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## COMMISSION MEETING CITY OF ST. PETE BEACH

155 Corey Avenue

**Tuesday, August 28, 2012**

**6:00 PM**

Call to Order  
Pledge of Allegiance  
Invocation  
Roll Call

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### REGULAR MEETING

1. **Changes to the Agenda** - Any agenda items to be added, moved, or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order. Consent items may be removed for discussion, changes, and/or anticipation of a non-unanimous vote and considered separately on the request of anyone on the Commission or by a majority vote of the City Commission upon request of an audience member.
2. **Presentations** - Presentations shall be limited to 5 minutes for non-city government related items. **none for this agenda**
3. **Audience Comments** - Comments shall be limited to 3 minutes per person to issues not on the agenda.
4. **Consent**
  - a. **Approval of the August 8, 2012 and August 9, 2012 City Commission Budget Workshops; and the August 14, 2012 Regular Meeting Minutes.**

- b. Authorize the City Manager to enter into Amendment 3 of the Interlocal Agreement with Pinellas County for maintenance of traffic control signal and devices.**
- c. Authorize the Mayor and City Manager execute the one year extension of the ALS First Responder Agreement**
- d. Ratification of the City Manager's decision to expend \$12,898.86 to Rowland Inc. for emergency repairs to wastewater force main #2.**

**5. Action Items**

- a. St. Petersburg Yacht Club request for Conditional Use and Variance approval to repair and/or replace and/or install dock pilings and finger piers. The Variance portion of the request is Quasi-Judicial in nature.**

**6. Ordinances**

- a. Ordinance 2011-37, Final Reading and Public Hearing, Change of Future Land Use designation for 701 Gulf Way from Residential Office Retail (ROR) to Community Redevelopment District – Eighth Avenue (CRD-EA).**
- b. Ordinance 2011-38, Final Reading and Public Hearing, Change of Zoning designation for 701 Gulf Way from ROR to CRD-EA.**
- c. Ordinance 2011-39, Final Reading and Public Hearing, Amending the 8th Ave Special Area Plan to add 701 Gulf Way to the Map, add single family residential as a permitted use, and amend the allowable temporary lodging density from 30 to 50 units per acre.**
- d. Ordinance 2011-40, Final Reading and Public Hearing, Amending the text of the Future Land Use Plan Element and the text of the Future Land Use Map Element in the Comprehensive Plan to increase the permitted temporary lodging density from 30 to 50 units per acre in the Community Redevelopment Area – Eighth Avenue Future Land Use designation.**
- e. Ordinance 2012-14, First Reading and Public Hearing, Providing for amendment of the Land Development Code deleting all references to the City's Coastal Construction Excavation Setback Line.**
- f. Ordinance 2012-15, First Reading and Public Hearing, Providing for amendments to Division 14 of the Land Development Code to allow for outdoor seating as a permitted use in the RFM zoning district.**

**g. Ordinance 2012-16, First Reading and Public Hearing, providing for amendments to Division 26 the Land Development Code of the City of St. Pete Beach Sign Code.**

**7. Resolutions**

**a. Resolution 2012-10, a resolution of the City of St. Pete Beach, Florida delegating to the City Manager authority to enter into a Federally Funded Public Assistance Agreement and authorizing the signing of all related official documentation.**

**8. Items for Discussion – none for this agenda**

**9. City Manager, City Attorney and City Commission Reports**

**10. Adjournment**

**APPEAL**

If a person decides to appeal any decision made at this meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) The City does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

**AMERICAN DISABILITIES ACT**

In Accordance with the American's with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than (4) days prior to the meeting for assistance.

The public is cordially invited to attend. All agenda material is available for review at City Hall.

# **CITY COMMISSION BUDGET WORKSHOP**

## **MINUTES**

**August 8, 2012**

**2:00 p.m.**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **INVOCATION**

### **ROLL CALL**

### **PRESENT:**

Steve McFarlin, Mayor  
Marvin Shavlan, Vice Mayor  
Lorraine Huhn, Commissioner  
Jim Parent, Commissioner  
Bev Garnett, Commissioner

### **ALSO PRESENT:**

Mike Bonfield, City Manager  
Elaine Edmunds, Finance Director  
Rebecca C. Haynes, City Clerk  
George Kinney, Community Development Director  
Phyllis Ruscella, Library Administrator  
Catherine Hartley, Senior Planner  
David Romine, Police Chief  
Dan Graves, Fire Chief  
Jennifer McMahon, Recreation Director

#### **1. Fiscal Year 2012 Budget Review**

Finance Director Elaine Edmunds reported that there was no change in the property values and that the City's general liability and workers compensation insurance costs can be reduced by \$50,000. The Request for Proposals were submitted at a lower cost than anticipated.

Finance Director Edmunds reported that the Finance and Budget Review Committee recommended an increase of \$5,000 in the Community

Development's Professional and Contractual account for costs associated with the Special Master process, and an increase in the advertising budget of \$3,000 for legal ads. Ms Edmunds advised that these increases will be off set by the fees charged and will have no impact on the proposed budget.

Finance Director Edmunds reported that the Committee recommended eliminating the purchase of a new police boat and suggested funding two motors for the current boat at a cost of \$40,000; and to eliminate Blind Pass Road repairs and Vina Del Mar Bridge repairs from the Capital Improvement Program.

Finance Director Edmunds reported that the Committee recommended the current millage rate of 2.856 mills.

City Manager Mike Bonfield pointed out that in 2008 there were 144 employees and next year there will be 118.6 positions. He also explained that there is an increase for the Human Resources position to full time and additional part-time hours for the Recreation Department for marketing, which will be offset by revenues.

City Manager Bonfield reported that there are no salary or health insurance increases in the proposed budget and gave an overview of the expenditures and revenues.

a. City Commission

City Manager Bonfield presented the proposed budget. There were no recommended changes.

b. City Clerk

City Manager Bonfield presented the proposed budget. There were no recommended changes.

c. City Attorney

City Manager Bonfield presented the proposed budget. The Commission held a general discussion regarding the City's legal fees and the law firm. There were no recommended changes.

d. City Manager

City Manager Bonfield presented the proposed budget and pointed out the increase for a full time human resources position. The Commission held a general discussion regarding funding for the Tuition Reimbursement

Program and agreed to budget \$5,000. There were no other recommended changes.

e. Planning Division

City Manager Bonfield presented the proposed budget and pointed out the increase in the legal advertising account. The Commission held a general discussion regarding accountability for the costs of legal advertisements and re-advertisements, and funding for economic development strategies. There were no recommended changes.

f. Building Services Division

City Manager Bonfield presented the proposed budget and pointed out an increase in the Professional and Contractual account, due to the increased costs for the Special Master. The Commission held a general discussion regarding building inspections and permit fees. There were no recommended changes.

g. Information Technology

City Manager Bonfield presented the proposed budget and noted that the current department has been eliminated effective September 1, 2012. Some of the duties may be outsourced, but no final decision has been made. There were no recommended changes.

h. Finance Department

City Manager Bonfield presented the proposed budget. There were no recommended changes.

i. Library Division

City Manager Bonfield presented the proposed budget. There were no recommended changes.

j. Parking Enforcement Division

City Manager Bonfield presented the proposed budget. There were no recommended changes.

k. Police Department

City Manager Bonfield presented the proposed budget and pointed out that, in 2014, the bond to purchase the building will be paid. The Commission held a general discussion regarding the condition of the

police patrol boat and the cost to replace two motors. The Commission was in agreement not to replace the boat. There were no other recommended changes.

I. Fire Department

City Manager Bonfield presented the proposed budget and explained that the increase in overtime is for fire inspections, which is recovered by the inspection fees. Mr. Bonfield explained the EMS funding program. There were no recommended changes.

m. Recreation Department

City Manager Bonfield presented the proposed budget. The Commission held a general discussion regarding the recreation vehicles, weddings and projected revenues. There were no recommended changes.

**2. Adjournment**

There being no further business to come before the City Commission, the meeting was adjourned at 4:02 p.m.

Attest:

\_\_\_\_\_  
Rebecca C. Haynes, City Clerk

\_\_\_\_\_  
Steve McFarlin, Mayor

Minutes approved on: \_\_\_\_\_

# **CITY COMMISSION BUDGET WORKSHOP**

## **MINUTES**

**August 9, 2012**

**2:00 p.m.**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **INVOCATION**

### **ROLL CALL**

### **PRESENT:**

Steve McFarlin, Mayor  
Marvin Shavlan, Vice Mayor  
Lorraine Huhn, Commissioner  
Jim Parent, Commissioner  
Bev Garnett, Commissioner

### **ALSO PRESENT:**

Mike Bonfield, City Manager  
Elaine Edmunds, Finance Director  
Rebecca C. Haynes, City Clerk  
Steve Hallock, Director of Public Services

### **1. Fiscal Year 2013 Budget Review**

#### **a. Public Services Administration**

City Manager Bonfield presented the proposed budget and explained the cost of the beach trolley and the City's relationship with the Pinellas County Transit Authority.

Mr. Bonfield pointed out that the \$22,000 budgeted for fireworks is not enough to include a barge and suggested \$30,000 if the Commission desired to have a barge. The Commission agreed to add \$8,000 to their "wish list". There were no other recommended changes.

#### **b. Building Maintenance Division**

City Manager Bonfield presented the proposed budget. There were no recommended changes.

c. Streets Division

City Manager Bonfield presented the proposed budget. There were no recommended changes.

d. Parks Division

City Manager Bonfield presented the proposed budget. There were no recommended changes.

e. Wastewater Division

City Manager Bonfield presented the proposed budget.

Public Services Director Steve Hallock explained the sewer system and the costs to replace pumps and maintain the system. There were no recommended changes.

f. Reclaimed Water Division

City Manager Bonfield presented the proposed budget and pointed out that the debt service payment will be eliminated in fiscal year 2015.

Director Steve Hallock explained that the company that manufactured the reclaimed water pipe is out of business and the pipe is substandard and continually breaks at the service connections. Mr. Hallock explained that his staff is continuing to repair/replace these pipes.

g. Stormwater Division

City Manager Bonfield presented the proposed budget. There were no recommended changes.

h. Capital Improvement Plan

City Manager Bonfield presented the proposed budget and pointed out that \$700,000 is budgeted for sidewalk and street improvements on Blind Pass Road, from 73<sup>rd</sup> Avenue to Gulf Boulevard. Mr. Bonfield stated that this does not include any undergrounding of utilities. The Commission held a general discussion regarding preliminary work for undergrounding utilities, while making the improvements to Blind Pass Road.

Director Hallock explained how streets are chosen for repaving and repairs, and provided a handout listing the street inventory for the City Commission's review. Mr. Hallock reported that Pass-a-Grille Way is currently rated "in poor condition". Commissioner Garnett requested that Pass-a-Grille Way be considered a priority for street repairs.

City Manager Bonfield stated that the Finance and Budget Review Committee's recommendation to delay the repairs to the Vina del Mar Bridge was reasonable, based on the condition of the bridge. Director Steve Hallock explained the current condition of the bridge and displayed photos for the City Commission's review.

City Manager Bonfield suggested that staff begin formulating plans for the Egan Park addition and the relocation of the boat ramp onto the newly purchased property. Mr. Bonfield pointed out that this project is scheduled for fiscal year 2014, and there may be grants available to assist with funding.

City Manager Bonfield reported on the new playground equipment for Hurley Park, the replacement of Egan Park light fixtures, the maintenance of tennis courts and roof repairs for the fire stations.

The Commission held a discussion regarding replacement of the fire stations. Mr. Bonfield stated that he wanted to wait to see what happens with the County's EMS funding before considering the replacement of the current stations.

Mr. Bonfield reported on the proposed improvements to the Library, including expansion.

Commissioner Parent raised the issue of having a City parking garage on the Library property and to relocate the library to the top floor of the garage. The Commission held a general discussion regarding this matter.

Mr. Bonfield pointed out that the baseball fields need some improvements and staff will seek grants to offset the costs.

i. Vehicle Replacement Plan

City Manager Bonfield pointed out that vehicle purchases are budgeted in the individual departmental budgets, which were already reviewed.

**2. General Discussion – Proposed FY 2013 Budget**

Commissioner Huhn expressed her appreciation to Finance Director Edmunds, the Finance Committee and City staff for their hard work on the proposed budget.

City Manager Bonfield pointed out that the Commission wanted to discuss the funding for the Tuition Reimbursement Plan and the July 4<sup>th</sup> fireworks.

Commissioner Parent advised that he would like to get more information on the Tuition Reimbursement Plan before dedicating any funding at this time. The Commission did not have any objections.

City Manager Bonfield suggested that the Commission increase the funding from \$22,000 to \$30,000 for the July 4<sup>th</sup> fireworks, to include a barge. The Commission held a general discussion regarding seeking donations for the barge. There were no recommended changes for the fireworks budget.

Finance Director Edmunds pointed out that with funding included for Blind Pass Road repairs and Vina del Mar Bridge repairs, the budget has a short fall of approximately \$809,567. Ms. Edmunds pointed out that the debt service millage rate is .0878.

The Commission held a general discussion regarding the millage rate and the budget shortfall.

**The Commission was in agreement to authorize the City Manager to draft an ordinance proposing a millage rate of 3.2819, plus the debt service millage rate of .0878.**

**3. Adjournment**

There being no further business to come before the City Commission, the meeting was adjourned at 4:21 p.m.

Attest:

\_\_\_\_\_  
Rebecca C. Haynes, City Clerk

\_\_\_\_\_  
Steve McFarlin, Mayor

# **CITY COMMISSION MEETING**

## **MINUTES**

**August 14, 2012**

**6:00 p.m.**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **INVOCATION**

### **ROLL CALL**

### **PRESENT:**

Steve McFarlin, Mayor  
Marvin Shavlan, Vice Mayor  
Lorraine Huhn, Commissioner  
Jim Parent, Commissioner  
Bev Garnett, Commissioner

### **ALSO PRESENT:**

Mike Bonfield, City Manager  
Susan Churuti, City Attorney  
Rebecca C. Haynes, City Clerk  
Elaine Edmunds, Finance Director  
Steve Hallock, Public Services Director

### **1. Changes to the Agenda**

City Manager Bonfield requested to add a banner display application re: the RNC as Item 4(k).

### **2. Presentations**

There were no presentations.

### **3. Audience Comments**

Deborah Schechner, Boca Ciega Isles Drive, asked about the density in the property noticed in a legal ad the previous week.

**4. Consent**

a. Approval of the June 26, 2012; July 10, 2012; and July 24, 2012 Regular Meeting Minutes

b. Authorize the City Manager to enter into a purchasing agreement with Rowland Inc. for \$311,933.35 for replacement of 1300 feet of deteriorated Force Main #2 pipe

c. Authorization for the City Manager to enter into a FY2013 annual contract for services agreement with the Pinellas County Sheriff's Office Latent Print, Forensics, Evidence and Property, Records Management in the amount of \$22,183.45 and the ARMS estimate in the amount of \$8,250.00 totaling \$30,433.45.

d. Authorize the City Manager to pay Rowland Inc. up to \$179,380 for Tropical Storm Debby repairs at Sunset Park.

e. Approve the request from Corey Area Business Association to close the 300 and 400 blocks of Corey Ave on 1/26/13 – 1/27/13, 4/6/13 – 4/7/13, 6/1/13 – 6/2/13 and 12/7/13 – 12/8/13 for the Corey Avenue Art and Craft Shows.

f. Approve the request from Corey Area Business Association to close the 300 block of Corey Ave on Sundays from October 2012 through May 2013 for the Corey Fresh Market.

g. Approve the request from Corey Area Business Association to close the 300 and 400 block of Corey Ave on the second and fourth Fridays of the month for their Sunset Celebration events in 2013.

h. Authorize the City Manager to hang banners over 75<sup>th</sup> Avenue at Boca Ciega Drive and over the Pinellas Bayway at Granada Avenue for 2013 Corey Area Business Association special events.

i. Ratification of the City Manager's decision to pay Luke Brothers Inc. \$52,650 for Tropical Storm Debby tree debris removal and approval to pay \$6,825 for the remaining tree stump removal.

j. Ratification of the City Manager's decision to allow the closure of 8th Ave on 6/30/12 for a Block Party and approval to close 8th Ave 10/20/12 for a Block Party.

k. Authorize City Manager to hang RNC welcoming banners over 75th Avenue at Boca Ciega Drive and over the Pinellas Bayway at Granada Avenue for Tampa Bay Beaches Chamber of Commerce

City Manager Bonfield recommended approval of the Consent Items with the addition of Item (k).

**Commissioner Parent made a motion to approve the consent agenda, with the addition of Item 4(k). The motion was seconded by Commissioner Garnett and unanimously approved a roll call vote.**

**5. Action Items**

There were no action items for this agenda.

**6. Ordinances**

**a. Ordinance 2012-13, First Reading and Public Hearing, providing that wastewater rates be reviewed annually during fiscal year budget preparation and adjustments recommended to City Commission based on monies needed to pay Wastewater Enterprise Fund expenditures.**

City Manager Bonfield explained that when the Commission adopted the new rates several years ago, the ordinance set forth a review and recommendation process to incorporate any adjustments. Ordinance 2012-13 removes specific dates and allows for generic dates.

**Commissioner Garnett made a motion to approve Ordinance No. 2012-13, an ordinance of the City of St. Pete Beach, Florida providing for amendment of Subsection (e) of Section 86-31 of the Code of Ordinances of the City, pertaining to wastewater use charges; providing for annual wastewater rate review; providing for severability; providing for repeal of ordinances or parts of ordinances, in conflict herewith, to the extent of such conflict; and providing for an effective date.**

Mayor McFarlin called for audience comments; there were none.

Vice Mayor Shavlan asked about the mitigation process.

**The motion was seconded by Commissioner Huhn and unanimously approved by roll call vote.**

## **7. Resolutions**

a. Resolution 2012-08, amending the City of St. Pete Beach Investment Policy, Section VI for investment in any investment pool organized pursuant to section 163.01 and 218.415 of the Florida Statutes.

Finance Director Edmunds noted that the proposed resolution updates the City's policy which was written in 2001, and allows the City to utilize any investment pool that meets the requirements of Florida Statutes.

**Vice Mayor Shavlan made a motion to approve Resolution No. 2012-08, a resolution amending the City of St. Pete Beach Investment Policy Section VI to allow for investments in any investment pool organized pursuant to Section 163-01 and 218.415 of the Florida Statutes. The motion was seconded by Commissioner Garnett and unanimously approved by roll call vote.**

b. Resolution 2012-09 establishing a public hearing for September 12, 2012 to consider adoption of the annual storm water assessment roll.

City Manager Bonfield reported that the proposed resolution procedurally sets a public hearing to adopt the storm water assessment roll fees. The original public hearing was previously set on September 11 with the adoption of Resolution No. 2012-06, but this date conflicted with another agency's public hearing for millage rate discussion.

**Commissioner Garnett made a motion to approve Resolution 2012-09, a resolution of the City of St. Pete Beach, Florida, directing the preparation of a non-ad valorem assessment roll for storm water management services for Fiscal Year 2012-13; providing for a public hearing on such assessment roll and directing notice thereof; and providing for an effective date. The motion was seconded by Vice Mayor Shavlan and unanimously approved by roll call vote.**

## **8. Items for Discussion**

There were no items for discussion for this agenda.

## **9. City Manager, City Attorney and City Commission Reports**

City Manager Bonfield reported on the upcoming pension board meetings, the seaweed accumulation from Tropical Storm Debby, the installation of trees on Gulf Boulevard and agenda items for the August 28 City Commission Meeting.

City Attorney Susan Churuti reported on two code enforcement items.

Commissioner Garnett reported on bicycle conditions on the 'secret sidewalk' between 28<sup>th</sup> Avenue and 30<sup>th</sup> Avenue and requested consideration of an ordinance limiting bicyclists to walking their bikes on this section of sidewalk.

Commissioner Parent reported on the Big C meeting for August 22 at the Community Center, thanked the residents for their comments regarding the pension issues, and requested information on how to report a violation of wake laws.

