WALL
85860" WALL	103032" WALL
86400" WALL	103680" WALL
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87480" WALL	104976" WALL
88020" WALL	105624" WALL
88560" WALL	106272" WALL
89100" WALL	106920" WALL
89640" WALL	107568" WALL
90180" WALL	108216" WALL
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91260" WALL	109512" WALL
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93960" WALL	112752" WALL
94500" WALL	113400" WALL
95040" WALL	114048" WALL
95580" WALL	114696" WALL
96120" WALL	115344" WALL
96660" WALL	115992" WALL
97200" WALL	116640" WALL
97740" WALL	117288" WALL
98280" WALL	117936" WALL
98820" WALL	118584" WALL
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101520" WALL	121824" WALL
102060" WALL	122472" WALL
102600" WALL	123120" WALL
103140" WALL	123768" WALL
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113940" WALL	136728" WALL
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115020" WALL	138024" WALL
115560" WALL	138672" WALL
116100" WALL	139320" WALL
116640" WALL	139968" WALL
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123120" WALL	147744" WALL
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129600" WALL	155520" WALL
130140" WALL	156168" WALL
130680" WALL	156816" WALL
131220" WALL	157464" WALL
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136080" WALL	163296" WALL
136620" WALL	163944" WALL
137160" WALL	164592" WALL
137700" WALL	165240" WALL
138240" WALL	165888" WALL
138780" WALL	166536" WALL
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149580" WALL	179496" WALL
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154980" WALL	185976" WALL
155520" WALL	186624" WALL
156060" WALL	187272" WALL
156600" WALL	187920" WALL
157140" WALL	188568" WALL
157680" WALL	189216" WALL
158220" WALL	189864" WALL
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159300" WALL	191160" WALL
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161460" WALL	193752" WALL
162000" WALL	194400" WALL
162540" WALL	195048" WALL
163080" WALL	195696" WALL
163620" WALL	196344" WALL
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167940" WALL	201528" WALL
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169560" WALL	203472" WALL
170100" WALL	204120" WALL
170640" WALL	204768" WALL
171180" WALL	205416" WALL
171720" WALL	206064" WALL
172260" WALL	206712" WALL
172800" WALL	207360" WALL
173340" WALL	208008" WALL
173880" WALL	208656" WALL
174420" WALL	209304" WALL
174960" WALL	209952" WALL
175500" WALL	210600" WALL
176040" WALL	211248" WALL
176580" WALL	211896" WALL
177120" WALL	212544" WALL
177660" WALL	213192" WALL
178200" WALL	213840" WALL
178740" WALL	214488" WALL
179280" WALL	215136" WALL
179820" WALL	215784" WALL
180360" WALL	216432" WALL
180900" WALL	217080" WALL
181440" WALL	217728" WALL
181980" WALL	218376" WALL
182520" WALL	219024" WALL
183060" WALL	219672" WALL
183600" WALL	220320" WALL
184140" WALL	220968" WALL
184680" WALL	221616" WALL
185220" WALL	222264" WALL
185760" WALL	222912" WALL
186300" WALL	223560" WALL
186840" WALL	224208" WALL
187380" WALL	224856" WALL
187920" WALL	225504" WALL
188460" WALL	226152" WALL
189000" WALL	226800" WALL
189540" WALL	227448" WALL
190080" WALL	

Proposed Single Story Elevations



FEMA NOTES
 1. ALL ELEVATIONS SHALL BE DRAWN TO THE 1/4" = 1'-0" SCALE.
 2. ALL ELEVATIONS SHALL BE DRAWN TO THE 1/4" = 1'-0" SCALE.
 3. ALL ELEVATIONS SHALL BE DRAWN TO THE 1/4" = 1'-0" SCALE.
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 8. ALL ELEVATIONS SHALL BE DRAWN TO THE 1/4" = 1'-0" SCALE.
 9. ALL ELEVATIONS SHALL BE DRAWN TO THE 1/4" = 1'-0" SCALE.
 10. ALL ELEVATIONS SHALL BE DRAWN TO THE 1/4" = 1'-0" SCALE.

Exterior Specifications
 1. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.
 2. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.
 3. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.
 4. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.
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 9. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.
 10. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.

Elevation Key

○	1. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.
○	2. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.
○	3. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.
○	4. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.
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○	9. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.
○	10. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.

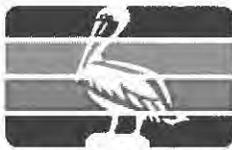
Elevations
 ALDERMAN PANNING
 PROJECT # 2018-000001
 PO BOX 8878 St Petersburg FL 33733
 PHONE 813 833 8183

Sheet
A.2.1

Project No APC-1843 - Scale: 1"=15'-0"
 531 13th Avenue South
 St Petersburg, Florida

Date Issued: 01.30.18

No.	Desc.	Revised

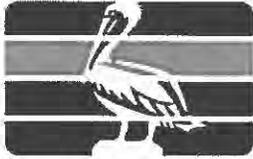


VARIANCE

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: 531 13th Ave. South	Case No.:
Detailed Description of Project and Request:	
Variance to front yard requirement. A 2-story home was previously approved (case # 18-5400093). Construction of 2-story home will require removal of a grand oak tree. Construction of a 1-story home will allow preservation of the grand oak, and despite the significantly reduced front setback, will be more in character with the block face. A setback reduction from 25' to 7' is being requested, which is consistent with neighboring properties.	
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 Subject Property is located on 13th Avenue South between 5th Street and 8th Street. All of the lots on the north side of 13th Avenue South are unique in shape and size because they were platted with irregular shapes. When the lots were subdivided in 1911, according to the Royal Poinciana Plat, the rear lot lines were not parallel to the front lot lines. The depth of the lots increases from east to west. The western most lot is 162' deep, while the eastern most lot is only 52' deep. As a result, houses on the north side of 13th Ave. South get closer to the street from west to east. Houses on the western portion of the block (towards 8th Street) have large front yards (typically 25'), and houses on the eastern portion of the block have minimal front yards (4' to 10'). The house directly to the east of the subject property has a ~ 4' front setback (per applicant's measurements. The house directly to the west of the subject property has a 6.7' front setback (per survey). The seven houses on the north side of 13th Ave. South which are closest to the subject property all have a front setback of 10' or less.	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
Yes. Below are the setbacks of the seven houses on either side of the subject property.	
525 13th Ave. South: Stoop -- 2' (per applicant's measurement) Porch -- 4' (per applicant's measurement) Principal Structure -- 4' (per applicant's measurement)	
543 13th Ave. South: Stoop -- 3' (per survey) Porch -- N/A Principal Structure -- 6.7' (per survey)	
545 13th Ave. South: Stoop -- 3' (per applicant's measurement) Porch -- N/A Principal Structure -- 7' (per applicant's measurement)	
601 13th Ave. South: Stoop -- 4' (per applicant's measurement) Porch -- N/A Principal Structure -- 8' (per applicant's measurement)	
615 13th Ave. South: Stoop -- 5' (per applicant's measurement) Porch -- N/A Principal Structure -- 8' (per applicant's measurement)	
631 13th Ave. South: Stoop -- 6' (per applicant's measurement) Porch -- N/A Principal Structure -- 9' (per applicant's measurement)	
633 13th Ave. South: Stoop -- 6' (per applicant's measurement) Porch -- N/A Principal Structure -- 9' (per applicant's measurement)	
3. How is the requested variance not the result of actions of the applicant?	
At the time the lots on the north side of 13th Ave. South were initially platted and developed (90+ years ago), the front setbacks likely complied with the zoning regulations at the time. The applicant did not subdivide the property and has no control over changes to zoning regulations.	



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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
<p>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>The previously granted variance approved a 2-story home with 1,613 sqft of living area. The proposed request is for a 1-story home with 1,278 sqft. of living area (> 20% smaller). The reduced height from 2 stories to 1 is more in character with the block face and will allow preservation of a grand oak.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>As previously stated, a house that is 26% larger (1,613 sqft. vs. 1,278 sqft.) and 46% taller (27' 9" vs. 19' 1") was approved by a previous variance. The applicant believes a smaller 1-story home with setbacks similar to the adjacent homes is more appropriate and will allow preservation of a grand oak.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>The proposed home is more in character with the block face than the previously approved home. Preservation of the grand oak will also enhance the character of the neighborhood.</p>

5 Jul 2019 11:28:48 AM EDT
 File Edit List Commands Help
 SUBURBAN PUBLIC SECTOR
 NavLine

Related Cases And Inspection Selection

Property address, location ID: 531 13TH AVE S
 Parcel Identification Nbr: 30/31/17/77400/000/0421/
 Old account number:

Numerical	Status	Date	Insp	Description
18 00000917	CASE CLOSED	1/10/19	OSS	SEARCH FOR ACTIVE VIOLATIONS
18 00026105	CASE CLOSED	9/25/18	BG	CIVIL CITATION
18 00025903	CASE CLOSED	9/27/18	OSS	SEARCH FOR ACTIVE VIOLATIONS
18 00012545	CASE CLOSED	5/24/18	BG	OVERGROWTH
16 00026551	CASE CLOSED	11/30/16	SC	OVERGROWTH
16 00023223	CASE CLOSED	10/14/16	SC	OVERGROWTH
16 00023221	CASE CLOSED	10/14/16	SC	PROPERTY MAINTENANCE
16 00017807	CASE CLOSED	8/17/16	SC	OVERGROWTH
15 00015404	CASE CLOSED	7/22/15	SC	OVERGROWTH
15 00001978	CASE CLOSED	2/04/15	ST	JUNK ON VACANT PROPERTIES
12 00000516	CASE CLOSED	1/11/12	JR	PROPERTY MAINTENANCE
07 00002026	INVALID COMP	1/29/07	SC	OVERGROWTH
97 00023014	CASE CLOSED	8/13/97	LD	OVERGROWTH
93 00000336	CASE CLOSED	1/04/93	DMP	PROPERTY MAINTENANCE

OK
 Exit
 Cancel
 Display open
 Cases only
 View 2

SUBDIVISION

Royal Poincianna Sub.

W 47' of Lot 42

LOT

BLOCK

PERMIT No.	DATE	ELECTRICAL PER. No.	DATE	DRAINAGE PER. No.	DATE
LOCATION 531-537 13th S.		OWNER Mrs. M. Floyd	11/26/49	OWNER	
OWNER		CONTRACTOR Conover-Hobbs		CONTRACTOR	
CONTRACTOR		OPENINGS- 5c 1sw 5p 2wa 1-meter		FIXTURES-	
ARCHITECT D. F. Coker	3 1/2	#5133F - 12-27-55 - Mrs. M. Floyd			
IND BLDG. D. F. Coker	ROOMS 1 1/2	Kuhl & Son - 2c 3sw 5p 3ws 60 Amp.			
SIZE					
SQ. FT.	RATE PER CU. FT.			O. K. DATE	
COST				12-1-52 - G. Wallin	
OCCUPANCY		FIXTURE PER. No.	DATE		
FOUNDATION	ROOF	OWNER			
FLOORS	PARTITIONS	CONTRACTOR			
51567A-E - 7/1/59 - \$100		CERTIFICATE No.	DATE		
Owner Martha Floyd - Install shelves		ISSUED TO-			
in existing rear porch (Type VI)					
#82173A-R4 - 11/15/62 - \$150					
Owner G. W. Wallin - Demolish					
two existing frame buildings By					
Owner					
		GAS PERMIT No. #47-a	DATE 9/13/54	SEWER PER. No. 2864	DATE 5/12/53
		OWNER Mrs. Floyd		OWNER Martha Floyd	
		CONTRACTOR Golden		CONTRACTOR H. E. Langdon	
		FIXTURES- move 1 meter		O. K. DATE	
				#24681 - 11/8/62 - G. Wallin	
				Savery Plbg. - Disconnect sewer	
				and water (527-531 - 13th Ave. S.)	
SIGN PERMIT No.	DATE			SEPTIC TANK PER. No.	DATE
				OWNER	
		CERTIFICATE No.	DATE	CONTRACTOR	
		ISSUED TO-		O. K. DATE	

Shervon A. Chambliss

From: Joey Mingione <joeymingione@aol.com>
Sent: Thursday, June 27, 2019 10:17 PM
To: Shervon A. Chambliss
Subject: Case No: 19-54000040 531 13th Avenue S

We are writing in support of the variance requested for 531 13th Avenue S to allow for construction of a new single-family resident.

Joseph and John Mingione-Osbourn
508 12th Avenue S



tmullersman <tony.mullersman@gmail.com>

Front Setback Variance for Construction of Single Family Home at 531 13th Ave. S

Tony Mullersman <tony.mullersman@gmail.com>
To: Tom Tito <bartlettparkneighborhood@gmail.com>

Mon, May 13, 2019 at 12:07 AM

Hey Tom,

I hope you're doing well.

I'm emailing regarding the attached variance application I'll be submitting for the construction of a single family home at 531 13th Ave. South.

As you may recall, a variance was previously granted for this lot due to its non-conforming size. At the time, a 2-story house was proposed for the property. Construction of the 2-story home would have required removing a large grand oak tree from the property. I am now hoping to build a 1-story home in order to save the tree. The 1-story home will have a front setback of 7'. This is significantly less than the 25' required by code, however, the homes on both sides of this lot also have front setbacks less than or equal to 7'.

The attached variance application includes floor plans, elevations, and a site plan for the new house. Please circulate this and let me know if there are any concerns from the neighborhood. I'd be happy to go over details at your next meeting if that would be helpful.

Regards,

Tony Mullersman
352-281-5441

➤ **Variance Application – 531 13th Avenue South.pdf**
2080K



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **July 10, 2019 at 2:00 P.M.** at the Sunshine Center (Auditorium), located at 330 5th Street North, St. Petersburg, Florida.

CASE NO.: 19-32000008 PLAT SHEET: I-1

REQUEST: Approval of a Special Exception and related Site Plan to convert an existing 1,555 square-foot commercial building into a micro-brewery.

OWNER: Scott Blair
440 Park Circle South
Saint Petersburg, Florida 33707

AGENT: Kevin Shaw
2200 1st Avenue South
Saint Petersburg, Florida 33712

ADDRESS: 2200 1st Avenue South

PARCEL ID NO.: 23-31-16-78390-025-0010

LEGAL DESCRIPTION: On File

ZONING: Corridor Commercial Traditional-2 (CCT-2)

SITE AREA TOTAL: 5,830 square feet or 0.13 acres

GROSS FLOOR AREA:

Existing:	1,555 square feet	0.27 F.A.R.
Proposed:	1,555 square feet	0.27 F.A.R.
Permitted:	8,745 square feet	1.5 F.A.R.

BUILDING COVERAGE:

Existing:	1,555 square feet	27% of Site MOL
Proposed:	1,555 square feet	27% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	2,067 square feet	35% of Site MOL
Proposed:	2,067 square feet	35% of Site MOL
Permitted:	5,539 square feet	95% of Site MOL

OPEN GREEN SPACE:

Existing:	954 square feet	16% of Site MOL
Proposed:	954 square feet	16% of Site MOL

PAVING COVERAGE:

Existing:	1,113 square feet	19% of Site MOL
Proposed:	1,113 square feet	19% of Site MOL

PARKING:

Existing:	6; including 1 handicapped space
Proposed:	6; including 1 handicapped space
Required	3; including 1 handicapped space

BUILDING HEIGHT:

Existing:	12 feet
Proposed:	12 feet
Permitted:	60 feet

APPLICATION REVIEW:

- I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a micro-brewery which is a Special Exception use within the CCT-2 Zoning District.
- II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a Special Exception and related site plan to convert an existing 1,555 square foot commercial building into a micro-brewery. The subject property is located at the southwest corner of 1st Avenue South and 22nd Street South.

Current Proposal:

The applicant proposes to divide the inside of the building into a tasting room and brewery. The tasting room will occupy approximately 1,036 square feet and the brewery will occupy approximately 519 square feet. A loading area will be located at the rear of the building, accessed from the existing east-west alley.

The existing building is located in the middle of the subject property. Pedestrians can access the micro-brewery from the public sidewalk along 1st Avenue South and 22nd Street South. Parking is located in front of and behind the existing building.

Use Specific Regulations

City Code has use specific regulations for a microbrewery as outlined in Section 16.50.045, these regulations are listed below:

The microbrewery shall produce no more than 15,000 barrels (465,000 US gallons / 17,602.16 hectoliters) of beer per year;

The applicant has noted in the narrative that they will not produce more than 15,000 barrels a year.

This use shall be permitted only in conjunction with a 'restaurant and bar, indoor,' 'restaurant and bar, indoor and outdoor' or 'restaurant and bar, accessory outdoor area,' tasting room or retail sales and service:

- a. No more than 75 percent of the total gross floor space of the establishment shall be used for the brewery function including, but not limited to, the brewhouse, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;

The applicant proposes to have a 519 square foot brewery and a 1,036 square foot tasting area, the brewery will occupy 33 percent of the total building area.

- b. The façade of any accessory use(s) shall be oriented toward the street, excluding alleys, and, if located in a shopping center, to the common space where the public can access the use;

The existing building is oriented towards the 1st Avenue South and 22nd Street South.

- c. Pedestrian connections shall be provided between the public sidewalks and the primary entrance(s) to any accessory use(s).

The existing sidewalks along 1st Avenue South and 22nd Street South will provide pedestrian access to the existing building.

All mechanical equipment visible from the street (excluding alleys), an adjacent residential use or residential zoning district shall be screened using architectural features consistent with the principal structure;

Not applicable.

Access and loading bays are discouraged from facing toward any street, excluding alleys;

The loading bay will be along the south side of the existing building.

Access and loading bays facing any street, adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of raw materials, other supplies and finished products into and out of the building;

Not applicable

Service trucks for the purpose of loading and unloading materials and equipment shall be restricted to between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;

The applicant has stated in the narrative that they will comply with the hours of operation for loading and unloading.

No outdoor storage shall be allowed, including the use of portable storage units, cargo containers and tractor trailers, except as follows: spent or used grain, which is a natural byproduct of the brewing process, may be stored outdoors for a period of time not to exceed 24 hours. The temporary storage area of spent or used grain shall be:

- a. Designated on the approved site plan;
- b. Permitted within the interior side or rear yard or within the minimum building setbacks;
- c. Prohibited within any yard abutting a residential use or residential zoning district;
- d. Fully enclosed within a suitable container, secured and screened behind a solid, opaque fence or wall measuring a minimum five (5) feet in height.

The applicant has stated that there will be temporary storage of spent grain. The spent grain will be in sealed containers and will be located in the side yard behind a solid door and picked up within 24 hours.

Staff finds that the applicant has complied with the use specific regulations for a microbrewery, as outlined in Section 16.50.045.

Special Exception

The proposed use, as mentioned above, is a Special Exception use in the CCT-2 zoning district. The DRC is required to review the project for any possible adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. The subject property has been developed with a commercial use and is located along a major street that is serviced by mass transit and a future BRT line. The City's Transportation Planner has reviewed the proposal and determined that the existing road network is adequate to support the proposed use. The properties that surround the subject property are developed with commercial uses to the north, east and west, and industrial uses to the south. Staff finds that the proposed use complies with the Special Exception criteria as outlined in Section 16.70.040.1.5.

Public Comments:

No comments or concerns were expressed at the time this report was prepared.

III. RECOMMENDATION:

- A. Staff recommends APPROVAL of a Special Exception and related site plan, subject to Special Conditions of Approval.**

- B. SPECIAL CONDITIONS OF APPROVAL:**
 - 1. The applicant shall comply with the use specific criteria for a microbrewery, as outlined in Section 16.50.045.**
 - 2. Bicycle parking shall be provided as required by Section 16.40.090.**
 - 3. Exterior lighting shall comply with Section 16.40.070.**

4. Mechanical equipment shall be screened from the abutting rights-of-way.
5. Landscaping shall be added in the existing exterior green yards along 1st Avenue South and 22nd Street South. Landscaping shall consist of two-foot tall shrubs installed 30 inches on center.
6. The loading area shall not be used as an outdoor drinking area.
7. This Special Exception/Site Plan approval shall be valid through June 13, 2022. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

C. STANDARD CONDITIONS OF APPROVAL

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

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & 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: **Community Redevelopment District**

The land uses of the surrounding properties are:

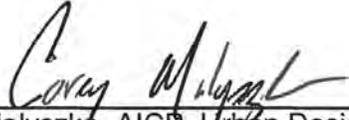
North: **Community Redevelopment District**

South: **Industrial General**

East: **Community Redevelopment District**

West: **Community Redevelopment District**

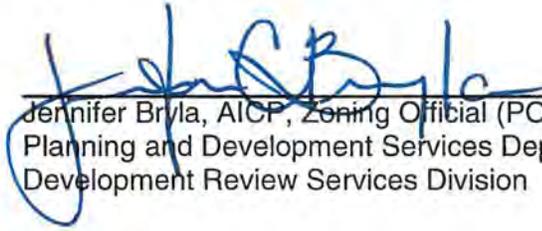
REPORT PREPARED BY:



Corey Malyszka, AICP, Urban Design and Development Coordinator
Planning and Development Services Department
Development Review Services Division

7.3.19
DATE

REPORT APPROVED BY:



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

7.3.19
DATE



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 32000008
Address: 2200 1st Avenue South



If I Brewed the World – 2200 1st Ave South

To Whom it may concern:

The main reason I am requesting to change my classification from a “Brewpub” to a “Microbrewery” is based on the limitations it causes me. As a brewpub I am unable to sell bottles out of the tasting room, I am unable to sell growlers, and I am not allowed to attend certain festivals under my current status. Not being able to do these things limits my marketing capabilities. Other than the title there are no changes to my current situation.

16.50.045.4.2. – Microbrewery

A.1) I currently own a 1 barrel system so there would be no feasible way for me to be able to produce 15,000 barrels or more per year.

A.2) We would only be a brewery and tasting room, there is no food services involved.

A.2.a) Agreed

A.2.b) Agreed. Main Entrance is facing the street.

A.2.c) Agreed. They do connect.

A.3) N/A

A.4) Agreed. Loading area is in the rear of the building.

A.5) Agreed

A.6) Agreed

A.7.a-d) Agreed. The spent grains are put into sealed containers that sit in the side yard behind a solid door and picked up within the allotted timeframe.

If I Brewed the World

A proposed craft brewery offering unique flavors and located in St. Petersburg, FL.



If I Brewed the World
Kevin Shaw
Cell: 954-867-4544
Email: info@ifibrewedtheworld.com

All information contained within this business plan is an estimate and any lender or investor should perform their own due diligence. This document and the information that it contains is confidential and is the property of and for the use of the subject business only, it is not to be re-produced or used by anyone else.

Mission Statement:

If I Brewed the World intends to create a pleasant, enjoyable, and sociable environment by providing refreshing high-quality and uniquely flavored brews along with baked goods made with recycled spent-grains. The company will be a responsible member of the local community and will also create sustainable jobs.

1.0 Executive Summary

If I Brewed the World is a start-up craft brewery and bakery that will offer uniquely flavored brews that are created by a well-regarded brewer named Kevin Shaw and reuse spent-grains from the beer making process to create various baked goods.

The brewery will be located on the outskirts of St. Petersburg, Florida. It will offer a comfortable and social environment that will allow beer lovers of any experience level to enjoy their visit at the brewery. The business will be managed on a daily basis by the two co-owners, Mr. and Mrs. Kevin Shaw.

They are uniquely qualified to succeed because Kevin Shaw has been a brewer for 6 years and he has been awarded 30 medals in homebrewing competitions in over 15 different styles of beers. He has won a Best of Show Award and a 1st place in a National Homebrewing competition. He was in the top 10 of homebrewers in the state for 2 years consecutively while he was competing.

He has been asked to brew his own recipes at commercial breweries because of the high quality of his beer. Kevin has brewed on a 3.5 barrel (31 gallons/barrel) commercial brewing system in order to continue his knowledge of brewing. He has taken classes in identifying off-flavors in beer and the reasons for them to hone his palette to produce the highest quality product. He has experimented in many avenues of the brewing process such as harvesting wild yeast to be used in a beer and has created award-winning wild yeast beers in addition to traditional styles.

They are members of a homebrewing club that was awarded homebrewing club of the year. Kevin has donated his beer to at least 20 events at various beer festivals around Tampa Bay and has received high praises and further interest as to where they could purchase more.

Kevin and his spouse have been very involved in the beer/brewing community for many years and are familiar with all of the breweries in the area and their inner-workings due to the close relationships they've built within the beer community. He has access to the brewing resources from at least 8 professional brewers that are friends of his that work at local breweries in Tampa Bay.

They ran a spent-grain bakery business on the side on weekends at farmers markets throughout NW Florida. They would reuse the grains after the beer-making process to create snack bars, cookies, and dog treats. Flavors included Samores, Pineapple Coconut Macadamia, and Spicy Chocolate Orange. The items were very popular and usually sold out at most of the events. The business worked with charities within Tampa bay partnering with the Humane Society of Pinellas County donating 10% of all profits to them as well as being a vendor for their special events such as Adopt-a-Palooza and Petwalk.

He and his spouse volunteer at many local beer events in the Tampa Bay area such as Tampa Bay Beer week, Halfway There beer festival, Best Florida Beer Brewer's Ball which is a professional brewers competition giving them access to study the commercial landscape. He has been a steward at many BJCP (Beer Judge Certification Program) sponsored competitions which are held inside local breweries such as Yuengling and Cigar City.

Kevin has created a coffee table-style book that shows pictures he's taken over the years of the brewing process and various beer-related photos that he is selling and using as a marketing tool.

He has a BBA in Business Administration, with a focus in Finance. While honing his craft as a brewer, he has been employed as an Underwriter in the mortgage industry. His wife has a Business Administration degree as well with a focus in human resources and has worked in the financial services industry and is fully capable of handling the back-office operations of the business as well as training/supervising staff.

The brewery will have several sources of sales:

- 1) 16 oz. beers (glasses)
- 2) 22 oz. beers (bombers)
- 3) 32 oz. beers (growlers)
- 4) Kegs
- 5) Bakery Goods
- 6) Merchandise

The business already has websites established at www.ifibrewedtheworld.com and www.IIBTW.com. In addition, Mr. Shaw has created a coffee-table book that will showcase aspects of the brewing process that will be presented to potential investors and advertisers.