Commissioner Huhn thanked fellow Commissioners for fielding calls resulting from a misprint of her telephone number on a recent informational flyer regarding pension issues. Ms. Huhn reported that Hot August Nights will take place this weekend at Riptides, Sarasota Cupcake Company will open a store on Corey Avenue, Chill/Steam will open a bakery behind their current restaurant, Kepler Glass Studio successfully moved across the street from their current location on Corey Avenue and a new deli is opening on Corey Avenue.

Mayor McFarlin thanked everyone for their work related to the pension hearings. Mr. McFarlin requested to schedule a future discussion to consider lowering the speed limit along Gulf Boulevard.

City Manager Bonfield responded that he will obtain information from FDOT on previous studies.

## **10. Adjournment**

There being no further business to come before the commission, the meeting was adjourned at 6:42 p.m.

Attest:

\_\_\_\_\_  
Rebecca C. Haynes, City Clerk

\_\_\_\_\_  
Steve McFarlin, Mayor

Minutes approved on: \_\_\_\_\_

St. Pete Beach City Commission  
Agenda Report

Issue Considered: Authorize the City Manager to enter into Amendment 3 of the Interlocal Agreement with Pinellas County for maintenance of traffic control signal and devices.

Date: August 28, 2012

Prepared By: Steven J. Hallock, Public Services Director

Summary of Issue: The City entered into a five year Interlocal Agreement on October 1, 2005 to have the County maintain the City's traffic control signals and devices. Amendment 1 was executed to extend the agreement to September 30, 2011. Amendment 2 extended it to September 30, 2012 and amendment 3 will extend it to September 30, 2013. These amendments are time extensions only and the prices, terms and conditions of the original Interlocal Agreement remain in effect and unchanged. The County is currently working on an agreement that will last longer than 1 year but is not prepared to enter into it at this time.

Requested Motion: "I move to authorize the City Manager to enter into Amendment 3 of the Interlocal Agreement with Pinellas County for maintenance of traffic control signal and devices."

Attachments: Amendment 3

Reviewed by  
City Manager: MB

**AMENDMENT NO. 3 TO THE  
INTERLOCAL AGREEMENT WITH THE CITY OF ST. PETE BEACH FOR  
MAINTENANCE OF TRAFFIC CONTROL SIGNALS AND DEVICES**

THIS AMENDMENT made and entered into this **1st day of October 2012**, by and between PINELLAS COUNTY, a political subdivision of the State of Florida, hereinafter referred to as the COUNTY and the CITY OF ST. PETE BEACH, a municipal corporation of the State of Florida, hereinafter referred to as the CITY.

WITNESSETH:

WHEREAS, the COUNTY and the CITY entered into an Agreement effective on October 1, 2005, pursuant to Section 163.01, Florida Statutes, the "Florida Interlocal Cooperation Act of 1969"; and

WHEREAS, the COUNTY and the CITY executed Amendment No. 1 on October 1, 2010, extending the original Agreement to September 30, 2011, at the same prices, terms and conditions; and

WHEREAS, the COUNTY and the CITY executed Amendment No. 2 on October 1, 2011, extending the original Agreement to September 30, 2012, at the same prices, terms and conditions; and

WHEREAS, the COUNTY and the CITY determined that it was in the best interest to coordinate and cooperate efforts to maintain traffic control signals and devices at all given locations in a uniform and systematic manner; and

WHEREAS, Section SEVEN (7) of the Agreement permits modification by mutual written agreement by the Parties; and

WHEREAS, the COUNTY and the CITY now wish to modify the Agreement in order to provide for a Time Extension, at the same prices, terms, and conditions;

NOW THEREFORE, the Parties agree that the Agreement is amended as follows:

1. The term of the Agreement is hereby extended for an additional TWELVE (12) MONTHS, commencing October 1, 2012, and ending September 30, 2013, unless preceded by a new Agreement executed by the Parties.
2. Except as changed or modified herein, all provisions and conditions of the original Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties herein have executed this Amendment No. 3 as of the day and year first written above.

CITY OF ST. PETE BEACH

PINELLAS COUNTY, by and through its County Administrator

By: \_\_\_\_\_  
Title: City Manager

By: \_\_\_\_\_  
Title: Robert S. LaSala

ATTEST:

WITNESS:

By: \_\_\_\_\_  
Title: City Clerk

By: \_\_\_\_\_

REVIEWED AND APPROVED:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Office of the City Attorney

By: \_\_\_\_\_  
Office of the County Attorney

OFFICIAL SEAL

OFFICIAL SEAL

**St. Pete Beach City Commission  
Agenda Report**

**Issue Considered:** Move to authorize the Mayor and City Manager execute the one year extension of the ALS First Responder Agreement

**Date:** August 28, 2012

**Prepared By:** Daniel H. Graves, Fire Chief

**Summary of Issue:** This is a one year extension of the current ALS First Responder Agreement between the City and the Pinellas County Board of County Commissioners covering the period from October 1, 2012 through September 30, 2013.

**Requested Motion:** “Move to authorize the Mayor and City Manager execute the one year extension of the ALS First Responder Agreement”

**Attachments:** ALS First Responder Agreement Extension

**EMERGENCY MEDICAL SERVICES  
ALS FIRST RESPONDER AGREEMENT EXTENSION**

**OCTOBER 1, 2012**

PINELLAS COUNTY  
EMERGENCY MEDICAL SERVICES AUTHORITY  
12490 Ulmerton Road  
Largo, Florida 33774

## **EXTENSION OF ALS FIRST RESPONDER SERVICES AGREEMENT**

**AGREEMENT** made this \_\_\_\_\_ day of September 2012 between, the CITY OF ST. PETE BEACH, a Florida municipal corporation ("Contractor") and the PINELLAS COUNTY EMERGENCY MEDICAL SERVICES AUTHORITY, a special district ("Authority").

In consideration of the mutual benefits set forth below, the parties agree as follows:

1. Contractor currently contracts with the Authority to provide Advanced Life Support (ALS) First Responder Services.
2. The ALS First Responder Services Agreement between the Contractor and the Authority, dated September 27, 2011 (the "Agreement") is set to terminate on September 30, 2012.
3. The term of the Agreement shall be extended to and including September 30, 2013.
4. Contractor and Authority agree that upon approval of this extension, except with regard to the extension of the term of the Agreement and the matters set forth in paragraph 5, all terms of the Agreement will remain in full force and effect as if the original term of the Agreement extended to September 30, 2013.
5. The Authority funded and authorized ALS First Responder Units, listed as Appendix "A", and the Annual Compensation for FY12-13, listed as Appendix "B", are attached hereto.

**IN WITNESS WHEREOF**, the parties hereto, by and through their undersigned authorized officers have caused this Extension of First Responder Services Agreement to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:  
KEN BURKE, CLERK

PINELLAS COUNTY EMERGENCY  
MEDICAL SERVICES AUTHORITY  
By and through the Board of  
County Commissioners

by: \_\_\_\_\_  
Deputy Clerk

by: \_\_\_\_\_  
Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Office of County Attorney

Countersigned:

\_\_\_\_\_  
Mayor

by: \_\_\_\_\_  
City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

ATTEST:

by: \_\_\_\_\_  
City Clerk

**Appendix A**  
**ALS First Responder Units**

| <b>Contractor</b>                | <b>Authority Funded</b>                                                                                                              | <b>Contractor Funded</b>                                                                                                                                                                                                                    |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Clearwater                       | Engine 44, Rescue 45<br>Rescue 46, Rescue 47<br>Rescue 48, Rescue 49<br>Engine 50, Engine 51                                         | Engine 45, Engine 46**,<br>Engine 47**, Engine 48<br>Engine 49, Squad 51<br><br>** May operate Engine 46<br>when Rescue 46 is out of<br>service for training. May<br>operate Engine 47 when<br>Rescue 47 is out of service<br>for training. |
| Dunedin                          | Engine 60, Engine 61<br>Engine 62                                                                                                    | None                                                                                                                                                                                                                                        |
| East Lake                        | Engine 56, Squad 57<br>Engine 58                                                                                                     | None                                                                                                                                                                                                                                        |
| Gulfport                         | Engine 17                                                                                                                            | None                                                                                                                                                                                                                                        |
| Largo                            | Engine 38, Engine 39<br>Engine 40, Engine 41<br>Rescue 41, Rescue 42<br>Engine 43                                                    | Squad 38, Squad 39<br>Tactical Engine 41<br>Truck 42                                                                                                                                                                                        |
| Lealman (including Tierra Verde) | Engine 18, Rescue 19<br>Engine 19, Engine 21                                                                                         | Special Rescue 21                                                                                                                                                                                                                           |
| Madeira Beach                    | Engine 25                                                                                                                            | None                                                                                                                                                                                                                                        |
| Oldsmar                          | Truck 54                                                                                                                             | Rescue 54 or Engine 54                                                                                                                                                                                                                      |
| Palm Harbor                      | Engine 65, Engine 66<br>Truck 67, Engine 68                                                                                          | Squad 65                                                                                                                                                                                                                                    |
| Pinellas Park                    | Rescue 33, Rescue 34<br>Truck 35, Rescue 37                                                                                          | Engine 16, Truck 33,<br>Engine 34                                                                                                                                                                                                           |
| Pinellas Suncoast                | Engine 27                                                                                                                            | Squad 27<br>Truck 28                                                                                                                                                                                                                        |
| Safety Harbor                    | Engine 52, Truck 53                                                                                                                  | None                                                                                                                                                                                                                                        |
| St. Pete Beach                   | Engine 22, Rescue 23                                                                                                                 | None                                                                                                                                                                                                                                        |
| St. Petersburg                   | Rescue 1, Rescue 3<br>Rescue 4, Rescue 5<br>Rescue 6, Rescue 7<br>Rescue 8, Rescue 9<br>Rescue 10, Rescue 11<br>Engine 12, Engine 13 | Engine 3, Engine 4<br>Engine 5, Engine 6<br>Engine 7, Engine 8<br>Engine 9, Engine 10,<br>Engine 11                                                                                                                                         |
| Seminole                         | Engine 29, Squad 29<br>Engine 30, Engine 31<br>Engine 32                                                                             | None                                                                                                                                                                                                                                        |
| South Pasadena                   | Rescue 20                                                                                                                            | None                                                                                                                                                                                                                                        |
| Tarpon Springs                   | Engine 69, Engine 70                                                                                                                 | Truck 69                                                                                                                                                                                                                                    |
| Treasure Island                  | Engine 24                                                                                                                            | None                                                                                                                                                                                                                                        |

Update July 12, 2012

**Appendix B**  
**FY12-13 Annual Compensation**

| <b>Contractor</b>      | <b>FY12-13</b> |
|------------------------|----------------|
| Clearwater             | \$5,467,634    |
| Dunedin                | \$1,274,232    |
| East Lake              | \$1,336,474    |
| Gulfport               | \$390,154      |
| Largo                  | \$4,249,059    |
| Lealman                | \$1,523,140    |
| Madeira Beach          | \$324,856      |
| Oldsmar                | \$403,043      |
| Palm Harbor            | \$1,906,894    |
| Pinellas Park          | \$2,919,696    |
| Pinellas Suncoast      | \$613,664      |
| Safety Harbor          | \$820,811      |
| Seminole               | \$2,058,779    |
| South Pasadena         | \$719,484      |
| St. Pete Beach         | \$1,445,699    |
| St. Petersburg         | \$12,904,388   |
| Tarpon Springs         | \$982,537      |
| Tierra Verde (Lealman) | \$371,189      |
| Treasure Island        | \$409,210      |

St. Pete Beach City Commission  
Agenda Report

Issue Considered: Ratification of the City Manager's decision to expend \$12,898.86 to Rowland Inc. for emergency repairs to wastewater force main #2.

Date: 8/28/2012

Prepared by: Steven J. Hallock, Public Services Director

Summary of Issue: We had a wastewater force main pipe failure near lift station #2 on 7/27/2012 at approximately 1 am. City and contractor staffs responded and were able to make repairs to the pipe. Per the City's Purchasing Manual all expenditures over \$10,000 must be authorized by City Commission even if it is an emergency repair already completed.

This is the third break within the last few months. As a result staff has moved the force main #2 project up to this year to prevent any more costly emergency repairs. Engineering and permitting are completed and we plan to begin work on pipe replacement in early September.

Requested Motion: "I move to ratify the City Manager's decision to expend \$12,898.86 to Rowland Inc. for emergency repairs to wastewater force main #2."

Attachments: Rowland Inc. Purchase Order and Invoice

Reviewed by  
City Manager: MB



# **ROWLAND INC.**

6855 102<sup>ND</sup> AVENUE NORTH  
PINELLAS PARK, FL 33782  
727/545-3815 Fax 727/546-8464

*OK*  
**INVOICE**

**INVOICE NO : 000994**  
**DATE: August 2, 2012**

**To: MS. RENEE COOPER**  
CITY OF ST. PETE BEACH  
155 COREY AVENUE  
ST. PETERSBURG BEACH, FL 33706

**Reference: GULF BLVD. & 55<sup>TH</sup> AVE**  
14" FORCE MAIN REPAIR  
  
*ROWLAND PROJECT 12-00*

| SALESPERSON | P.O. NUMBER | DATE COMPLETED | SHIPPED VIA | F.O.B. POINT | TERMS       |
|-------------|-------------|----------------|-------------|--------------|-------------|
| KEN ROWLAND |             | 07/30/12       |             |              | 30 DAYS NET |

|              | DESCRIPTION                                                                                                                                                          | UNIT PRICE | AMOUNT             |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|
| 1 LS         | FORCE MAIN REPAIR – SEE BACKUP<br><br>Prices based on our current contract with the City of St. Petersburg for<br>Project number 913-78, Unscheduled Repairs FY 2011 |            | \$12,989.86        |
| <b>TOTAL</b> |                                                                                                                                                                      |            | <b>\$12,989.86</b> |

Make all checks payable to: **ROWLAND INC.**

**THANK YOU FOR YOUR BUSINESS!**

**Rowland, Incorporated**  
City of St. Pete Beach  
Gulf Blvd. & 55th Ave. - 14" Force Main Repair

| Item     | Description                                 | Quant. | u/m  | Unit cost         | Total                   |
|----------|---------------------------------------------|--------|------|-------------------|-------------------------|
| <b>G</b> | <b>General</b>                              |        |      |                   |                         |
| G-1.2    | Mobilization - Immediate Response           | 1.00   | EA   | 1,000.00          | 1,000.00                |
| G-4.1    | Select Fill Material                        | 9.00   | CY   | 20.00             | 180.00                  |
| G-5.1    | Stone Bedding                               | 6.00   | CY   | 50.00             | 300.00                  |
| G-20.1   | Site Super Hourly                           | 9.00   | Hour | 83.00             | 747.00                  |
| G-20.2   | Foreman Hourly                              | 18.00  | Hour | 63.00             | 1,134.00                |
| G-20.3   | Operator Hourly                             | 15.00  | Hour | 47.00             | 705.00                  |
| G-20.4   | Truck Driver Hourly                         | 4.00   | Hour | 35.00             | 140.00                  |
| G-20.5   | Pipe Layer Hourly                           | 36.00  | Hour | 37.00             | 1,332.00                |
| G-20.6   | Laborer Hourly                              | 18.00  | Hour | 33.00             | 594.00                  |
| G-20.11  | Site Super Overtime Hourly                  | 6.00   | Hour | 93.00             | 558.00                  |
| G-20.12  | Foreman Overtime Hourly                     | 11.50  | Hour | 73.00             | 839.50                  |
| G-20.15  | Pipe Layer Overtime Hourly                  | 9.00   | Hour | 47.00             | 423.00                  |
| G-20.16  | Laborer Overtime Hourly                     | 1.00   | Hour | 43.00             | 43.00                   |
| G-30.1   | Foreman Truck w/ Tools                      | 44.50  | Hour | 25.00             | 1,112.50                |
| G-30.2   | Job Truck w/Tools                           | 28.50  | Hour | 30.00             | 855.00                  |
| G-30.5   | Track Hoe (up to 100 H.P.)                  | 14.00  | Hour | 85.00             | 1,190.00                |
| G-30.8   | Rubber Tired Backhoe                        | 4.00   | Hour | 55.00             | 220.00                  |
| G-30.9   | Wheel Loader (Up to 150 H.P.)               | 2.00   | Hour | 60.00             | 120.00                  |
| G-30.11  | Track-Type Tractors (Up to 100 H.P.)        | 2.00   | Hour | 20.00             | 40.00                   |
| G-30.14  | Plate Tamp                                  | 3.50   | Hour | 5.00              | 17.50                   |
| G-30.15  | 3" Trash Pump                               | 4.00   | Hour | 5.00              | 20.00                   |
| <b>C</b> | <b>Surface Restoration</b>                  |        |      |                   |                         |
| C-1      | Base Material                               | 7.00   | TON  | 55.00             | 385.00                  |
| C-2      | Asphaltic Concrete Pavement                 | 2.50   | TON  | 200.00            | 500.00                  |
|          |                                             |        |      |                   | <u>12,455.50</u>        |
| M-13     | Miscellaneous Items                         |        |      |                   | 485.78                  |
|          | 10% allowable markup on miscellaneous items |        |      |                   | 48.58                   |
|          |                                             |        |      | <b>TOTAL = \$</b> | <b><u>12,989.86</u></b> |

## Rowland, Incorporated

| Item         | Description                              | Total | Date Worked |      |
|--------------|------------------------------------------|-------|-------------|------|
|              |                                          |       | 07/27/12    |      |
| <b>G-1.2</b> | <b>Mobilization - Immediate Response</b> | 1.00  |             |      |
|              |                                          | 1.00  | 1.00        | 0.00 |
| <b>G-4.1</b> | <b>Select Fill Material</b>              | 9.00  |             |      |
|              |                                          | 9.00  | 9.00        | 0.00 |
| <b>G-5.1</b> | <b>Stone Bedding</b>                     | 6.00  |             |      |
|              |                                          | 6.00  | 6.00        | 0.00 |

# Rowland, Incorporated

|         |                                 | Total<br>Hours | Date Worked |          |
|---------|---------------------------------|----------------|-------------|----------|
| Item    | Description                     |                | 07/27/12    | 07/30/12 |
| LABOR   |                                 |                |             |          |
| G-20.1  | Site Supervisor Hourly          | 9.00           |             |          |
|         | B. Gavitt                       | 9.00           | 8.00        | 1.00     |
| G-20.11 | Site Supervisor Overtime Hourly | 6.00           |             |          |
|         | B. Gavitt                       | 6.00           | 6.00        | 0.00     |
| G-20.2  | Foreman Hourly                  | 18.00          |             |          |
|         | M. Travelstead                  | 8.00           | 8.00        | 0.00     |
|         | M. Kytile                       | 10.00          | 8.00        | 2.00     |
| G-20.12 | Foreman Overtime Hourly         | 11.50          |             |          |
|         | M. Travelstead                  | 6.00           | 6.00        | 0.00     |
|         | R. Perry                        | 4.50           | 4.50        | 0.00     |
|         | M. Kytile                       | 1.00           | 1.00        | 0.00     |
| G-20.3  | Operator Hourly                 | 15.00          |             |          |
|         | R. Mitchell                     | 7.00           | 7.00        | 0.00     |
|         | T. Touchton                     | 8.00           | 8.00        | 0.00     |
| G-20.4  | Truck Driver Hourly             | 4.00           |             |          |
|         | M. Sully                        | 4.00           | 4.00        | 0.00     |
| G-20.5  | Pipe Layer Hourly               | 36.00          |             |          |
|         | A. Witchard                     | 8.00           | 8.00        | 0.00     |
|         | C. Robbins                      | 8.00           | 8.00        | 0.00     |
|         | T. Demps                        | 10.00          | 8.00        | 2.00     |
|         | C. Battle                       | 10.00          | 8.00        | 2.00     |
| G-20.15 | Pipe Layer Overtime Hourly      | 9.00           |             |          |
|         | A. Witchard                     | 2.50           | 2.50        | 0.00     |
|         | C. Robbins                      | 5.50           | 5.50        | 0.00     |
|         | C. Battle                       | 1.00           | 1.00        | 0.00     |
| G-20.6  | Laborer Hourly                  | 18.00          |             |          |
|         | D. Gomez                        | 8.00           | 8.00        | 0.00     |
|         | W. Wright                       | 8.00           | 8.00        | 0.00     |
|         | D. Chambers                     | 2.00           | 0.00        | 2.00     |
| G-20.16 | Laborer Overtime Hourly         | 1.00           |             |          |
|         | W. Wright                       | 1.00           | 1.00        | 0.00     |

# Rowland, Incorporated

|           |                                      | Total<br>Hours |          |          |
|-----------|--------------------------------------|----------------|----------|----------|
| Item      | Description                          |                | 07/27/12 | 07/30/12 |
| EQUIPMENT |                                      |                |          |          |
| G-30.1    | Foreman Truck w/Tools                | 44.50          |          |          |
|           | PU-54                                | 15.00          | 14.00    | 1.00     |
|           | PU-58                                | 4.50           | 4.50     | 0.00     |
|           | PU-55                                | 14.00          | 14.00    | 0.00     |
|           | PU-50                                | 11.00          | 9.00     | 2.00     |
| G-30.2    | Job Truck w/Tools                    | 28.50          |          |          |
|           | VAN-16                               | 13.50          | 13.50    | 0.00     |
|           | VAN-13                               | 11.00          | 9.00     | 2.00     |
|           | FB-21                                | 4.00           | 4.00     | 0.00     |
| G-30.5    | Track Hoe (up to 100 H.P.)           | 14.00          |          |          |
|           | BH-27                                | 14.00          | 12.00    | 2.00     |
| G-30.8    | Rubber-Tired Backhoe                 | 4.00           |          |          |
|           | BH-17                                | 4.00           | 4.00     | 0.00     |
| G-30.9    | Wheel Loader (Up to 150 H.P.)        | 2.00           |          |          |
|           | L-15                                 | 2.00           | 2.00     | 0.00     |
| G-30.11   | Track-Type Tractors (Up to 100 H.P.) | 2.00           |          |          |
|           | CU-6 (broom tractor)                 | 2.00           | 2.00     | 0.00     |
| G-30.14   | Plate Tamp                           | 3.50           |          |          |
|           | PT-8                                 | 3.50           | 3.50     | 0.00     |
| G-30.15   | 3" Trash Pump                        | 4.00           |          |          |
|           | TP-4                                 | 4.00           | 4.00     | 0.00     |

**Rowland, Incorporated**

| Item       | Description                        | Total<br>Hours | Date Worked |          |
|------------|------------------------------------|----------------|-------------|----------|
|            |                                    |                | 07/27/12    | 07/30/12 |
| <b>C-1</b> | <b>Base Material</b>               | 7.00           |             |          |
|            |                                    | 7.00           | 7.00        | 0.00     |
| <b>C-2</b> | <b>Asphaltic Concrete Pavement</b> | 2.50           |             |          |
|            |                                    | 2.50           | 0.00        | 2.50     |

**Rowland, Incorporated**

| Invoice # | Company  | Description                | Total  | Date Worked |      |
|-----------|----------|----------------------------|--------|-------------|------|
|           |          |                            |        | 07/31/12    |      |
|           |          | <b>Miscellaneous</b>       |        |             |      |
|           |          | <i>Miscellaneous Items</i> | 485.78 |             |      |
| 1316906   | Ferguson | 14" C-905 PVC              | 485.78 | 485.78      | 0.00 |



FEI-TAMPA, FL WATERWORKS #044  
8008 E. SLIGH AVE.  
TAMPA, FL 33610-0000

EMAIL DUPLICATE INVOICE

Deliver To: PAUL  
From: David Koenig  
Comments:

Please Contact With Questions:  
813-627-1240

| Invoice Number | Customer | Page |
|----------------|----------|------|
| 1316906        | 42244    | 1    |

Please refer to Invoice Number when making payment and remit to:

TOTAL DUE ---> 485.78

FEI-TAMPA, FL WATERWORKS #044  
REMIT TO NEW ADDRESS:  
PO BOX 100286  
ATLANTA, GA 30384-0286

**Sold To:**

ROWLAND INC  
FY2011 STPETE RPR & MAIN  
6855 102ND AVENUE  
PINELLAS PARK, FL 33782

**Ship To:**

55TH AVE AND GULF BLVD.  
ST PETE BEACH  
SAINT PETE BEACH, FL 33706

| Ship Whse | Sell Whse | Tax Code    | Customer Order Number               | Sales Person | Job Name                  | Invoice Date | Batch |
|-----------|-----------|-------------|-------------------------------------|--------------|---------------------------|--------------|-------|
| 44        | 44        | FL2PIN      | 0908                                | 005          | FY2011 ST.PETE RPR & MAIN | 07/31/2012   | 80698 |
| Ordered   | Shipped   | Item Number | Description                         | Unit Price   | UM                        | Amount       |       |
| 20        | 20        | DR18GP14    | 14 C905 DR18 CL235 PVC GJ GREE PIPE | 22.700       | FT                        | 454.00       |       |

Invoice Sub-Total

454.00

Tax

31.78

Total Amt

485.78

TOTAL DUE --->

485.78

ALL ACCOUNTS ARE DUE AND PAYABLE PER THE CONDITIONS AND TERMS OF THE ORIGINAL INVOICE. ALL PAST DUE AMOUNTS ARE SUBJECT TO A SERVICE CHARGE AT THE MAXIMUM RATE ALLOWED BY STATE LAW PLUS COSTS OF COLLECTION INCLUDING ATTORNEY FEES IF INCURRED. FREIGHT TERMS ARE FOR OUR DOCK UNLESS OTHERWISE SPECIFIED ABOVE. COMPLETE TERMS AND CONDITIONS ARE AVAILABLE UPON REQUEST OR CAN BE VIEWED ON THE WEB AT [http://wolseleyna.com/terms\\_conditionsSale.html](http://wolseleyna.com/terms_conditionsSale.html)  
GOVT BUYERS: ALL ITEMS QUOTED ARE OPEN MARKET UNLESS NOTED OTHERWISE.

**St. Pete Beach City Commission  
Agenda Report**

**Issue Considered:** Public Hearing for Variance 2012-0024, requesting Conditional Use and Variance approval to repair and/or replace and/or install dock pilings and finger piers.

**Date:** August 28, 2012

**Prepared By:** George Kinney, AICP, Community Development

**Summary of Issue:** The project site contains a Class B dock facility. Agent on behalf of applicant/owner desires to repair and/or replace and/or install dock pilings and finger piers. The request is brought pursuant to Division 4 (Conditional Use) of the Land Development Code. In addition to the Conditional Use request, Variance approval is also requested for against Section 6.23(e)(4) of the Land Development Code to permit the repair and/or replacement and/or installation of a finger pier that would be located 13.5' from an extended water side property line. This portion of the request is Quasi-Judicial.

**Requested Motion:** **First Action:** "I move to approve Variance 2012-24"  
**Second Action:** "I move to approve Conditional Use 2012-0024"

**Attachments:** Staff report, site and aerial photographs, site plan, conditional use application, legal ad, and property owner notice.

**Reviewed by City Manager:** MB

**City of St. Pete Beach, Florida**  
*Conditional Use Application No. 2012-0024*  
*City Commission Public Hearing – August 28, 2012*

**I. Property Information**

Address: 2301 Pass-A-Grille Way  
Owner: St. Petersburg Yacht Club  
Agent: Waterfront Property Services, LLC. (Gator Dredging)

Existing Use: Fraternal Organization/Commercial Marina  
Zoning: INS/PAG (Institutional/Pass-A-Grille Overlay)

**II. Request/Code Requirements**

The project site contains a Class B dock facility. Agent on behalf of applicant/owner desires to repair and/or replace and/or install dock pilings and finger piers. The request is brought pursuant to Division 4 (Conditional Use) of the Land Development Code. In addition to the Conditional Use request, Variance approval is also requested for the following:

- A. Section 6.23(e)(4) of the Land Development Code – to permit the repair and/or replacement and/or installation of a finger pier that would be located 13.5' from an extended water side property line.

**III. Background Information**

This request primarily includes an in-kind replacement of existing dock structures due to poor condition and damage incurred as a result of Tropical Storm Debby. Applicant proposes to replace and/or repair four (4) pilings and install eight (8) additional pilings necessary to support the dock. Applicant will also replace and/or repair five (5) existing finger piers that are currently anchored to the seawall and range in size from 3' to 5' in width and 45' to 60' in length.

Applicant/owner has articulated in the rationale for Conditional Use that the improvements will enhance user safety.

**IV. History**

There have been several past actions related to the property including:

- 2006-0007: Original Site Plan Approval
- 2006-0008: Initial Condition Use Approval for Yacht Club Facility/Use
- 2006-0022: Conditional Use Request for Dock Reconfiguration (Withdrawn)
- 2009-0011: Approval for Fence Construction

- 2011-0008: Conditional Use Approval for Dock Reconfiguration and Tie Pole Setback Variance

## **V. Zoning and Comprehensive Plan**

The property is zoned INS/PAG, which permits *Private Clubs* and *Class B and C Docks* as a Conditional Use. The Comprehensive Plan land use designation is also INS and recognizes the use of the property as a *Fraternal Organization*. Accordingly, the request does not appear to be contrary to any of the provisions existing in this Comprehensive Plan designation.

## **VI. Analysis/Summary**

Section 4.4 of the Land Development Code sets forth the warrants that an applicant must meet in order for the Conditional Use to be granted while Section 3.12 of the Land Development Code sets forth the warrants that an applicant must meet in order for the Variance to be granted. Staff would offer the following conditions for approval:

1. Proposed dock pedestal lighting shall be appropriately shielded so that the direct source of illumination shall not be visible beyond the subject property's lot lines.
2. No boat with a beam in excess of 12' shall be moored or otherwise stored between the most southerly finger pier and the extended water side property line.

# 2301 Pass-A-Grille Way, St. Petersburg Yacht Club

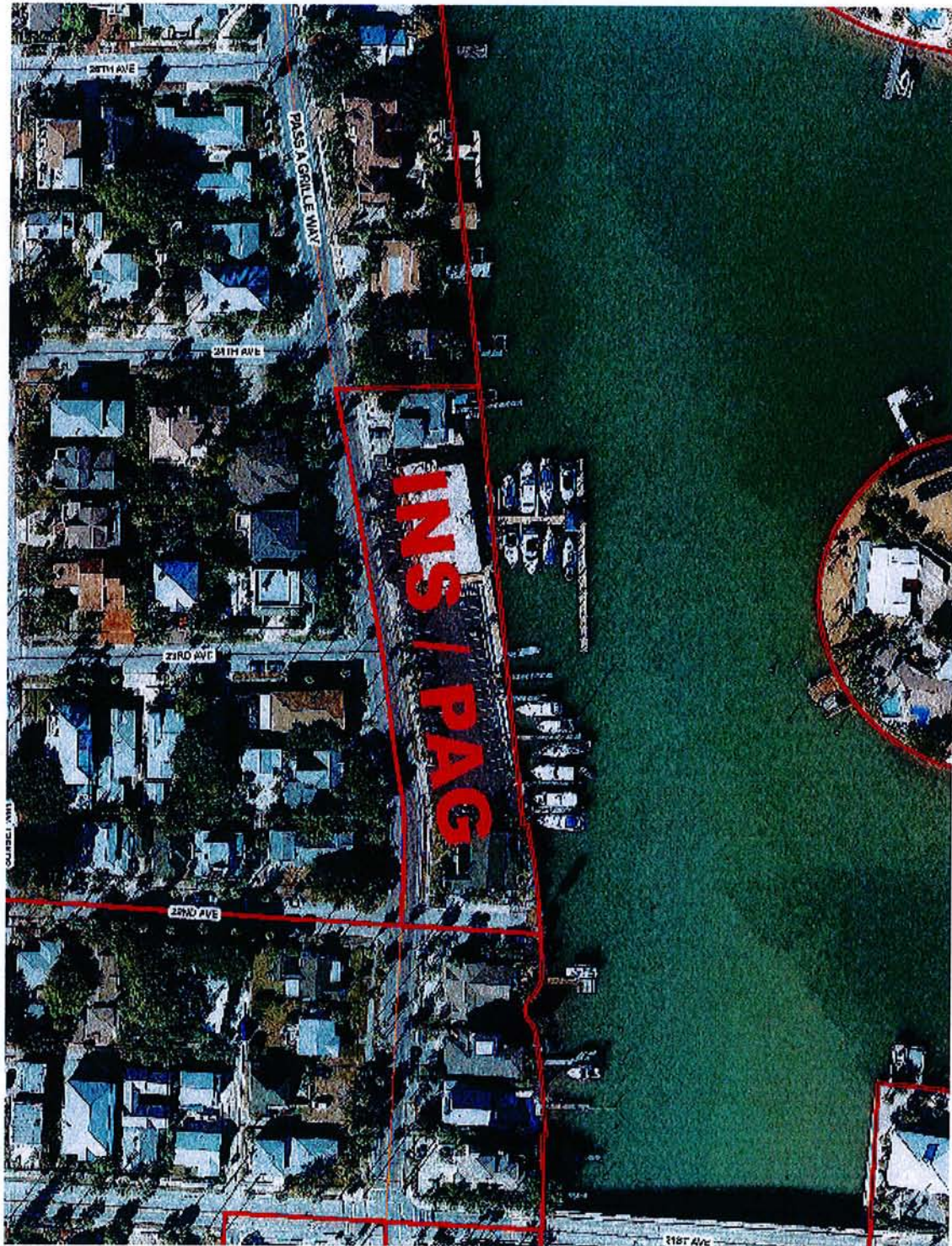
*City Commission Conditional Use Case #2012-0024*



1  
N

# 2301 Pass-A-Grille Way, St. Petersburg Yacht Club

*City Commission Conditional Use Case #2012-0024*



## Site Photos



Figure 1. View from 21<sup>st</sup> Avenue Bridge



Figure 2. View Along Seawall North



Figure 3. View Along Seawall South

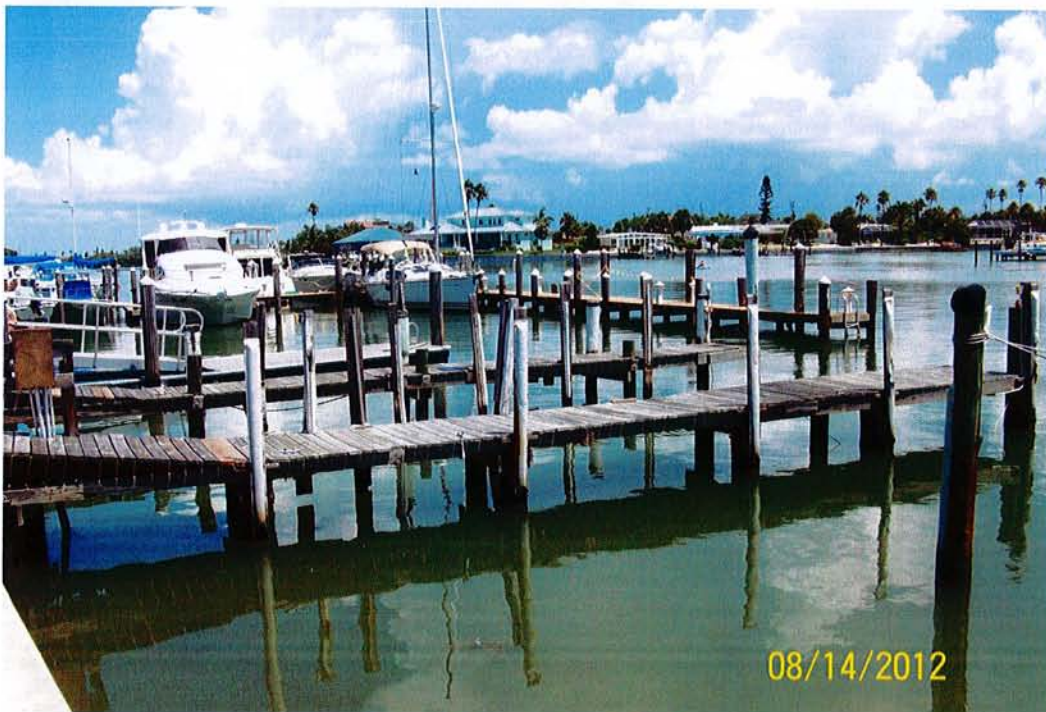


Figure 4. Finger Piers and Dock



Figure 5. Finger Piers



Figure 6. Finger Pier

## **Relevant Code Provisions**

### **Sec. 2.1. - Words, terms and phrases defined.**

*Dock* means any structure, including a pier, wharf, loading platform, tie poles, dolphins, accessory structures, or a boat lift which is constructed on piles, over open water, or which is supported by flotation on the waters of the county. Docks are further classified as follows:

- (2) Commercial dock means a structure on piles over water or a structure that is defined as a commercial dock by the county environmental resources management division and which is designed or used to provide a berth for and access to one or more private, charter, commercial or party boats further classified and defined, as follows:
  - b. *Class B* means any dock used in connection with a social, fraternal club or organization, and where use of the facility is restricted to members only or multiuse private docks owned individually or in common by the residents of any residential development with three or more residential units.

### **Sec. 3.12. - Variances.**

#### **(a) *Authority and approval criteria.***

- (1) The appropriate board of authority may authorize variances to the land development regulations if the applicant is able to demonstrate the following conditions:
  - (a) The existence of conditions and circumstances that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same district which have complied with these regulations without hardship; that the strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building; and the peculiar conditions and circumstances are not the result of the actions of the applicant; and
  - (b) Neither a nonconforming use of neighboring lands, structures or buildings, legal or illegal, in the same district, nor a permitted use in adjacent districts shall be considered as grounds for issuance of a variance; and
  - (c) The proposed variance will not have the effect of changing any district boundary on the zoning map, nor constitute the granting of a nonconforming use. Under no circumstances shall a variance permit an increase in development density or permit a use not specifically permitted in the district; and
  - (d) The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In granting the variance, the appropriate board of authority may prescribe any conditions and safeguards it deems necessary or desirable as a condition of approval of the variance application; and

- (e) The appropriate board of authority finds as a reasonable conclusion that hardship would unnecessarily result from a literal enforcement of the provisions of the land development regulations as set forth in the application, and the variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

**Sec. 4.7. - City commission review.**

Upon receipt of the written staff analysis, the city commission shall hold a public hearing to consider the application for conditional use and may grant, grant with conditions or deny the application. Final action of the city commission shall be documented in the form of a development order containing a legal description of the real property to which the conditional use applies, together with the terms of the conditional use and any additional conditions imposed.