Craft breweries have grown in popularity in all regions of the U.S. However, many of the craft breweries develop a condescending or arrogant approach that can be intimidating to many beer enthusiasts or social drinkers. Although there are three major local breweries in Tampa Bay: Cigar City, 3 Daughters, and Big Storm, there is still ample room for a small unique brewery to offer a relaxing atmosphere and unique flavors in beer and baked goods designed by an award-winning brewer.

If I Brewed the World has the following competitive advantages:

- Strong management team led by a highly awarded craft brewer (Kevin Shaw).
- Unique brew flavors, such as apple pie, pickles, etc.
- Only existing spent-grain bakery that recycles grains from the beer-making process.
- Welcoming atmosphere that encourages curiosity.
- Low cost structure of operations.
- Close proximity to most of the growing Tampa Bay metro area.

In summary, If I Brewed the World has an attractive business model and has a capable management team.

2.0 Objectives

- Ensure that the brew flavors are exceptional and that the staff are professional.

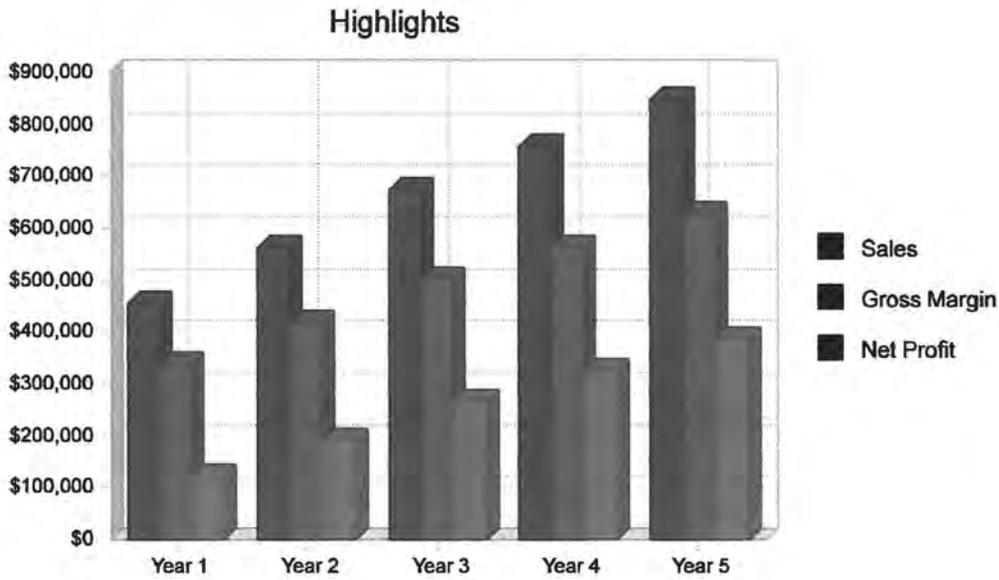
- Carefully learn from the early customers: What were the key reasons that they chose to visit If I Brewed the World?
- Use the lessons learned in this second bullet point to craft an effective advertising strategy that will quickly attract new customers.
- Closely manage the cash flow of the business.
- Develop a customer referral pipeline within the existing customer base.
- Become a recognizable mainstay within the community through events and charity to further that customer base.
- Build the brand, hands on, and create a solid space while maintaining quality and profits.
- Encourage natural growth to expand staff by hiring quality individuals that have the capacity to see the vision and brand that will help growth within the business.
- Continue to expand distribution territories
- Use the same formula of low overhead and brand awareness to open other locations.

3.0 Financial Objectives

Financial Objectives

- Arrange \$170,000 in bank financing.
- The company breaks-even on a monthly basis with \$23,252 in revenue, assuming a monthly fixed operating expense of \$17,273 and a 25.71% COGS.
- During the 1st year, the projection lists \$455,000 in sales and a net profit of \$122,000.
- Operating expenses are projected to grow by at least 3% annually, due to inflation.
- During the 2nd year, the projection lists \$566,000 in sales and a net profit of \$192,000.

Chart: Projected Business Performance



4.0 Start-Up Summary

Table: Startup

<i>Startup</i>	
Startup Expenses	
Legal & Accounting Set-Up	\$500
Stationery, Brochures, Business Cards, etc.	\$1,200
Liability Insurance Initial Payment	\$700
Lease Deposit	\$2,083
Painting, Remodeling, etc.	\$3,000
Initial Advertising	\$5,000
Licenses/Fees	\$3,000
Propane	\$500
Electric Deposit	\$500
Internet	\$100
Water & Sewer Deposit	\$300
Garbage	\$100
CO2	\$150
Bakery Start-Up Cost	\$5,000
Alcohol Surety Bond	\$200
Supplies	\$600
Total Startup Expenses	\$22,933
Startup Assets	
Cash Required	\$127,067
Startup Inventory	\$25,000
Long-term Assets	\$25,000
Total Assets	\$177,067
Total Requirements	\$200,000
Down Payment	\$30,000
Loan Amount	\$170,000

5.0 Company Ownership & Organization

The 50/50 owners of the business are Mr. and Mrs. Kevin Shaw. The company's legal organization is an FL LLC. The final share ownership of the LLC will be negotiated to the satisfaction of all parties.

6.0 Marketing and Market Analysis

The customers can include local residents from Tampa Bay, downtown St. Pete workers, college students, and tourists (including visitors to the nearby stadium, museums, races, parades, festivals, beaches, etc.)

The business has several ways of marketing to customers, including:

- Signs and flyers
- Brew bus tours/ Craft beer tourist brochures
- Establishing online social media presence with Facebook, Instagram, Twitter, etc.
- Word of mouth
- Website (used to collect emails of visitors)
- SEO marketing (i.e. search engine key words)
- Email blasts to existing customers
- Collaborations with other local businesses
- Multiple craft beer festivals and events within Tampa Bay
- Events and charity done at the brewery
- Business cards, bags, shirts, hats with the company name, etc.

The business has budgeted \$1,200/month for advertising.

7.0 Competitive Analysis

The company will not face direct competition from another small brewery, but does face competition from Cigar City, 3 Daughters, and Big Storm.

However, If I Brewed the World has the following competitive advantages:

- Strong management team led by a highly awarded craft brewer (Kevin Shaw).
- Unique brew flavors, such as apple pie, pickles, etc.
- Only existing spent-grain bakery that recycles grains from the beer-making process.
- Welcoming atmosphere that encourages curiosity.
- Low cost structure of operations.
- Close proximity to most of the growing Tampa Bay metro area.

It's important to emphasize that Kevin Shaw has strong experience in both brewing and also carefully selected ingredients to create popular flavors for customers, whether they be first-time beer drinkers, social drinkers, or more serious beer enthusiasts.

8.0 SWOT Analysis

SWOT Analysis (Strengths, Weaknesses, Opportunities, and Threats)

STRENGTHS	HOW STRENGTHS WILL BE LEVERAGED
<ol style="list-style-type: none"> 1) Strong management team led by a highly awarded craft brewer (Kevin Shaw). 2) Unique brew flavors, such as apple pie, pickles, etc. 3) Only existing spent-grain bakery that recycles grains from the beer-making process. 4) Welcoming atmosphere that encourages curiosity. 5) Low cost structure of operations. 6) Close proximity to most of the growing Tampa Bay metro area. 	<ol style="list-style-type: none"> 1) The management team will closely watch customer demand, determine how customers located the business, find out what they like with the menu or atmosphere and mold the business around these findings. 2) & 3) & 4) The Company can advertise this aspect and use it as a sales pitch to win new customers over. It will also create word of mouth advertising. 5) The business can afford to lower prices to meet competitive threats, if necessary. 6) Ability to market and network to a very large potential customer base.
WEAKNESSES	HOW TO MINIMIZE WEAKNESSES
The business is a start-up concept.	The management is seeking investment capital to adequately fund the business.
OPPORTUNITIES	HOW TO CAPITALIZE
Expand sales quickly by utilizing the strengths listed above.	The business will expand its sales quickly by an aggressive marketing strategy and by closely managing customer relationships.
THREATS	HOW TO MINIMIZE THREATS
The American consumer is facing financial stress from stagnant wages, rising cost of living, etc.	The business offers products that many customers will feel is necessary for their social wellbeing.

9.0 Exit Strategy

This business is planned for the long-term and the opening of other potential locations, with the possibility of the eventual sale of the business in the private market.

10.0 Management

The business will be managed on a daily basis by the two co-owners, Mr. and Mrs. Kevin Shaw.

Kevin Shaw has been a homebrewer for 6 years and he has been awarded 30 medals in homebrewing competitions in over 15 different styles of beers. He won a Best of Show Award and a 1st place in a National Homebrewing competition.

They both also previously ran a spent-grain bakery business at farmers markets and were vendors at charity events within Tampa bay partnering with the Humane Society of Pinellas County.

He has a BBA in Business Administration, with a focus in Finance. While honing his craft as a brewer, he has been employed as an Underwriter in the mortgage industry. His wife has a Business Administration degree as well with a focus in human resources and has worked in the financial services industry and is fully capable of handing the back-office operations of the business as well as training/supervising staff.

Resumes for Mr. and Mrs. Shaw are provided as an attachment.

The payroll budget is shown below.

Table: Personnel

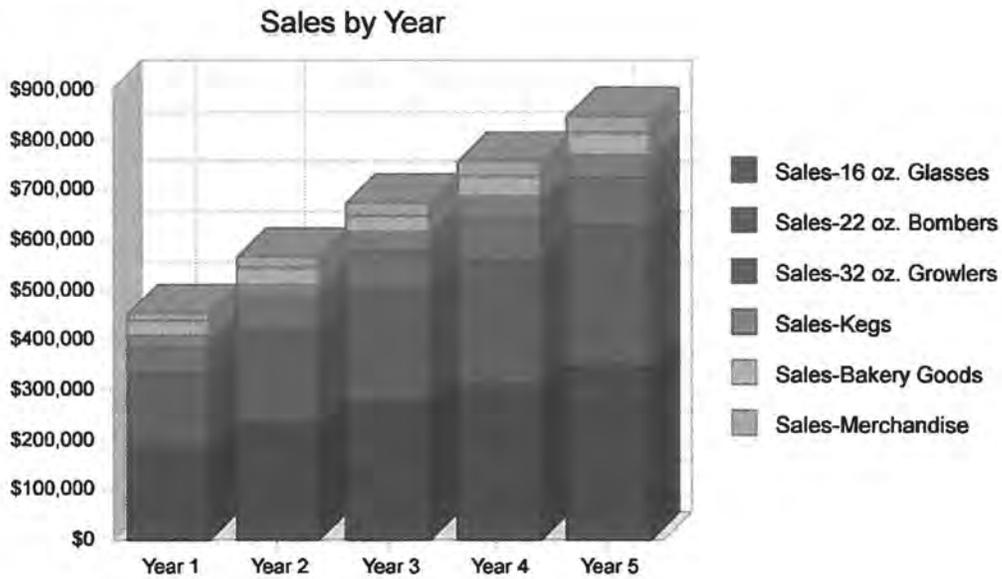
<i>Personnel Plan</i>	Year 1	Year 2	Year 3	Year 4	Year 5
CEO/Brewmaster	\$18,000	\$22,000	\$22,660	\$23,340	\$24,040
Co-CEO (Spouse)	\$18,000	\$22,000	\$22,660	\$23,340	\$24,040
Assistant Brewer \$12/hr 30 hr/wk	\$18,720	\$19,282	\$19,860	\$20,456	\$21,070
Bartender \$10/hr 30 hr/wk	\$15,600	\$16,068	\$16,550	\$17,047	\$17,558
Bartender \$10/hr 30 hr/wk	\$15,600	\$16,068	\$16,550	\$17,047	\$17,558
Baker \$10/hr 30 hr/wk	\$15,600	\$16,068	\$16,550	\$17,047	\$17,558
Manager \$14/hr 30 hr/wk	\$21,840	\$22,495	\$23,170	\$23,865	\$24,581
Total People	8	8	8	8	8
Total Payroll	\$123,360	\$133,981	\$138,000	\$142,140	\$146,404

11.0 Sales Forecast

Table: Sales Forecast

<i>Sales Forecast</i>	Year 1	Year 2	Year 3	Year 4	Year 5
Unit Sales					
Sales-16 oz. Glasses	33,671	42,088	50,506	56,567	63,355
Sales-22 oz. Bombers	6,734	8,418	10,101	11,313	12,671
Sales-32 oz. Growlers	1,684	2,104	2,525	2,828	3,168
Sales-Kegs	337	421	505	566	634
Sales-Bakery Goods	1,913	2,143	2,400	2,688	3,010
Sales-Merchandise	1,010	1,263	1,515	1,697	1,901
Total Unit Sales	45,348	56,436	67,552	75,659	84,738
Unit Prices					
Sales-16 oz. Glasses	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50
Sales-22 oz. Bombers	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Sales-32 oz. Growlers	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Sales-Kegs	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00
Sales-Bakery Goods	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Sales-Merchandise	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50
Sales					
Sales-16 oz. Glasses	\$185,188	\$231,485	\$277,782	\$311,116	\$348,450
Sales-22 oz. Bombers	\$148,151	\$185,188	\$222,226	\$248,893	\$278,760
Sales-32 oz. Growlers	\$50,506	\$63,132	\$75,759	\$84,850	\$95,032
Sales-Kegs	\$25,253	\$31,566	\$37,879	\$42,425	\$47,516
Sales-Bakery Goods	\$28,695	\$32,138	\$35,995	\$40,314	\$45,152
Sales-Merchandise	\$17,677	\$22,096	\$26,516	\$29,697	\$33,261
Total Sales	\$455,469	\$565,607	\$676,157	\$757,296	\$848,171
Direct Unit Costs					
Sales-16 oz. Glasses	\$1.21	\$1.21	\$1.21	\$1.21	\$1.21
Sales-22 oz. Bombers	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50
Sales-32 oz. Growlers	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Sales-Kegs	\$25.50	\$25.50	\$25.50	\$25.50	\$25.50
Sales-Bakery Goods	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00
Sales-Merchandise	\$7.87	\$7.87	\$7.87	\$7.87	\$7.87
Direct Cost of Sales					
Sales-16 oz. Glasses	\$40,741	\$50,927	\$61,112	\$68,446	\$76,659
Sales-22 oz. Bombers	\$37,038	\$46,297	\$55,556	\$62,223	\$69,690
Sales-32 oz. Growlers	\$15,152	\$18,940	\$22,728	\$25,455	\$28,510
Sales-Kegs	\$8,586	\$10,733	\$12,879	\$14,424	\$16,155
Sales-Bakery Goods	\$7,647	\$8,565	\$9,593	\$10,744	\$12,033
Sales-Merchandise	\$7,955	\$9,943	\$11,932	\$13,364	\$14,968
Subtotal Direct Cost of Sales	\$117,119	\$145,404	\$173,800	\$194,656	\$218,015

Chart: Sales by Year



12.0 Break-Even Analysis

Table: Break-even Analysis

<i>Break-even Analysis</i>	
Monthly Units Break-even	2,315
Monthly Revenue Break-even	\$23,252
Assumptions:	
Average Per-Unit Revenue	\$10.04
Average Per-Unit Variable Cost	\$2.58
Estimated Monthly Fixed Cost	\$17,273

13.0 Projected Profit and Loss

Table: Profit and Loss

<i>Pro Forma Profit and Loss</i>	Year 1	Year 2	Year 3	Year 4	Year 5
Sales	\$455,469	\$565,607	\$676,157	\$757,296	\$848,171
Direct Cost of Sales	\$117,119	\$145,404	\$173,800	\$194,656	\$218,015
Total Cost of Sales	\$117,119	\$145,404	\$173,800	\$194,656	\$218,015

Gross Margin	\$338,351	\$420,202	\$502,357	\$562,640	\$630,157
Gross Margin %	74.29%	74.29%	74.30%	74.30%	74.30%
Expenses					
Payroll	\$123,360	\$133,981	\$138,000	\$142,140	\$146,404
Marketing/Promotion	\$14,400	\$14,832	\$15,277	\$15,735	\$16,207
Depreciation	\$0	\$0	\$0	\$0	\$0
Rent	\$24,996	\$25,746	\$26,518	\$27,314	\$28,133
Utilities	\$7,200	\$7,416	\$7,638	\$7,868	\$8,104
Repair & Maintenance	\$3,600	\$3,708	\$3,819	\$3,934	\$4,052
Insurance	\$4,200	\$4,326	\$4,456	\$4,589	\$4,727
Pest Control	\$1,800	\$1,854	\$1,910	\$1,967	\$2,026
Alcohol License	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251
Supplies	\$3,600	\$3,708	\$3,819	\$3,934	\$4,052
TV, Net, & Phone	\$3,300	\$3,399	\$3,501	\$3,606	\$3,714
Uniforms Expense	\$2,400	\$2,472	\$2,546	\$2,623	\$2,701
Legal & Accounting	\$900	\$927	\$955	\$983	\$1,013
Licenses & Fees	\$720	\$742	\$764	\$787	\$810
Payroll Taxes	\$14,803	\$16,078	\$16,560	\$17,057	\$17,569
Total Operating Expenses	\$207,279	\$221,248	\$227,885	\$234,722	\$241,764
Profit Before Interest and Taxes	\$131,072	\$198,954	\$274,472	\$327,918	\$388,393
EBITDA	\$131,072	\$198,954	\$274,472	\$327,918	\$388,393
Interest Expense	\$9,232	\$7,439	\$5,466	\$3,370	\$1,146
Taxes Incurred	\$0	\$0	\$0	\$0	\$0
Net Profit	\$121,840	\$191,515	\$269,006	\$324,548	\$387,247
Net Profit/Sales	26.75%	33.86%	39.78%	42.86%	45.66%

14.0 Projected Cash Flow Statement

Table: Cash Flow

<i>Pro Forma Cash Flow</i>	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Received					
Cash from Operations					
Cash Sales	\$455,469	\$565,607	\$676,157	\$757,296	\$848,171
Subtotal Cash from Operations	\$455,469	\$565,607	\$676,157	\$757,296	\$848,171
Additional Cash Received					
Sales of Other Current Assets	\$0	\$0	\$0	\$0	\$0
Sales of Long-term Assets	\$0	\$0	\$0	\$0	\$0
New Investment Received	\$0	\$0	\$0	\$0	\$0
Subtotal Cash Received	\$455,469	\$565,607	\$676,157	\$757,296	\$848,171

Expenditures	Year 1	Year 2	Year 3	Year 4	Year 5
Expenditures from Operations					
Cash Spending	\$123,360	\$133,981	\$138,000	\$142,140	\$146,404
Bill Payments	\$177,896	\$243,575	\$269,405	\$289,893	\$314,787
Subtotal Spent on Operations	\$301,256	\$377,556	\$407,405	\$432,033	\$461,192
Additional Cash Spent					
Long-term Liabilities Principal Repayment	\$30,057	\$31,910	\$33,879	\$35,968	\$38,187
Purchase Other Current Assets	\$0	\$0	\$0	\$0	\$0
Purchase Long-term Assets	\$0	\$0	\$0	\$0	\$0
Dividends	\$0	\$0	\$0	\$0	\$0
Subtotal Cash Spent	\$331,313	\$409,466	\$441,284	\$468,001	\$499,379
Net Cash Flow	\$124,157	\$156,141	\$234,873	\$289,295	\$348,792
Cash Balance	\$251,224	\$407,364	\$642,237	\$931,532	\$1,280,324

15.0 Projected Balance Sheet

Table: Projected Balance Sheet

<i>Pro Forma Balance Sheet</i>					
	Year 1	Year 2	Year 3	Year 4	Year 5
Assets					
Current Assets					
Cash	\$251,224	\$407,364	\$642,237	\$931,532	\$1,280,324
Inventory	\$11,405	\$16,221	\$18,667	\$19,590	\$21,941
Other Current Assets	\$0	\$0	\$0	\$0	\$0
Total Current Assets	\$262,628	\$423,586	\$660,905	\$951,123	\$1,302,266
Long-term Assets					
Long-term Assets	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Accumulated Depreciation	\$0	\$0	\$0	\$0	\$0
Total Long-term Assets	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Total Assets	\$287,628	\$448,586	\$685,905	\$976,123	\$1,327,266
Liabilities and Capital					
Current Liabilities					
Accounts Payable	\$18,779	\$20,131	\$22,323	\$23,961	\$26,044
Current Borrowing	\$0	\$0	\$0	\$0	\$0
Other Current Liabilities	\$0	\$0	\$0	\$0	\$0
Subtotal Current Liabilities	\$18,779	\$20,131	\$22,323	\$23,961	\$26,044

Long-term Liabilities	\$139,943	\$108,033	\$74,154	\$38,186	(\$1)
Total Liabilities	\$158,722	\$128,164	\$96,477	\$62,147	\$26,043
Paid-in Capital	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Retained Earnings	(\$22,933)	\$98,907	\$290,422	\$559,428	\$883,975
Earnings	\$121,840	\$191,515	\$269,006	\$324,548	\$387,247
Total Capital	\$128,907	\$320,422	\$589,428	\$913,975	\$1,301,223
Total Liabilities and Capital	\$287,628	\$448,586	\$685,905	\$976,123	\$1,327,266
Net Worth	\$128,907	\$320,422	\$589,428	\$913,975	\$1,301,223

16.0 First-Year Financial Projections

Table: Profit and Loss, Months 1-12

<i>Pro Forma Profit and Loss</i>	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Sales	\$32,151	\$33,106	\$34,088	\$35,100	\$36,142	\$37,214	\$38,319	\$39,457	\$40,628	\$41,834	\$43,076	\$44,355
Direct Cost of Sales	\$8,268	\$8,513	\$8,766	\$9,026	\$9,294	\$9,569	\$9,853	\$10,146	\$10,447	\$10,757	\$11,076	\$11,405
Total Cost of Sales	\$8,268	\$8,513	\$8,766	\$9,026	\$9,294	\$9,569	\$9,853	\$10,146	\$10,447	\$10,757	\$11,076	\$11,405
Gross Margin	\$23,884	\$24,592	\$25,322	\$26,074	\$26,848	\$27,645	\$28,466	\$29,311	\$30,181	\$31,077	\$32,000	\$32,950
Gross Margin %	74.28%	74.28%	74.29%	74.29%	74.29%	74.29%	74.29%	74.29%	74.29%	74.29%	74.29%	74.29%
Expenses												
Payroll	\$10,280	\$10,280	\$10,280	\$10,280	\$10,280	\$10,280	\$10,280	\$10,280	\$10,280	\$10,280	\$10,280	\$10,280
Marketing/Promotion	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Rent	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083
Utilities	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Repair & Maintenance	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Insurance	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350
Pest Control	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150
Alcohol License	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167
Supplies	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
TV, Net, & Phone	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275
Uniforms Expense	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
Legal & Accounting	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75
Licenses & Fees	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60
Payroll Taxes	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234	\$1,234
Total Operating Expenses	\$17,273	\$17,273	\$17,273	\$17,273	\$17,273	\$17,273	\$17,273	\$17,273	\$17,273	\$17,273	\$17,273	\$17,273
Profit Before Interest and Taxes	\$6,610	\$7,319	\$8,049	\$8,801	\$9,575	\$10,372	\$11,192	\$12,038	\$12,908	\$13,804	\$14,727	\$15,677
EBITDA	\$6,610	\$7,319	\$8,049	\$8,801	\$9,575	\$10,372	\$11,192	\$12,038	\$12,908	\$13,804	\$14,727	\$15,677
Interest Expense	\$838	\$826	\$813	\$801	\$788	\$776	\$763	\$751	\$738	\$725	\$713	\$700
Taxes Incurred	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Profit	\$5,772	\$6,494	\$7,236	\$8,000	\$8,786	\$9,596	\$10,429	\$11,287	\$12,170	\$13,079	\$14,014	\$14,977
Net Profit/Sales	17.95%	19.61%	21.23%	22.79%	24.31%	25.79%	27.22%	28.61%	29.95%	31.26%	32.53%	33.77%

17.0 Assumptions

The financial statements for If I Brewed the World have the following assumptions:

- The proposed owners will be investing \$30,000 into the business and the use of the \$170,000 in financing investment is detailed in the start-up table.
- The business has 6 proposed sources of revenue: 16 oz. glasses, 22 oz. bombers, 32 oz. growlers, kegs, bakery goods, and merchandise.
- The company breaks-even on a monthly basis with \$23,252 in revenue, assuming a monthly fixed operating expense of \$17,273 and a 25.71% COGS.
- During the 1st year, the projection lists \$455,000 in sales and a net profit of \$122,000.
- Operating expenses are projected to grow by at least 3% annually, due to inflation.
- During the 2nd year, the projection lists \$566,000 in sales and a net profit of \$192,000.
- All net profits are projected to be retained in the business.



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on July 10, 2019 at 2:00 P.M. at the Sunshine Center (Auditorium), located at 330 5th Street North, St. Petersburg, Florida.

CASE NO.: 19-32000009 **PLAT SHEET:** H-1

REQUEST: Approval of a Special Exception and related Site Plan for an outdoor performing arts venue. The applicant is requesting a variance to parking.

OWNER: Robert and Cherie Beaman
7955 Bogie Avenue North
Saint Petersburg, Florida 33710

AGENT: Kevin Beck
615 27th Street South
Saint Petersburg, Florida 33712

ADDRESS: 2043 4th Avenue South

PARCEL ID NO.: 24-31-16-00000-320-0800

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)

SITE AREA TOTAL: 100,568 square feet or 2.3 acres

GROSS FLOOR AREA:

Existing:	5,427 square feet	0.05 F.A.R.
Proposed:	5,427 square feet	0.05 F.A.R.
Permitted:	75,426 square feet	0.75 F.A.R.

BUILDING COVERAGE:

Existing:	5,427 square feet	5% of Site MOL
Proposed:	9,132 square feet	9% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	27,292 square feet	26% of Site MOL
Proposed:	25,100 square feet	24% of Site MOL
Permitted:	95,540 square feet	95% of Site MOL

OPEN GREEN SPACE:

Existing:	73,276 square feet	70% of Site MOL
Proposed:	75,468 square feet	72% of Site MOL

PAVING COVERAGE:

Existing:	21,865 square feet	21% of Site MOL
Proposed:	15,968 square feet	15% of Site MOL

PARKING:

Existing:	5; including 1 handicapped space
Proposed:	0;
Required	420; including 9 handicapped spaces

BUILDING HEIGHT:

Existing:	14 feet
Proposed:	43 feet
Permitted:	50 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for an outdoor performing arts center which is a Special Exception use within the IT Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a Special Exception and related site plan to construct an outdoor performing arts center. The applicant is requesting a variance to parking. The subject property is located at the southwest corner of 4th Avenue South and 20th Street South. The eastern portion of the property is developed with a 5,427 square foot industrial building and the western portion of the property is developed with a wireless communication tower. The center portion of the subject property is vacant.