**Sec. 4.4. - Standards for review.**

- (a) *Standards applicable to all conditional uses.* When considering an application for approval of a conditional use, the city commission review shall consider the following standards:
  - (1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan, any adopted special area plan and these regulations;
  - (2) Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential, commercial and/or service facilities available within the existing area. More specifically:
    - a. Whether the overall appearance and function of the area will be significantly affected consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;
    - b. Whether the application will preserve any city, state or federally designated historic, scenic, archaeological, or cultural resources;
    - c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale; or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features; and
    - d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues.
  - (3) Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety;

- (4) Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely;
- (5) Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;
- (6) Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision such improvements and mitigation; and
- (7) Whether the proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

**Sec. 6.23. - Docks.**

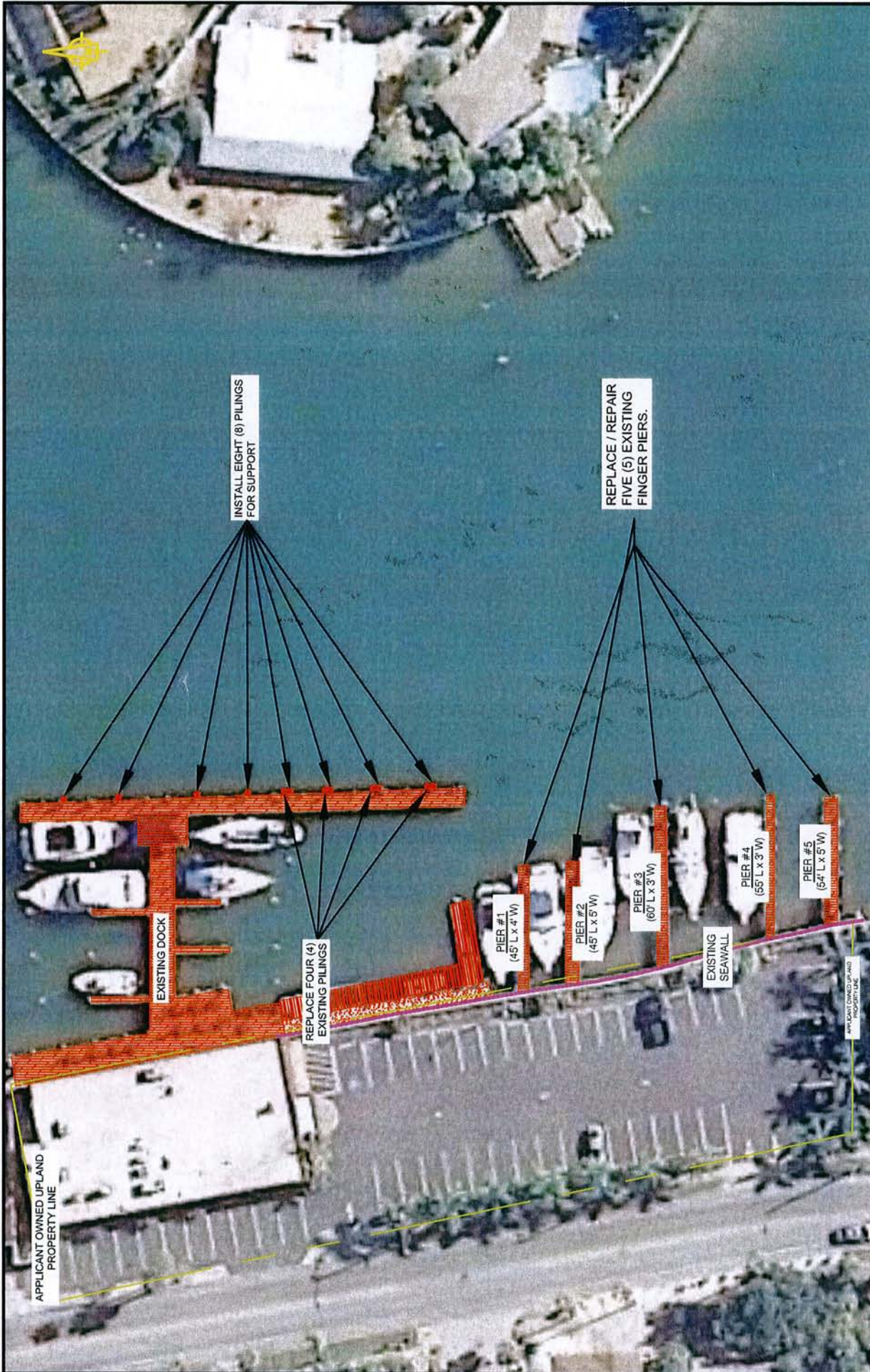
It is the intent of the city, together with the Pinellas County Water and Navigation Control Authority, to regulate the construction of residential and commercial dock facilities in order to minimize the adverse impacts of such activities upon the natural resources of the City of St. Pete Beach, Pinellas County and the State of Florida.

- (c) *Additional requirements for commercial docks.* A commercial dock shall be permitted only as a conditional use. In addition to the requirements of Division 4, the following standards shall be met prior to the issuance of any development order for any commercial docking facility by the city:
  - (4) All docking facilities must be so located that no portion of the proposed facility is closer to either adjacent extended property line than ten percent of the property width at the waterfront;

**Sec. 17.3. - Allowable conditional uses.**

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the INS Institutional District are as follows:

- (c) Commercial docks — Classes B and C only.



|                                                                                       |                                                                                                                                                                                                                        |                                                                                            |                                         |  |                                         |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------|--|-----------------------------------------|
|  | <b>WATERFRONT PROPERTY SERVICES, LLC.</b><br>dba GATOR DREDGING<br>8440 43RD STREET<br>PINELLAS PARK, FL 33781<br>PHONE 727.527.1300 FAX 727.527.1303<br>www.gatordredging.com<br>CGC# 1510302<br>SPYC DOCK PERMIT.DWG |                                                                                            | Adams Design<br>Certification No. 26751 |  | John B. Adams Jr. PE<br>FL PE No. 53963 |
|                                                                                       | <b>St. Pete Yacht Club:</b><br><b>Dock Improvement Project</b>                                                                                                                                                         |                                                                                            |                                         |  |                                         |
| <b>PROJECT</b><br><b>PLAN VIEW</b>                                                    |                                                                                                                                                                                                                        | DATE: 7/20/2012<br>DRAWN BY: TBM<br>CHECKED BY: JBA<br>SCALE: 1" = 50'<br>SHEET #: SHEET 1 |                                         |  |                                         |



|                                                                                                                                                                                                                           |  |                                                                                       |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|----------|
| <b>St. Pete Yacht Club:</b><br><b>Dock Improvement Project</b>                                                                                                                                                            |  | DATE:                                                                                 | 7/5/2012 |
|                                                                                                                                                                                                                           |  | DRAWN BY:                                                                             | TBM      |
| <b>PROJECT</b><br><b>PLAN VIEW</b>                                                                                                                                                                                        |  | CHECKED BY:                                                                           | JBA      |
|                                                                                                                                                                                                                           |  | SCALE:                                                                                | 1" = 30' |
| Adams Design<br>Certification No. 28751                                                                                                                                                                                   |  | John B. Adams Jr. PE<br>FL PE No. 53963                                               |          |
| <b>WATERFRONT PROPERTY SERVICES, LLC.</b><br>dba GATOR DREDGING<br>8440 43RD STREET<br>PINELLAS PARK, FL 33781<br>PHONE 727. 527.1300 FAX 727. 527. 1303<br>www.gatordredging.com<br>CGC# 1510302<br>SPYC DOCK PERMIT.DWG |  |  |          |



City of St. Pete Beach  
Community Development Department  
155 Corey Avenue  
St. Pete Beach, Florida 33706  
727-363-9265  
www.stpetebeach.org

### CONDITIONAL USE APPLICATION

Case Number: 2012-0024

**PROPERTY:**

Legal Description: Sunset Park ADD Replat Blk F, Lots 1 Thru 7 Incl

Parcel ID and/or  
address if one has  
been assigned: 2301 Pass-A-Grille Way, St. Petersburg, FL 33703

Current Zoning: INS/PAG FLUM Designation: INS Lot Area: 0.66 acre

Existing Use: Commercial Marina Proposed Use: Same: Commercial Marina

**APPLICANT/AGENT:**

**PROPERTY OWNER:**

Name: Waterfront Property Services, LLC (dba Gator Dredging) Name: St. Petersburg Yacht Club

Address: 8440 43rd St. North Address: 2301 Pass-A-Grille Way

City: Pinellas Park State: FL City: St Petersburg State: FL

Zip: 33781 Phone: (727) 527-1300 Zip: 33703 Phone: (727) 553-9411

Contact Email address: jbadams@gatordredging.com

**DETAILS OF THE REQUEST:** (Add additional sheets if necessary)

Existing marina docks will be removed and replaced to same dimensions and size at same locations.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

18-32-16-88074-066-0010  
Sunset Park Addition Replat.

***This application, together with all required supporting document, shall be submitted by 12:00 noon on the stated filing date for the City Commission. Failure to do so will delay your application to a later date. If any materials are missing or any part of this application is left blank, staff may refuse the application until such time as it is completed by the applicant.***

**In order for an application for a Conditional Use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):**

1. Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan, any adopted special area plan.

N/A, Existing marina docks will be removed and replaced to same dimensions and size at same locations.

2. Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential, commercial and/or service facilities available within the existing area. More specifically:
  - a. Whether the overall appearance and function of the area will be significantly affected consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

N/A, Existing marina docks will be removed and replaced to same dimensions and size at same locations.

- b. Whether the application will preserve any city, state or federally designated historic, scenic, archaeological, or cultural resources; (check with Planning Dept. to determine historic resource status)

N/A, Existing marina docks will be removed and replaced to same dimensions and size at same locations.

- c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale; or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;

N/A, Existing marina docks will be removed and replaced to same dimensions and size at same locations.

- d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

Dock pedestal lights will be installed. No Permanent adverse impacts expected.

- e. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit

availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety; (a traffic study may be required)

No impacts expected.

- f. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely; (please provide current and proposed number of parking and loading spaces)

N/A, Existing marina docks will be removed and replaced to same dimensions and size at same locations.

- g. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;

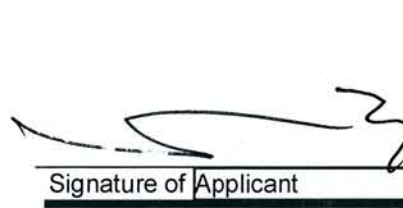
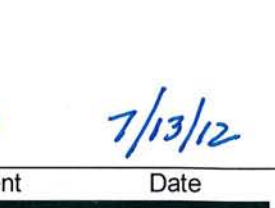
Replacement of dock facilities will improve safety of users.

- h. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision such improvements and mitigation; and

St. Pete Yacht Club Board has budgeted funds from annual budget for this project. City Building Dept. permit has been approved for maintenance dredge and dock replacements.

- i. Whether the proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

Existing marina docks will be removed and replaced to same dimensions and size at same locations. Dock permit and maintenance dredge permits have been approved by City of St. Pete Beach.

|                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |
| Signature of Applicant                                                              | Date                                                                                 | Signature of Authorized Agent      Date                                               |

For office use only:

Hearing Date: \_\_\_\_\_ Fees: \_\_\_\_\_

**Board Action:** ☐ Approved as requested    ☐ Approved with conditions    ☐ Denied  
☐ Continued

Owner's Authorization for Agent  
Community Development Department  
City of St. Pete Beach, Florida

I/WE Robert B. Lovejoy  
(print name of property owner)

hereby authorize Jack Adams  
(print name of agent)

to represent me/us in an application for

(type of application: variance, land use, zoning, special event, etc)

Signature of owner

Signature of owner

Print name of owner

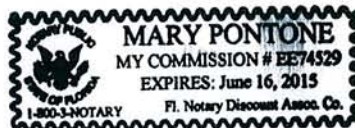
Print name of owner

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day  
of July 2012, by Robert Lovejoy who  
is personally known I or produced \_\_\_\_\_ as  
identification.

(Notary Signature)

My commission expires \_\_\_\_\_

(Date)



## **CITY OF ST. PETE BEACH NOTICE OF PUBLIC HEARING**

The City of St. Pete Beach **City Commission** will conduct public hearing on **Tuesday August 28, 2012 at 6:00 P.M.** at City Hall, 155 Corey Avenue, to receive comments on the following case:

**Case 2012-0024: Applicant: Waterfront Property Services, LLC. (Gator Dredging) - Subject Property: St. Petersburg Yacht Club, 2301 Pass-A-Grille Way. Applicant requests Conditional Use approval to repair and/or replace and/or install dock pilings and finger piers. Applicant also seeks a Variance from Section 6.23 of the Land Development Code to permit the replacement of a finger pier within the required side-yard setback.**

Copies of the application are available at City Hall in the Community Development Department. Written comments on the proposed ordinances may also be submitted to the above City department. For further information regarding any advertised public hearing, please contact the Community Development staff at (727) 363-9265.

All interested parties will be heard. The foregoing hearings may be continued to another meeting. If a person decides to appeal any decision made at this hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). The City does not furnish verbatim transcripts. Interested parties should make the necessary arrangements for verbatim transcripts.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact Public Services, no later than four days prior to the proceeding at (727) 363-9243 for assistance; if hearing impaired, contact the Florida Relay Service Numbers, (800) 955-8771 (TDD).

---

**George Kinney, AICP**  
**Planning and Community Development Director**



**CITY OF ST. PETE BEACH**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
August 8, 2012

**St. Pete City Commission**  
**NOTICE OF PUBLIC HEARING**  
**Hearing Date: August 28, 2012 at 6:00 P.M.**  
**City Commission Chambers**  
**155 Corey Avenue**  
**St. Pete Beach, Florida 33706**

**Case No:** 2012-0024  
**Address:** 2301 Pass-A-Grille Way  
**Owner:** St. Petersburg Yacht Club  
**Request:** Applicant requests Conditional Use approval to repair and/or replace and/or install dock pilings and finger piers. Applicant also seeks a Variance from Section 6.23 of the Land Development Code to permit the replacement of a finger pier within the required side-yard setback.

You are hereby notified that a variance application for the above-referenced request has been filed with the Community Development Department. Records indicate that you own property within 300 feet of this property. The application is on file with the Community Development Department, which is located on the first floor in City Hall, 155 Corey Avenue, St. Pete Beach.

Interested persons are urged to examine the application materials prior to the scheduled hearing date. Individuals who wish to object to the request may either appear at the hearing or file their objection in writing with the Community Development prior to the hearing date. If the objection is in writing, it should refer to the assigned case number and specify the grounds for the objection. Written objections will be presented to the City Commission for consideration.

**The Community Development Department may be contacted by telephone at 727-363-9265 or by email at [cddirector@stpetebeach.org](mailto:cddirector@stpetebeach.org).** This public hearing is part of a quasi-judicial proceeding and is subject to special rules and procedures relative to evidence and appeals. Discussions with any board member will be disclosed at the public hearing. Appeals of the decision are by petition for writ of certiorari to the Circuit Court. Persons appealing a decision will need a record of the proceedings and may need to ensure that a verbatim record is made, including testimony and evidence upon which the appeal is based. The City does not provide verbatim transcripts.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact Public Services, no later than seven days prior to the proceeding at (727) 363-9243 for assistance; if hearing impaired, contact the Florida Relay Service Numbers, (800) 955-8771 (TDD).

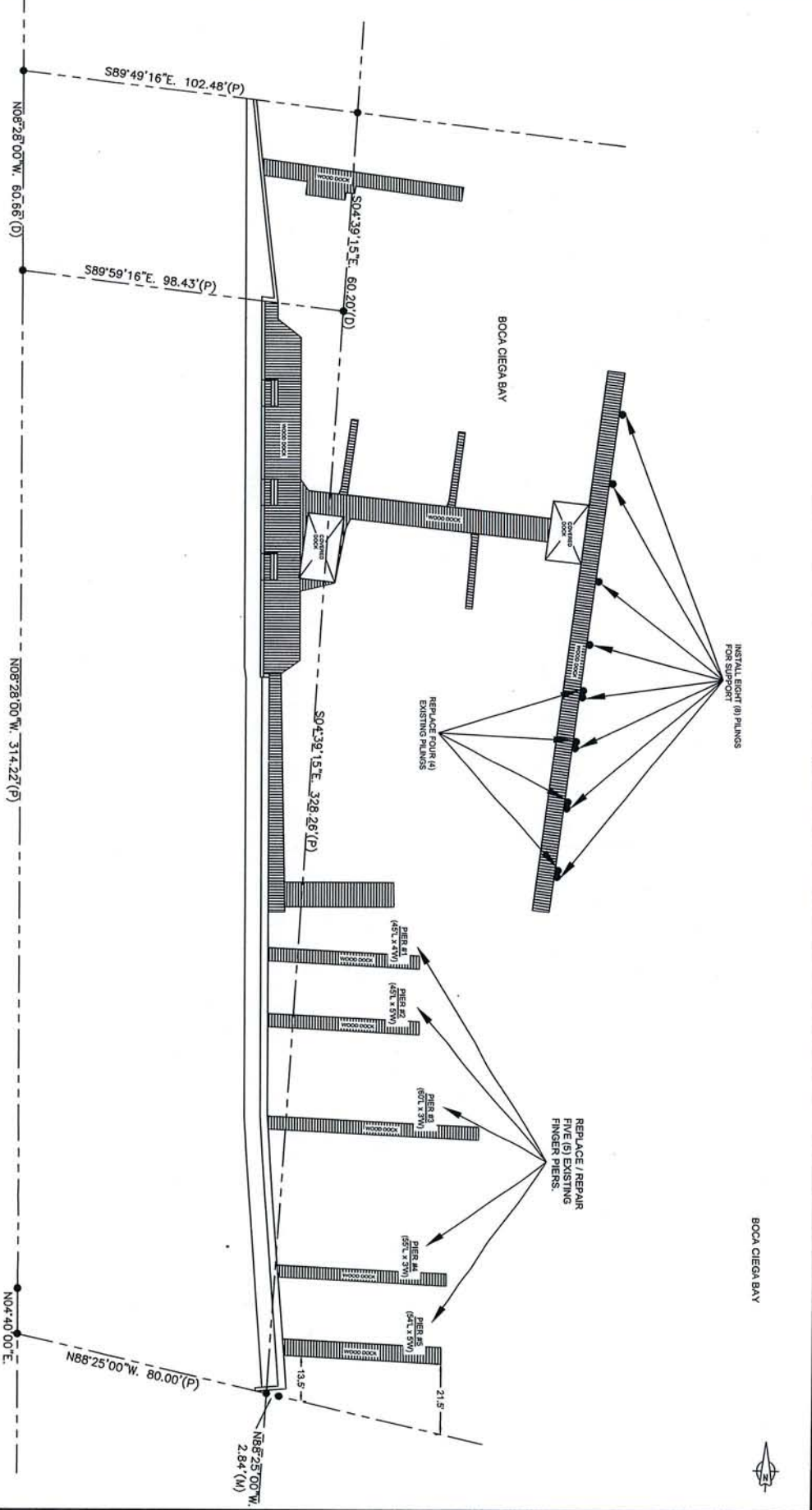


WATERFRONT PROPERTY SERVICES, LLC.  
dba GATOR DREDGING  
8440 43RD STREET  
PINELLAS PARK, FL 33781  
PHONE 727. 527.1300 FAX 727. 527. 1303  
www.gatordredging.com  
CEC# 1510302  
SPYC DOCK PERMIT DWG

Adams Design  
Specification No. 20751  
John B. Adams, Jr., P.E.  
FL PE No. 55285

**St. Pete Yacht Club:  
Dock Replacement & Repairs**  
**PROJECT PLAN VIEW**

DATE: 7/26/2012  
DRAWN BY: JBA  
CHECKED BY: JBA  
SCALE: 1" = 30'  
SHEET #1  
FIGURE 1



**St. Pete Beach City Commission  
Agenda Report**

**Issue Considered:** Second and Final Reading and Public Hearing of Ordinance 2011-37

**Date:** August 28, 2012

**Prepared By:** Catherine Hartley, AICP, CNU-A, Senior Planner

**Summary of Issue:** Change of Future Land Use designation for 701 Gulf Way from Residential Office Retail (ROR) to Community Redevelopment District – Eighth Avenue (CRD-EA).

The Planning Board conducted a public hearing on the above-mentioned case on January 17, 2012, and voted 4-1 to recommend approval of the request with the conditions that the units not be permitted to be rented for less than one week and that the development order should specify such. The City Commission approved the Ordinance on 1<sup>st</sup> reading on March 27, 2012.

**Requested Motion:** “I move to approve Ordinance 2011-37 (read title)”

**Attachments:** Ordinance 2011-37.

**Reviewed by City Manager:** MB

**ORDINANCE # 2011-37**

**AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR THE PROPERTY LOCATED AT 701 GULF WAY, FURTHER ILLUSTRATED ON THE MAP IN “EXHIBIT A”, FROM RESIDENTIAL OFFICE RETAIL TO CRD-EA; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission adopted Ordinance 2008-24 on August 26, 2008, establishing a special Future Land Use designation for Eighth Avenue, known as the Community Redevelopment District- Eighth Avenue: and

**WHEREAS**, the Citizens of St. Pete Beach validated the adoption of this comprehensive plan amendment via public referendum in 2009; and

**WHEREAS**, the Planning Board of the City of St. Pete Beach conducted a public hearing on January 17, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

**WHEREAS**, City Commission of the City of St. Pete Beach conducted public hearings on Tuesday March 27, 2012 and July 24, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

**WHEREAS**, the City Commission finds this change to the Future Land Use Map to be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and

**WHEREAS**, the City Commission finds this amendment to the Future Land Use Map to be in the best interest of the citizens of the City of St. Pete Beach.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:**

**Section 1.** The Future Land Use Map of the City of St. Pete Beach Comprehensive Plan is hereby amended, changing the designation for the property located at 701 Gulf Way, illustrated in “Exhibit A”, from Residential Office Retail to CRD-EA.

**Section 2.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

**Section 3.** If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

**Section 4.** This Ordinance shall become effective 30 days from adoption.

---

**STEVE MCFARLIN, MAYOR**

**LPA PUBLIC HEARING: 1/17/2012**

**PUBLISHED: 12/7/2012**

**FIRST READING: 3/27/2012**

**PUBLISHED : 3/14/2012**

**SECOND READING/ADOPTION HEARING: 8/28/2012**

**PUBLISHED: 8/12/2012**

I, Rebecca Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

---

**Rebecca Haynes, City Clerk**

“Exhibit A”

701 Gulf Way



City of St. Pete Beach  
City Commission Public Hearings  
Ordinance # 2011-37  
Ordinance # 2011-38

Property Information

Address: 701 Gulf Way  
Owners: Multiple – Please refer to Exhibit A submitted by applicant’s agent  
Agent: Deborah Martohue  
Existing Use: Multifamily  
Proposed Use: Temporary Lodging  
Parcel Size: 7,980 square feet MOL

Applicant Requests: Change of Future Land Use Designation from Residential Office Retail to CRD-EA  
Change of Zoning from ROR to CRD-EA

Background Information:

The property was formerly an 11-unit apartment complex. Between roughly 2006 and 2007, the property was renovated and the number of units was reduced to 8 units. The certificate of occupancy issued at the completion of the project states the structure was at the time of issuance “in compliance with the various ordinances of the City regarding building construction or use for the following: 8 unit apartment building”. The Certificate of Occupancy is dated March 28, 2008. According to Property Appraiser public records, all of the units were sold between July - August 2008.

Shortly after the Certificate of Occupancy was issued, the City initiated a Future Land Use Map (FLUM) change to the area known as the CRD-EA or Community Redevelopment Area- 8<sup>th</sup> Avenue (Ordinance 2008-24). The area was also subject to a Special Area Plan and Countywide Land Use Map change. ***(Please note: The property subject to this application, 701 Gulf Way, was not included in the 2008 FLUM Amendment or Special Area Plan.)***

The dates of the public hearings/election for the FLUM change are as follows:

Planning Board: 5/22/2008  
City Commission 1<sup>st</sup> reading: 6/10/2008  
City Commission 2<sup>nd</sup> reading: 8/26/2008  
Voter Approval: 3/10/2009  
Pinellas Planning Council: 2/17/2010  
Pinellas County Board of County Commissioners acting as the Countywide Planning Authority: 3/16/2010

A map of the CRD-EA as approved via Ordinance 2008-24 is illustrated in Figure 1 below:



*Figure One- CRD-EA Map. Area shaded in RED illustrates the area subject to the FLUM change.*

The existing ROR Future Land Use category for the subject property permits both residential and transient accommodations (now known as temporary lodging). The Comprehensive Plan sets a density limit for residential uses at 18 units per acre. The Comprehensive Plan is silent regarding a density limit for transient accommodations.

The existing ROR zoning further limits the density for both residential and temporary lodging at 15 units per acre. While residential uses are permitted by right in this district, “motels and bed and breakfasts” are conditional uses. There is no record of the developer requesting a conditional use for a motel or bed and breakfast for the subject property.

Under the ROR zoning, two residential or motel/bed and breakfast units are permitted on the site.

In May 2011, one of the unit owners received a Notice of Violation for allegedly renting the unit for less than 30 days, which is in violation of the Land Development Code. The applicants have requested the change in Future Land Use and Zoning to allow for short term rentals (less than 30 days).

Under the proposed CRD-EA FLUM and zoning regulations, the site would be permitted to have 5 transient units. It should be noted that the City Commission directed Staff to initiate a change to the Eighth Avenue Special Area Plan and text of the Comprehensive Plan to allow for 50 transient units per acre, which are addressed in Ordinance numbers 2011-39 and 2011-40, respectively. This change in density, along with the change in Future Land Use and zoning, would make the property as used as a temporary lodging use both conforming by use and density. Currently, the site does not contain any off-street parking; however, pursuant to Division 23.5 of the land Development Code, transient uses in the CRD-EA zoning are exempt from providing off-street parking.

### Staff Analysis

Consistency of the request with the Comprehensive Plan:

The following goals, objectives, and policies are germane to the application:

#### *Policy 2.1.5*

*Through the enforcement of the land development regulations, existing residential areas shall be protected from the encroachment of incompatible uses; likewise, other land use areas shall be protected from the encroachment of incompatible residential uses.*

#### *Policy 2.1.6*

*The conservation, maintenance and rehabilitation of existing residential areas shall be encouraged through provisions contained in the land development regulations and other applicable City codes.*

#### *Objective 2.4*

*Consistent with this comprehensive plan, as amended, the City of St. Pete Beach shall enhance and protect the City's character through the encouragement of redevelopment which ensures an orderly and aesthetic mixture of land uses.*

#### *Policy 2.4.1*

*The City shall, through administration of the LDC, encourage the redevelopment or rehabilitation of existing non-residential areas and uses.*

Standards for review of FLUM changes:

Future Land Use Map amendments are a legislative function of local government under Florida law, which holds the governing authority to a general standard of reasonableness in making the determination. In addition, Future Land Use Map changes should be broadly consistent with relevant Comprehensive Plan policies, including not degrading infrastructure Levels of Service.

The applicant has not submitted evidence of meeting level of service standards pursuant to the Comprehensive Plan. However, as the City was required to amend the Eighth Avenue Special Area Plan to accommodate the City Commission's request to increase temporary lodging density, staff calculated the demand including the subject property. No significant impacts to

infrastructure have been noted. The existing facilities have the capacity to handle possible increases (impacts would be negligible- St. Pete Beach is a retail customer in terms of potable water, and the St. Petersburg Sewage treatment facility has several million gallons of capacity). Please refer to the 8<sup>th</sup> Avenue Special Area Plan for specific calculations.

The existing ROR Future Land Use category currently permits transient accommodations, which is also consistent with the CRD-EA category. The only difference lies in the number of units per acre permitted.

#### Standards for review of for changes to the Official Zoning Map:

Section 3.9 of the Land Development Code sets forth the standards for review of requests for rezonings:

*Standards for review. In reviewing the application for a rezoning, the staff, the planning board and the city commission shall consider whether the proposed rezoning is consistent with and furthers the goals, policies and action strategies of the comprehensive plan.*

*In addition, the planning board and city commission shall consider the following:*

- a. Whether the proposed change would be contrary to the land use plan and would have an adverse effect on the plan. The planning board and city commission shall review the request considering the most intense use permitted in the requested zone district;*
- b. Compatibility with adjacent properties and the existing land use pattern;*
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts;*
- d. The population density pattern and increase in demand for public utilities or services, including potable water supply, sanitary sewer capacity, law enforcement or fire suppression;*
- e. Any increase in use of city infrastructure, including stormwater management facilities, streets and roads, water lines, sewer lines or lift stations;*
- f. Whether existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change;*
- g. Whether changed or changing conditions make the passage of the proposed amendment necessary;*
- h. Whether the proposed change will adversely affect drainage.*
- i. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;*
- j. Whether the proposed change will constitute a grant of special privileges to an individual owner as contrasted with the public welfare; and*
- k. Whether the change suggested is out of scale with the needs of the neighborhood or the city.*

Although not reflected on the zoning map, Pass-a-Grille is a mixed-use area containing a variety of land uses including single family residential, multifamily residential, temporary lodging, office, retail, restaurants and other commercial uses, recreational uses, and institutional uses such as churches and clubs. Although the zoning map represents a strict separation of land uses, the actual uses on the ground are considerably more mixed.

The change in zoning would not be inconsistent with the Future Land Use Plan Map if the request for a change to the Future Land Use Map is granted. There are goals, objectives, and policies in the comprehensive plan that support both the maintenance of residential areas and encouraging mixed use development.

The property immediately adjacent to the subject property is a conforming temporary lodging use in terms of permitted uses in both the Comprehensive Plan and the Land Development Code. It could be argued that the change from a residential use to a temporary lodging use would be compatible with the surrounding area. Although the properties east of the subject property are predominately residential in character and use, the zoning and Future Land use allow for non-residential uses.

There is no significant impact on public facilities anticipated by the change in land use or zoning, as stated above.

The applicant has identified a change in condition that would warrant the change in future land use or zoning: The owners of the existing units allegedly relied on information provided by the developer that the units could be used as short term rentals.

Impacts to drainage are not anticipated, as any new construction will be compelled to follow any regulations regarding drainage and stormwater mitigation. No new construction has been proposed for this site.

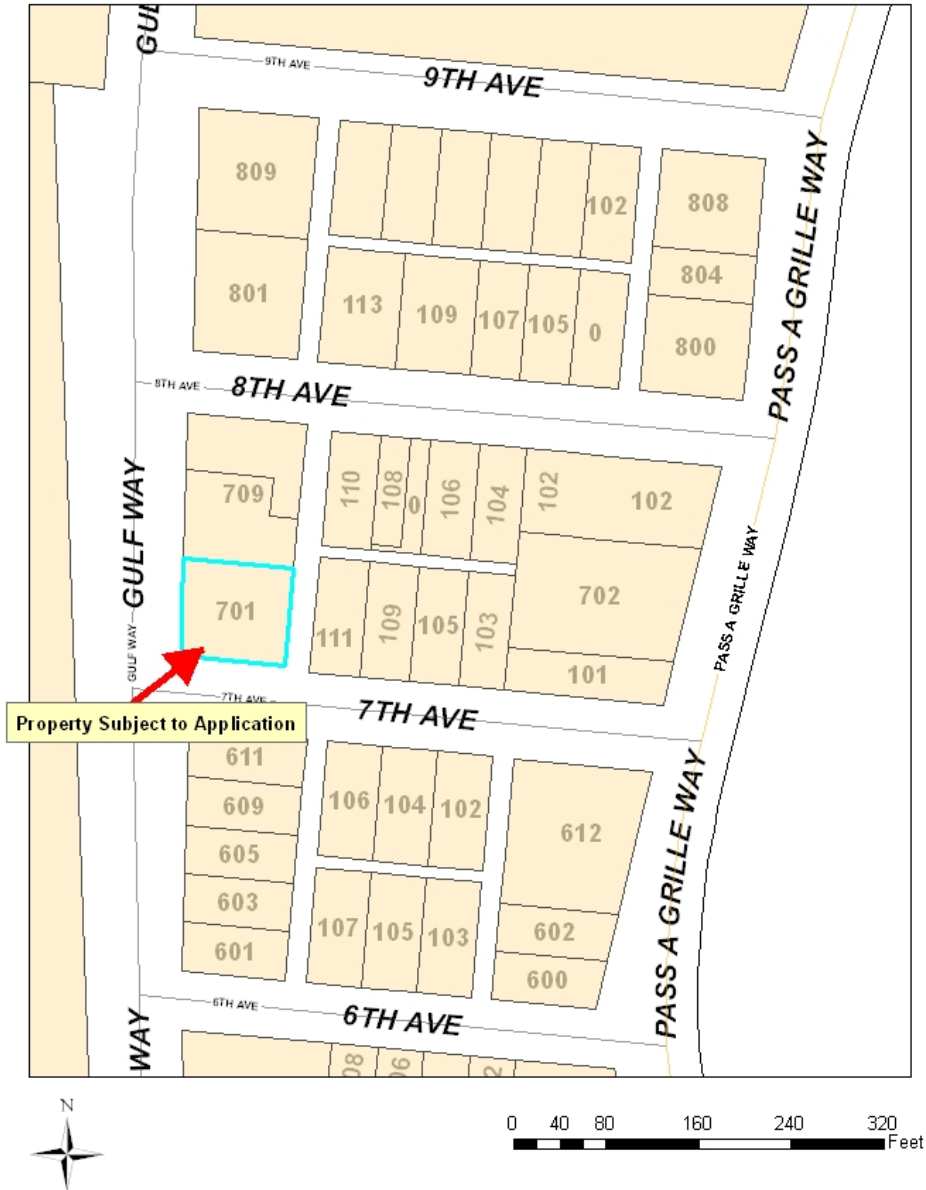
Development allowed under the proposed zoning is generally consistent in size and mass to that allowed under the present zoning. The current mass and scale is less than what is allowed under the CRD-EA zoning. The “needs” of the community as expressed in economic terms have not been clearly defined and are therefore difficult to assess. No studies have been conducted which clearly establish the economic value of the tourist lodging facilities in Pass-a-Grille as opposed to residential uses.

### Summary and Conclusion

Certainly, there are policies in the Comprehensive Plan that support both mixed use development and the maintenance of single family neighborhoods. However, the existing zoning and FLUM designations are mixed use. Both single family and mixed uses – including temporary lodging – are proximate to the subject property. Multiple public meetings have been conducted over the last year in which both the public and elected officials have stated that the preferred location of temporary lodging uses are on Gulf Way and Pass-a-Grille Way versus the interior streets where single family residences are the predominate uses. The only issue at hand is whether or not to allow the existing 8 units to be permitted to rent short term (less than 30 days) more than three times per year.

Respectfully submitted:  
Catherine M. Hartley, AICP, CNU-a  
Senior Planner

Ordinance # 2011-37 Change of Future  
Land Use from Residential Office Medium to  
Community Redevelopment District - Eighth Avenue  
Ordinance # 2011-38 Change of Zoning from  
ROR to CRD-EA  
701 Gulf Way





# CITY OF ST PETE BEACH

## CERTIFICATE OF OCCUPANCY

*This Certificate is issued pursuant to the requirements of the Florida Building Code and the Land Development Code, certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:*

DESCRIPTION & ADDRESS OF BUILDING: 8 Unit Apartment Building 701 Gulf Way, St Pete Beach, FL 33706

LOT: 10 & 11 BLOCK: 6 SUBDIVISION: Morey Beach

USE CLASSIFICATION: Residential GROUP: R-2 FIRE DISTRICT: No

BUILDING PERMIT NUMBER: 20061384

OWNER OF BUILDING: S C USA Pass-A-Grille LLC

ADDRESS: PO Box 10279, Tampa, FL 33679-0279

CONTRACTOR: Hussung Construction Inc.

ADDRESS: 246 17<sup>th</sup> Ave NE, St Petersburg, FL 33704

NOTES: Existing 11 unit apartment renovated and converted to 8 units.

  
Bruce Cooper, Building Official March 28, 2008

**2002****St Pete Beach Business Tax Receipt**

License Number

**20021229**

Date Paid

**5/7/2002**

Amount Paid

**\$46.00**

Expires 9/30/2002

Mail to

GREEN CASTLE APTS (INAC)

2167 GORDON DR

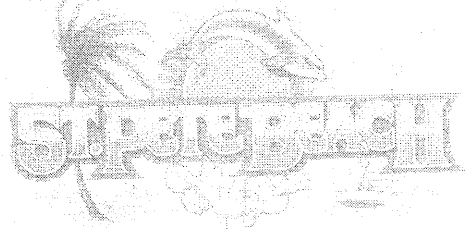
JOSEPH JANDSCIK

MISSISSAUGA ONTARIO, CN L5B1S6

GREEN CASTLE APTS (INAC)  
701 GULF WAY

ST PETE BEACH, FL 33706

| Catagory                                                                                                      | Fee     | Note       |
|---------------------------------------------------------------------------------------------------------------|---------|------------|
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House - 6 to 10 units inclusive               | \$30.00 |            |
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House Each additional unit over 10            | \$6.00  | 11 UNITS   |
| <input checked="" type="checkbox"/> Laundromats or self-service laundries. Washers and dryers<br>Each machine | \$10.00 | 2 MACHINES |



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Licensee copy

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License Number

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Date Paid

**5/7/2002**

Amount Paid

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Mail to

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JOSEPH JANDSCIK

MISSISSAUGA ONTARIO, CN L5B1S6

GREEN CASTLE APTS (INAC)  
701 GULF WAY

ST PETE BEACH, FL 33706

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City Copy

# 2003

## St Pete Beach Business Tax Receipt

GREEN CASTLE APTS (INAC)  
701 GULF WAY

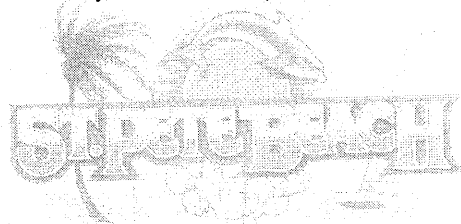
ST PETE BEACH, FL 33706

Mail to

GREEN CASTLE APTS (INAC)  
2167 GORDON DR  
JOSEPH JANDSCIK  
MISSISSAUGA ONTARIO, CN L5B1S6

License Number  
**20030987**  
Date Paid  
**8/22/2002**  
Amount Paid  
**\$80.50**  
Expires 9/30/2003

| Catagory                                                                                                      | Fee     | Note       |
|---------------------------------------------------------------------------------------------------------------|---------|------------|
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House - 6 to10 units inclusive                | \$30.00 |            |
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Licensee copy

# 2003

## City of St Pete Beach Paid Certificate

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701 GULF WAY

ST PETE BEACH, FL 33706

Mail to

GREEN CASTLE APTS (INAC)  
2167 GORDON DR  
JOSEPH JANDSCIK  
MISSISSAUGA ONTARIO, CN L5B1S6

License Number  
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Date Paid  
**8/22/2002**  
Amount Paid  
**\$80.50**  
Expires 9/30/2003

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City Copy

**2004****St Pete Beach Business Tax Receipt**

License Number

**20041148**

Date Paid

**8/6/2003**

Amount Paid

**\$57.50**

Expires 9/30/2004

GREEN CASTLE APTS (INAC)  
701 GULF WAY

Mail to

GREEN CASTLE APTS (INAC)  
2167 GORDON DR  
JOSEPH JANDSICK  
MISSISSAUGA ONTARIO, CN L5B1S6

ST PETE BEACH, FL 33706

| Catagory                                                                                                   | Fee     | Note       |
|------------------------------------------------------------------------------------------------------------|---------|------------|
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House - 6 to10 units inclusive             | \$30.00 |            |
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House Each additional unit over 10         | \$6.00  | 11 UNITS   |
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License Number

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Date Paid

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Amount Paid

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Expires 9/30/2004

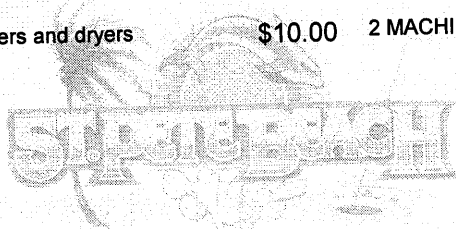
GREEN CASTLE APTS (INAC)  
701 GULF WAY

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GREEN CASTLE APTS (INAC)  
2167 GORDON DR  
JOSEPH JANDSICK  
MISSISSAUGA ONTARIO, CN L5B1S6

ST PETE BEACH, FL 33706

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City Copy

# 2005

## St Pete Beach Business Tax Receipt

GREEN CASTLE APTS (INAC)  
701 GULF WAY

ST PETE BEACH, FL 33706

Mail to

GREEN CASTLE APTS (INAC)  
2167 GORDON DR  
JOSEPH JANDSCIK  
MISSISSAUGA ONTARIO, CN L5B1S6

License Number  
**20050902**  
Date Paid  
**8/5/2004**  
Amount Paid  
**\$46.00**  
Expires 9/30/2005

| Catagory                                                                                                      | Fee     | Note       |
|---------------------------------------------------------------------------------------------------------------|---------|------------|
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House - 6 to 10 units inclusive               | \$30.00 |            |
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Licensee copy