History:

On February 21, 2019, the City Council unanimously approved amendments to the Comprehensive Plan and the Land Development Regulations (LDRs) to allow an outdoor performance arts venue as a Special Exception use in the Industrial Traditional (IT) zoning district. These changes were found to be consistent with the Countywide Rules. The changes to the LDRs also included the adoption of use specific development standards for an outdoor performing arts center.

Current Proposal:

The applicant proposes to utilize the eastern portion of the subject property as a loading and unloading area for semi-trailers and bus parking. The applicant will construct a new stage west of the existing industrial buildings and an accessible raised platform for patrons with disabilities. The applicant will utilize portable bathrooms with the number of bathrooms per event being based on the number of patrons attending each event. Food trucks will be brought to the site for events and be located around the perimeter of the subject property. Patrons will enter and exit the venue at the point where 4th Avenue South and the east-west alley dead-end into the subject property. Additional emergency exits will be located along the northwest side of the property. These exits will be located along the Pinellas Trail. The applicant is requesting a variance to parking which is discussed later in the report.

Use Specific Development Standards

The following are the five use specific development standards and a staff summary of the applicant's responses to those criteria. Attached to the report is the responses provide by the applicant.

1. A noise mitigation and monitoring plan shall be prepared by a professional acoustical consultant or certified audio engineer and provided to the POD to demonstrate how the operation will comply with the noise ordinance and shall include the number and orientation of speakers, noise mitigation methods, operating hours, location of stage(s) and performing areas and monitoring requirements.

The applicant has provided a noise study that was prepared by Michael Keane of Keane Acoustics, which is attached to this report. The applicant has stated that they will provide noise mitigation through the use of dense landscaping, mass loading vinyl drapes used on the perimeter of the stage and fence. The study concludes that the venue's noise impacts, with the proposed speaker locations and orientation, mitigation measures and allowed operating hours, will be "negligible or fairly small for most residences, especially those two or more blocks away from more industrial locations." Further, Staff, based on the information provided by the applicant, expects that the use will be able to comply with the noise ordinance standards for "privately owned outdoor places when making sound is the primary lawful permitted use of that portion of the property" [Section 11-53(4)c.(plainly audible from 3,000 feet between 8 a.m. and 11 p.m., except on Fridays, Saturdays and the days before national holidays when the 3,000 foot plainly audible standard applies from 8 a.m. to 12 midnight) and 11-53(4)a. (plainly audible from 100 feet 11 p.m. to 8 a.m. except Fridays, Saturdays and the days before national holidays when the 100 foot plainly audible standard applies from 12 midnight to 8 a.m.).

2. An operating plan shall be provided to the POD which shall include the frequency of events, projected number of attendees, days and hours of operation, and whether alcohol will be served.

The applicant anticipates there will be approximately 60 national events in the first year. The events are expected to draw 5,000 to 7,000 attendees. Approximately, an additional 20-25 non-national events will occur yearly. These events could be car shows, food truck rallies, etc. The non-national shows may draw a few thousand attendees. Hours of operation will be Monday through Thursday 6:30 p.m. to 11 p.m., Friday 6:30 p.m. to midnight, Saturday opening subject to event and close by midnight and Sunday opening subject to event and close by 11 p.m. Alcohol is proposed to be for purchase.

3. An outdoor lighting (photometric) plan shall be provided to the POD which shall depict all outdoor security lighting, pedestrian lighting and event lighting. Lights shall be directed away from adjacent residential uses. The use of flashing, blinking, fluttering, strobe, laser beam lighting or lighting devices shall be prohibited if visible from any adjacent rights of-way or adjacent properties.

The applicant has submitted a photometric study with the application and is attached to this report. The applicant has worked with the Fire and Police Departments to provide adequate security lighting. Pole lighting will be used and dispersed throughout, specifically at entrances, exits, restrooms and ADA paths. The applicant is utilizing dense landscaping and mass loaded vinyl to shield lighting from trespassing onto adjacent properties.

4. A traffic circulation plan shall be provided to the POD to demonstrate event drop-off pick up, site circulation, on-site parking, event loading, and pedestrian connections. Off-street loading for a minimum of one semi-tractor trailer shall be provided completely on the property. If off-site parking is proposed, the plan shall also demonstrate safe lighted pedestrian connections, and shall comply with off-site location requirements of this Code (currently, 16.40.090.3.2.C.2).

The applicant has worked with the Tampa Bay Rays, adjacent businesses and the City's Police Department to coordinate parking, pick-up and drop-off areas, ADA parking, bicycle parking and street closures for events. The majority of the parking for the venue will be located at Tropicana Field. Pedestrians will walk from Tropicana Field along 3rd and 4th Avenues South. The applicant has secured an agreement with Nickel Taxi to provide service for events. A ride share pick-up and drop-off area has been coordinated with a nearby business via an agreement. A number of off duty police officers will be employed for each event. The number of police officers will be determined by the Police Department and will depend on the type of event. Police officers will direct both pedestrian and vehicular traffic, block roads and provide security.

5. These regulations are in addition to other regulations that may be applicable, including but not necessarily limited to, certificates of appropriateness, community redevelopment plan reviews, and public safety permits related to group assembly events.

The applicant has been actively working with the City's Police Department. This applicant has been routed to multiple City departments include both Police and Fire.

VARIANCE:

The applicant is requesting a variance to parking. City Code requires one parking space per 100 square feet of assembly areas and one parking space per 1,000 square feet for all other areas. The proposed use requires 420 spaces.

Parking

Required:	420 spaces
Proposed:	0 spaces
Variance:	420 spaces

The applicant is requesting a 100% parking variance. The applicant has been working with multiple business in the immediate area including the Tampa Bay Rays. A letter has been provided by the Tampa Bay Rays, it is the intent of the Tampa Bay Rays to work with the applicant to secure parking, their assurance letter is attached to this report. In addition to the letter provided, a lease agreement valid until April 30, 2020, has been provided to use 1,100 parking spaces at Tropicana Field. The parking lots are located a block and half east of the subject property. The applicant is working with a local taxi service to provide transportation from Tropicana Field parking lots to the subject property. The applicant also has provided signed letters from two nearby property owners for the use of their property for ADA parking and car-share pick-up and drop-off areas. The property is also serviced by the Pinellas Trail and mass transit. The adjacent street network has been improved with public sidewalks, giving pedestrians the ability to walk to the event. In the event that Tropicana Field has an event, the applicant will be required to provide parking alternatives.

Special Exception:

An outdoor performing arts venue in the IT zoning district is a Special Exception use that requires the Development Review Commission's (DRC's) review and approval. The DRC is responsible to evaluate the proposed use to ensure compliance with the applicable review criteria as outlined in City Code, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. The City's Transportation Planner has reviewed the proposal and determined that the existing road network and proposed traffic circulation plan is adequate to support the proposed use. The applicant has provided a noise mitigation study which includes methods to mitigate for noise. The applicant will be responsible to comply with the City's noise ordinance, which does include hours that limit excessive noise generation. The outperforming arts venue is surrounded by indoor and outdoor industrial uses. The applicant has been working with the City's Fire and Police Departments to secure proper security, temporary street closures and ingress/egress to and from the subject property to mitigate for event impacts. The applicant has secured a lease agreement for parking at Tropicana Field, see attached lease. The parking areas that will be used are less than a ¼ mile or five-minute walk to the subject proeprty. The applicant has also secured a private taxi service, that will transport patrons from the parking lots to the venue. Multiple conditions of approval have been added to the report to ensure minimal impacts for the surrounding properties.

Public Comments:

No comments of concerns were expressed to staff at the time this report was prepared.

III. RECOMMENDATION:

- A. Staff recommends APPROVAL of the following:**
 - 1. Variance to parking; and**
 - 2. Special Exception and related site plan, subject to the Special Conditions of Approval.**

B. SPECIAL CONDITIONS OF APPROVAL:

1. At least two weeks prior to any event, the applicant shall submit application(s) for special event permit/street closures to the City's Police and Fire Departments to secure the proper staffing for each event and shall have secured such approvals prior to each event.
2. The applicant shall secure parking for a minimum of 420 parking spaces from an adjacent business(es) that are within a $\frac{1}{4}$ of a mile from the entrance to the venue. The distance shall be measured along the most direct pedestrian connection. Prior to the issuance of any permit to establish the venue or any event, the applicant shall provide fully executed agreement(s) from the property(ies) detailing location, number of spaces and availability. In the event that parking is no longer available at any of the locations provided prior to the first event, the applicant shall provide copy(s) of the lease agreement(s) prior to scheduling of any further events.
3. Prior to the event, the applicant shall submit a revised site plan to provide nine handicap parking spaces on the subject property and provide a path to the handicap viewing platform. All required permits and improvements shall be completed prior to commencement of any event.
4. The loading and parking areas on the subject property shall be paved with asphalt, concrete or brick pavers. Shell is not a permitted surface.
5. The loading area shall be designed to allow vehicles to enter and exit the street in a forward motion.
6. All events are subject to the City's Noise Limitations, which limit sound between the hours of 11 p.m. and 8 a.m., and 12 midnight on Fridays and Saturdays (See City Code Section 11.53.4) and the applicant shall install sound barriers and landscaping in accordance with the Noise Mitigation and Monitoring plan prior to the first event.
7. The Event sponsor and property owner shall be responsible for any repair of public rights-of-way for damage resulting from the event (see City Code Section 16.70.030.1.11).
8. All food vendors shall be licensed and insured and shall have appropriate business tax receipt and state or county health certificates.
9. All trash and debris must be cleared within 24-hours of the event and all temporary buildings, vehicles, structures must be removed within 49-hours of the event. The applicant shall contact the Sanitation Department to arrange special pick-up prior to all events.
10. Permits are required for any temporary signage related to events and shall comply with the sign code.
11. An Alcohol Beverage permit is required to serve alcohol on the property and shall also be licensed by the State Division of Alcoholic Beverages. Any application(s) for temporary alcoholic beverages shall be submitted two-weeks prior to the event.
12. There shall be no ingress from the Pinellas Trail. Egress is for emergency only.
13. The applicant shall comply with the lighting section of the code, Section 16.40.070.
14. The applicant shall submit a revised site plan to provide 100 long-term bicycle parking spaces as required by Section 16.40.090.4.1.

15. Plans shall be revised as necessary to comply with the Engineering Department's memorandum dated June 24, 2019.
16. This Special Exception/Site Plan approval shall be valid through July 10, 2022. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.

C. STANDARD CONDITIONS OF APPROVAL

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

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & 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 Concurrency by complying with the adopted levels of service for:
 - a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

The land use of the subject property is: **Industrial General**

The land uses of the surrounding properties are:

North:	Industrial General
South:	Industrial General
East:	Industrial General
West:	Industrial General

REPORT PREPARED BY:

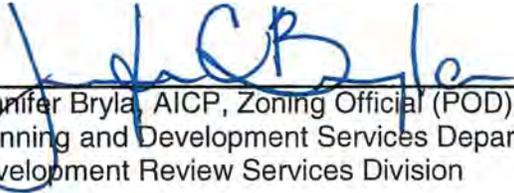


Corey Malyszka, AICP, Urban Design and Development Coordinator
Planning and Development Services Department
Development Review Services Division

7.3.19

DATE

REPORT APPROVED BY:

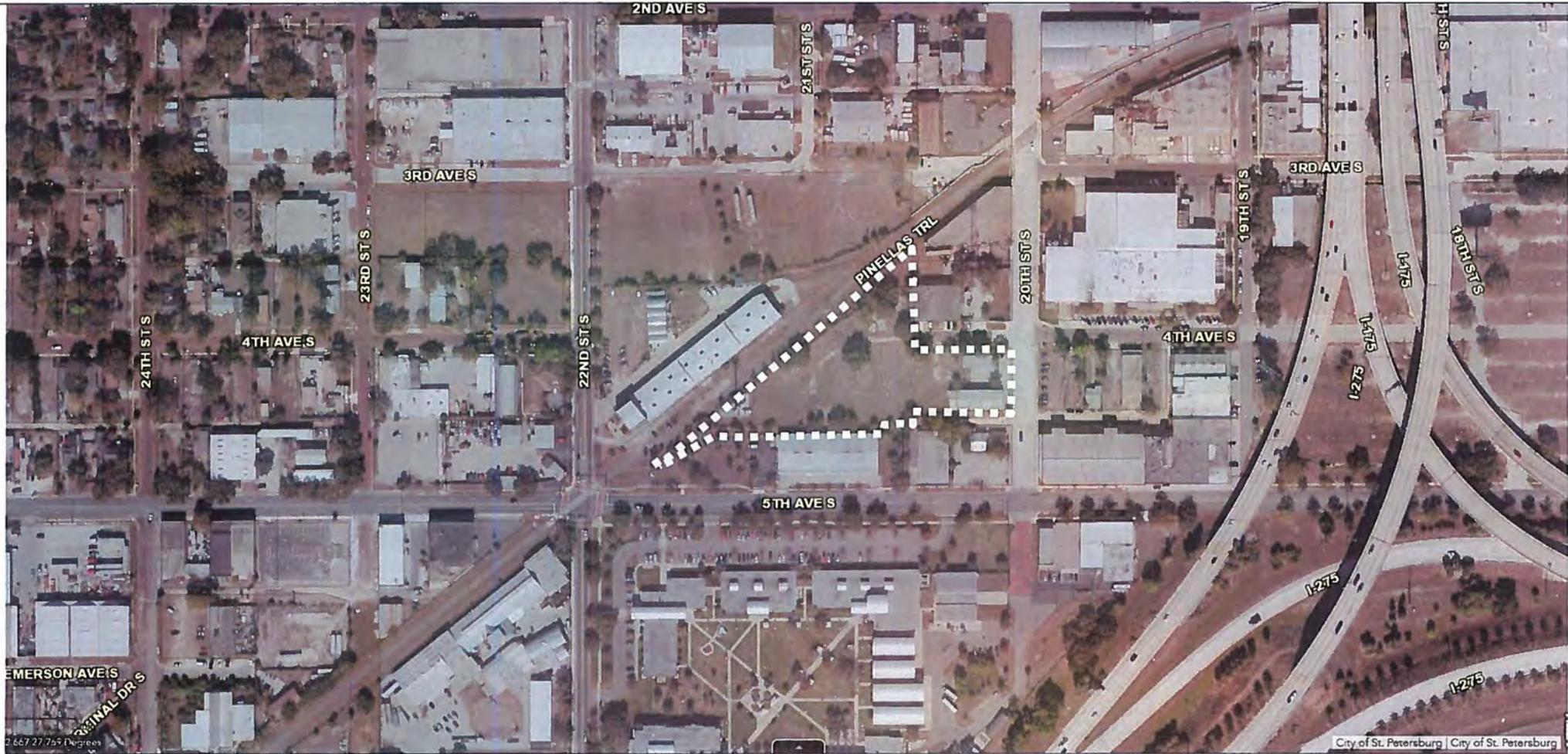


Jennifer Bryla, AICP, Zoning Official (POD)
Planning and Development Services Department
Development Review Services Division

7.3.19

DATE

Exhibits: site plan, operation/organizational plan, noise mitigation and monitoring plan, letters, lease agreement.



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 19-32000009
 Address: 2043 4th Avenue South and
 415 20th Street South



MRP LED Area Luminaire

Capable Luminaire

The luminaire is a capable luminaire which has been designed and tested to meet the requirements of the International Illuminance Engineering and Lighting Association (IIESA).

- All components of the luminaire must be listed by an approved listing agency.
- The luminaire is a Certified luminaire with 2012 controls marked by a **2012** IESNA E-111 listing agency.
- The luminaire is a Certified luminaire with 2012 controls marked by a **2012** IESNA E-111 listing agency.

To learn more about IESNA E-111 listing agency, visit www.iesna.org

1. See website for details.

2. All Certified luminaire for E-111 listing agency are listed on the IESNA website. Visit www.iesna.org for details.

Model	Height	Beam Angle	Beam Diameter	Beam Area	Beam Area at 100'	Beam Area at 200'	Beam Area at 300'	Beam Area at 400'	Beam Area at 500'	Beam Area at 600'	Beam Area at 700'	Beam Area at 800'	Beam Area at 900'	Beam Area at 1000'
MRP-1	10'	30°	16.8'	281.6 sq ft	1131.4 sq ft	4525.6 sq ft	8042.4 sq ft	11314.4 sq ft	15777.6 sq ft	20448.0 sq ft	25326.0 sq ft	30411.6 sq ft	35704.0 sq ft	41203.2 sq ft

EXAMPLE: MRP LED 42C 100 600 343 400V CODED

TYPES "S1.1" AND "S1.2"

KAXW LED Wall Luminaire

Capable Luminaire

The luminaire is a capable luminaire which has been designed and tested to meet the requirements of the International Illuminance Engineering and Lighting Association (IIESA).

- All components of the luminaire must be listed by an approved listing agency.
- The luminaire is a Certified luminaire with 2012 controls marked by a **2012** IESNA E-111 listing agency.
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To learn more about IESNA E-111 listing agency, visit www.iesna.org

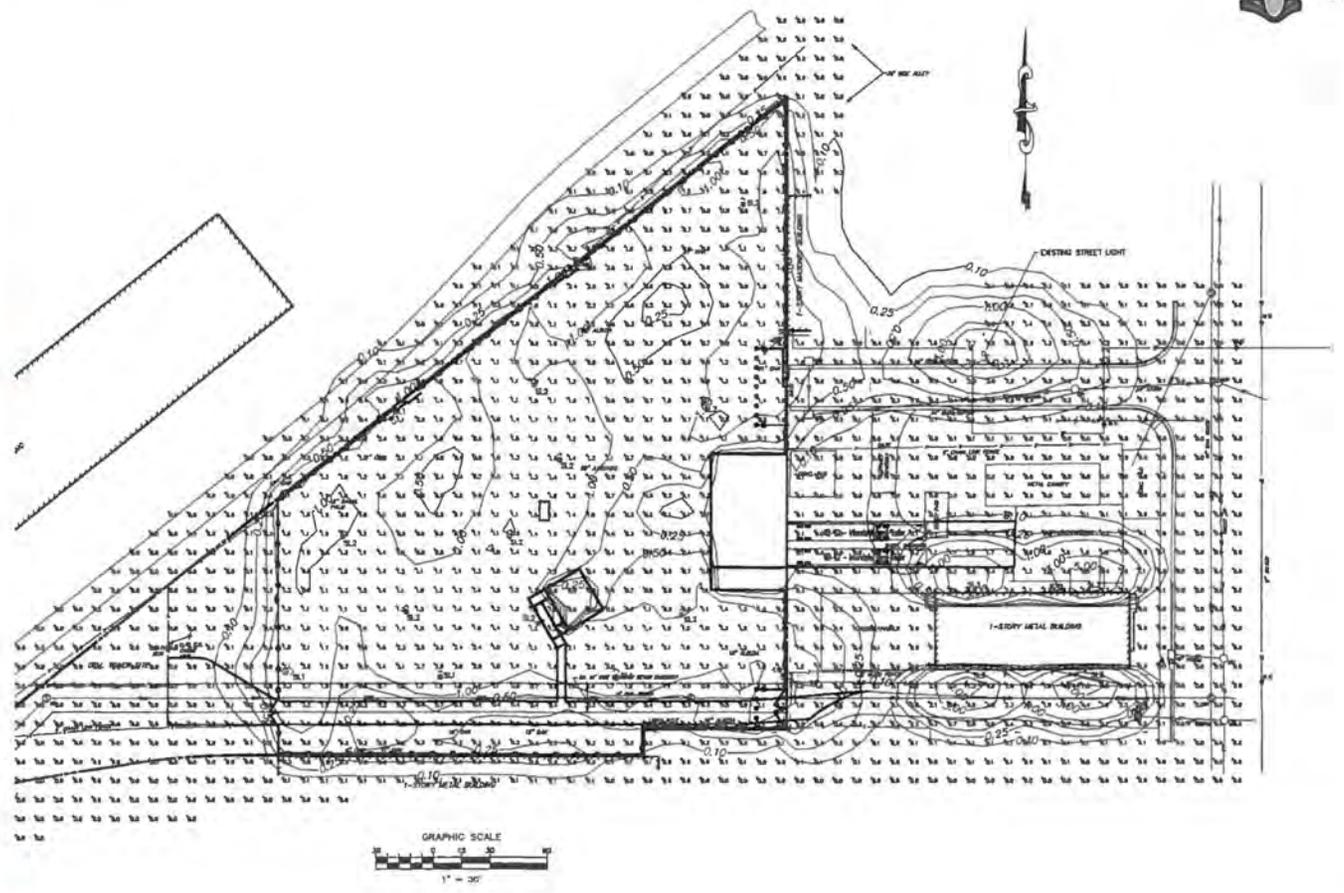
1. See website for details.

Model	Height	Beam Angle	Beam Diameter	Beam Area	Beam Area at 100'	Beam Area at 200'	Beam Area at 300'	Beam Area at 400'	Beam Area at 500'	Beam Area at 600'	Beam Area at 700'	Beam Area at 800'	Beam Area at 900'	Beam Area at 1000'
KAXW-1	10'	30°	16.8'	281.6 sq ft	1131.4 sq ft	4525.6 sq ft	8042.4 sq ft	11314.4 sq ft	15777.6 sq ft	20448.0 sq ft	25326.0 sq ft	30411.6 sq ft	35704.0 sq ft	41203.2 sq ft

EXAMPLE: KAXW LED 42C 100 600 343 400V CODED

TYP "S1.3"

SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST



NO.	DATE	REVISION	BY

SDE SYSTEMS DESIGN ENGINEERING, INC

5801 JAMES DR., LINDSEY, FL 33608
 PHONE: 813-448-1000 FAX: 813-448-1001
 8070 WOODLAND DR., SUITE 200
 BIRMINGHAM, AL 35242

**GLASS COAST LIVE
 PRELIMINARY VENUE LAYOUT
 SITE LIGHTING PLAN**

415 20th STREET SOUTH - PARCEL B
 ST. PETERSBURG, FL 33712

CITY OF ST. PETERSBURG
 PARCELAS COUNTY FLORIDA

DATE	SCALE	PROJECT	JOB NO.
03/09/2019	1" = 30'		D-19-1352-0001-EL101

MRP LED LED Area Luminaire

Specifications

- Beam Spread: 120°
- Height: 1.5m
- Width: 0.5m
- Weight: 15kg
- Power: 150W
- Life: 50,000 hours

Notes:

1. See drawing for details.
2. See drawing for details.
3. See drawing for details.

EXAMPLE MRP LED ETC 700 400 540 540VOLT 00000

Item	Qty	Part No.	Description	Unit	Notes
1	1	MRP LED ETC 700 400 540 540VOLT 00000	MRP LED luminaire	EA	

TYPE "MRP"

KAXW LED Wall Luminaire

Specifications

- Beam Spread: 120°
- Height: 1.5m
- Width: 0.5m
- Weight: 15kg
- Power: 150W
- Life: 50,000 hours

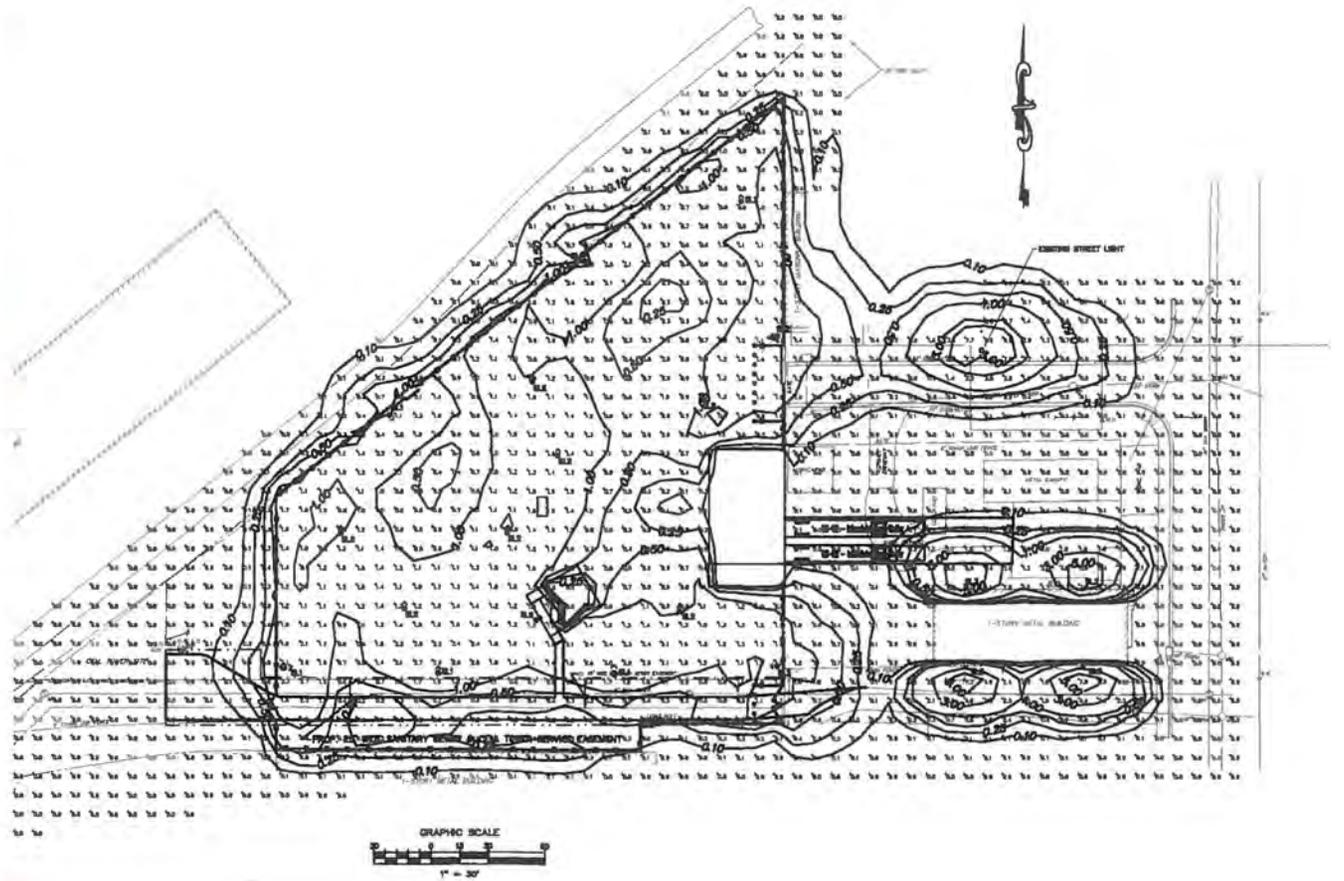
Notes:

1. See drawing for details.
2. See drawing for details.
3. See drawing for details.

EXAMPLE KAXW LED P3 400 540VOLT 00000

Item	Qty	Part No.	Description	Unit	Notes
1	1	KAXW LED P3 400 540VOLT 00000	KAXW LED luminaire	EA	

TYPE "KAXW"



SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST

NO.	DATE	BY	ST

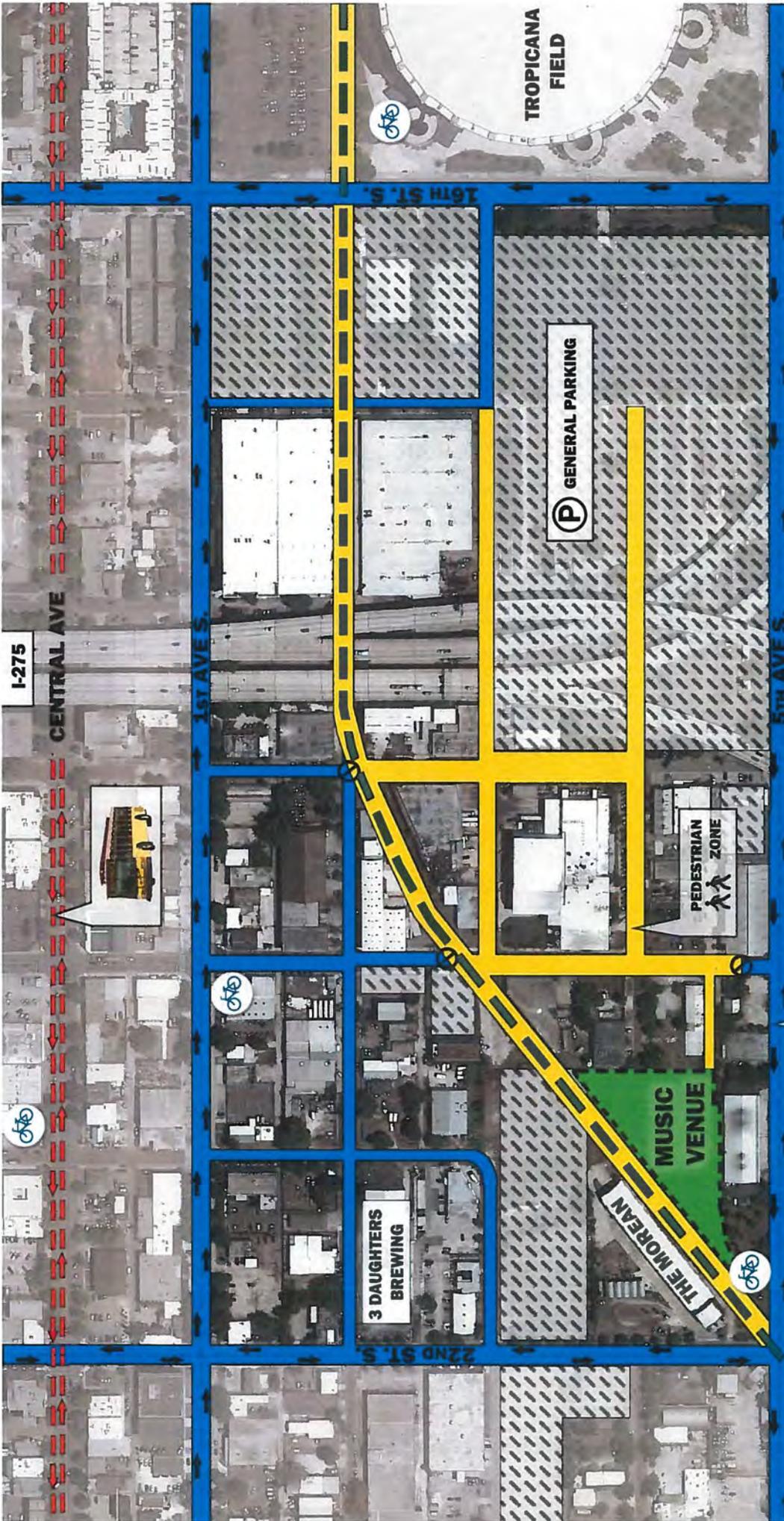
SDE SYSTEMS DESIGN ENGINEERING, INC
 1800 BARRON BL. WASHINGTON, PA 15370
 724-838-1111
 1000 W. MARKET ST. WILKES BARRE, PA 18702

GLASS COAST LIVE
 PRELIMINARY SITE LIGHTING PLAN

415 20th STREET SOUTH - PARCEL B
 ST. PETERSBURG, FL 33712

CITY OF ST. PETERSBURG PINEHILLS COUNTY FLORIDA

DATE: 3/26/2019
 SCALE: 1" = 30'
 PROJECT NO: D-19-1352-0001-EL101



SITE LEGEND

- VEHICULAR ACCESS
- CENTRAL AVENUE TROLLEY ROUTE
- SPECIAL EVENT ROAD CONTROL POINTS
- PARKING
- PEDESTRIAN ZONE
- PINELLAS TRAIL
- BIKE SHARE

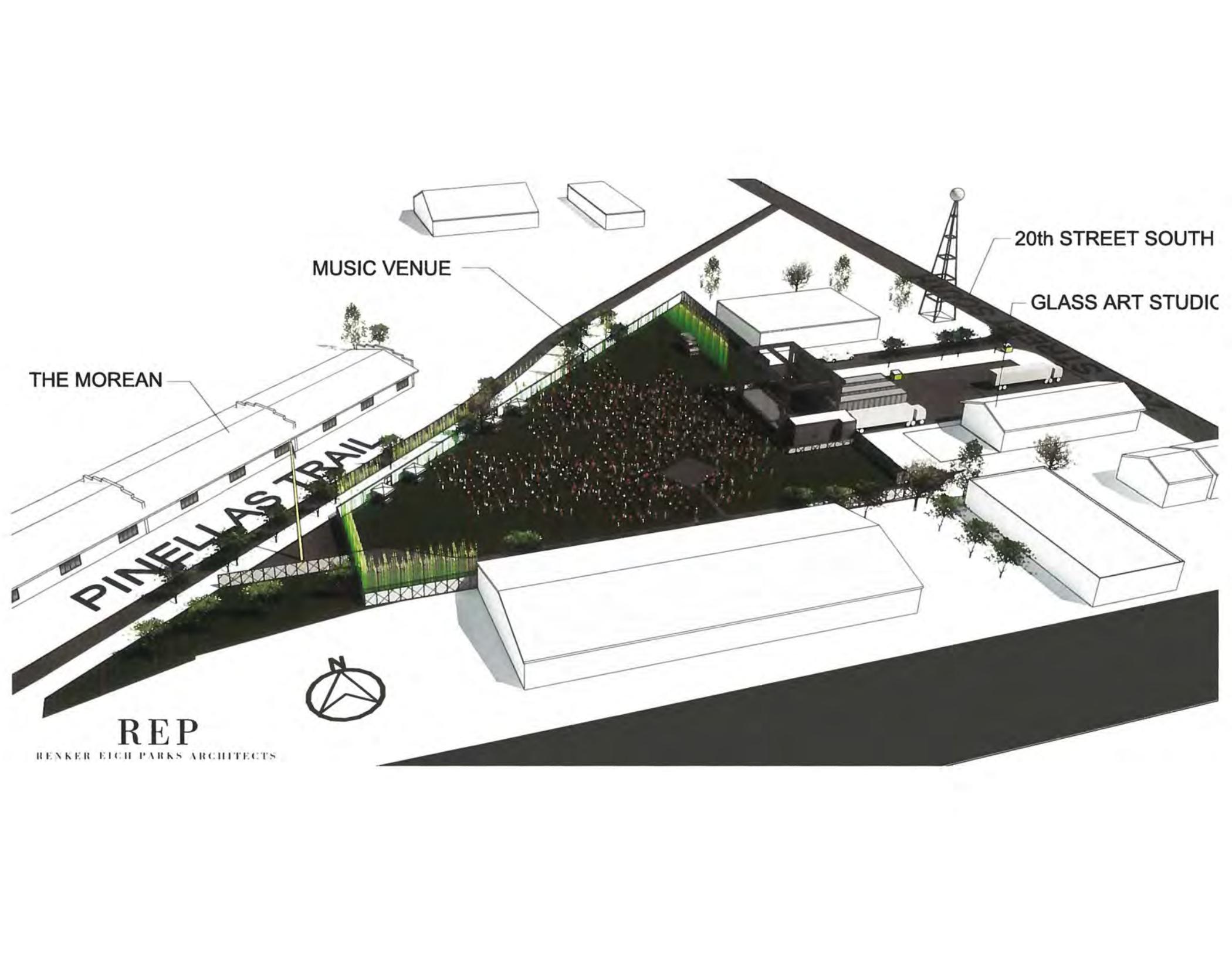
SITE LEGEND

- VEHICULAR ACCESS
- CENTRAL AVENUE TROLLEY ROUTE
- SPECIAL EVENT ROAD CONTROL POINTS
- ACCESSIBLE PARKING
- LYFT
- UBER

SITE LEGEND

- ACCESSIBLE PARKING
- LYFT
- UBER





THE MOREAN

PINELLAS TRAIL

MUSIC VENUE

20th STREET SOUTH

GLASS ART STUDIO



REP

RENKER EICH PARKS ARCHITECTS



March 9, 2019

Ken Jobson
Trail Side LLC
415 20street S.
St. Petersburg, FL 33701

Dear Mr. Jobson,

The following is a summary of Keane Acoustics' noise study for the proposed live performance venue in St. Petersburg, FL.

Background/Purpose

Keane Acoustics has been asked to assess the potential for noise impact from the proposed new outdoor performance venue, which will be built in the IT district. Activities at the venue will be amplified and unamplified performances by local and touring acts. It is understood that there will be no installed sound system at the facility; users of the facility will supply their own sound equipment.

The purpose of this study is to quantify the impact of sound emissions from "loud" events such as live amplified musical performances with respect to nearby residential properties and offer design suggestions that will minimize noise emissions to adjacent properties.

Noise Ordinance

It is understood that there is no numerical noise ordinance for the City of St. Petersburg, FL.

The City of St. Petersburg Noise Ordinance states the following:

ARTICLE III. - NOISE POLLUTION

DIVISION 1. - GENERALLY

Sec. 11-53. - Loud, raucous and unnecessary noises enumerated.

The following acts, among others, and the causing thereof, are declared to be loud, raucous, disturbing, and/or excessive noise, and therefore unlawful and in violation of this article:

...(4) Privately-owned outdoor places.

...c. Playing, using, operating or permitting to be played, used, or operated any radio, compact disc or tape player, musical instrument, drum, phonograph, sound amplifier, or other machine or device that produces, reproduces or amplifies sound in any privately-owned outdoor place, when making sound is the primary, lawful permitted use of that portion of the property (e.g., a performance venue), so that the sound is plainly audible to any person at a distance of 3,000 feet or more from the source of the sound between the hours of 8:00 a.m. and 11:00 p.m. (12:00 midnight on Fridays, Saturdays and the days before a national holiday, this is an exception to subsection (4)a of this section)...

...f. For the purposes of this section, the operation or playing of the above enumerated machines or devices shall be deemed to be outdoors if the musical instrument or speakers are not located within a building or other structure which is fully enclosed by walls and a roof and all doors and windows are closed.

Per the ordinance, Plainly audible means any sound produced by a source, which can be heard by any reasonable person of ordinary sensibilities using his or her unaided hearing faculties. Measurement standards shall be the auditory senses. Words or phrases need not be discernible and low frequency sound reverberations are included.

To further reinforce the definition of plainly audible for purposes of this report, it is presumed that plainly audible (obvious to most people) and faintly audible (occasionally apparent to those with higher hearing acuity) are different (up to 10-15 decibels different based on Keane Acoustics' experience).

The lack of numerical (decibel) standards in the above excerpt presents challenges regarding a definitive and repeatable standard on which to determine whether noise emissions from a music venue are acceptable or not. The following are several conditions which may drastically change whether or not noise emissions from a music venue are plainly audible.

- 1) Ambient Noise decibel levels at the receiving property (dependent upon road traffic, time of year [air conditioning], and atmospheric conditions [wind speed and direction]).
- 2) Atmospheric conditions which effect the propagation of sound toward a receiving property.
- 3) The operator of the venue sound system. Each operator will bring their own sound system as this is the industry standard.

The combination of these variables creates a challenge to efforts to forecast a potential noise impact from the proposed music venue. There are some general considerations that can be made to best anticipate typical scenarios that allow an estimate of noise emissions to be made.

- 1) Base ambient noise levels on typical conditions (general traffic and atmospheric conditions)
- 2) Allow a contingency for general wind speed and direction in the evaluation
- 3) Allow a contingency for sound system operator/engineer. It would be helpful to establish a series of rules for the sound system operator/engineer to follow. This could be a decibel limit at the property boundary, with a notification system that can instantly tell the operator (at the mixing console) whether they are in compliance.

Investigation

February 22, 2019 Visit

During the visit Keane Acoustics conducted a survey of the site and nearby areas to determine the most significant contributors to the soundscape.

The primary sounds observed were as follows:

- residential mechanical equipment
- industrial noise (especially close to venue)
- traffic noise from I-275 and local roads

- aircraft flyovers

The most frequent (non-music) noise sources observed were vehicular traffic, and various industrial sounds.

Ambient Noise Testing

Keane Acoustics measured sound levels in the vicinity (up to about 3,000 feet to the northwest and west) of the proposed venue.

Data were taken in 1 second samples in a “noise logging” fashion one location at a time. Audio was recorded throughout the measurement period to ensure that each noise “event” was properly identified.

Measurement instrumentation consisted of one Bruel and Kjaer Type 2270 Hand Held Analyzer, Serial No. 3010848, which meets ANSI standards for Type 1 instruments. The instrument calibration was checked with a Bruel and Kjaer Calibrator Type 4231, Ser. No. 2545588.

Ambient noise measurements were conducted during the late morning. The wind was calm and the temperature ranged from approximately 72 to 76 degrees Fahrenheit. Relative humidity was roughly 70%.

In general, ambient noise levels away from the venue location ranged from 50-60 dBA, with specific noise events (usually vehicle pass by) between 60-70 dBA. Ambient noise levels within several blocks of the venue ranged from 60-70 dBA, with specific noise events (usually vehicle pass by or industrial noise) between 70-85 dBA.

Residences to the South and SW

These residences are showing higher ambient noise levels (typically about 60-70 dBA) due to the mostly industrial or commercial nature of properties in these areas.

Residences to the West (in the vicinity of 24th Street South)

This area is mostly commercial with a few residences in the immediate area. These residences are currently exposed to industrial/commercial type noise (typically about 55-65 dBA) that reduces the impact of the anticipated venue noise emissions.

Residences to the North and NW north of Central Ave (Historic Kenwood)

These residences are showing lower typical ambient noise levels (typically about 50-55 dBA), dominated mostly by noise from I-275 and from the commercial area between 1st Ave North and South.

Residences on the other side of I-275

This area is dominated by noise emissions from I-275 and associated roadways.

The results of the ambient measurements will be compared to the anticipated venue noise emissions for each of these locations.

Noise Modeling of Music Events

In an effort to quantify anticipated noise emissions from the proposed venue, a detailed noise model of the area (complete with buildings) has been constructed.

The model is based on the current layout of the venue which shows the stage on the eastern portion of the property, with the sound system aiming to the west portion of the property.

The sound system was modeled using software from a collaborate effort between the developers of SoundPlan and the audio manufacturer d&b audiotechnik. The sound system configuration is based on two 10 module J-series line arrays flown at a height of 30 feet, with 8 subwoofers on the ground. The aiming configuration allows for a sound level of 97 dBA in the center of the listening area.

The heights of the buildings in the vicinity were noted to determine the degree of shielding from the sound system.

It is understood that the venue will incorporate dense clusters of tall bamboo that can help mitigate light and sound propagation to adjacent properties. This should make a noticeable reduction in sound emissions provided the bamboo is dense and tall enough. Mass loaded vinyl barriers can also be effective (See Exhibit C).

Noise Modeling Results

General Impressions

Based on the projected noise emissions into the community the sound levels would be in the 60-75 dBA range within a two block radius (very few residences), and the 50-70 dBA range (usually less than 65 dBA) within a 4 block radius (See Exhibits A and B for a plot of the anticipated noise emissions, with and without bamboo around perimeter).

Residences to the South and SW

These residences are showing noise exposure (typically about 55-70 dBA in full concert mode). In general, this is equivalent to or less than the typical ambient noise levels due to the mostly industrial or commercial nature of properties in these areas.

Residences to the West (in the vicinity of 24th Street South)

There is a small area, mostly between 4th and 5th Ave that has noise exposure (typically about 55-70 dBA dBA in full concert mode). This area is mostly commercial with a few residences in the immediate area. These residences are currently exposed to industrial/commercial type noise that reduces the impact of the anticipated venue noise emissions.

Residences to the North and NW north of Central Ave (Historic Kenwood)

These residences are showing a lesser noise exposure (typically less than 55 dBA in full concert mode). In general, this is equivalent to or less than the typical ambient noise levels.

Residences on the other side of I-275

In general these residences are shielded by the earthen berms associated with the elevated roadways. While a small amount of noise (usually less than 55 dBA) may be occasionally faintly audible across I-275, it will be mostly masked by noise emissions from the roadway (typically greater than 55 dBA).

As with any sound system, care needs to be taken to properly configure the system to provide ample coverage to the audience and minimize disruption to the community. Events using “oversized” or poorly configured sound systems can result in disturbance, either through poor aiming, raising the loudspeaker arrays too high (projecting sound over buildings), or using too much power.

Noise Impact Discussion

Provided music events conclude in the vicinity of 11pm to midnight, the anticipated impact into the community will likely be as follows:

Residential

For the loudest events (amplified music), it will likely be somewhat audible over the ambient noise for a radius of 3-4 blocks. Beyond that distance the music may be faintly audible, but will not typically be at levels considered disruptive or excessive. It is unlikely that music events will be plainly audible at a distance of 3,000 feet (roughly 28th Street S. to the west or 4th Avenue N. to the north). There is a chance music events will be faintly audible at a distance of 3,000 feet, given very specific wind conditions (high level winds coming from the SE).

There are significant limitations to the maximum sound level emissions that will likely be tolerated by the nearby residents. Sound level control of the musical groups and performers (and associated sound systems) is by far the most effective means of minimizing noise impacts to residents. It is recommended that decibel limits are established as a guideline at the property boundaries to help mitigate noise disturbance at residential locations further away. Current technology exists to notify the operator of the sound system at the mixing console in real time.

Based on this study, a properly setup and operated sound system should not yield a significant number of complaints from persons of average hearing acuity.

Commercial

There are some nearby commercial properties which host live music performances in the evening. Most of these should not be impacted as they are indoors. Most outdoor locations that may have occasional live music will have minimal impacts as the sound levels from their own music will be much louder than that coming from the subject proposed music venue.

Conclusion

Keane Acoustics has visited the proposed music venue location and the adjacent residential neighborhoods, in St. Petersburg, FL, conducted a survey of ambient sound conditions and conducted a noise modeling study.

Based on the modeling studies conducted by Keane Acoustics, the anticipated noise impact for amplified music events will be negligible or fairly small for most residences, especially those 2 or more blocks away from more industrial locations.

The current orientation of buildings and the berms from I-275 provides significant protection for residential neighbors in most directions.

Additional shielding for residential neighbors to the north, NW, and west would be provided by introduction of dense, tall bamboo along the proposed venue property line.

Best regards,

A handwritten signature in black ink, appearing to read 'Michael Keane', written in a cursive style.

Michael Keane, P.E

Table of Exhibits

Exhibit A	Noise Model without Bamboo Plantings
Exhibit B	Noise Model with Bamboo Plantings
Exhibit C	Mass Loaded Vinyl Product

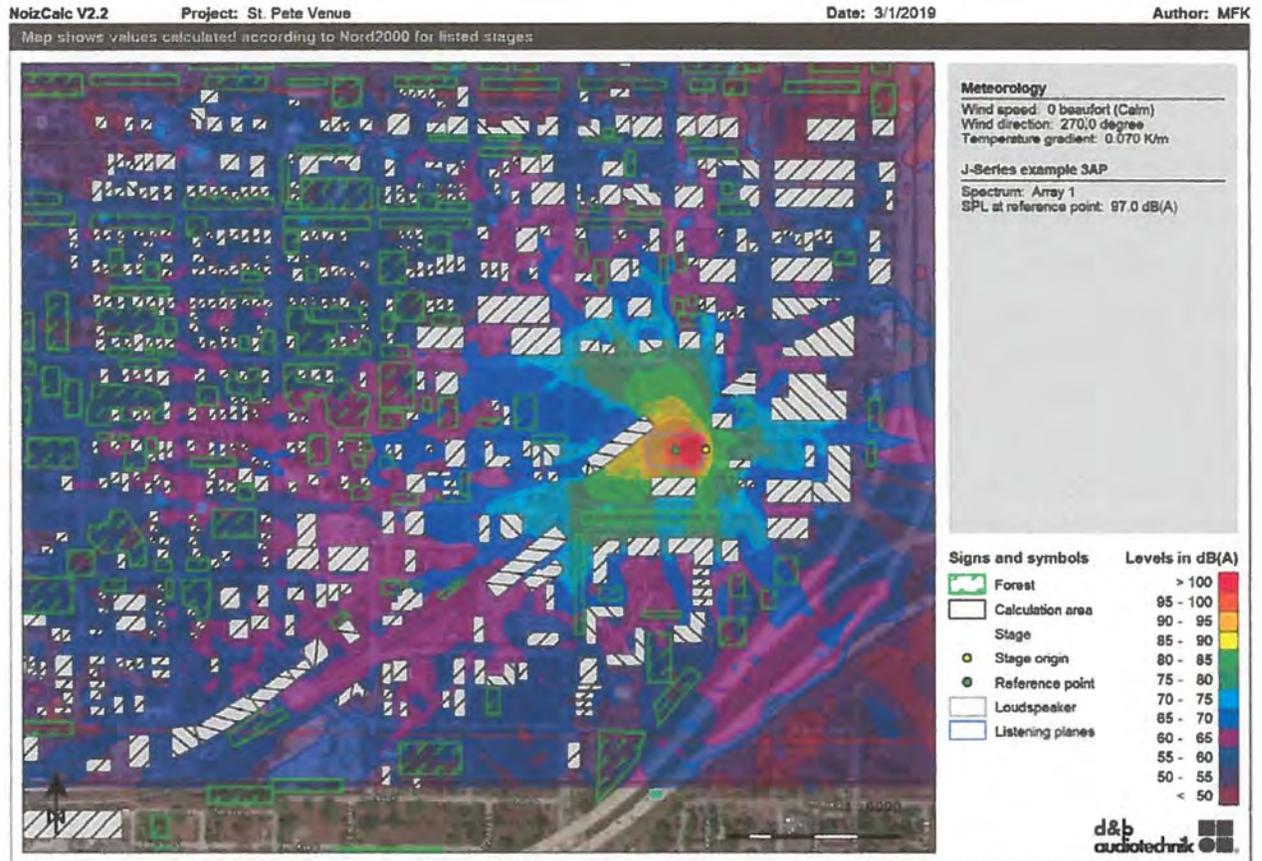


Exhibit A Noise Model without Bamboo Plantings

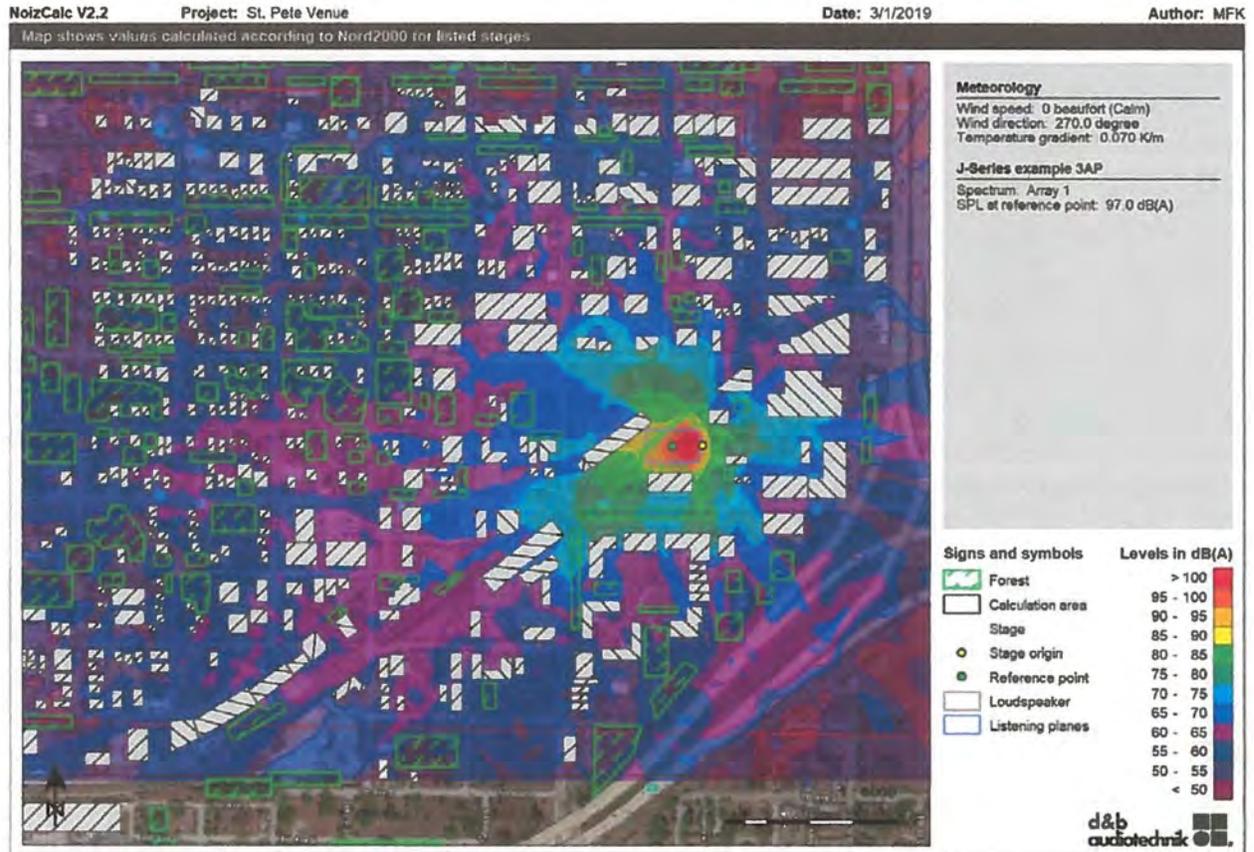
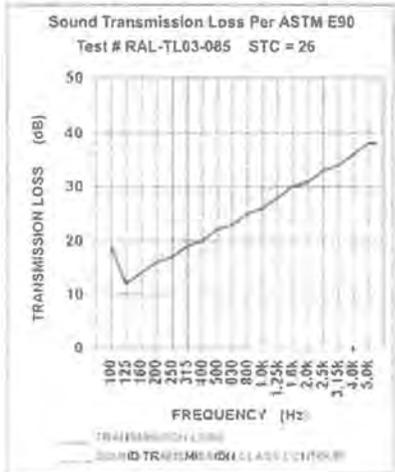


Exhibit B Noise Model with 25ft High Dense Bamboo Plantings

Taller plantings will have a stronger mitigation effect.