# 2005

## City of St Pete Beach Paid Certificate

GREEN CASTLE APTS (INAC)  
701 GULF WAY

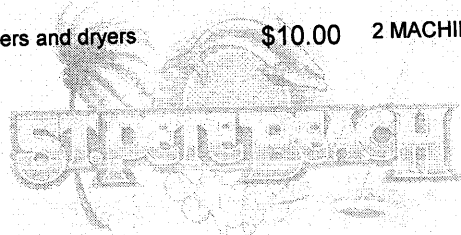
ST PETE BEACH, FL 33706

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**20050902**  
Date Paid  
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**\$46.00**  
Expires 9/30/2005

| Catagory                                                                                                      | Fee     | Note       |
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City Copy

# 2006

## St Pete Beach Business Tax Receipt

GREEN CASTLE APTS (INAC)  
701 GULF WAY

ST PETE BEACH, FL 33706

Mail to

GREEN CASTLE APTS (INAC)  
2167 GORDON DR  
JOSEPH JANDSCIK  
MISSISSAUGA ONTARIO, CN L5B1S6

License Number  
**20061334**  
Date Paid  
**8/5/2005**  
Amount Paid  
**\$46.00**  
Expires 9/30/2006

| Catagory                                                                                                      | Fee     | Note       |
|---------------------------------------------------------------------------------------------------------------|---------|------------|
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House - 6 to10 units inclusive                | \$30.00 |            |
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Licensee copy

# 2006

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GREEN CASTLE APTS (INAC)  
701 GULF WAY

ST PETE BEACH, FL 33706

Mail to

GREEN CASTLE APTS (INAC)  
2167 GORDON DR  
JOSEPH JANDSCIK  
MISSISSAUGA ONTARIO, CN L5B1S6

License Number  
**20061334**  
Date Paid  
**8/5/2005**  
Amount Paid  
**\$46.00**  
Expires 9/30/2006

| Catagory                                                                                                      | Fee     | Note       |
|---------------------------------------------------------------------------------------------------------------|---------|------------|
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House - 6 to10 units inclusive                | \$30.00 |            |
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City Copy

**2007****St Pete Beach Business Tax Receipt**GREEN CASTLE APTS (INAC)  
701 GULF WAY

ST PETE BEACH, FL 33706

Mail to

GREEN CASTLE APTS (INAC)  
2167 GORDON DR  
JOSEPH JANDSCIK  
MISSISSAUGA ONTARIO, CN L5B1S6License Number  
**20070417**  
Date Paid  
**8/10/2006**  
Amount Paid  
**\$0.00**  
Expires 9/30/2007

| Catagory                                                                                                      | Fee     | Note       |
|---------------------------------------------------------------------------------------------------------------|---------|------------|
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House - 6 to10 units inclusive                | \$30.00 |            |
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Licensee copy

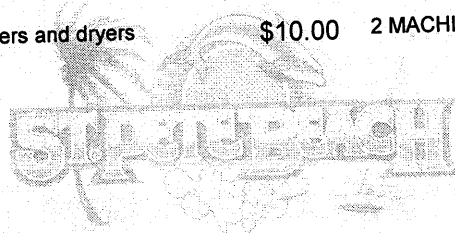
**2007****City of St Pete Beach Paid Certificate**GREEN CASTLE APTS (INAC)  
701 GULF WAY

ST PETE BEACH, FL 33706

Mail to

GREEN CASTLE APTS (INAC)  
2167 GORDON DR  
JOSEPH JANDSCIK  
MISSISSAUGA ONTARIO, CN L5B1S6License Number  
**20070417**  
Date Paid  
**8/10/2006**  
Amount Paid  
**\$0.00**  
Expires 9/30/2007

| Catagory                                                                                                      | Fee     | Note       |
|---------------------------------------------------------------------------------------------------------------|---------|------------|
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City Copy

# 2007

## St Pete Beach Business Tax Receipt

SC USA PASS-A-GRILLE LLC  
701 GULF WAY

ST PETE BEACH, FL 33706

Mail to

SC USA PASS-A-GRILLE LLC  
4165 14TH ST NE

ST PETERSBURG, FL 33703

License Number

**20071617**

Date Paid

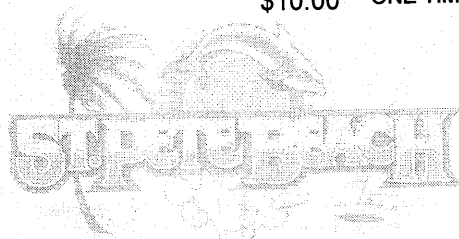
**9/25/2006**

Amount Paid

**\$46.00**

Expires 9/30/2007

| Catagory                                                                                           | Fee     | Note         |
|----------------------------------------------------------------------------------------------------|---------|--------------|
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House - 6 to 10 units inclusive    | \$30.00 |              |
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House Each additional unit over 10 | \$6.00  | 11 UNITS     |
| <input checked="" type="checkbox"/> Application Fee                                                | \$10.00 | ONE TIME FEE |



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Licensee copy

# 2007

## City of St Pete Beach Paid Certificate

SC USA PASS-A-GRILLE LLC  
701 GULF WAY

ST PETE BEACH, FL 33706

Mail to

SC USA PASS-A-GRILLE LLC  
4165 14TH ST NE

ST PETERSBURG, FL 33703

License Number

**20071617**

Date Paid

**9/25/2006**

Amount Paid

**\$46.00**

Expires 9/30/2007

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|----------------------------------------------------------------------------------------------------|---------|--------------|
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City Copy

# 2008

## St Pete Beach Business Tax Receipt

SC USA PASS-A-GRILLE LLC  
701 GULF WAY

ST PETE BEACH, FL 33706

Mail to

SC USA PASS-A-GRILLE LLC  
4165 14TH ST NE

ST PETERSBURG, FL 33703

License Number

**20081222**

Date Paid

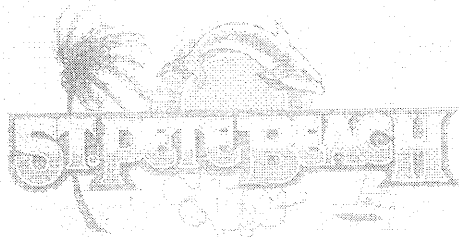
**8/31/2007**

Amount Paid

**\$36.00**

Expires 9/30/2008

| Catagory                                                                                           | Fee     | Note     |
|----------------------------------------------------------------------------------------------------|---------|----------|
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House - 6 to 10 units inclusive    | \$30.00 |          |
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House Each additional unit over 10 | \$6.00  | 11 UNITS |



This occupational tax license does not permit the holder to operate in violation of any city law, ordinance or regulation. Any change in location or ownership must be approved by city license department, subject to zoning restrictions. This occupational tax does not constitute an endorsement, approval or disapproval of the holder's skill or competence or non-competence of the holder with other laws, regulations or standards.

Every person required to have a city license shall at all times from the issuance of such license by the city, conspicuously display such license in his place of business, and where the licensee does not have a place of business he shall be prepared at all times while engaged in his occupation to present his license for inspection by any police officer or license officer of the city when requested to do so.

Licensee copy

# 2008

## City of St Pete Beach Paid Certificate

SC USA PASS-A-GRILLE LLC  
701 GULF WAY

ST PETE BEACH, FL 33706

Mail to

SC USA PASS-A-GRILLE LLC  
4165 14TH ST NE

ST PETERSBURG, FL 33703

License Number

**20081222**

Date Paid

**8/31/2007**

Amount Paid

**\$36.00**

Expires 9/30/2008

| Catagory                                                                                           | Fee     | Note     |
|----------------------------------------------------------------------------------------------------|---------|----------|
| <input checked="" type="checkbox"/> Apartment Hotel Motel Guest House - 6 to 10 units inclusive    | \$30.00 |          |
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City Copy

**2009****St Pete Beach Business Tax Receipt**

License Number

**20091341**

Date Paid

**7/15/2008**

Amount Paid

**\$0.00**

Expires 9/30/2009

Mail to

SC USA PASS-A-GRILLE LLC  
4165 14TH ST NE

ST PETERSBURG, FL 33703

SC USA PASS-A-GRILLE LLC (INAC)  
701 GULF WAY

ST PETE BEACH, FL 33706

| Catagory                                                                                           | Fee     | Note     |
|----------------------------------------------------------------------------------------------------|---------|----------|
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Licensee copy

**2009****City of St Pete Beach Paid Certificate**

License Number

**20091341**

Date Paid

**7/15/2008**

Amount Paid

**\$0.00**

Expires 9/30/2009

Mail to

SC USA PASS-A-GRILLE LLC  
4165 14TH ST NE

ST PETERSBURG, FL 33703

SC USA PASS-A-GRILLE LLC (INAC)  
701 GULF WAY

ST PETE BEACH, FL 33706

| Catagory                                                                                           | Fee     | Note     |
|----------------------------------------------------------------------------------------------------|---------|----------|
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City Copy



Village Center on Grand Central  
2429 Central Avenue, Suite 203  
Saint Petersburg, Florida 33713  
Telephone: 727.321.5263  
Facsimile: 727.321.8584  
[dmartohue@martohuelaw.com](mailto:dmartohue@martohuelaw.com)  
[www.martohuelaw.com](http://www.martohuelaw.com)

October 13, 2011

VIA HAND DELIVERY

Mr. Karl Holley, AICP  
Director of Community Development  
155 Corey Avenue  
St. Pete Beach, FL 33706

RE: Joint Application for Future Land Use Map Amendment and Rezoning  
Subject Property Location: 701 Gulf Way

Dear Mr. Holley:

This law firm represents Beach Club at Pass-A-Grille Condominium Association, Inc., and its eight (8) member Unit Owners representing all Unit Owners of the Association by and through its authorized representative, Robert Kilgo, the Association's President (hereinafter the "Association" or "Applicant") with respect to the captioned Property and Joint Application. The Association respectfully requests approval of a future land use map (FLUM) amendment from the existing ROR designation to the CRD-EA designation as an expansion of the existing CRD-EA district immediately abutting the subject Property along its North property boundary. In addition, concurrent with and contingent upon the approval of the FLUM amendment, the Association requests approval of the corresponding zoning designation of CRD-EA from the existing ROR designation. The Applicant offers the following justification and enclosed documentation in support of its Application for the aforesaid requests. The Association and its members are seeking the CRD-EA FLUM and Zoning designation in order to operate transient tourist rentals in a lawful manner.

Site History

Historically the subject Property was owned and operated as an 11-unit apartment building until 2007. According to the City in 2006, the parcel and the apartment building was a grandfathered use as the improvements existed prior to the enactment of the the current zoning Code designating the property Residential Office Retail ("ROR"). In 2006, the then owner-developer of the subject Property, RPS Commercial Properties, Inc., ("Developer") converted the 11-unit apartment building to an 8-unit condominium property maintaining the ROR zoning designation. However, as part of that conversion process, the Developer sought and obtained approval of several setback variances and variance to wall height. (See enclosed Development Order#20060020, survey, renderings and site plan; additional historical information can be obtained in the property file located

in the Community Development Department). The condo conversion entailed not only a wholesale remodel of the exterior and interior of the building and property as the enclosed supporting documentation for the variance application demonstrates, it also reduced the existing intensity of the building footprint and reduced the Property density from 11 units to 8 units. The ROR zoning district permits 15 units per acre. The Property is 0.189 acres and thus the permitted density is 2.79 units or only 2 residential units would legally be permitted on the subject Property, both then and now. As a result, the Property under its current ROR FLUM and Zoning designations remains over the permitted density and thus, non-conforming.

Unbeknownst to the current owners who primarily purchased Units within the Property in 2008-09, the City was undergoing the CRD-EA FLUM designation in 2008-09 which was eventually approved by the voters in March of 2009 (Ordinance 2008-24) after approval by the County and State. It is unknown to the current owners why the then Developer did not participate in that process during that time, one can only speculate it was because he had obtained his zoning variance approvals in 2006, implemented his redevelopment plan in 2007 and was selling the Units in 2008-09. It appears that the notices fell through the "crack" in terms of timing during the transition from the Developer to current owners. Regardless, it would be speculation to answer historical questions of why the subject Property was not included in the FLUM CRD-EA at that time but as the Application justification below will demonstrate, it makes rational planning sense to include the subject Property in the CRD-EA district now based upon compatibility and to cure existing non-conformities.

The City Commission currently has approved the CRD-EA zoning designation for the CRD-EA FLUM Special Area District upon first reading in September 2011 and final approval upon second reading is pending at the time of this application. The subject Property, although noticed for the CRD-EA rezoning, could not participate and request the same CRD-EA zoning because it did not have the CRD-EA FLUM designation in place. Thus, the need for the Joint Application requests for both the FLUM and Zoning CRD-EA designations.

### **Site Description**

The Developer submitted a survey with its variance application in 2006 upon which Development Order #20060020 is based. The Property's physical configuration and size remains unchanged from that date of the variance application in 2006. The subject Property is slightly irregular in shape but generally rectangular, containing 8100 square feet, more or less, or 0.189 acres. The four-sided site has the following general dimensions as measured by the existing survey maintained in the City's file for the subject Property: 91.75 feet on the south property line; 84.43 feet on the west; 100.26 feet on the north; and 84.31 feet on the east. The Property is located in Flood Zone VE. Mandatory flood insurance purchase requirements apply in this zone per FEMA.

The Property was converted in 2006-07 from an 11-unit apartment building to a Condominium comprised of eight 1 and 2 bedroom units totaling 5,564 square feet of building. The conversion included remodeling the exterior elevation to include painting and balconies for the second floor 2-bedroom units, adding a new pool and pool deck, landscaping, installing a 6' high

concrete wall, central heat and air, security gates and fences, concrete walks, hurricane grade windows and doors, and upgraded electrical. In sum, the conversion resulted in a significant structural and aesthetic upgrade for the subject Property enhancing the 8th Avenue district neighborhood.

### **Surrounding Uses**

North – CRD-EA Land Use and ROR Zoning<sup>1</sup>; Existing Use Transient Condominiums  
East – 18' Wide Alleyway, ROR/PAG Overlay Land Use and Zoning; Existing Residence  
South – 7<sup>th</sup> Avenue – 55' ROW; RLM Land Use and RLM2-PAG Overlay Zoning  
West – Gulf Way (60' asphalt width – ROW width varies), Pass-A-Grille Beach

### **Application Requests**

The Joint Application seeks to amend the FLUM and Zoning Maps from ROR to CRD-EA. These land use and zoning amendments, if approved, would remedy the non-conformity both in terms of density and use. Currently, unknown to all 8 Unit owners at the time of purchase in 2007-09 and until very recently, the ROR zoning district does not allow them to rent their condominiums on a transient basis. The 8 Units were sold to some of the current owners at the peak of the real estate boom and others were purchased in a duress bulk sale, and all were sold to out-of-state non-homesteaded owners being told they could rent the Units on a transient basis. It has recently come to the attention of the Association and its members that the ROR land use and zoning designation does not lawfully permit this type of transient rental. Thereafter, the Association sought my legal counsel as to the best option to remedy the situation so each Unit could be used in a lawful manner in accordance with local zoning ordinances and each Owner's intended use when they purchased their Unit.

After a pre-application consultation with Senior Planner, Catherine Hartley, regarding the various options available, it was mutually decided that a joint application for a FLUM and Zoning Map amendment to CRD-EA would be the logical and rational planning option as a result of:

1. The Property's location abutting the existing CRD-EA Special Area district;
2. The existing transient rentals on the property located immediately north of the subject Property located in the CRD-EA Special Area District and zoned ROR with the CRD-EA rezoning pending is operating at a higher density than the subject Property;
3. The Property's location abutting Gulf Way, the north-south throughfare, and its proximity to Pass-A-Grille Beach – the primary tourist destination in Pass-A-Grille; and
4. The City's intent to initiate an amendment to the CRD-EA to increase transient density from 30 units/acre to 50 units/acre.<sup>2</sup>

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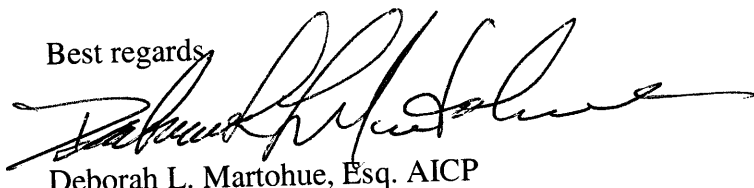
<sup>1</sup> Ordinance 2010-18 for CRD-EA zoning in the FLUM CRD-EA Special Area District is pending second reading approval by the City Commission at the time of this Application.

Upon learning of the City's intent to initiate a FLU text and map amendment to increase the allowable density in the CRD-EA district from 30 to 50 units/acre, the Applicant, in consultation with your Department Staff, is seeking to coordinate its FLUM and Zoning requests in consideration of the City-initiated density amendment to the CRD-EA. The subject Property density is 43 units/acre. This density is grandfathered but exceeds the existing ROR permitted density by 6 units. If redesignated under the current CRD-EA, the Property would still be non-conforming but exceed the permitted density by only 3 units, half of the current non-conformity. However, if redesignated as CRD-EA land use and zoning under the City's proposed density amendment, the subject property would be fully conforming both in terms of use and density.

Accordingly, the Applicant's requests would not only remedy its existing non-conforming use and density, it would be compatible with the transient rentals on the property located immediately north of the subject Property which is a more appropriate use for property across from Pass-A-Grille Beach and fronting Gulf Way, one of two north-south thoroughfares in Pass-A-Grille. In addition, by allowing the Property to be designated CRD-EA, this would allow transient rentals which creates a significantly greater economic engine to support the local retail and restaurant businesses in the 8<sup>th</sup> Ave Business District, far surpassing the economic impact generated by the occasional occupancy of out-of-state owners or seasonal residents should the use remain strictly residential with the severe limitations on rentals that accompany that designation in the ROR district.

Based upon the foregoing and the supporting documentation enclosed, the Applicant respectfully requests favorable Staff consideration of the Joint FLUM/Zoning application requests, as well as a recommendation of approval by the Planning Board and approval by the City Commission. If you have any questions or need additional supporting information or clarification, please contact me at the email address or phone number listed at the top of this letter. I look forward to working with you, Catherine Hartley and City Manager Bonfield on this Application.

Best regards,



Deborah L. Martohue, Esq. AICP

Enclosures – Application and Supporting Documentation

*CH # 1124 - # 1638 60 - Application fee*

Cc: Client

---

<sup>2</sup> This City amendment was initiated by Staff at the request of the District Commissioner independent of and prior to the Applicant's inquiry as to possible land use and zoning remedies available to allow the Property to become both density and use conforming.



Owner's Authorization for Agent  
Community Development Department  
City of St. Pete Beach, Florida

I, the 2 members of the Beach Club at Pass-A-Grille  
Condominium Association

hereby authorize Deborah L. Martineau Esq., of Martineau  
Land Use Law Group P.A.

to represent me/us in an application for Land Use and Zoning Amendment  
(type of application, variance, land use, zoning, special use, etc.)

The Beach Club at Pass-A-Grille  
Condominium Association

By: [Signature]

Signature of owner

[Signature]  
Signature of owner

Robert Kilgo

Print name of owner

[Signature]  
Print name of owner

It is President

The foregoing instrument was acknowledged before me this 11 day  
of October 2011, by Robert Kilgo who  
is personally known \_\_\_\_\_ or produced Florida Driver License as  
identification.

[Signature]  
(Notary Signature)

10/11/11  
(Date)

My commission expires Sept 21, 2015



PLEASE TYPE OR  
PRINT LEGIBLY



## APPLICATION

(Check appropriate boxes)

Complete the information required below, read and initial the caveats on PAGE 2 of this form, sign below where indicated and attach a recent survey of the subject property and any supporting drawings and documents you think will enhance your application.