16 oz. Acoustiblok® Sound Isolation Material Product Specifications



Acoustiblok is the most efficient and cost effective solution for controlling transmitted sound in commercial, institutional, and residential construction. A standard wood stud & gypsum board wall with one layer of 16 oz. Acoustiblok (STC 52) blocks more sound than a 12" thick poured concrete slab (STC 51).

UL Classified for application in all wall and floor/ceiling construction in the U300, U400, V400, and L500 categories (277 designs), Acoustiblok assures compliance with life safety and building code requirements.

An Acoustiblok sound barrier material cut easily with a box knife and requires no special tools or skills to install.

Acoustical test reports for numerous wall and floor/ceiling designs are available from Acoustiblok on request. All our test data is taken directly from independent 3rd party laboratories under NVLAP certification.

SOUND TRANSMISSION CLASS is a single number that represents the sound blocking capacity of a partition such as a wall or ceiling.

STC numbers are often called out in architectural specifications, to assure that partitions will reduce noise levels adequately. For performance similar to laboratory test numbers, it is necessary to adhere closely to the construction materials and techniques used in the tested partition.

STC is calculated by comparing the actual sound loss measured when 18 test frequencies pass through a partition, with fixed values for each STC level. The highest STC curve that the measured sound loss numbers fit under, determines the STC rating of the partition.

STC calculations emphasize sound frequencies that match the human voice. A high STC partition will block the sound of human speech, and block noise that interferes with human speech. To estimate high and low frequency performance, consult the Sound Transmission Loss graph included in STC test reports. Impact Insulation Class (IIC) measure transmitted impact noise, and are specified for floor/ceiling assemblies only.

**16 OZ ACOUSTIBLOK
PHYSICAL PROPERTIES**

- ◆ Minimum STC 26 per ASTM E90-02 & ASTM E413-87
- ◆ Minimum sound attenuation 19 dBA @ 100 Hz
- ◆ Width 54" ± 0.125" (1.372 meters ± 3.175 mm)
- ◆ Material thickness 0.11" ± 0.03" (2.79 mm ± 0.76 mm)
- ◆ Weight 1 lb. square foot (4.89 kg square meter)
- ◆ Color black
- ◆ High UV resistance
- ◆ Heat tolerance: 200 degrees F (93 ° C) for 7 days, less than 1% shrink, no deformation
- ◆ Freezes at -40 ° F (-40 ° C). Do not unroll or flex frozen material. Properties not affected by freeze/thaw cycles
- ◆ No fungal or algal growth and no visible disfigurement, per ASTM D3273 and ASTM D3274 (rating = 10)
- ◆ Tensile strength min. 510 PSI
- ◆ UL Classified, file # R21490
- ◆ Weight, per roll:
 - 30' (9.14 m) = 150 lb. (68 kg)
 - 60' (18.29 m) = 300 lb. (136 kg)
 - 350' (106.68 m) = 1600 lb. (725.75 kg)

Acoustiblok, Inc. 6900 Interbay Boulevard Tampa, Florida 33616 U.S.A.
Telephone: +1 (813) 980.1400 Fax: +1 (813) 849.6347 www.acoustiblok.com

Exhibit C Mass Loaded Vinyl Product

OPERATIONAL PLAN FOR GLASS COAST LIVE OUTDOOR PERFORMING ARTS VENUE

Overview

On February 21, 2019 the St. Petersburg City Council *unanimously* approved amendments to the St. Petersburg Comprehensive Plan and the Zoning Matrix. These amendments have been unanimously approved in each public hearing and reflect the need and benefit of an outdoor performing arts venue in St. Petersburg. The amendments allow for the the development of outdoor performing arts venues drawing greater than 500 individuals. These amendments are consistent with the existing *Pinellas County Comprehensive Plan*. Importantly, the amendments do not modify existing zoning regulations but provide an interim use of industrial districts in a manner that allows for the development of “slum” or “blighted” parcels without public funds and consistent with current efforts to establish an art community within the Arts Warehouse District. Pursuant to discussions with the St. Petersburg *Planning and Renovation* Commission, the applicants fort the text amendments now submit the organizational plan for an outdoor performing arts venue located within the Warehouse Arts District. This submission addresses the specific concerns raised by the city and its representatives to develop arts based venues within the Warehouse Arts District and St. Petersburg.

SPECIAL EXCEPTION AND SITE PLAN REVIEW SUBMISSIONS

Consistent with the Special Exception and Site Plan Review Required Submittals the applicants submit the following materials:

1. A completed SE & SPR application form.
2. The Pre-Application Meeting Notes are on file with the City of St. Petersburg and therefore not attached.
3. The filing fee is included.
4. An affidavit authorizing Kevin T. Beck, Esq. is included.
5. The data sheet is included.

ORGANIZATIONAL PLAN

The City of St. Petersburg Planning and Development Commission outlined a series of development standards to be addressed by the applicants as a condition of approval. The criteria and response is outlined below.

1. ***A noise mitigation and monitoring plan shall be prepared by a professional acoustical consultant or certified audio engineer and provided to the POD to demonstrate how the operation will comply with the noise ordinance and shall include the number and orientation of speakers, noise mitigation methods, operating hours, location of stage(s) and performing areas and monitoring systems.***

As noted in the noise study performed by Michael Keane of Keane Acoustics, there currently are no codified numeric standards for noise mitigation and monitoring. It is noted that the POD is seeking numeric standards. There have been reports that St. Petersburg has proposed numeric standards for noise mitigation and monitoring. The applicants have focused on the proposed rules in this organizational plan.

Under the proposed rules, non-residential businesses could be as loud as 70dba/75dbc 8 a.m.-*11p.m (12 a.m. Friday, Saturday, before holiday) 65dba/70dbc *11p.m.-8 a.m. (12 a.m. Friday, Saturday, before holiday). Businesses in residential areas could be as loud as 60dba/65dbc 11a.m.-11p.m. 55dba/60dbc 11p.m.-11a.m.

In the Janus Block, businesses could operate at 85dba/87dbc 8a.m.-*11 p.m.(1a.m. Friday, Saturday, before holiday) Janus block 65dba/75dbc *11p.m.-8a.m.(1a.m. Friday, Saturday, before holiday)

It is apparent that the application of the aforementioned criteria to a performing arts venue within an industrial district blocks from residential housing is distinguishable. The impact of noise in an industrial setting is not only inevitable, it is presumed. The combination of noise generated by traffic on I-275 and industrial processes, the ambient noise levels in the vicinity of the proposed performance venue were measured to range between 60-70 dBA with specific noise

events between 70-85 dBA. Mindful of the city's concerns and the existing conditions the applicants have coordinated with numerous professional acoustic consultants and certified sound engineers in an attempt to develop noise mitigation and monitoring systems for the venue.

The venue will erect an approximate 40' x 72' permanent stage utilizing a raised platform and vertical and horizontal trusses not to exceed 52' at the apex. The stage will be draped on the sides and to the rear with mass loaded vinyl drapes (Accoustiblok or similar materials) to mitigate any noise or light behind or beside the stage. It is anticipated that the roof of the stage will be capable of lowering and raising as necessary.

Away from the stage the applicants plan to erect a new 10' tall chainlink fence also draped with the mass loaded vinyl drapes to mitigate noise outside the venue. Additionally, the applicants will plant 15' to 25' bamboo clusters in front of the fencing to further mitigate noise and light outside of the venue.

While the applicants will supply the venue, the producers and performers will supply the sound systems to be employed during events. Consequently, the applicants cannot describe the number, size, placement or directionality of the speakers to be utilized. It is anticipated that the nature of the event will determine those circumstances. Directionality is necessarily dependent on the number of attendees and the nature of the sound systems to be utilized, however, at no time will the producers or performers be allowed to utilize systems that do not conform to the requested noise levels. Pre-event sound checks will afford the applicants an opportunity to test the noise levels and direct the producers or performers to utilize settings that will conform to applicable noise levels. Sound boards will be marked for maximum settings allowable. Specific numeric standards will also allow the applicants to employ contractual terms with producers and performers limiting noise levels and penalties for any breach of the contract. The applicants will also retain sound engineers to periodically monitor the venue and adjust or adopt new techniques for mitigate noise.

In light of the location of the venue and elevated ambient noise levels, the applicants request that the POD approve a maximum of 95dBA/97dBC within the venue. Utilizing existing criteria, it is anticipated that the venue not produce noise that is plainly audible 3,000' from the venue.

The required sound engineer study is attached as Applicants' Exhibit A. Mr. Keane will likely be retained for subsequent studies and mitigation implementation.

The applicants have retained Systems Design Engineering, Inc. as the site engineer. Systems Design Engineering, Inc.'s architectural drawing and photometric plan is attached as Applicants' Exhibit B.

2. *An operating plan shall be provided to the POD which shall include there frequency of events, projected number of attendees, days and hours of operation, and whether alcohol will be served.*

The applicant anticipate approximately 60 national events in its first year of operation. The national events would consist of nationally and/or internationally known performers produced by nationally recognized producers. Overseeing these events will be well known and respected Gaetano "Tony" Rifugiato. These events are expected to draw between 5,000 to 7,000 attendees. The success of these national events is expected to allow the growth of more popular performers and events in the future.

In addition to these national events, it is anticipated that the venue will host as many as 20-25 other events annually. The applicants have been approached by well over a dozen local entities inquiring into the availability of the venue for various festivals and shows. The nature of these shows may include art shows, food truck rallies, car shows, etc. It is not expected that the non-national events would draw more than a few thousand attendees and that the attendance would likely be staggered.

The venue will also coordinate with other arts related entities to promote the arts in St. Petersburg, specifically, but not limited to studio glass arts and performing arts. The applicants plan to coordinate with Shine On to promote St. Petersburg's pre-eminence in mural arts. The venue will coordinate with the St. Petersburg Arts Alliance and Creative Pinellas to utilize the Arts to enhance the relationship between the arts and community development.

Hours of operation are as follows:

Weekdays (Monday through Thursday): Doors Open at 6:30 p.m. and close no later than 11:00 p.m.

Fridays: Doors Open at 6:30 p.m. and close at 12:00 p.m. (Midnight)

Saturdays: Opening subject to the event. Doors close at 12:00 p.m. (Midnight)

Sundays: Opening subject to the event. Doors close at 12:00 p.m. (Midnight)

The applicants intend to serve alcohol and are in the process of obtaining appropriate licensing. Proper security measures will also be employed.

3. ***An outdoor lighting (photometric) plan shall be provided to the POD which shall depict all outdoor security lighting, pedestrian lighting and event lighting. The use of flashing, blinking, fluttering, strobe, laser beam lighting will be prohibited if visible from any adjacent right-of-way or adjacent properties.***

The applicants have been meeting with the fire marshal and St. Petersburg Police Department representatives to insure safe and effective lighting. Any and all concerns were conveyed to the site engineer and his photometric/architectural drawing has been attached to this application.

The venue will utilize pole lighting throughout the venue. The pole lights will be dispersed generally in areas behind the anticipated event crowd and specifically at the entrances, emergency exits, restrooms and along the ADA path and behind the raised ADA viewing platform. As indicated above, a photometric plan is attached to this application.

There are no existing residential uses adjacent to the venue and none of the adjacent industrial properties have windows that face the venue. However, the Morean Clay Center is situated just across the Pinellas Trail and could be effected by light effects utilized by the producers and/or performers. By planting 15' to 25' clusters of bamboo behind the fences lined with the mass loaded vinyl product, which is opaque, the venue will block all light effects from the Morean and protect their privacy. This technique will be repeated around the venue for light and noise mitigation and for aesthetic purposes. A site plan entitled Preliminary Site Lighting Plan is enclosed as Exhibit C.

4. ***A traffic circulation plan shall be provided to the POD to demonstrate event drop-off pick-up, site circulation, on-site parking, event loading, and pedestrian connections.***

Off-street loading for a minimum of one semi-tractor trailer shall be provided completely on property. If off-site parking is proposed, the plan shall also demonstrate safe lighted pedestrian connections, and shall comply with off-site location requirements of this Code.

The vehicular traffic circulation plan is identical to that utilized by the Tampa Bay Rays. This plan allows attendees who drive to the events to follow the same routes employed by those who attend Rays games. The applicants have entered into an agreement to utilize Rays General Parking Lot P which is west of Tropicana Field and a block east of the venue site on 20th Street South. From Lot P attendees will have the opportunity to walk from the lot up 4th Avenue South as the primary route or 3rd Avenue South as a secondary pedestrian route from Lot P. The applicants have entered into an agreement with Unibake wherein Unibake has agreed to have its employees park off of 4th Avenue North to allow an unfettered pedestrian flow from and to the Lot and Venue. Other pedestrian and bicycle routes include 20th Street South from the Grand Central, 22nd Street South from the Deuces Live neighborhood or the Pinellas Trail from east and west of the venue. The applicants are actively working with other entities with businesses and properties on or near the Trail to promote lighting the Trail to optimize its use. Those individuals and entities include but are not limited the Rays, Behar-Peteranecz Architects, Three Daughters Brewing, the Arts Exchange all support the idea of lighting the Trail from 16th Avenue South to 28th Avenue South and are discussing various methods to assist funding the project to allow for its use after dark. The venue will also offer secure bicycle parking. A traffic circulation depiction is enclosed as Exhibit D.

In addition to the attendees' option to walk a block from the lot to the venue, the applicants have secured an agreement with Nickel Taxi wherein Nickel Taxi has agreed to employ all of its electric carts from the lot and to the venue. Nickel Taxi will provide the same service at the end of the event. As a precaution in favor of safe practices, Nickel Taxi does not generate information regarding the number of individuals it can accommodate over a specific period of time, however, it is believed they can transport approximately 50 passengers at their peak for a round trip route that would take less than 15 minutes to complete.

The applicants have also entered into an agreement with their adjacent business owner located at the corner of 20th Street South and 5th Avenue South to develop handicap parking

within a few yards from the venue. The agreement provides for the development of 25 spaces. Recognition of the availability of on-site handicap spaces and appropriate routes to access the spaces will be necessary. Handicap vehicles will necessarily access the spaces from 5th Avenue South. The applicants are in the process of developing a website that will inform attendees of the various options for attending the events, in particular handicap vehicles.

Secondary parking agreements have been made with nearby businesses which would allow those businesses to allow attendees to utilize the business' dedicated parking to the benefit of the business.

The applicants have met with the owners of Kozuba Brothers Distillery and an agreement to allow Lyft and Uber drivers to utilize that portion of 20th Street South that dead ends in front of their parking lot as a pick-up drop-off site. Based upon this criteria and utilizing formulas relied upon in nearby communities it is anticipated that this feature will reduce the necessity of dedicated parking by twenty-five (25%) percent.

The venue will offer off-street loading for two semi-trailer trucks. It is also anticipated that a ramp will be constructed to allow performers that require smaller trucks and vans to transport equipment easier access to the stage. The semi-trailer trucks will enter the venue from 20th Street utilizing an easement that will be granted by the Beamans as owners of the property situated between 20th Street and the performing arts venue. The easement will be granted and filed upon approval of the organizational plans.

The applicants have met with the event officers with the St. Petersburg Police Department and are aware and in agreement to utilize the number of off duty police the Department recommends. This will include officers placed at either end of 20th Street South to control traffic from entering 20th Street South at 3rd Avenue South or 5th Avenue South. The purpose of these efforts is to optimize the safety and security of the attendees by separating vehicular traffic and pedestrian traffic where possible. The event officers have stated their support for the plans as devised.

5. *These regulations are in addition to other regulations that may be applicable, including but not necessarily limited to, certificates of appropriateness, community redevelopment plan reviews, and public safety permits related to group events.*

The applicants, Bob and Cherie Beaman are dedicated to developing and operating the Glass Coast Live Performing Arts Venue in a manner that promotes not only the performing arts but all arts and the City of St. Petersburg. In addition to the performing arts venue, the Beamans are building a glass studio and hot shop for their son, Nick. The studio through the Beaman foundation will offer free glass blowing instruction to the public. The Beamans will provide free kiosks to established and emerging artists within the venue during events. They are investing their monies and energies to develop a venue that through its advertising and presence within the ArtsWarehouse District will bring heightened awareness of this important district to individuals throughout the Tampa Bay area and beyond. The venue will raise tax revenues at no expense to any taxpayer. The Beamans, as parents and grandparents, are also committed to making the venue safe, generous and an asset to the City of St. Petersburg. A photograph of the existing property in its current condition, a survey of the existing features and a depiction of its ultimate use are enclosed as Exhibit E.

6. A Traffic Impact Report is not included. A traffic circulation diagram is included. The traffic circulation is identical to that utilized by the Tampa Bay Rays west parking lots which will be leased and utilized by the performing arts venue. The diagram demonstrates the use of the St. Petersburg Police Department to control traffic on 20th Street at 3rd and 5th Avenue South and along the Pinellas Trail to protect pedestrian and bicycle traffic from the Trail and between the Rays parking lot and the venue on 4th Avenue South.

7. A Public Participation Report is included. The report, Neighborhood Worksheet, demonstrates overwhelming support by local businesses and neighborhoods.

8. Site Plans and a Survey of the subject property are included. A photometric site plan and venue preliminary venue layout together with the original property survey and their reduced versions are included. The preliminary venue layout landscape/sound mitigation plan depicts the venue, proposed structures and the easements and off-site semi-trailer parking spots located on the Beamans' adjacent property. A narrative of the sound and noise mitigation is included in the subsequent Organizational Plan. It should be noted that there will be no buildings constructed on the property. Portable bathroom facilities will be utilized during events. Food trucks and/or other portable facilities will also be utilized. The sole structures will include a permanent stage and a raised seating area for wheel chair bound attendees. The property is already serviced by the City for solid waste removal. The applicants' engineering firm is working with the Southwest Florida Water Management agency to ensure proper stormwater retention. It is anticipated that approximately 90% of the venue will consist of permeable surfaces.

9. A preliminary landscape plan is included. Landscaping will be limited to grading the property and covering with grass and other permeable materials and the use of bamboo around the perimeter for water retention and noise and light mitigation.

10. The elevation drawings are not yet completed and will be included once finished.

11. A PDF version will be emailed to the Staff Planner.

12. ~~At present, no variances are requested.~~

13. As indicated earlier, there are no buildings intended for this property.

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- ✍️ Drafts 36
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Re: The Nickel Ride & Glass Coast Live

KQ Kendall Queen <kendall@thenickelride.com>
 m>
 Fri 3/8/2019 8:52 AM
 You ✉️

Thanks, Ken that was helpful. So here's what we were thinking. We can offer you all 5 of our vehicles and drivers for each event to take your patrons from the parking lot to the venue and back during the entirety of the event, as well as give rides prior to and after. We could do a pilot program for \$1500 a month for 12 months. We could then look at the end to see if we need to adjust. That would cover the cost of the vehicle maintenance along with the insurance and drivers for the event. Let me know what your thoughts are or if you have any questions!



Kendall Queen
 Regional Manager • The Nickel Ride

📞 304-290-9083
 ✉️ kendall@thenickelride.com
 🌐 www.thenickelride.com
 f @ in

Need a free ride? Download our app! [Apple](#) | [Android](#)

On Mon, Mar 4, 2019 at 10:46 AM ken jobson <kenjobson@hotmail.com> wrote:

The answers are below

Sent from my iPhone

On Feb 28, 2019, at 1:40 PM, Kendall Queen <kendall@thenickelride.com> wrote:

Hey Ken, great meeting you Monday! Hope your week has been well :)

In discussing your needs for your venue with my CEO, a few questions popped up that we were looking to get answers for before committing to your proposed partnership:

How many concerts (approximately) would you be hosting monthly?

We don't know the monthly number our goal for the first year is 40 national acts and 10 -15 local

How many hours (approximately) would you need us to dedicate to your events? The hours would be two hours in the front half (doors would be 7) and then an hour or so after the show ends

Would you be open to paying a flat monthly rate while we provide the vehicles, insurance, and drivers (we can work out a deal with concert tickets too maybe 😊)?

We can work something like that out just need to see the numbers

I believe we discussed this in our meeting, but what was your expected opening launch date? We are going to try to open in late October

And I know you said you could house the vehicles there and we would be able to charge them there as well Was that inside the



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May 23, 2018

David S. Goodwin, Director
City of St. Petersburg
Economic Development
Post Office Box 2842
St. Petersburg, Florida 33731

Director Goodwin:

This letter confirms that I met with Ken Jobson regarding the proposed project he intends to construct at 422 20th Street South. Mr. Jobson reviewed the planned outdoor entertainment venue as well as the associated need for parking to facilitate large events. As you are aware the Tampa Bay Rays control the parking lots at Tropicana Field and have the ability to extend parking to the new facility.

In the event that the proposed project advances to construction, the intention of the Rays would be to formalize a relationship with the entertainment venue to facilitate parking in Lots 1 and 2 at Tropicana Field as needed. A more formal agreement would identify specifics of any relationship related to parking, but the use of our parking lots for non-baseball events, and/or pay-for-use parking is routine.

If you have any questions about this correspondence or our parking facilities, please contact me directly at (727) 825-3222.

Sincerely,

Jim Previterra
Senior Director of Security and Game Operations

Joseph C. Pratt <JCPratt@stpete.org>

Wed 12/26/2018, 10:02 AM

You;

kevin@kevinbeck.law;

April M. Grasso

.

Kevin and Ken,

It was a pleasure meeting with both of you regarding your future plans for a new concert venue along the Pinellas Trail. As we discussed, there are several different possibilities for security for the event based on the set-up for the event and the specific act that may be performing. Overall expected attendance will be a factor as well. As a general basis for a security plan, this is what you will need to have in place to properly secure the venue and for traffic control around the venue:

- Based on your proposed use of the Tampa Bay Rays Lots 1 and 2, a safe and secure pedestrian area would need to be established between the parking lots and the venue. This will require a minimum of 4 traffic officers for both ingress and egress. The actual number will probably include additional officers to assist with actual traffic control and relief. Minimum staffing will be one (1) sergeant and four (4) officers with the potential for additional officers for specific traffic control duties.
- As you had advised that there would be magnetometers at each entryway to check for weapons, an officer would be needed at each gate that would be used for ingress into the venue. This number is not fixed at this point, but each gate will be staffed with an officer once that final number is determined.
- The interior police staffing will be based on several factors to include:
 - The specific act that will be performing at the venue
 - The total expected attendance
 - The finalized interior layout that will determine officer positions
- The minimum interior staffing for the event would be one (1) sergeant, four (4) officers plus all gate officers. This staffing will be evaluated and adjusted based on the criteria mentioned above.
- Due to multiple supervisors working the event, each concert will have one (1) lieutenant that will serve as the Event Commander and will oversee all operations, both interior security, gates and traffic control.

At this point, this should serve as a "general" security plan for planning purposes as you move forward with the project. Once the venue setup has been completed, we will do a walkthrough of the venue and determine the actual baseline for perimeter security. From there, we can plan event staffing as needed once events are scheduled.

Please review this generalized security plan and let me know if you have any questions.

Joe

Sergeant Joseph C. Pratt

Special Events Unit, Police Department

City of St. Petersburg

(727) 893-4883 / Cell: (727) 418-1899 / Fax: (727) 892-5587

Joseph.pratt@stpete.org

Kevin T. Beck

Attorney at Law

Law Office of Kevin T. Beck

State and Federal Criminal Defense

615 27th Street South, STE E
St. Petersburg, FL 33712
727.204.3199
888.269.4240 (Facsimile)
kevintbeck@hotmail.com

May 8, 2019

Administrative Clerk, Development Review Services
Planning & Development Services Department
City of St. Petersburg
P.O. Box 2842, St. Petersburg, FL 33731

Re: Glass Coast Live Special Exception/Parking Variance
Supplemental Narrative

To whom it may concern,

Please accept this Supplemental Narrative to the Special Exception/Parking Variance Application. The purpose of this narrative is to provide the Planning & Development Services Department with information not necessarily included in the application.

General Information

The Special Exception Application with the request for a Parking Variance apply to two parcels of land within the Warehouse Arts District. Bob and Cherie Beaman own each parcel. The smaller parcel located on 20th Street has an existing metal structure that will be utilized as a glass blowing facility/studio. The second larger parcel is a 1.8 acre triangular parcel that is to be utilized as an outdoor performing arts venue. At present there are no structures or improvements on that parcel. The Special Exception application seeks approval of the outdoor performing arts venue. The application includes plans to construct two permanent platforms; a stage and a platform for utilization by special needs attendees. The first parcel will be utilized by the performing to provide off-street parking for a minimum of two semi-trailer trucks or buses. On

the opposite side of the existing building bike racks will be installed as well as an entrance primarily for special needs. Images of this usage are included in the application.

Parking Variance

With the exception of the off-street parking for the artists semi-trailers and buses, there is no other parking on site. To remedy this issue, the applicant's have entered into agreements with the Tampa Bay Rays, Kozuba & Sons Distillery, Dennis Esposito, Nickel Taxi and Unibake.

The Tampa Bay Rays have agreed to allow the applicants to utilize the parking lots currently utilized by the Rays. The agreement provides for up to 1,100 parking spaces in Lots 1,2,3 and 4 as necessary. Lot 1 is one block from the main entrance gate for the venue. The applicants have entered into agreements with Nickel Taxi to provide shuttle services from the lots to the venue.

The applicants have also entered into an agreement with Kozuba & Sons Distillery will provide an Uber/Lyft, ride sharing drop off/pick up spot for the performing arts venue.

Finally, the applicants have entered into an agreement with Dennis Esposito, the owner of the property located to the immediate south of the first parcel. The applicants will be improving the existing parking to accommodate special needs attendees. This agreement will provide for a minimum of 25 special needs parking spots.

The applicants have provided the parking and traffic circulation plans to the St. Petersburg Police Department for review and approval. See attached letter from Sgt. Pratt.

Additional Concerns

The venue will utilize portable bathroom facilities. The number of facilities will be dependent on ticket sales. The portable facilities will be arranged along the south border of the venue away from the Pinellas Trail. Special needs facilities will also be provided in relative proximity to the special needs platform.

Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Kevin T. Beck, Esq.
Counsel for Glass Coast Live

PARKING SERVICES AGREEMENT

THIS PARKING SERVICES AGREEMENT (this "Agreement") is made and entered into as of the 1st day of May, 2019 (the "Effective Date"), by and among **SUNBURST ENTERTAINMENT GROUP, LLC**, a Florida limited liability company ("Sunburst"), and **TRAIL SIDE, LLC**, a Florida limited liability company ("Client").

RECITALS:

WHEREAS, Sunburst operates and controls a parking lot at Tropicana Field (the "Stadium"), referred to by Sunburst as Lot 2, located on Fourth Avenue South and West of 16th Street South in St. Petersburg, Florida (hereinafter the "Parking Lot"), and Licensor is willing to grant to Licensee a license to use the parking spaces in the Parking Lot under the terms and conditions of this Agreement;

WHEREAS, Client operates and controls a building located at 415 20th Street South in St. Petersburg, Florida, that Client intends to use as a venue for the staging of concerts (each such concert being hereinafter referred to as an "Event");

WHEREAS, Client wishes to enter into an agreement with Sunburst will make the Parking Lot available for persons attending an Event to park their cars at the Parking Lot; and

WHEREAS, Sunburst is willing to enter into an agreement with Client whereby Sunburst, following notice by Client in accordance with the terms set forth herein, will make the Parking Lot available for persons attending an Event to park their cars at the Parking Lot, subject to the terms and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of the terms, conditions, covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, and in order to effectuate the above arrangement, the parties hereto agree as follows:

ARTICLE 1 DEFINITIONS

Except as otherwise specifically indicated in this Agreement, the following terms have the following meanings in this Agreement (such meanings to be applicable equally to the singular and plural forms of the terms defined):

- 1.1 "Event Period" shall have the meaning set forth in Section 2.1 of this Agreement.
- 1.2 "Parking Fee" means, for each Transaction, the amount to be paid by a User for a given Transaction.
- 1.3 "Services" means the provision of services by Sunburst pursuant to this Agreement, as described with specificity in Article 2 below.
- 1.4 "Transaction" means a User's purchase of the right to use a parking space for an Event Period.
- 1.5 "User" means any person who parks a car at the Parking Lot during the Event Period.

ARTICLE 2

2.1 Services Provided by Sunburst. During the Term (as defined herein), Sunburst shall perform the Services for Client in accordance with the following terms and conditions:

(a) Client shall have the right to provide notice (the "Event Notice") to Sunburst that it will be conducting an Event and shall set forth in the Notice the date (the "Event Date") and the scheduled start time (the "Event Start Time") and the anticipated end time (the "Event End Time") of the Event.

(b) If the Event Date is more than thirty (30) days after the date upon which Sunburst received the Event Notice, and if there is no baseball game or other event scheduled to be held at the Stadium on the Event Date, Sunburst will make the Parking Lot available for persons attending an Event to park their cars at the Parking Lot, commencing three (3) hours prior to the Event Start Time and continuing until the Event End Time (such time period being hereinafter referred to as the "Event Period").

(c) Sunburst shall have complete and absolute authority regarding all aspects of the performances of the Services, including without limitation the Parking Fee to be charged for each Transaction, the form(s) of payment of the Parking Fee accepted by Sunburst, the assignment of a particular parking space to a User, and staffing levels for the Parking Lot. Client shall have no right to approve or provide input regarding any aspect of Sunburst's performance of the Services.

(d) Sunburst shall retain all Parking Fees collected in connection with its performance of the Services, in consideration of Sunburst making the Parking Lot available to persons attending an Event. All expenses associated with Sunburst's performance of the Services shall be borne by Sunburst.

(e) Sunburst shall render the Services in compliance with all applicable law, regulation, legal or regulatory process or government agency, rules or regulations (collectively, "Law"), devoting such time as is reasonably necessary to provide the Services.

2.2 Publicity of Services. All promotional materials to be distributed by Client in connection with the Services shall be in a form mutually agreed upon by the parties, which approval shall not be unreasonably withheld. Client shall not be permitted to use any mark relating to Tropicana Field or the Tampa Bay Rays; provided, however, that Client shall be permitted to state that the Parking lot is located at Tropicana Field in promotional materials approved by Sunburst.

2.3 Authority of the Parties. Each party acknowledges and agrees that it has no authority to act on behalf of the other party other than as set forth in this Agreement or to enter into any contract or to incur any liability on behalf of the other party, except with prior written consent of an authorized officer of such party. Each party covenants that it shall not at any time represent, either orally or in writing, that it has any right, power or authority with respect to the other party not expressly granted to the other party by such party.

ARTICLE 3 TERM; TERMINATION

4.1 Term. The term of this Agreement shall commence as of the Effective Date and shall terminate on April 30, 2020 (the "Term"). The date on which this Agreement is terminated or expires as provided herein is called the "Termination Date," and the period from the Effective Date through the Termination Date is herein called the "Term."

4.2 Termination for Cause.

(f) Either party may terminate this Agreement and the rights granted herein if the other party breaches any of the provisions of this Agreement and (i) fails to remedy such breach within fifteen (15) days after receiving written notice thereof, or (ii) provided the breach does not relate to a monetary obligation, fails to (A) commence a good faith action to remedy such breach within five (5) days after receiving written notice thereof, and (B) diligently pursue such action to conclusion.

(g) Should either party (i) make a general assignment for the benefit of creditors; (ii) institute liquidation proceedings or proceedings to be adjudicated as voluntarily bankrupt; (iii) consent to the filing of a petition of bankruptcy against it; (iv) be adjudicated by a court of competent jurisdiction as being bankrupt or insolvent; (v) seek reorganization under any bankruptcy act; (vi) consent to the filing of a petition seeking such reorganization; or (vii) have a decree entered against it by a court of competent jurisdiction appointing a receiver, liquidator, trustee, or assignee in bankruptcy or in an insolvency covering all or substantially all of such party's property or providing for the liquidation or dissolution of such party's property or business affairs; then, in any such event, the other party, at its option and without prior notice, may terminate this Agreement effective immediately.

(h) Notwithstanding the exercise by any party of its rights under this Section 4.2, no termination of this Agreement shall relieve either party of its liability for the payment or performance of any obligation accrued prior to the Termination Date (including any indemnification obligation arising hereunder, whether or not notice of such indemnification claim has been given before such termination, or of any rights or obligations under any other provisions, which, by their meaning or content, are intended to survive the termination hereof).

ARTICLE 5. ADDITIONAL COVENANTS OF THE PARTIES

5.1 Information. Subject to and any applicable Laws, each party covenants and shall provide the other party with all information regarding itself and the transactions under this Agreement that the other party reasonably believes is required to comply with all applicable Law and to satisfy the requesting party's obligations hereunder. Any information owned by one party that is provided to any other party pursuant to this Agreement shall remain the property of the providing party. Unless specifically set forth herein, nothing contained in this Agreement shall be construed as granting or conferring rights of license or otherwise in any such information.

ARTICLE 6. REPRESENTATIONS AND WARRANTIES; INDEMNIFICATION

6.1 Representations and Warranties. Each of Sunburst and Client hereby represents, warrants and covenants to the other party hereto as follows:

(a) It is duly organized and validly existing under the laws of the state of Florida and has full power and authority to carry on its business as it is now being conducted and to own and operate its properties and assets;

(b) The execution, delivery and performance of this Agreement by such party has been duly authorized by all requisite corporate or limited liability company action, as applicable;

(c) It has the power and authority to execute and deliver this Agreement and to perform its obligations hereunder; and

(d) The execution, delivery and performance by it of this Agreement and its compliance with the terms and provisions hereof do not and will not conflict with or result in a breach of

any of the terms or provisions of or constitute a default under the provisions of its charter documents or bylaws, or any order, writ, injunction or decree of any court or governmental authority entered against it or by which any of its property is bound.

6.2 Indemnification.

(i) Indemnification by Sunburst. Sunburst shall indemnify, defend and hold harmless Client, its affiliates, their respective successors and assigns, and their respective officers, directors, employees, consultants, agents and representatives, from any liability, damage, diminution in value, loss, cost, claim or expense, including reasonable attorneys' fees and expenses, that result from or arise out of (i) the breach or inaccuracy of any of Sunburst's representations or warranties in this Agreement; (ii) the breach of any of Sunburst's covenants or agreements in this Agreement; or (iii) any violations of Law by Sunburst in performing its obligations in connection with this Agreement.

(j) Indemnification by Client. Client shall indemnify, defend and hold harmless Sunburst, its affiliates, their respective successors and assigns, and their respective officers, directors, employees, consultants, agents and representatives from any liability, damage, diminution in value, loss, cost, claim or expense, including reasonable attorneys' fees and expenses, that result from or arise out of (i) the breach or inaccuracy of any of Client's representations or warranties in this Agreement; (ii) the breach of any of Client's covenants or agreements in this Agreement; or (iii) any violations of Law by Client in performing its obligations in connection with this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Force Majeure. Neither party shall be liable for failure or delay in performance of its obligations under this Agreement to the extent such failure or delay is caused by an act of God, act of a public enemy, war or national emergency, rebellion, insurrection, riot, epidemic, quarantine restriction, fire, flood, explosion, storm, earthquake, interruption in the supply of electricity, power or energy, terrorist attack, labor dispute or disruption, or other event beyond the reasonable control of such party and without the fault of or negligence by such party (each, a "Force Majeure Event"). If a party's performance under this Agreement is affected by a Force Majeure Event, such party shall give prompt written notice of such event to the other party, stating the date and extent of such suspension and the cause thereof, and shall at all times use commercially reasonable efforts to mitigate the impact of the Force Majeure Event on its performance under this Agreement; provided, that such party shall take measures to overcome the condition that are consistent in all material respects with the measures taken in connection with such party's business. The parties shall promptly confer, in good faith, on what action may be taken to minimize the impact, on both parties, of such condition. In the event of a Force Majeure Event that affects either or both parties' ability to perform under this Agreement, the parties agree to cooperate in good faith to resume the affected services as soon as commercially possible to the extent commercially reasonable.

7.2 Notices. All notices, requests, claims, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given when delivered (a) in person; (b) by email; or (c) by any national overnight courier or other service providing evidence of delivery, to the respective parties at the following addresses: To Sunburst, One Tropicana Drive, St. Petersburg, FL 33705, Attention: Jim Previterra, jpreviterra@raysbaseball.com; and To Client, 415 20th Street South, Site B, St. Petersburg, FL 33712, Attention: Cherie Beaman, [INSERT EMAIL ADDRESS],

or to such other address as the party to whom notice is given may have previously furnished to the others in writing in the manner set forth above (provided that notice of any change of address or shall be effective only upon receipt thereof).

7.3 Independent Contractors. The parties are independent contractors under this Agreement, which shall not be construed to create any employment relationship, partnership, joint venture, franchisor-franchisee or agency relationship that did not already exist prior to the Effective Date, or to authorize any party to enter into any commitment or agreement binding on the other party except as expressly stated herein. The parties have no authority to make statements, warranties, or representations or to create any liabilities on behalf of the other.

7.4 Entire Agreement. This Agreement and the documents and schedules referred to herein contain the complete agreement between the parties hereto and supersede any prior understandings, agreements or representations by or between the parties, written or oral, which may have related to the subject matter hereof in any way; provided, however, that this provision is not intended to abrogate any other written agreement between the parties executed with or after this Agreement.

7.5 Amendment and Waiver. The parties hereto may not amend or modify this Agreement, except as may be agreed upon by a written instrument executed by the parties hereto. No waiver of any provision hereunder or any breach or default thereof shall extend to or affect in any way any other provision or prior or subsequent breach or default.

7.6 Successors and Assigns. This Agreement and all of the provisions hereof shall be binding upon and shall inure to the benefit of the parties and their respective successors and permitted assigns, except that neither this Agreement nor any of the rights, interests or obligations hereunder may be assigned or delegated by Client without the prior written consent of Sunburst. Sunburst may assign its rights, interests or obligations under this Agreement without the consent of Client to (i) any affiliate of Sunburst so long as Sunburst remains the primary obligor under this Agreement or (ii) any lender to Sunburst or its affiliates as security for borrowings.

7.7 Third-Party Beneficiaries. The parties to this Agreement do not intend this Agreement to benefit or create any right or cause of action in or on behalf of any person or entity other than Sunburst and Client.

7.8 Severability. Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable Law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable Law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

7.9 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, without giving effect to any choice or conflict of law provision or rule that would cause the application of the laws of any other jurisdiction.

7.10 Arbitration. Should there be any ambiguity, contradiction or inconsistency in this Agreement, or should any disagreement or dispute arise between the parties in connection with this Agreement, the component representatives of the parties shall first attempt in good faith amicably to settle the matter by mutual negotiations. If such negotiations are unsuccessful, any controversy, dispute or claim arising out of, or in connection with, this Agreement must be settled by final and binding arbitration to be held exclusively in the State of Florida in accordance with the Commercial Arbitration Rules, as amended and in effect from time to time, of the American Arbitration Association (the "Rules"). The procedures and law applicable during the arbitration of any controversy, dispute or claim shall be both the Rules and the internal laws of the State of Florida excluding, and without regard to, its or any other jurisdiction's rules concerning any conflict of laws. The arbitrator shall have the power to order injunctive relief or provide further equitable remedies. All fees and expenses relating to the work performed by the arbitrator(s) shall be shared equally between the parties. Nothing in this paragraph shall prevent a party from seeking injunctive relief from any the state or federal courts located in the State of Florida. The parties consent to

the exclusive jurisdiction and venue of such courts with respect to any matter not within the arbitrator's jurisdiction. Any award of the arbitrator may be enforced in any court of competent jurisdiction.

7.11 No Strict Construction; Headings. The language used in this Agreement shall be deemed to be the language chosen by the parties hereto to express their mutual intent, and no rule of strict construction shall be applied against any party. The headings used in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

7.12 Counterparts; Delivery. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument. The parties agree that this Agreement may be executed and delivered by facsimile or other electronic transmission.

IN WITNESS WHEREOF, this Parking Services Agreement has been executed as of the Effective Date.

"SUNBURST":

SUNBURST ENTERTAINMENT GROUP, LLC

By: 

John P. Higgins

Senior Vice President of Administration/General Counsel

"CLIENT":

TRAIL SIDE LLC

By: 

Cherie Beaman, A Member

Kevin T. Beck
Attorney at Law

Law Office of Kevin T. Beck

State and Federal Criminal Defense

615 27th Street South, STE E
St. Petersburg, FL 33712
727.204.3199
888.269.4240 (Facsimile)
kevintbeck@hotmail.com

May 6, 2019

Dennis Esposito
Corner of 20th Street and 5th Ave South
St. Petersburg, FL 33712

Re: Parking Agreement
Glass Coast Live and Dennis

To whom it may concern,

This letter is intended to demonstrate that the aforementioned parties have agreed that Dennis Esposito, owner of the property located on the corner of 20th Street and 5th Ave. South, will provide special needs parking for Glass Coast Live.

Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,


Kevin T. Beck, Esq.
Counsel for Glass Coast Live



Dennis Esposito

Kevin T. Beck

Attorney at Law

Law Office of Kevin T. Beck

State and Federal Criminal Defense

615 27th Street South, STE E
St. Petersburg, FL 33712
727.204.3199
888.269.4240 (Facsimile)
kevintbeck@hotmail.com

May 6, 2019

Kozuba and Sons Distillery
1960 5th Ave South
St. Petersburg, FL 33712

Re: Parking Agreement
Glass Coast Live and Kozuba and Sons Distillery

To whom it may concern,

This letter is intended to demonstrate that the aforementioned parties have agreed that Kozuba and Sons Distillery will provide an Uber/Lyft or ride sharing drop off/pick up spot for Glass Coast Live.

Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Kevin T. Beck, Esq.
Counsel for Glass Coast Live



Representative for Kozuba and Sons Distillery

- ☰ Outlook
- ☰ + New message
- 📧 Inbox 4
- 🗑️ Junk Email 173
- ✍️ Drafts 36
- Sent Items
- 🗑️ Deleted Items
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- allison 1
- bands
- chelsea
- Conversation Hist...
- ethan 16
- gmr
- hamptin inn
- jack
- no clubs
- works 3
- New folder

Re: The Nickel Ride & Glass Coast Live

KQ Kendall Queen <kendall@thenickelride.co
m>
Fri 3/8/2019 8:52 AM
You ☞

Thanks, Ken that was helpful. So here's what we were thinking. We can offer you all 5 of our vehicles and drivers for each event to take your patrons from the parking lot to the venue and back during the entirety of the event, as well as give rides prior to and after. We could do a pilot program for \$1500 a month for 12 months. We could then look at the end to see if we need to adjust. That would cover the cost of the vehicle maintenance along with the insurance and drivers for the event. Let me know what your thoughts are or if you have any questions!



Kendall Queen
Regional Manager • The Nickel Ride

📞 304-290-9083
✉️ kendall@thenickelride.com
🌐 www.thenickelride.com
f @ _in

Need a free ride? Download our app! [Apple](#) | [Android](#)

On Mon, Mar 4, 2019 at 10:46 AM ken jobson <kenjobson@hotmail.com> wrote:

The answers are below

Sent from my iPhone

On Feb 28, 2019, at 1:40 PM, Kendall Queen <kendall@thenickelride.com> wrote:

Hey Ken, great meeting you Monday! Hope your week has been well ;)

In discussing your needs for your venue with my CEO, a few questions popped up that we were looking to get answers for before committing to your proposed partnership:

How many concerts (approximately) would you be hosting monthly?

We don't know the monthly number our goal for the first year is 40 national acts and 10 -15 local

How many hours (approximately) would you need us to dedicate to your events? The hours would be two hours in the front half (doors would be 7) and then an hour or so after the show ends

Would you be open to paying a flat monthly rate while we provide the vehicles, insurance, and drivers (we can work out a deal with concert tickets too maybe 😊)?

We can work something like that out just need to see the numbers

I believe we discussed this in our meeting, but what was your expected opening launch date? We are going to try to open in late October

And I know you said you could house the vehicles there and we would be able to charge them there as well Was that inside the



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**CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT**

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: June 17, 2019

FILE: 19-32000010

LOCATION 3401 34th Street South
AND PIN: 34/31/16/94544/001/0020
ATLAS: K-19
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 which must be satisfied prior to the issuance of the associated Certificate of Occupancy:

SPECIAL CONDITIONS OF APPROVAL:

1. This site is part of an existing stormwater management master planned system. The redevelopment project must maintain compliance with the requirements of 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.
2. 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.
3. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 *unless specifically limited by the DRC approval conditions or unless a variance is approved through the City's Zoning division*. The required sidewalk width within 34th Street South is 6-feet since 34th Street is a collector roadway. 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, unless a variance is granted. 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. All existing public sidewalks adjacent to this site must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

4. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from 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.

5. 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.

STANDARD COMMENTS: Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Development plans shall include a copy of a Southwest Florida Water Management District Management

of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

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.

NED/MJR/meh
pc: Kelly Donnelly
Correspondence File

Corey D. Malyszka

From: Kyle Simpson
Sent: Monday, June 24, 2019 7:52 AM
To: Corey D. Malyszka
Subject: RE: Incoming Case No. 19-32000009 - Special Exception and Related Site Plan (Outdoor Performing Arts Venue) - 2043 4th Avenue South (currently 0 4th Avenue South) and 415 20th Street South

The Transportation and Parking Management Department has reviewed the case and has the following comments:

- If the Pinellas Trail is to be used for venue egress, a concrete or asphalt connection between the Pinellas Trail and the egress gates needs to be provided. The connection must follow the standards outlined by the City's Engineering and Capital Improvements Department.
- The parking variance should be subject to the continued attainment of a off-site use agreement as provided within the application. The provided Parking Services Agreement between Sunburst Entertainment Group, LLC and Trail Side, LLC terminates on April 30, 2020 and does not outline a process for automatic renewal of the agreement.
- Please identify where the proposed bicycle parking spaces will be located.

Thanks,

Kyle Simpson, AICP
Planner I, Transportation and Parking Management
City of St. Petersburg
(727) 893-7151
Kyle.simpson@stpete.org

From: Iris L. Winn
Sent: Tuesday, June 4, 2019 2:06 PM
To: Michael J. Frederick <Michael.Frederick@stpete.org>; Thomas M Whalen <Tom.Whalen@stpete.org>; Kyle Simpson <Kyle.Simpson@stpete.org>; Mark Riedmueller <Mark.Riedmueller@stpete.org>; Nancy Davis <Nancy.Davis@stpete.org>; Martha Hegenbarth <Martha.Hegenbarth@stpete.org>; Kelly A. Donnelly <Kelly.Donnelly@stpete.org>; Kirsten J. Corcoran <Kirsten.Corcoran@stpete.org>; Alfred Wendler <Alfred.Wendler@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>; Joseph J. Dente <Joseph.DenteJr@stpete.org>; Michael F. Domante <Michael.Domante@stpete.org>; Dave S Goodwin <Dave.Goodwin@stpete.org>
Cc: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: Incoming Case No. 19-32000009 - Special Exception and Related Site Plan (Outdoor Performing Arts Venue) - 2043 4th Avenue South (currently 0 4th Avenue South) and 415 20th Street South

Good afternoon all,

Attached is the Application, Survey, Site Plans, Location Map and Routing sheet for Case #19-32000009. I am also including attachments of the site plans separate from the application, so they are easier to view.

We have larger plans here on the 1st floor – if the Engineer's digital copies are insufficient. Please let us know if you prefer to review them.

The applicant is seeking approval of a Special Exception and related Site Plan for an outdoor performing arts venue. The applicant is requesting a variance to parking.

This application is currently scheduled to be heard before the Development Review Commission on July 10, 2019, at 2 PM. **Please return your comments to Corey Malyszka (at Corey.Malyszka@StPete.org) by June 21, 2019.**

Thank you,

Iris Winn
Administrative Clerk
City of St. Petersburg
727.892.5498
Iris.Winn@stpete.org

Corey D. Malyszka

From: Tara-n-Doug <thedoarks@gmail.com>
Sent: Monday, July 01, 2019 5:05 PM
To: curran porto
Cc: Corey D. Malyszka
Subject: Re: DRC case #19-32000009

Hi Curran,

Thanks for calling today about the DRC hearing for the property adjacent to the Cycle Brewing Warehouse.

Case #19-32000009

The site address is 2043 4th Ave S and 415 20th St S.

We want to request that the Development Review Commission requires, as a condition of approval, that the landowner grant easements for two existing conditions of the site:

1. The existing sewer line that extends from our building to the city main sewer easement.

This sewer line has been in place for over 20 years. The easement connecting it to the existing main line easement was an oversight that was not noticed until the property changed hands a few years ago.

Granting this underground easement would not impact their intended use for the property as a concert venue.

2. An egress path as required from the existing exit door that opens from from our building his property to the east side of our property.

This was also an oversight when the properties were divided. Providing an egress path for this exit door will not impact their plans for the use of the property as a concert venue.

Feel free to call me to discuss this further.

I will reach out to Corey Malyszka In zoning to let him know about our request.

I have also copied him here.

Submitting this request as soon as possible is important so that city staff can consider it when writing their recommendation for the commission.

Thanks,

Tara Wood Dozark, AIA
with Doug Dozark, Cycle Brewing
727-798-6600

Sent from my iPhone

On Jul 1, 2019, at 2:31 PM, curran porto <curran@southernelderlaw.com> wrote:

Hey Tara:

Great talking to you. If you can help me with an objection letter, and to whom I serve it, I would be grateful.

Currán K. Porto, J.D., LL.M.
Southern Elder Law, PLLC.
curran@southernelderlaw.com

410 S. Ware Blvd., Suite 105
Tampa, FL 33619
(813) 626-0088
(229) 226-8186
(813) 626-5252 facsimile

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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **July 10, 2019 at 2:00 P.M.** at the Sunshine Center (Auditorium), located at 330 5th Street North, St. Petersburg, Florida.

CASE NO.: 19-32000010 PLAT SHEET: K-19

REQUEST: Approval of a Special Exception and related Site Plan to construct a car wash.

OWNER: Amsouth Bank
250 Riverchase Parkway E
Birmingham, Alabama 35244

APPLICANT: Blue Horseshoe, LLC
Greg Stygar
142 W. Platt Street
Tampa, Florida 33606

AGENT: Avid Group - T.C. Nales
2300 Curlew Road, Suite 201
Palm Harbor, Florida 34683

ADDRESS: 3401 34th Street South

PARCEL ID NO.: 34-31-16-94544-001-0020

LEGAL DESCRIPTION: On File

ZONING: Retail Center (RC-1)

SITE AREA TOTAL: 50,530 square feet or 1.16 acres

GROSS FLOOR AREA:

Existing:	3,820 square feet	0.08 F.A.R.
Proposed:	3,960 square feet	0.08 F.A.R.
Permitted:	56,594 square feet	1.12 F.A.R.