☒ Future Land Use Map change      ☒ Rezoning

### PROPERTY:

Legal

Description Morey Beach Block 6, Lots 10 and 11

Address: 701 Gulf Way, St. Pete Beach, FL 33706

Parcel ID: See Attached Exhibit A

|                    |                       |                      |                         |
|--------------------|-----------------------|----------------------|-------------------------|
| Current            | Proposed              | Current              | Proposed                |
| Zoning: <u>ROR</u> | Zoning: <u>CRD-EA</u> | FLUM                 | FLUM                    |
|                    |                       | Category: <u>ROR</u> | Category: <u>CRD-EA</u> |

Lot area: 8100 sq.ft., mol or 0.189 acres

### APPLICANT/AGENT:

Martohue Land Use Law Group PA

Name: Deborah L. Martohue, Esq. AICP

Address: 2429 Central Ave., Ste 203

City: St. Petersburg State: FL

Zip: 33713 Telephone: 727-321-5263

### PROPERTY OWNER:

Beach Club at Pass-A-Grille

Name: Condominium Association, Inc.

Address: 4165 14th St. NE

City: St. Petersburg State: FL

Zip: 33703 Telephone: 727-434-1465

See Ex. A for List of Individual  
Unit Owners

### DETAILS OF THE REQUEST (Add additional sheets if necessary):

See attached Letter of Intent and Justification Statement enclosing  
supporting documentation and survey

By: [Signature], Agent

October 13, 2011  
Signature of Applicant & Date

### For office use only:

Case Number: \_\_\_\_\_ Scheduled PB Meeting: \_\_\_\_\_ Fees: \_\_\_\_\_

PB Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied

Forwarded to City Commission: Date Sent: \_\_\_\_\_

Scheduled for: \_\_\_\_\_

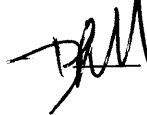
City Commission Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied

File Closed: \_\_\_\_\_

Property address 701 Gulf Way (continued)

**THE FOLLOWING ITEMS MUST BE INITIALED BY APPLICANT OR AGENT:**

 I understand that the Planning Board's action is not final. It must be approved by the City Commission, and I further understand that the Commission may modify the conditions of approval or deny the application.

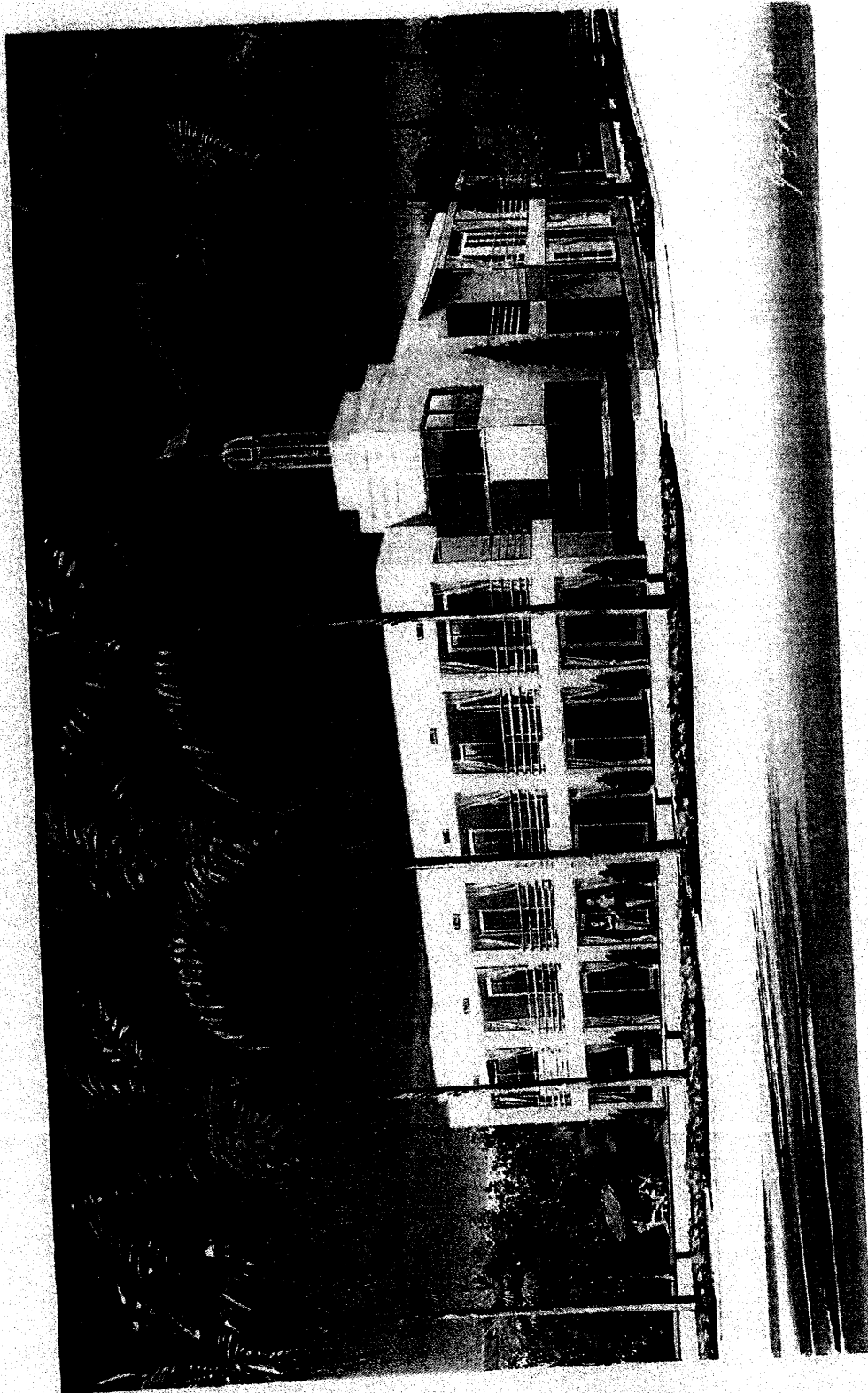
 I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within **30 days** after the Commission decision, otherwise, the decision shall be final.

 I understand that I, as the applicant, or an authorized representative must be present at all scheduled public meetings on the application.



BEFORE CONVERSION

20060020



AFTER CONVERSION

20060020



**CITY OF ST. PETE BEACH**

SC USA Pass A Grille, LLC  
4165 – 14<sup>th</sup> St. N.E.  
St. Petersburg, Florida 33703

**DEVELOPMENT ORDER #20060020**

The Board of Adjustment approved your application for variances in the above-captioned case April 26, 2006.

**Address:** 701 Gulf Way

**PIN:** 193216589320060100

**ORDERED:**

Approve the variance to Section 13.7(a)(2) requirement of 10.0' to permit the reduction of the secondary front yard to 1.0' for a covered balcony.

Approve the variance to Section 13.7(a) (3) requirement of 8.0' to permit the reduction of the side yard setback to 1.0' for swimming pool equipment.

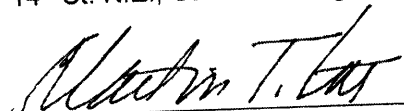
Approve the variance to Section 6.14 requirement of 16.0' to permit the reduction of the rear yard setback to 3.0' for swimming pool equipment.

Approve the variance to Section 6.15 requirement of a maximum 4.0' high wall to increase to a 6.0' wall within the required 10.0' secondary front yard

Any person aggrieved by this order may appeal the order to the circuit court on or before thirty (30) days from the date of the order.

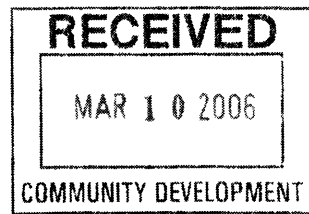
Approval of a variance is valid for one year, within which time a development permit must be issued.

A copy of this Development Order was sent to Robert Sulte, SC USA Pass A Grille, LLC, 4165 – 14<sup>th</sup> St. N.E., St. Petersburg, Florida, 33703 on the 8<sup>th</sup> day of May, 2006.

  
\_\_\_\_\_  
Martin Lott  
Chairman

5.8.06  
\_\_\_\_\_  
Date

# VARIANCE APPLICATION



Case Number: 20060020

## APPLICANT/AGENT:

Name: Robert R. Sulte  
 Address: 4165-14TH ST. NE  
 City: ST. PETE State: FL  
 Zip: 33703 Phone: (727) 744-7170

## PROPERTY OWNER:

Name: SC USA Pass-u-Grille, LLC  
 Address: 4165-14TH ST. NE  
 City: ST. PETE State: FL  
 Zip: 33703 Phone: 744-7170

## PROPERTY:

Address: 701 GOLF Way, ST. PETE Beach, FL 33706  
 Parcel ID: 19-32-16-58932-006-0100  
 Current Zoning: ROR Current Land Use: ROR Lot Area: 8,100±

## DETAILS OF THE REQUEST: (Add additional sheets if necessary)

See Attached Letter

This application, together with all required supporting document, shall be submitted by 12:00 noon on the stated filing date for the Board of Adjustment/City Commission. Failure to do so will delay your application to a later date.

Robert R. Sulte 3/10/06  
 Signature of Applicant/Authorized Agent and Date

For office use only:

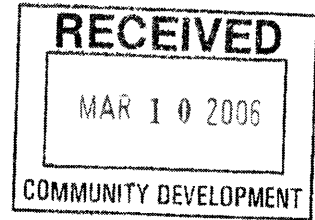
Hearing Date: April 26 2006 Fees: 425.00

BOA Action: ☒ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued

City Commission Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued



Community Development Department – Zoning  
155 Corey Avenue  
727.363.9267  
email: amarr@stpetebeach.org



### VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

RPS I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

RPS On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

RPS I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.

RPS I understand that if a variance is denied by the BOA/City Commission **no** subsequent applications seeking substantially the same or similar approval shall be filed within six (6) months of the final decision on the original application, unless such application is denied without prejudice by the board hearing the request. Applications which are withdrawn in writing at least 48 hours prior to the public hearing at which they are to be heard shall be considered to have been withdrawn without prejudice and may be resubmitted immediately.

RPS I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

RPS I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

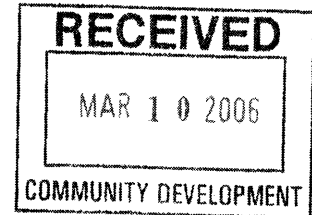
After acknowledgement of these conditions, complete the application form on the next page.

Robert M. Smith 3/10/06  
Signature of Applicant/Authorized Agent and Date

# RPS COMMERCIAL PROPERTIES, INC.

March 10, 2006

Board of Adjustment  
City of St. Pete Beach  
155 Corey Avenue  
St. Pete Beach, FL 33706



**Re: Requested Variances for 701 Gulf Way**

Members of the Board of Adjustment and City Staff:

We are respectfully requesting two variances for the renovation of the 11 unit apartment building at 701 Gulf Way. Our plans entail reducing the density and square footage of the building to 8 units and reopening an enclosed breeze way. We will also be re-landscaping the entire property including the city's right of way, removing most of the masonry paving along 7<sup>th</sup> Avenue. The court yard will be replaced with a pool and deck area. The court yard will also include an exterior bath room and elevator lift system to meet ADA and Department of Health standards.

The first variance involves the replacement of an existing stairway and landing on the south elevation of the building with a balcony. The balcony will be 5 feet in width along the second floor unit. In replacing the stairway, we eliminate a secondary point of access as well as increasing the design and appeal of the building's southern elevation along 7<sup>th</sup> Avenue.

The second variance involves the placement of the pool equipment. In order to maintain a functional deck area surrounding the pool, we are proposing to place the pool equipment at the northeast corner of the site. At this location the equipment will be adjacent to the alley and the back corner of the existing co-op building. The pool equipment will have a dimension of 4 feet by 9 feet and be enclosed, substantially reducing any noise. The pool will be heated and require a heater unit with a dimension of 3 feet by 4 feet, that can be placed next to the pool equipment either to the west or south side of the pool equipment, reducing the encroachment by the heater. The equipment will be separated by a wall and will be adjacent to an existing compressor unit as well as several wall units of the co-op building hopefully further mitigating any noise intrusion.

Prepared and Submitted  
by: [illegible] Street [illegible] [illegible]

20060020

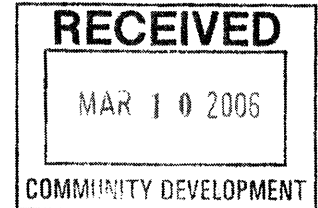
Thank you for your consideration and I hope you will take into account that we will be renovating a property that has been minimally maintained for years, significantly enhancing the appeal of the Pass-A-Grille community.

Sincerely,

RPS Commercial Properties, Inc.



Robert P. Sulte  
President

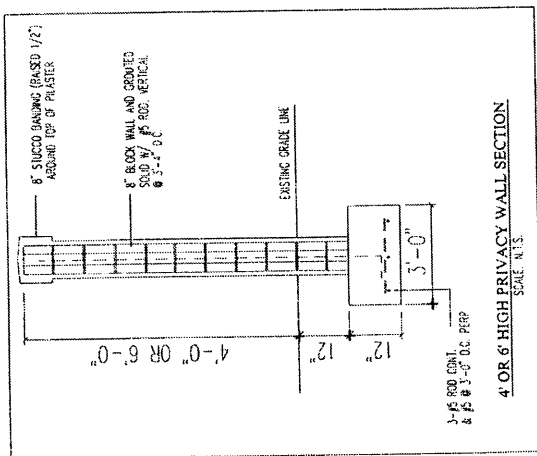
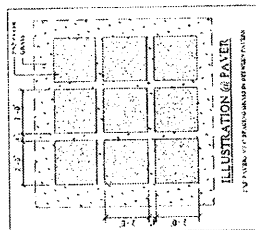


20060020

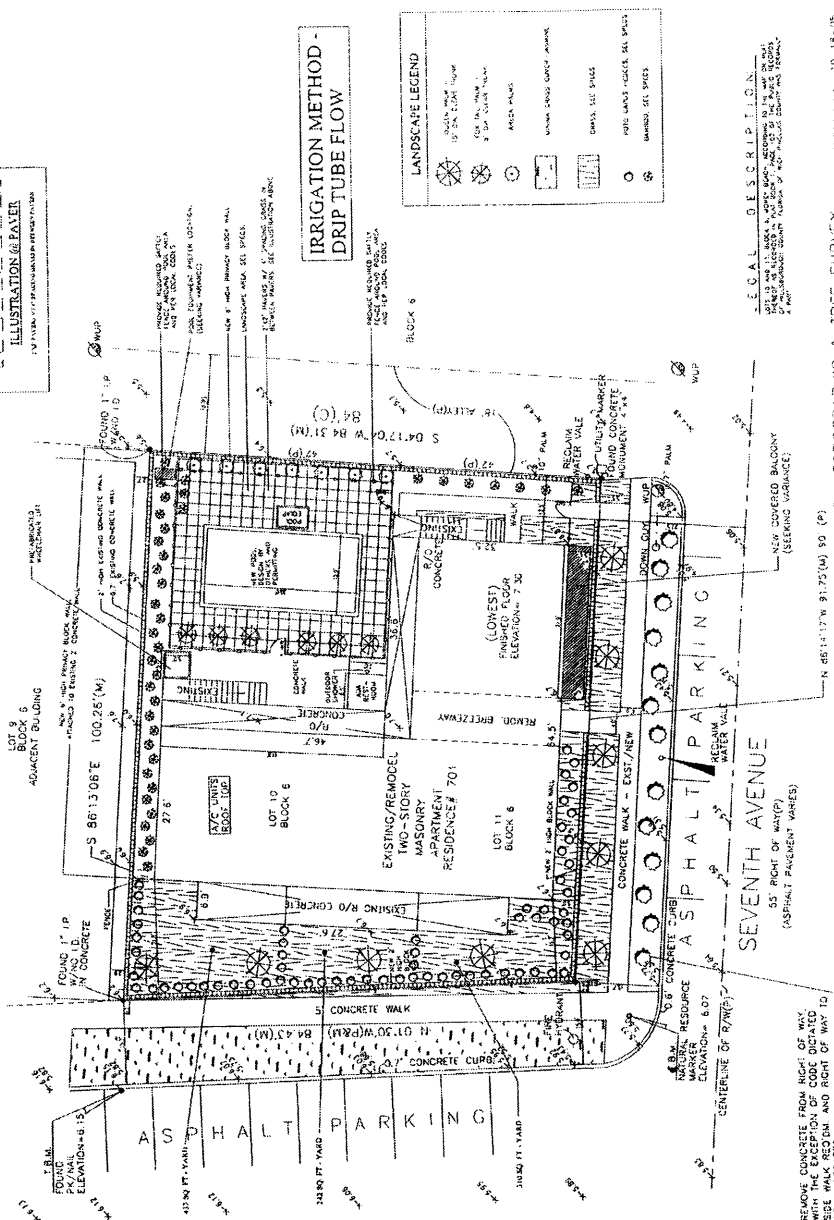
20060020

## COMMUNITY DEVELOPMENT

## COMMUNITY DEVELOPMENT



W. GULF WAY  
60.4' ASPHALT PAVEMENT  
(R/W WIDTH VARIES)



EXISTING/REMODEL SITE PLAN

(M) 90 (P)  
BOUNDARY, TOPOGRAPHIC & TREE SURVEY  
Prepared for  
THOMAS EVERETT LANG  
DATE OF FIELD WORK, 10-16-05

# LOCAL DESCRIPTION

THIS IS AND IS BOOK 2, JURY BOOK, ACCORDING TO THE WAY OR END:  
ENTER AS MICROED IN PLAT BOOK 1, PAGE 20 OF THE PUBLIC RECORDS  
FLORIDA OF THE HIGHLAND COUNTY AND RECORDS  
PAGE:

REMOVE CONCRETE FROM RIGHT OF WAY WITH THE EXCEPTION OF CDDC DICTATED SIDE WALK RECDM. AND RIGHT OF WAY TO BE LANDSCAPED.