BUILDING COVERAGE:

Existing:	4,121 square feet	8% of Site MOL
Proposed:	3,960 square feet	8% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	27,663 square feet	55% of Site MOL
Proposed:	29,427 square feet	58% of Site MOL
Permitted:	37,898 square feet	75% of Site MOL

OPEN GREEN SPACE:

Existing:	22,867 square feet	45% of Site MOL
Proposed:	21,103 square feet	42% of Site MOL

PAVING COVERAGE:

Existing:	23,542 square feet	47% of Site MOL
Proposed:	25,467 square feet	50% of Site MOL

PARKING:

Existing:	33; including 2 handicapped spaces
Proposed:	25; including 1 handicapped spaces
Required	21; including 1 handicapped spaces

BUILDING HEIGHT:

Existing:	23 feet
Proposed:	26 feet
Permitted:	72 feet

APPLICATION REVIEW:

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

The Request:

The applicant seeks approval of a Special Exception and related site plan to construct a carwash. The subject property is a 1.16-acre parcel, located on the west side of 34th Street South, north of 36th Avenue South. Currently, the site is developed with a 3,820 square foot bank with drive-thru. The applicant proposes to demolish the existing bank and drive-thru.

Current Proposal:

The applicant proposes to construct a limited service carwash on the subject property. The proposed carwash building will be located along the east side of the property. A portion of the north and south sides of the building will be open where vehicles will enter and exit. The east and west side of the car wash building will be enclosed. Vehicular ingress/egress to the site will be from the abutting shopping center. Parking will be located along the east side of the car wash building. An automatic payment station is located on the east side of the subject property. Located behind the automatic payment station and along the east side of the property will be two stacking lanes. To the west side of the carwash building will be 19 vacuum stations.

Customers will access the site from the proposed ingress/egress drive and proceed through one of the two stacking lanes as they approach the automated payment station. The customer will pay for the carwash and will then proceed into the carwash bay without getting out of their vehicle. Once the vehicle exits the carwash bay the customer may proceed to the egress drive. The customer can access the vacuum stations on the west side of the building either before or after getting their car washed.

The proposed carwash building is a contemporary style of architecture. The building will have a flat roof and an ample amount of glazing. The finishes include simulated wood panels and surf board like features to express the theme of the carwash.

Special Exception:

A carwash in the RC-1 zoning district is a Special Exception use that requires the Development Review Commission's (DRC's) review and approval. The DRC is responsible to evaluate the proposed use to ensure compliance with the applicable review criteria as outlined in City Code, with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion and compatibility. The City's Transportation Planner has reviewed the proposal and determined that the existing road network and proposed traffic circulation plan is adequate to support the proposed use. The carwash abuts a major street as defined in the City's Comprehensive plan and is surrounded by commercial and institutional uses, thus any potential noise that is generated will not impact any residential uses.

Public Comments:

No comments or concerns were expressed to staff 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. Plans shall comply with Section 16.50.050. Car Wash and Detailing, including limiting the hours of operation between 8AM to 8PM.**
- 2. If the operation of the carwash changes from a limited service to a full-service carwash, a public hearing with public notice shall be required.**
- 3. The dumpster compound shall have opaque gates.**
- 4. Exterior lighting shall comply with Section 16.40.070.**
- 5. Bicycle parking shall comply with Section 16.40.090.4.1.**
- 6. 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 June 17, 2019.**

7. **The special exception and related site plan approval is valid until July 10, 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.**

B. 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.

**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;

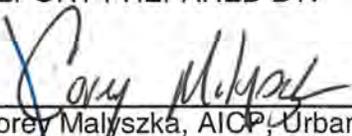
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other 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 Commercial**

The land uses of the surrounding properties are:

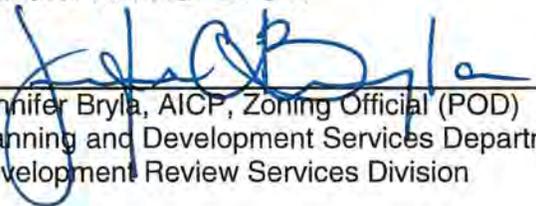
North: **Planned Redevelopment Commercial**
South: **Planned Redevelopment Commercial**
East: **Institutional**
West: **Planned Redevelopment Commercial**

REPORT PREPARED BY:

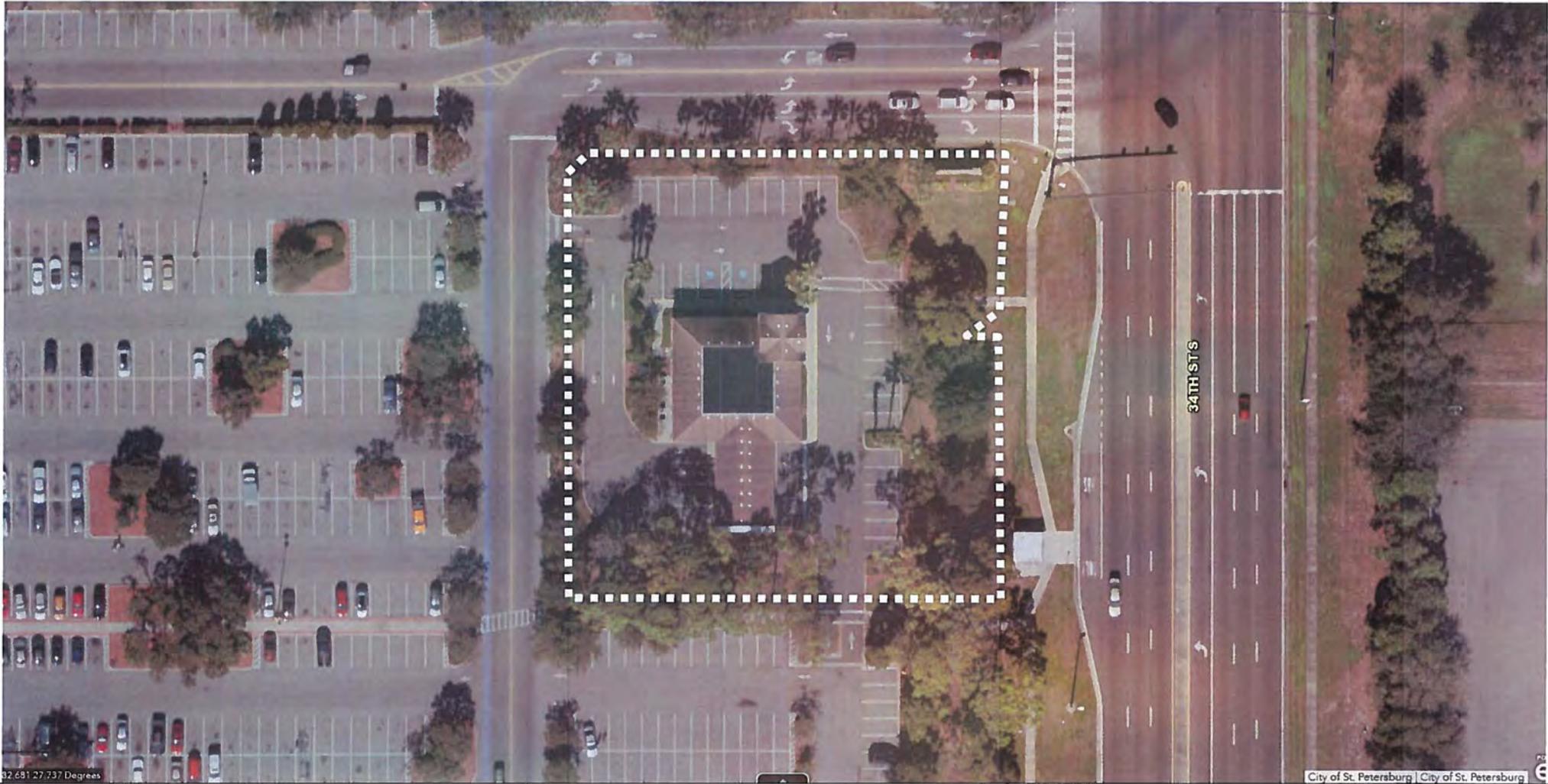


Corey Malyszka, AICP, Urban Design & Development Coordinator 7-3-19
DATE
Planning and Development Services Department
Development Review Services Division

REPORT APPROVED BY:



Jennifer Bryla, AICP, Zoning Official (POD) 7-3-19
DATE
Planning and Development Services Department
Development Review Services Division



32.68127737 Degrees

City of St. Petersburg | City of St. Petersburg

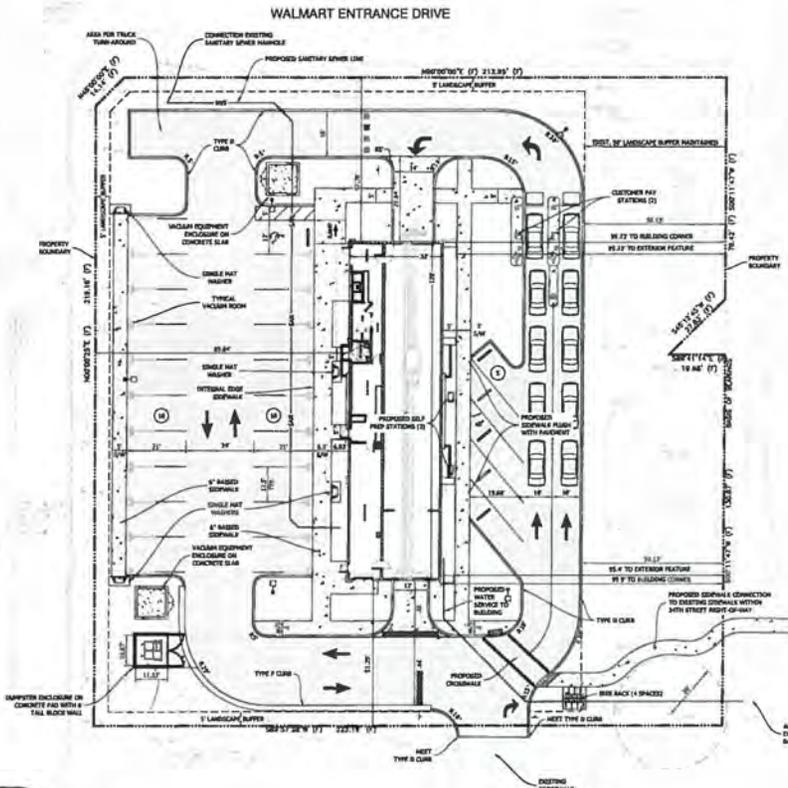


Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 19-32000010
Address: 3401 34th Street South



BLUE WATER WASH @34TH STREET S SPECIAL EXCEPTION SITE PLAN

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 16 EAST
ST. PETERSBURG, FLORIDA



SITE DATA

PARCEL ID NUMBER: 34-31-16-94541-001-0020
PROPERTY LOCATION: 3401 34TH STREET S, ST. PETERSBURG, FL
ZONING: RC-1 (RETAIL CENTER)
FUTURE LAND USE: PI-C (BOYWAY MARINA ACTIVITY CENTER DISTRICT)
EXISTING USE: BANK
PROPOSED USE: CAR WASH OR AUTO DETAILING
SITE AREA: 1.14 AC (49,741 SF)
SETBACKS: FRONT: 25' MIN. (2ND STREET) | SIDE: 20' MIN. (ABUTTING NON-RESIDENTIAL USE) | REAR: 20' MIN. (ABUTTING NON-RESIDENTIAL USE)
PERIMETER LANDSCAPING: FRONT: 10' (2ND STREET); MAINTAIN EXIST. 50' BUFFER | SIDE/REAR: 5'

DATA SHEET	EXISTING	PROPOSED	PERMITTED/ALLOWED
GROSS FLOOR AREA	3,820 SF	3,900 SF	4,000 SF
FLOOR AREA (AVOID)	0.58	0.58	0.58
BUILDING HEIGHT	25' (1-STORY) 35' (GARAGE)	25'-8" (1-STORY)	28' (1-STORY)
NO. OF EMPLOYEES	N/A BANK IS CLOSED	2-3 PER SHEET	
FINISHED FLOOR EL.	22.25 (NAVD88)	19.70 (NAVD88)	19.70 (NAVD88)

PARKING	EXISTING	PROPOSED
REGULAR SPACES (8' X 18')	31	8
ADA ACCESSIBLE SPACE (12' X 21')	2	1
VACUUM BAYS	N/A	16
TOTAL SPACES	33	25
BICYCLE SPACES	0	4

REQUIRED: 1 PER VACUUM BAY, 1 PER 300 SF OF RETAIL OR OFFICE SPACE
2 SHORT-TERM & 2 LONG-TERM BICYCLE PARKING SPACES

SITE LEGEND

- HANDICAP PARKING
- SITE BOUNDARY LINE
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- TYPICAL
- 11' PARKING SPACES
- SIDEWALK
- 5' RADIUS
- LINEAR FEET
- SQUARE FEET
- PROPOSED LIGHT POLE
- PROPOSED WHEEL STOP

	EXISTING		PROPOSED	
BUILDING COVERAGE (#4 BUILDING FOOTPRINT)	4,121 SF	6.12%	3,866 SF	7.80%
VEHICULAR USE AREA	21,780 SF	43.88%	21,282 SF	41.90%
SIDEWALK/ASPC CONC. AREA	1,782 SF	3.51%	4,478 SF	8.53%
TOTAL IMPERVIOUS AREA	27,683 SF	54.52%	29,726 SF	58.53%
TOTAL PERVIOUS AREA	23,078 SF	45.48%	21,041 SF	41.47%
TOTAL SITE AREA	50,761 SF	100.00%	50,761 SF	100.00%
GREEN AREA:				
TOTAL PERVIOUS AREA	27,683 SF	54.52%	21,041 SF	41.47%
VIA LANDSCAPING (10% REQ.)	5,581 SF	11.02%	4,017 SF	7.91%

**SEE IMPROVED GRP SCHEDULE (WALMART - ST. PETERSBURG)
 ***IMPERVIOUS GRP AREA WHICH INCLUDES (SFT) (1) = 98%

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
 SEC. 24 A, SOURCE 21
 LOT 2, BLOCK 1, WAL-MART ST. PETERSBURG SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 9 THROUGH 8 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR DRIVES AND CROSS OVER AND ACROSS A PORTION OF LOT 1, WAL-MART ST. PETERSBURG SOUTH, AS SHOWN ON SAID PLAT RECORDED IN PLAT BOOK 129, PAGES 9, 6, 7, AND 8 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

DEVELOPMENT TEAM

PROPERTY OWNER: REGION BANK
256 BIRMINGHAM HWY E, SUITE 600
BIRMINGHAM, AL 35244
PHONE: ()

DEVELOPER: BLUE HORSESHOE, LLC
140 PLATT STREET
TAMPA, FL 33604
PHONE: (813) 884-3100

CIVIL ENGINEER / PLANNER: AVID GROUP, LLC
2300 CURLEY ROAD, SUITE 201
PALM HARBOR, FL 34683
PHONE: (727) 789-9500

LANDSCAPE ARCHITECT: CRP DESIGN, LLC
2115 RIVERS EDGE COURT
CLEARWATER, FLORIDA 33763
PHONE: (727) 430-5038

SURVEYOR: AVID GROUP, LLC
2300 CURLEY ROAD, SUITE 201
PALM HARBOR, FL 34683
PHONE: (727) 789-9500

ARCHITECT: CASTELLANOS + TRAMONTE
4827 VINCENTS BLVD., STE. 3
CAPE CORRAL, FL 32904
PHONE: (239) 549-0997

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF AVID GROUP, LLC AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM AVID GROUP, LLC.

DISCREPANCY INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING AVID GROUP, LLC @ (727) 789-9500.

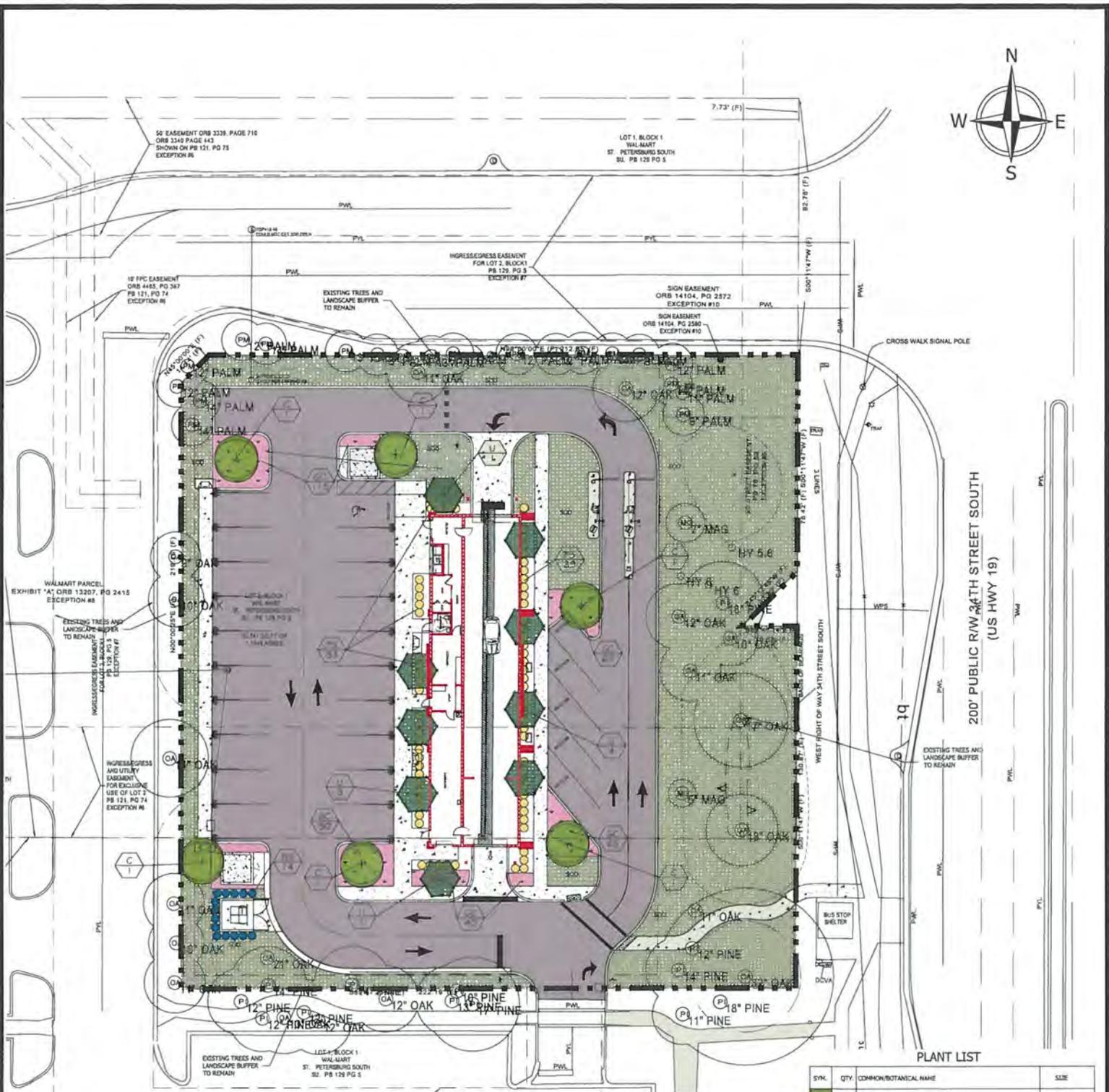
WALMART SUPERCENTER

BLUE WATER WASH @ 34TH STREET S ST. PETERSBURG SPECIAL EXCEPTION SITE PLAN

BLUE HORSESHOE, LLC
 CIVIL ENGINEERING: JANE CULLEY ROAD, ST. 211
 LANDSCAPE ARCHITECT: JANA TRAMONTE
 ARCHITECTURE: TRAMONTE
 SURVEYOR: AVID GROUP, LLC
 PHONE: (727) 789-9500
 FAX: (727) 784-4422
 WWW.AVIDGROUP.COM

AVID GROUP

NO.	REVISION	DATE	DESCRIPTION
1		04/19/2019	



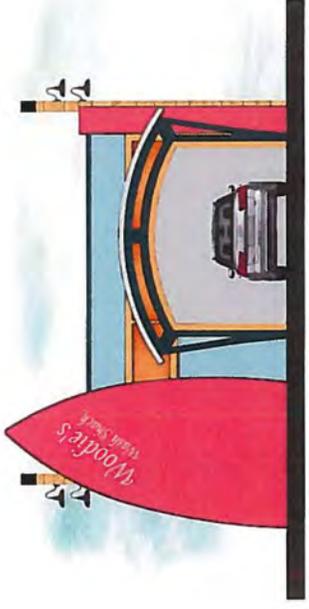
TREE REMOVAL		
PINES	# TREES	
12"	2	14"
14"	3	42"
15"	1	15"
17"	1	17"
PALMS		
13"	1	13"
14"	2	28"
TOTAL INCHES		129"

SYMBOL	QTY	COMMON/BOTANICAL NAME	SIZE
6	6	CANDY TREE LIVE OAK/QUERCUS VIRGINICANA BALD CYPRESS/TAXODIUM DISTICHUM WINGED ELM/ALNUS ALATA	2" DBH 10' HT.
9	9	UNDERSTORY TREE SILVER BUTTWOOD/COCCOCHARIS ERECTUS 'SERICEUS' CHAPE MYRTLE/LAGERSTROEMIA INDICA YALPON HOLLY/ILEX VOMITORIA	1.5" DBH 8' HT.
75	75	FOUNDATION SHRUB PRINGLES PODOCARPUS/PODOCARPUS PRINGLES' DWARF FOREBUSH/MAMELIA PATENS DWARF COCCOCHARIS/COCCOCHARIS ICACD 'REDTIP' DWARF IGORAZORA/IGORAZORA COCCINEA 'SP'	24" HT. 36" O.C.
14	14	BUFFER SHRUB COCCOCHARIS/COCCOCHARIS ICACD 'REDTIP' SILVER BUTTWOOD/COCCOCHARIS ERECTUS 'SERICEUS' WALTER'S VIBURNUM/VIBURNUM OSCUTUM	24" HT. 36" O.C.
265	265	GROUNDCOVER DWARF YALPON HOLLY/ILEX VOMITORIA 'BANK' DWARF NATAL PLUM/CASSIA HAIKOCARPA INDIAN HAWTORN/RHAPLODIS INDICA	1 GAL. FULL
130	130	500 ARGENTINE BAHA	

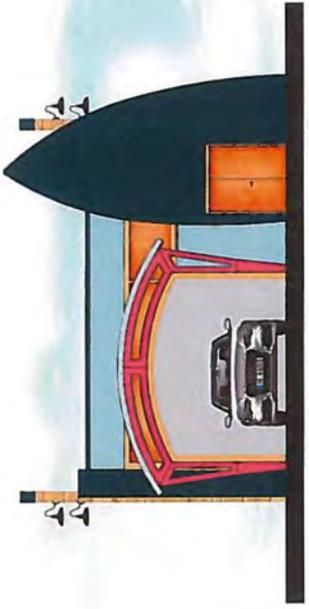


CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
 LAND PLANNING PALM HARBOR, FLORIDA
 TRAFFIC/TRANSPORTATION 34683
 SURVEYING
 GIS PHONE (727) 789-9500
 FAX (727) 784-6662
 AVIDGROUP.COM

SPECIAL EXCEPTION SITE PLAN
BLUE WATER WASH @34TH STREET S
ST. PETERSBURG, FLORIDA
AVID NO. 3221003



SIDE ENTRANCE ELEVATION
3/16" = 1'-0"



SIDE EXIT ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"



FRONT ELEVATION
3/16" = 1'-0"

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PLEASE NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NEW BUILDING FOR:
WOODLEY'S WASH SHACK

CASTELLANOS + TRAMONTE
ARCHITECTS
1625 SE 45TH STREET SUITE 2A CAPE CORAL, FLORIDA 33904
(239) 549-0997

DRAWN BY:	BMJ
CHECKED BY:	AC
DATE FOR REVIEW:	3/27/18

DRAWING NAME:
PROPOSED
EXTERIOR ELEVATIONS

SHEET
ELV-1

**CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT**

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: June 24, 2019

FILE: 19-32000009

LOCATION: 2043 4th Avenue South; 24-31-16-00000-320-0800
AND PIN: 415 20th Street South; 24-31-16-18378-000-0370
ATLAS: H-1
PROJECT: Special Exception

REQUEST: Approval of a Special Exception and related Site Plan for an outdoor performing arts venue. The applicant is requesting a variance to parking.

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. It is noted that this land is unplatted and likely must be platted to allow redevelopment to occur. ECID has identified public easement needs on this property which could be dedicated by the plat (if a plat is required by zoning) or otherwise will be required to be dedicated via instrument.

- A **Public Utility Easement** is required to be dedicated over the entire area located between the southern property boundary and the south edge of the existing 15' wide east/west public utility easement located in the southern portion of the parcel. The easement shall extend for the entire width of the property from the eastern property boundary to the western property boundary. The public easement is needed to assure legal access to the existing sanitary sewer main service laterals located in this area that serve the properties to the south, and for future utility service needs.

2. 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. Surface runoff from all modified areas of the site and surface runoff from *any areas of comingling runoff* (on or off-site) will require water quality treatment and water quantity attenuation per the requirements of the City's drainage ordinance.

The project Engineer of Record must submit signed and sealed drainage calculations and drainage design which conforms to the water quantity and the water quality requirements of City Code Section 16.40.030. A drainage basin map shall be included which identifies all areas of off-site comingling runoff which are included in the drainage design. It is specifically noted that the Engineer of Record must investigate possible comingling runoff from parcel #24/31/16/88553/001/0010 (to the south), since it appears that the north half of the building roof slopes to the north. 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.

3. The bamboo plantings proposed along the southern property boundary are within the additional *Public Utility Easement* area identified in comment #1 (above) and would impact the City's ability to maintain existing sanitary sewer service laterals. A continuous elevated planting berm in this area may also impact the flow of roof drainage from parcel #24/31/16/88553/001/0010 (to the south). The proposed bamboo must be relocated to be outside the public easement areas (*including those to be dedicated*) to avoid impacts to the existing sanitary sewer service laterals and to avoid impact to possible historical off-site surface drainage flows. Bamboo could be relocated to the north side of the existing 15-foot public utility easement to eliminate these issues. Please coordinate with zoning to develop a revised planting plan.

4. The applicant will be required to remove all asphalt and concrete from the parkway of 20th Street South which is not a part of necessary driveway aprons. Driveway apron and alley apron width shall be reduced to the width of the on-site adjacent drive lane plus necessary flares per City Commercial Driveway detail S20-21 or as may be identified and shown on the construction plans as required for truck movements. All redundant pavement surfaces shall be completely removed from within the right-of-way and any existing drop curbing shall be removed from removed portions of approaches and replaced with a raised curb to match existing curb type per current City Engineering Standard S20-10 & S20-11.

5. The applicant will be required to reconstruct existing driveway aprons which are in disrepair within the 20th Street South and 4th Avenue South rights-of-ways. Commercial driveway apron construction shall be as per City Engineering Standard Detail S20-21, S20-22, & S20-24.

6. 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 IT zoning district, a 5-foot wide public sidewalk is required within the southern parkway of 4th Avenue South and within the western parkway of 20th Street South. 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.

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.

7. Review of a January 2019 goggle streetview map, indicates that the dumpster is located in the right of way of 20th Street South. The construction plans shall identify a new location for the dumpster on site by coordinating with the City's sanitation department for dumpster access and location and with the City zoning department for necessary dumpster screening.

8. Per City Land Development Code 16.40.090.3.4(B)(7)(a) all parking spaces, drive lanes and driveways shall be paved with asphalt or concrete material, brick or decorative pavers. Use of shell is not an option. ECID requests that zoning further investigate the intended use of the access from 20th Street to require the alley to be paved per current City Engineering standards and specifications if subjected to frequent use, truck traffic, or potential erosion to avoid creating additional maintenance liability to the City.

9. 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.

10. 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.

11. 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. All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

STANDARD COMMENTS: Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

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.

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. Historical off-site drainage shall be maintained and not blocked.

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.

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



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**APPEAL
STAFF REPORT
DEVELOPMENT REVIEW COMMISSION
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 July 10, 2019 at 2:00 P.M. at the Sunshine Center (Auditorium), located at 330 5th Street North, St. Petersburg, Florida.

CASE NO.: 19-53000001 **PLAT SHEET:** F-10

REQUEST: Appeal of a POD decision denying additional density on lots in common ownership.

APPELLANT: Phillip Herlein
416 13th Avenue Northeast
Saint Petersburg, Florida 33701

OWNER: Crescent Lake Apartments, LLC
416 13th Avenue Northeast
Saint Petersburg, Florida 33701

**ADDRESSES AND
PARCEL ID NOS.:** 459 15th Avenue North; 18-31-17-18792-007-0080
465 5th Street North; 18-31-17-18792-007-0090

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-Family-1 (NSM-1)

Background:

The subject property consists of two platted lots (Lots 8 and 9) and is located within the NSM-1 zoning district just east of Crescent Lake, in Block 7 of the Revised Snell & Hamlett's Crescent Lake Subdivision from 1911 (see Exhibit 1). The property was built upon in 1936 according to the property card and has been under common ownership from that time, as evidenced by the property card and the deeds to the land, see Exhibits 2-6. The property currently has four (4) structures. Based on the PCI completed in 1993, there are three (3) structures with one unit each located on Lot 8 and one (1) structure one unit on Lot 9 and are identified as part of the Crescent Lake Apartments, which includes multiple surrounding lots. According to the Apartment's web site there are 50 units within the complex. There are currently 25 active business tax receipts for these two parcels. The density allowed for the NSM-1 zoning district is 15 units to the acre. Additional bonus density in this district is possible when workforce housing is provided. The two platted lots represent MOL 0.28 acres which would allow for 4 dwelling units. Therefore, the current use for four dwelling units is considered to be conforming.

Section 16.60.010.1. - Applicability. A. states that "No land or building shall be used or occupied, and no part of a building or structure shall be constructed, erected, altered or moved, unless it conforms to all of the regulations specified for the zoning district in which it is or will be located."

Per Section 16.90.020.3. – Definitions, a Buildable lot "means a parcel of land which meets the requirements of this chapter and for which a development permit may be granted." In the case of the subject property, the buildable lot is both platted lots, based on the property card and the ownership pattern. Based on the following code provision, no additional units can be added to the buildable lot:

16.60.010.2. - Residential density. A. Density means the number of dwelling units per buildable land area. "Buildable land area" means the total land area of the lot or parcel, including any man-made lakes, borrow pits, and right-of-way to be dedicated or vacated, and excluding: 1 B. No building, structure or land area shall accommodate a greater number of dwelling units than allowed in the zoning district in which it is or will be located.

No variances to density are allowed as per follows: "E. A variance to the maximum residential density is not allowed. Any request to exceed the maximum residential density requires a rezoning and future land use map amendment, where applicable."

In summary, based on the property card, the "Buildable Lot" consists of both Lots 8 and 9, which have been and remain under common ownership. Per 16.60.010.2, residential density means number of dwelling units per buildable land area and buildable land area means the total land area of the lot or parcel. Therefore, the density allowed is 4 units and no additional units can be added.

Request:

The applicant has submitted via building permit 19-02000764, a request to move a home from 219 13th Avenue N to the 465 5th Avenue N via permit 19-02000765. The applicant has also requested that the home be moved to the site and not act as a dwelling unit but instead be considered an accessory living space.

Staff Response: Staff reviewed the applicants request and conducted research on the proposal. Staff found that a request for additional density on the property was made in 2016. Staff's recommendation to Mr. Herlein at that time was to remove one of the existing units, then an additional unit could be added. These emails are provided as Exhibit 7. The applicant was informed that he could not move the structure to the lot, which has lead him to appeal the decision before the DRC. The applicant also requested verbally if he could move the structure to the lot if it was only an accessory living space. Staff reviewed the request and confirmed that the code does allow accessory living spaces in the NSM-1 zoning district. These uses are intended however for single family uses as the principle use. The City has, in the past, allowed accessory living spaces for multi-family uses, for such things as a club house or recreation area. The applicant was told that he could use the structure as an accessory living space if it were open to all the residents of the Crescent Lake apartments, as is consistent with other City decisions.

As stated the subject properties are zoned NSM-1 and have an underlying future land use of RM (Residential Medium). Generally, NSM districts allow medium-intensity suburban-style garden apartments reflecting the small apartment complexes. The purpose of the NSM zoning district is to support the future land use multifamily densities of 15 units per acre.

Public Comments: The City has not received any public comments regarding this appeal as of the date of this writing.

Recommendation:

Given the code language and density criteria as outlined in the Land Development Code and the Comprehensive Plan, Staff recommends **denial** of the appeal.

Report Prepared By:


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

6.25.19
DATE

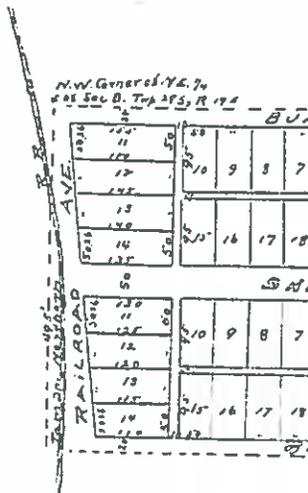
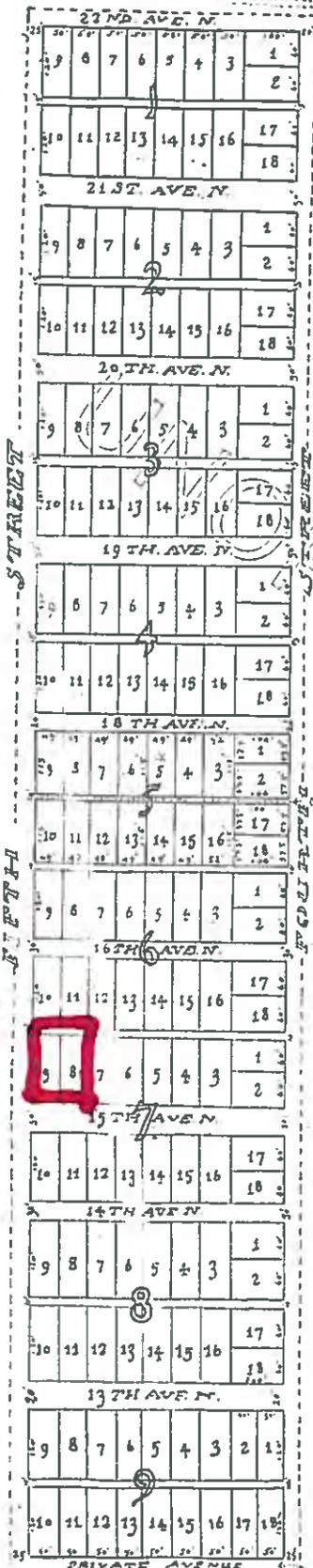
LIST OF EXHIBITS:

- Exhibit 1: 1911 plat
- Exhibit 2: Property Card from 1993
- Exhibit 3: 1985 deed
- Exhibit 4: 1987 deed
- Exhibit 5: 1995 deed
- Exhibit 6: 2015 deed
- Exhibit 7: Email Correspondence

SNELL & HAMLETT'S
REVISED
CRESCENT
LARK SUBDIVISION

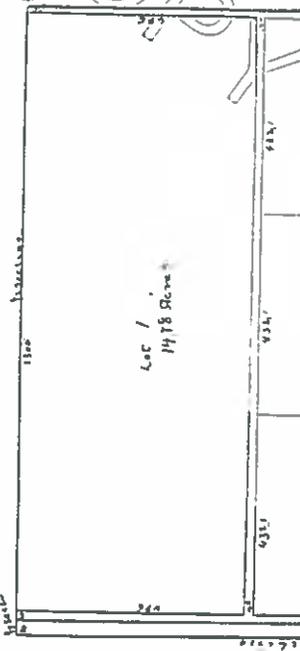
BEGINNING AT N E CORNER OF THE E T OF N W 1
SEC 18 T 31 S R 17 E RUN SOUTH TO S E CORNER
SAID E T N W 1 SEC 18 T 31 S R 17 E THENCE N
300 FT; THENCE NORTH TO A POINT ON THE S E
LINE 50 FT WEST OF THE PLACE OF BEGINNING
THENCE EAST 500 FT TO PLACE OF BEGINNING

Exhibit 1



I certify
is in accord
by 1770

OFFICIAL COPY



Filed Dec. 13, 1911
C. M. Knote, clk.
By Frances M. Toland, DC.

LOCATION: 459 15th Avenue North
PROPERTY CARD INTERPRETATION
 459 15th Avenue North CI-93-0116
 FOUR (4) DWELLING UNITS ON SITE
 ARE NOT CONSIDERED ABANDONED.
 FOUR (4) LEGAL DWELLING UNITS
 ON SITE. APRIL 06, 1993 DS/dah
 NOTED // 10/3/97 // Correcting
 PRIMARY RECORDS FROM 3 DWELL-
 ING UNITS TO 1 DWELLING UNIT
 PER ATTACHED LETTER
 Above information was not received
 from the owner of the property
 at that time. 10/97 lmb

Exhibit 2

~~copy-2713~~ BUILDING ELECTRICAL RM 14/15 18-31-17 PLUMBING F-10

Locations: 459 - 15 Avenue North
 #35391 - 2/25/36 - \$100
 Owner R.E. Smith - reroof residence
 #93505F - 7/11/52 - \$350
 Owner Mary Sands - replace two
 closets and one tub
 #23386A-F - 7/13/56 - \$400
 Owner Mrs. Mary W. Sands - install
 floor and hallway for fire escape
 (Type V) Marshall Stone, Contractor
 #87910A-R3 - 7/26/63 - \$100
 Owner Mary W. Sands - reroof exist-
 ing garage- roll roofing (Type V)
 Federal Roofing & Siding, Contr.
 #B1797 - R3 - 5/11/67 - \$1,000
 Owner W. Sands - reroof existing
 building Class A - rip off old roof
 . 4/12 pitch - Hightower, Contractor
 #1/20/68 - Housing letter (459 1/2)
 / #R5-05065 - RM 12/15 4/16/85 \$478.00
 Owner: Allen - REpl. roof w/fiberglass
 shingles - Tar-Heel Roofing (TypeV)
 BLC/EPK

#9557 - 8/14/46 - W. Sands -
 Conover - 3WS 1-meter
 #2784 - 5/6/47 - William Sands -
 Keesler - 1-meter 1-w.heater
 #3531 - 5/23/47 - W. Sands -
 Keesler - 30A-serv. 1-meter
 #7777F - 4/24/63 - Sands - Hayes
 Elec - 3WS 100Amp #3 RH 1-meter
 1-1 1/2 hp air cond. 1-1 hp air cond.
 (lower front apt)
 #7778F - 4/24/63 - Sands - Hayes
 Elec. - 3WS 100Amp #3 RH 1-1 hp
 air cond. 1-meter (lower rear apt)
 #7779F - 4/24/63 - Sands - Hayes
 3WS 100Amp 2-1 hp Air cond 1-meter
 (upper apt)
 #E8142 - 3/22/68 - Wm. Sands -
 Hayes Elec. - 100Amp 1-meter 2p
 (459 1/2)

#26250 - 8/16/46 - Mrs. Sands -
 J.D. Puckett - 2-sinks
 #28846 - 4/30/47 - W.C. Sands -
 Puckett - 1-ewh
 #3726A - 7/18/52 - Sands - Greene
 Plbg - 2-closets 1-bath

PROPERTY CARD INTERPRETATION.
 10-3-85-85-0191-THREE(3) DWELLING
 UNITS - DMI - YW
 3-25-86 PERMIT # R610049
 TTD Roof installed now
 ISSUED Pinellas County Reg
 Shupes

40 Rec 500
 41 St 495.00
 42 Sur _____
 43 Int 300.00
 Tot _____

86220567

HOLD FOR
 Prepared by
 TAYLOR RINDLE
 FIDELITY TITLE COMPANY
 INSURANCE ON TITLES TO REAL ESTATE
 1134 Central Avenue
 ST. PETERSBURG, FLORIDA 33711

Exhibit 3

86066898DW

Warranty Deed

(STATUTORY FORM - SECTION 689.03 F.S.) O.A. 6320-2033

This Indenture, Made this 17TH day of SEPTEMBER 19 86 Between MARY L. ALLEN, A WIDOW, grantor, and

RALPH E. ANDREWS and ERMA JEAN ANDREWS, his wife 459 15th Avenue North St. Petersburg, Florida 33704 grantee.

Witnesseth, That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 8 and 9, Block 7, SNELL & HAMLETT'S REVISED CRESCENT LAKE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 7, Page 21, Public Records of Hillsborough County, Florida of which Pinellas County, Florida was formerly a part.

Subject to easements, restrictions and reservations of record. Subject to taxes for the year 1986 and subsequent years.

Documentary Tax Pd. \$ 495.00
 Immobile Tax Pd. _____
 Kathleen F. D. Baker, Clerk Hillsborough County
 By: DOROTHY S. WALKER Deputy Clerk

19 14034057 72	1. 225E86
90	5.00
91	495.00
TOTAL	500 00 CHK

and said grantor does hereby fully warrant the title to said land, and will defend the same against the 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:

Mary L. Allen

Mary L. Allen
 MARY L. ALLEN

SEP 22 1 32 PM '86
 (Seal)
 (Seal)
 (Seal)

Dorothy S. Walker

STATE OF FLORIDA
 COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared MARY L. ALLEN, A WIDOW

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of SEPTEMBER 19 86

Dorothy S. Walker
 Notary Public

My commission expires:



Rec Lawe 87221752 Prepared by & Return to:
 Doc 623-70 CHERYL A. BARBER
 Homeowner Title & Abstract Co., Inc.
 5721 4th Street North
 St. Petersburg, Florida 33703-2297
 Int 629-70 ✓
 Tel
 This Warranty Deed Made the 28 day of August A.D. 19 87 by RALPH E. ANDREWS AND ERMA JEAN ANDREWS, HIS WIFE
 ALF 720

RALPH E. ANDREWS AND ERMA JEAN ANDREWS, HIS WIFE

hereinafter called the grantor, to
 JOSEPH P. FEMINO

Exhibit 4

whose post office address is: 459 15TH AVENUE NORTH, ST. PETERSBURG, Florida 33704
 Located in PINELLAS County, Florida

hereinafter called the grantee:
 (Whenever used herein the term "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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ TEN & NO/100 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in PINELLAS County, Florida, viz:

LOTS 8 AND 9, BLOCK-7, SNELL & HAMLETT'S REVISED CRESCENT LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 21, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY, FLORIDA WAS FORMERLY A PART.

16 18217501 77 1. 31AG87
 49 6.00
 41 623.70
 429.70 CHK

SUBJECT TO that certain mortgage to GREAT SOUTHERN FEDERAL SAVINGS BANK, dated September 17, 1986, and recorded in Official Records Volume 6320, page 2034, of the current public records of PINELLAS County, Florida, securing a promissory note in the original amount of \$98,900.00; and grantees by the acceptance of this deed, assume and agree to pay the balance thereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

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, 19 86

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
 David Paul Anderson
 [Signature]

[Signature] L.S.
 RALPH E. ANDREWS L.S.
 ERMA JEAN ANDREWS L.S.
 [Signature] L.S.

STATE OF Florida
 COUNTY OF Pinellas

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared RALPH E. ANDREWS AND ERMA JEAN ANDREWS, HIS WIFE

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of August, A.D. 19 87

[Signature]
 Notary Public

Documentary Tax Pd. \$ 6.23
 Intangible Tax Pd. \$ 6.00
 State of Florida, Pinellas County, Deputy Clerk

PARCEL ID # 18/31/17/18792/007/0080

87-8766

Exhibit 5

Prepared By and Return To: 9550472
 Name: NANCY S. BAUMANN
 FIDELITY NATIONAL TITLE INS. CO.
 Address: 4200 4TH STREET NORTH, SUITE C
 ST. PETERSBURG, FLORIDA 33703
 Property Appraiser's Parcel I.D. (Folio) Number(s):
 18/31/17/18792/007/0080

WARRANTY DEED
 NOV. TO NOV.

INST # 95-231540
 SPT 15, 1995 2:08PM

Return To:

RECORDING FEE \$ 3.00
 STAMP COLLECTION \$ 17.00
 INTANGIBLE TAX \$ 23.80
 TOTAL \$ 43.80
 SW

Grantee(s) S.S. # (s):

4051416 SJW 09-15-1995 13:56:27
 01 DEB-NOVILLA
 RECORDING 1 86.00
 DOC STAMP COLLECTION 4 916.00
 INTANGIBLE TAX 4 317.60
 TOTAL: 11,233.80
 CHECK AMT. TENDERED: 11,233.80
 CHANGE: 0.00

PINELLAS COUNTY FLA.
 OFF. REC. BK 9107 PG 1859

7/10 00 + 1245
 Tax Pd.
 Deputy Clerk

THIS WARRANTY DEED Made the First day of September A.D. 19 95 by JOHN R. CROUCH, A SINGLE MAN AND LUCY DICKSON, A SINGLE WOMAN whose mailing address: 6040 Highland Street So., St. Petersburg, FL 33705

hereinafter called the grantor, to MICHAEL S. NOVILLA

whose postoffice address is 459 & 4591/2 15TH AVENUE NORTH, ST. PETERSBURG, FL 33704 hereinafter called the grantee:

(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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in PINELLAS County, Florida, viz: Lots 8 and 9 in Block 7 of SHELL & HANLETT'S Revised CRESCENT LAKE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 7, on page 21, of the Public Records of PINELLAS County, Florida. This conveyance is subject to mortgage in favor of GREAT SOUTHERN FEDERAL SAVINGS BANK, DATED 9/17/86, as recorded in O.R. Book 6320, Page 2034, Public Records of PINELLAS County, Florida, in the original amount of \$98,900.00, with a present balance of \$90,758.52 which grantee herein assumes and agrees to pay. said mortgage** Subject to a purchase money second mortgage.

**was assigned to MAGNA MORTGAGE. Subject to easements, restrictions, reservations, and limitations of record, if any.

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, 1994.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
 Witness Signature
 Nancy S. Baumann
 Witness Printed Name

[Signature] L.S.
 Grantor Signature
 JOHN R. CROUCH
 Grantor Printed Name

[Signature]
 Witness Signature
 BRIAN W. LONGSTREET
 Witness Printed Name

[Signature] L.S.
 Grantor Signature
 LUCY DICKSON
 Grantor Printed Name

STATE OF FLORIDA)
 COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid take acknowledgements, personally appeared JOHN R. CROUCH, A SINGLE MAN AND LUCY DICKSON, A SINGLE WOMAN

to me known to be the person(s) described in or has/have produced Driver's License's as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 01 day of September A.D. 19 95
 My Commission Expires:

(SEAL)  NANCY S. BAUMANN
 MY COMMISSION EXPIRES September 13, 1998
 BONDED THROUGH FARM INSURANCE, INC.
 Notary Signature
 Printed Notary Name

mc ORDINANCE DISPOSIT... Pinellas County Property Pinellas County Public bruce brown - Yahoo S... My Lifeway Grilled Jalapeno-Lime C...

Secure https://officialrecords.mypinellasclerk.org/Details/GetDocumentByBookPage/CR/19019/788

2015362239 HELP

Auto-Load Images

Search Results

Record Date: 12/14/2015
 Book Type: CR - Official Records
 Book / Page: 19019/788
 Instrument #: 2015362239
 Secondary #:

Number of Pages: 5
 Doc Type: DEED - DEED
 Grantor: ALCHEMY II LLC
 CRESCENT ST PETE LLC
 CRESCENT ST PETE LLC
 Grantee: CRESCENT LAKE APARTMENTS L

Legal Description: NORTH 1/2 OF LOTS 7 & 8 AND 9 BLOCK 5 SNELL & HAMLETTS REVISED

image003.png

Exhibit 6

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:
 Bruce M. Tigert
 Bayshore Title
 3431 Henderson Boulevard
 Tampa, FL 33609
 (813) 878-0066

Consideration: \$3,244,000.00
 Doc Stamps: \$22,708.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 14th day of December, 2015, by **CRESCENT ST. PETE, L.L.C., a/k/a CRESCENT ST. PETE, LLC**, a Louisiana limited liability company, whose mailing address is 103 Rosedale Drive, Lafayette, LA 70508 (hereinafter referred to as "Grantor"), to **THE CRESCENT LAKE APARTMENTS LLC**, a Florida limited liability company, whose mailing address is 416 13th Avenue, NE, St. Petersburg, FL 33701, (hereinafter referred to as "Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO 100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property in Pinellas County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof, together with all of Grantor's riparian rights and development rights, and all of Grantor's interest in and to all improvements, fixtures, easements, rights-of-way, permits, approvals, licenses, privileges and entitlements belonging or pertaining to said real property, including, without limitation of the foregoing, all state, city

2015

Ann O. Vickstrom

From: Kathryn Younkin
Sent: Thursday, March 28, 2019 2:43 PM
To: Ann O. Vickstrom
Subject: FW: 465 5th St N & 921 8th St N
Attachments: 921 and 795 and 799.pdf; 459 and 465.pdf

Background with attachments.

From: Kathryn Younkin
Sent: Wednesday, August 24, 2016 6:17 PM
To: Phillip Herlein <phillip.herlein@yahoo.com>
Cc: Nicole Matoushek <nmatoushek@hotmail.com>; Elizabeth Abernethy <elizabeth.abernethy@stpete.org>; Brittany McMullen <brittany.mcmullen@stpete.org>; Shervon A. Chambliss <shervon.chambliss@stpete.org>
Subject: RE: 465 5th St N & 921 8th St N

Hi Phil,

In regards to 459 15th Ave N (Lot 8) and 465 5th St N (Lot 9) Zoned NSM-1 16.20.020 - NS: NEIGHBORHOOD SUBURBAN SINGLE-FAMILY (NS-1, NS-2 & NS-E):

There is grandfathered density on these lots as the density now exceeds what is currently allowed by right, 3 units on Lot 8 and 1 unit on Lot 9. These two lots are tied together in terms of development or redevelopment. In order to move a single family dwelling onto Lot 9, one of the units would need to be removed. As we previously discussed the lots exceed the density allowed in the NSM-1 district. I know you had asked about returning one of the units to office use, but that would not mitigate the density issue. An accessory living area would not count as a dwelling unit, and could have no separate meter, 220 power or a range. You could remove one of the units as you had outlined below and then have the ability to add a unit on Lot 9.

Regarding your second question, there is no variance to density. We would work with you in regards to eliminating one of the existing units, so an additional unit could be added to the site. If setback variances were required, we could discuss that further.

In regards to 921 8th ST N (Lots 7 & 8 together with ...) (6 units) and 795 9th Ave N (Lots 3 & 4) (5 units) and 779 9th Ave N (Lots 5 & 6) (5 units) Zoned NT-2 16.20.010 - NT: NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY (NT-1, NT-2, NT-3 & NT-4):

These had a common plan of development as well. These are grandfathered also, as multifamily is a grandfathered use in this zoning district. The use is considered grandfathered and the building on Lot 7 is considered non-conforming. 16.60.030 - NON-CONFORMING AND GRANDFATHERED SITUATIONS "A structure devoted to a grandfathered use may be expanded. Expansions shall conform to all requirements effective at the time of expansion, and provide all required parking on site. No additional dwelling units or expansion of residential capacity (e.g., nursing and retirement homes) are allowed." You can enlarge a non-conforming structure as long as the addition is conforming: "No structure may be enlarged, altered or changed in a way which increases its nonconformity. An addition to a nonconforming structure may be made, provided the addition meets the requirements of this chapter." It appears from the property card that there may be both front and rear setback issues with the structure, so this would mean any additions would need to be within the buildable area of the lot. The front setback in NT-2 for a building up to 18 feet tall at the eave is 25 feet in the front and 10 feet in the rear and increases with height increase. So you may be able to enlarge some of the apartments. You would also need to provide parking for these apartments on Lot 8 at the same time. 1 parking space per unit up to two bedrooms, plus a loading space if more than 5 units.