• • • FREE NOTE • • •  
TREE LOCATIONS INFORMATION  
U.S. DEPT. OF AGRICULTURE

ICAL TO DESIGN TREES OF NATURAL  
IRREGULAR IN SIZE AND  
SHAPE AND EVERY EFFORT IS MADE  
TO ACCURATELY LOCATE THE  
TREES SHOWN ABOVE ON THE TRAIL  
TO BE DISCLOSED AT THE

[illegible]

---

(b)(6) (b)(7)(C)

• **deception** (blame)

100-443887-100

[illegible]

1000

2004 2005

BEACH CLUB AT PASS-A-GRILL  
701 Gt  
ST. PETERS  
BEACH, FLORIDA

## A2.1

**RECEIVED**  
**MAR 10 2006**  
**COMMUNITY DEVELOPMENT**

**THOMAS EVERETT LAMB**  
 DESIGN AND DEVELOPMENT  
 101 G ST. PETERS  
 BEACH, FLORIDA

DESIGNER'S SEAL  
 101 G ST. PETERS  
 BEACH, FLORIDA

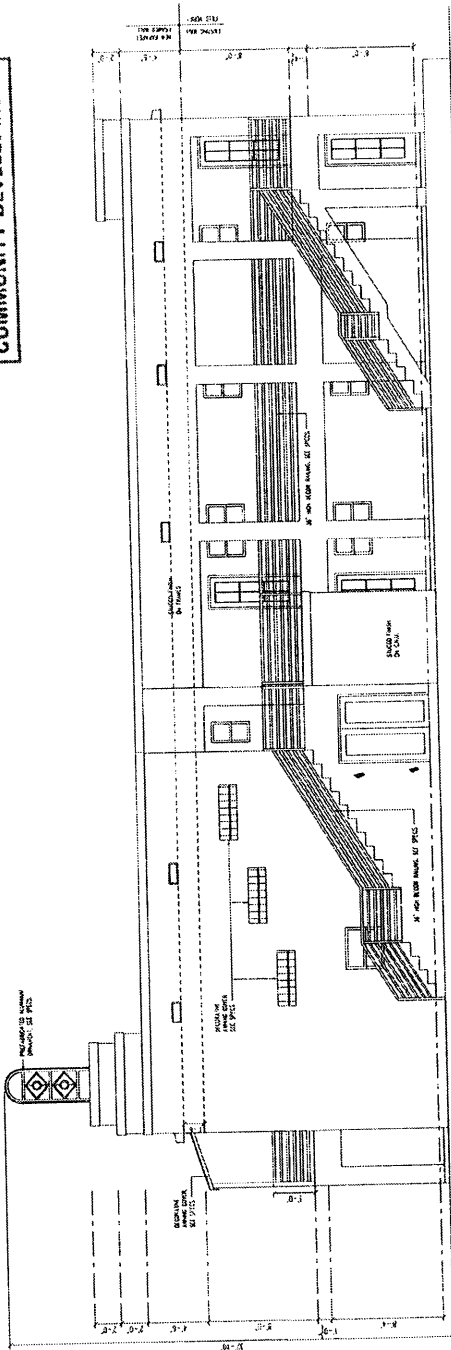
**BEACH CLUB AT PASS-A-GRIFF**

701 G ST. PETERS  
 BEACH, FLORIDA

**A5.1**

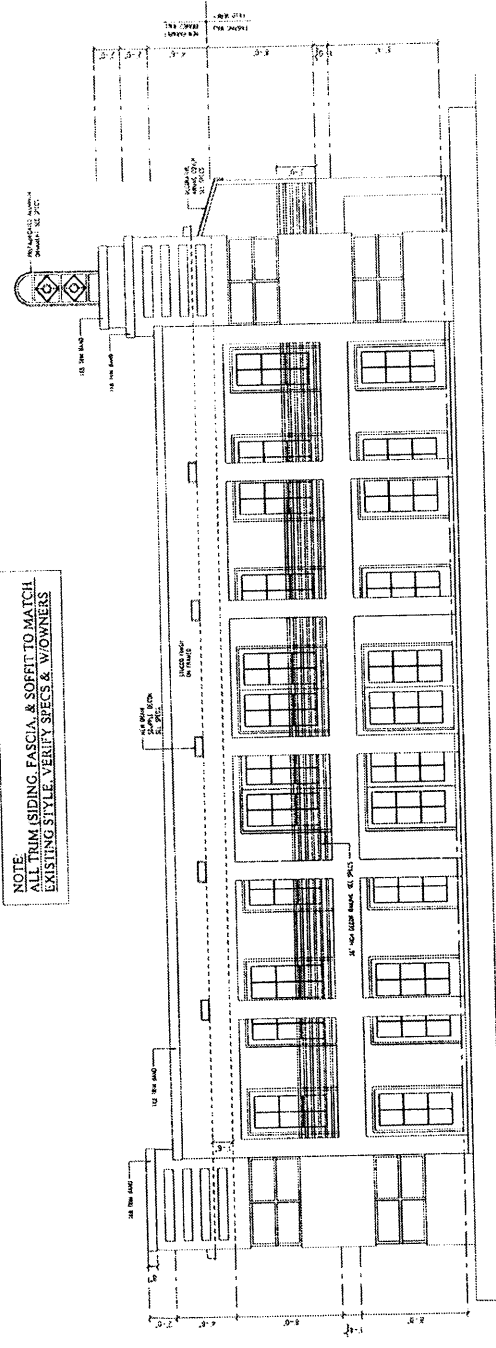
**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTING.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PARKING AREAS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NEW UTILITIES AND EQUIPMENT.
11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCE AND GATES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING STRUCTURES AND MATERIALS.
13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIDEWALKS AND CURBS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NEW SIDEWALKS AND CURBS.
15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PARKING AREAS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING DRIVEWAYS AND PARKING AREAS.
17. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PARKING AREAS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING DRIVEWAYS AND PARKING AREAS.
19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PARKING AREAS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING DRIVEWAYS AND PARKING AREAS.



**EXTERIOR (EAST) ELEVATION - REMODEL**  
 SCALE: 1/8" = 1'-0"

**NOTE:**  
 ALL TRIM (SIDING, FASCIA, & SOFFIT) TO MATCH  
 EXISTING STYLE. VERIFY SPECS & WORKMAN



**EXTERIOR (WEST) ELEVATION - REMODEL**  
 SCALE: 1/8" = 1'-0"

*20000000*

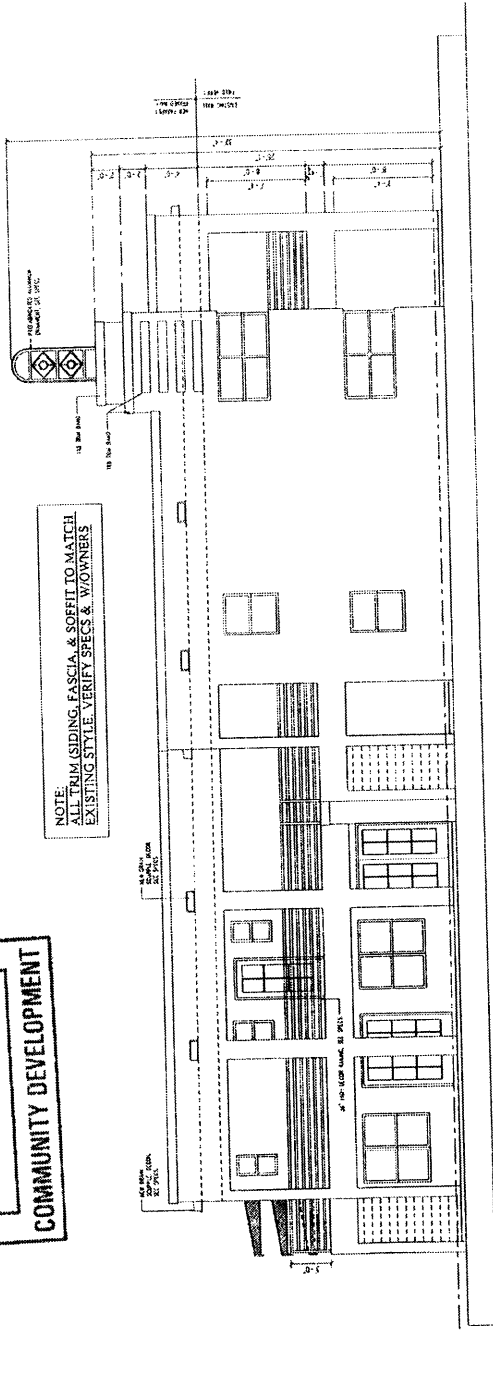
**RECEIVED**  
MAR 10 2006  
COMMUNITY DEVELOPMENT

**THOMAS EVERETT LAMB**  
ARCHITECT  
DESIGN AND DEVELOPMENT INC.  
10000 BAYVIEW BLVD. SUITE 100  
BAYVIEW, FL 33154  
TEL: 305.444.1111  
WWW.TELUSARCHITECTS.COM

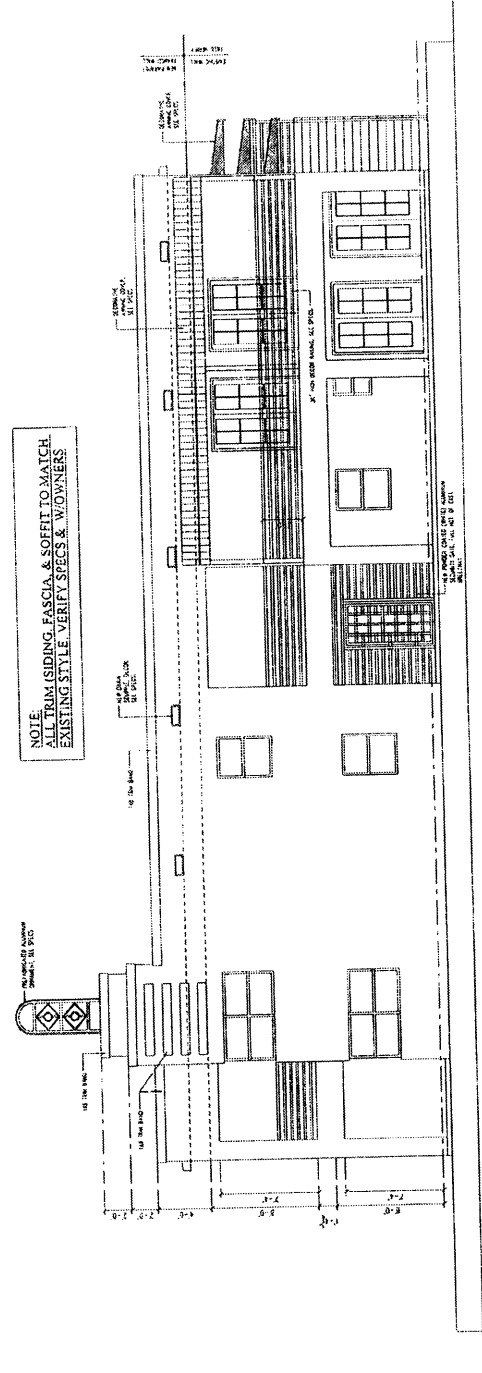
**BEACH CLUB AT PASS-A-GRILL**  
701 GULF ST. PETERSBURG, FLORIDA  
A5.2

**GENERAL NOTES:**

1. ALL TRIM (SIDING, FASCIA, & SOFFIT) TO MATCH EXISTING STYLE. VERIFY SPECS & WORKMANSHIP.
2. ALL TRIM (SIDING, FASCIA, & SOFFIT) TO MATCH EXISTING STYLE. VERIFY SPECS & WORKMANSHIP.
3. ALL TRIM (SIDING, FASCIA, & SOFFIT) TO MATCH EXISTING STYLE. VERIFY SPECS & WORKMANSHIP.
4. ALL TRIM (SIDING, FASCIA, & SOFFIT) TO MATCH EXISTING STYLE. VERIFY SPECS & WORKMANSHIP.
5. ALL TRIM (SIDING, FASCIA, & SOFFIT) TO MATCH EXISTING STYLE. VERIFY SPECS & WORKMANSHIP.
6. ALL TRIM (SIDING, FASCIA, & SOFFIT) TO MATCH EXISTING STYLE. VERIFY SPECS & WORKMANSHIP.
7. ALL TRIM (SIDING, FASCIA, & SOFFIT) TO MATCH EXISTING STYLE. VERIFY SPECS & WORKMANSHIP.
8. ALL TRIM (SIDING, FASCIA, & SOFFIT) TO MATCH EXISTING STYLE. VERIFY SPECS & WORKMANSHIP.
9. ALL TRIM (SIDING, FASCIA, & SOFFIT) TO MATCH EXISTING STYLE. VERIFY SPECS & WORKMANSHIP.
10. ALL TRIM (SIDING, FASCIA, & SOFFIT) TO MATCH EXISTING STYLE. VERIFY SPECS & WORKMANSHIP.



EXTERIOR (NORTH) ELEVATION - REMODEL



EXTERIOR (SOUTH) ELEVATION - REMODEL

20060000

# Pinellas County Address Query

Click on the 18 digit parcel number to see General Information  
Click on the "X" to view the map or short legal description

| New Search: Owner Address Parcel Number Sub or Condo/PLD Plat Book/Page Advanced/Sales Criteria OR Book/Page |                         |                                    |                                                                |     |                             |                    |              |          |             |
|--------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------|----------------------------------------------------------------|-----|-----------------------------|--------------------|--------------|----------|-------------|
| Property Address                                                                                             | Parcel Info             | Ownership                          | Property Use                                                   | Map | Subdivision/Condo Name      | Plat Book/Page     | OR Book/Page | Tax Dist | Short Legal |
| 701 GULF WAY ST PETE BEACH 33706-                                                                            | 19-32-16-05874-000-0010 | HOBBS, MICHAEL H / HOBBS, MARLAN G | Condo Conversion - apartments/Platted Condo with apartment use | X   | BEACH CLUB AT PASS-A-GRILLE | 153/079 16327/0597 | SPB          | X        |             |
| 701 GULF WAY ST PETE BEACH 33706-                                                                            | 19-32-16-05874-000-0080 | CORTLAND REALTY PARTNERS II LLC    | Condo Conversion - apartments/Platted Condo with apartment use | X   | BEACH CLUB AT PASS-A-GRILLE | 153/079 16414/1383 | SPB          | X        |             |
| 701 GULF WAY ST PETE BEACH 33706-                                                                            | 19-32-16-05874-000-0020 | CORTLAND REALTY PARTNERS II LLC    | Condo Conversion - apartments/Platted Condo with apartment use | X   | BEACH CLUB AT PASS-A-GRILLE | 153/079 16414/1383 | SPB          | X        |             |
| 701 GULF WAY ST PETE BEACH 33706-                                                                            | 19-32-16-05874-000-0060 | CORTLAND REALTY PARTNERS II LLC    | Condo Conversion - apartments/Platted Condo with apartment use | X   | BEACH CLUB AT PASS-A-GRILLE | 153/079 16414/1383 | SPB          | X        |             |
| 701 GULF WAY ST PETE BEACH 33706-                                                                            | 19-32-16-05874-000-0060 | VERNA.                             | Condo Conversion -                                             | X   | BEACH CLUB AT               | 153/079 16339/1675 | SPB          | X        |             |

Ex. A

|                                               |                                         |                                          |                                                                         |   |                                |         |            |   |     |   |
|-----------------------------------------------|-----------------------------------------|------------------------------------------|-------------------------------------------------------------------------|---|--------------------------------|---------|------------|---|-----|---|
| WAY ST<br>PETE<br>BEACH<br>33706-             | 16-<br>05874-<br>000-<br>0040           | ANTHONY /<br>VERNA,<br>ANGELINA          | apartments/Platted<br>Condo with apartment<br>use                       |   | PASS-A-GRILLE                  |         |            |   |     |   |
| 701 GULF<br>WAY ST<br>PETE<br>BEACH<br>33706- | 19-32-<br>16-<br>05874-<br>000-<br>0030 | CORTLAND<br>REALTY<br>PARTNERS II<br>LLC | Condo Conversion -<br>apartments/Platted<br>Condo with apartment<br>use | X | BEACH CLUB AT<br>PASS-A-GRILLE | 153/079 | 16414/1383 | ■ | SPB | X |
| 701 GULF<br>WAY ST<br>PETE<br>BEACH<br>33706- | 19-32-<br>16-<br>05874-<br>000-<br>0070 | CORTLAND<br>REALTY<br>PARTNERS II<br>LLC | Condo Conversion -<br>apartments/Platted<br>Condo with apartment<br>use | X | BEACH CLUB AT<br>PASS-A-GRILLE | 153/079 | 16414/1383 | ■ | SPB | X |
| 701 GULF<br>WAY ST<br>PETE<br>BEACH<br>33706- | 19-32-<br>16-<br>05874-<br>000-<br>0050 | SKAGEN,<br>CLAYTON /<br>SKAGEN,<br>JAMIE | Condo Conversion -<br>apartments/Platted<br>Condo with apartment<br>use | X | BEACH CLUB AT<br>PASS-A-GRILLE | 153/079 | 16289/0155 | ■ | SPB | X |

**Additional materials submitted at the Planning Board public Hearing  
1/14/2012.**

Submitted into  
by applicant evidence 1/17/2011

Ordinance # 2011-37 Change of Future  
Land Use from Residential Office Medium to  
Community Redevelopment District - Eighth Avenue  
Ordinance # 2011-38 Change of Zoning from  
ROR to CRD-EA  
701 Gulf Way





2006000000



701Gulf Way- Beach Club at Pass-A-Grille West Elevation Facing Gulf Way



701Gulf Way -South Elevation Facing 7<sup>th</sup> Ave



View Looking East Showing Concrete Wall Separating 701 & 709 (PAG Beach Motel) Gulf Way



Heavy Landscape & Solid Wood Fence Along 18' Alleyway to the East Buffering Curry Residence

**ST PETE BEACH**  
FLORIDA

# Current Future Land Use Map

## Ordinance 2008 - 24

### From ROR to CRD - EA

**Legend**

- CRD - EA
- CG
- INS
- P
- RFW
- RH
- RLM
- RLM-RFO
- RM
- RGG-RFO
- ROR
- ROS
- RH
- TH

0 50 100 150 200  
Feet

City of St. Pete Beach / GIS 2008

Figure 3 Current Zoning, Eighth Avenue and Surrounding Area

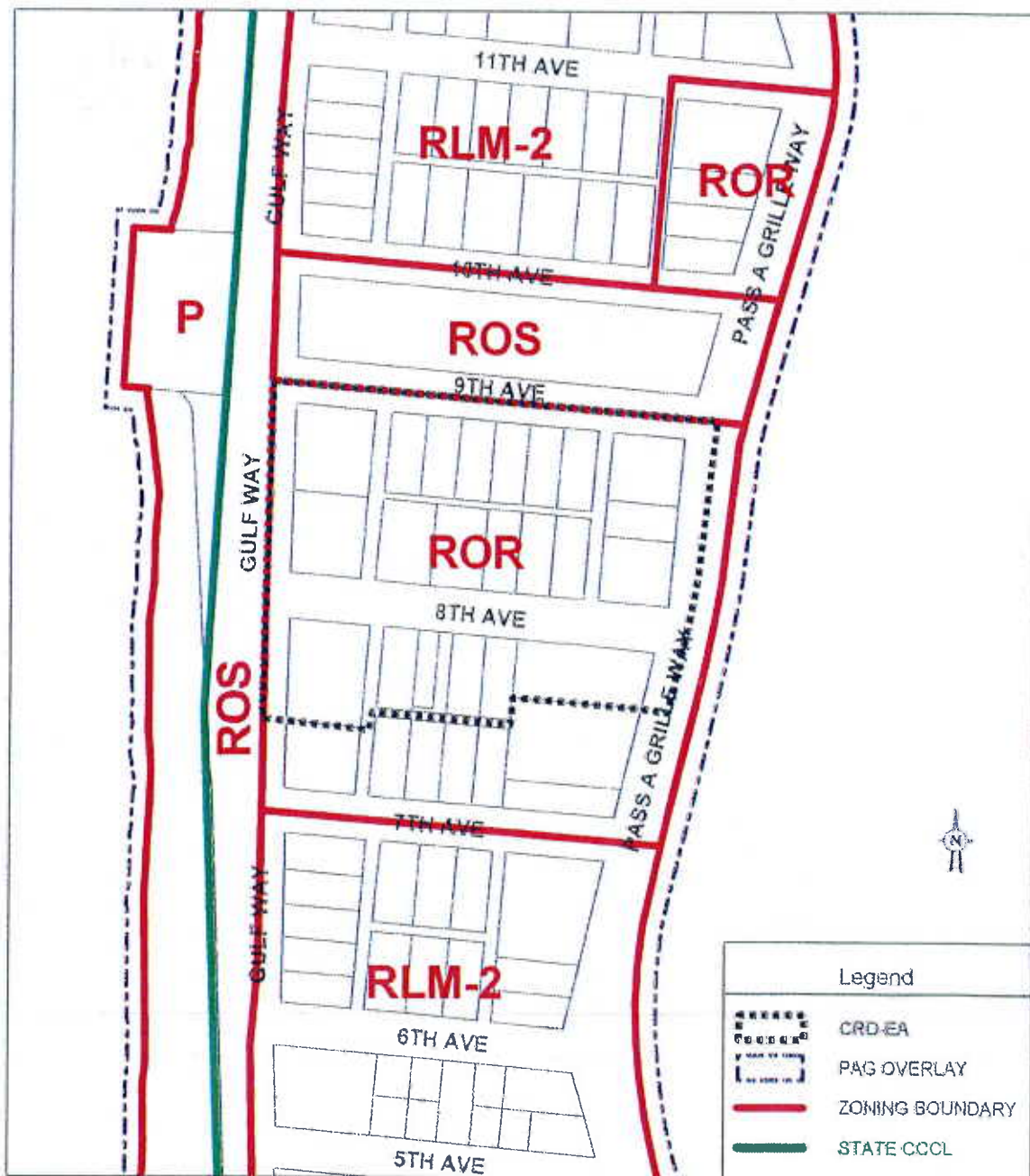
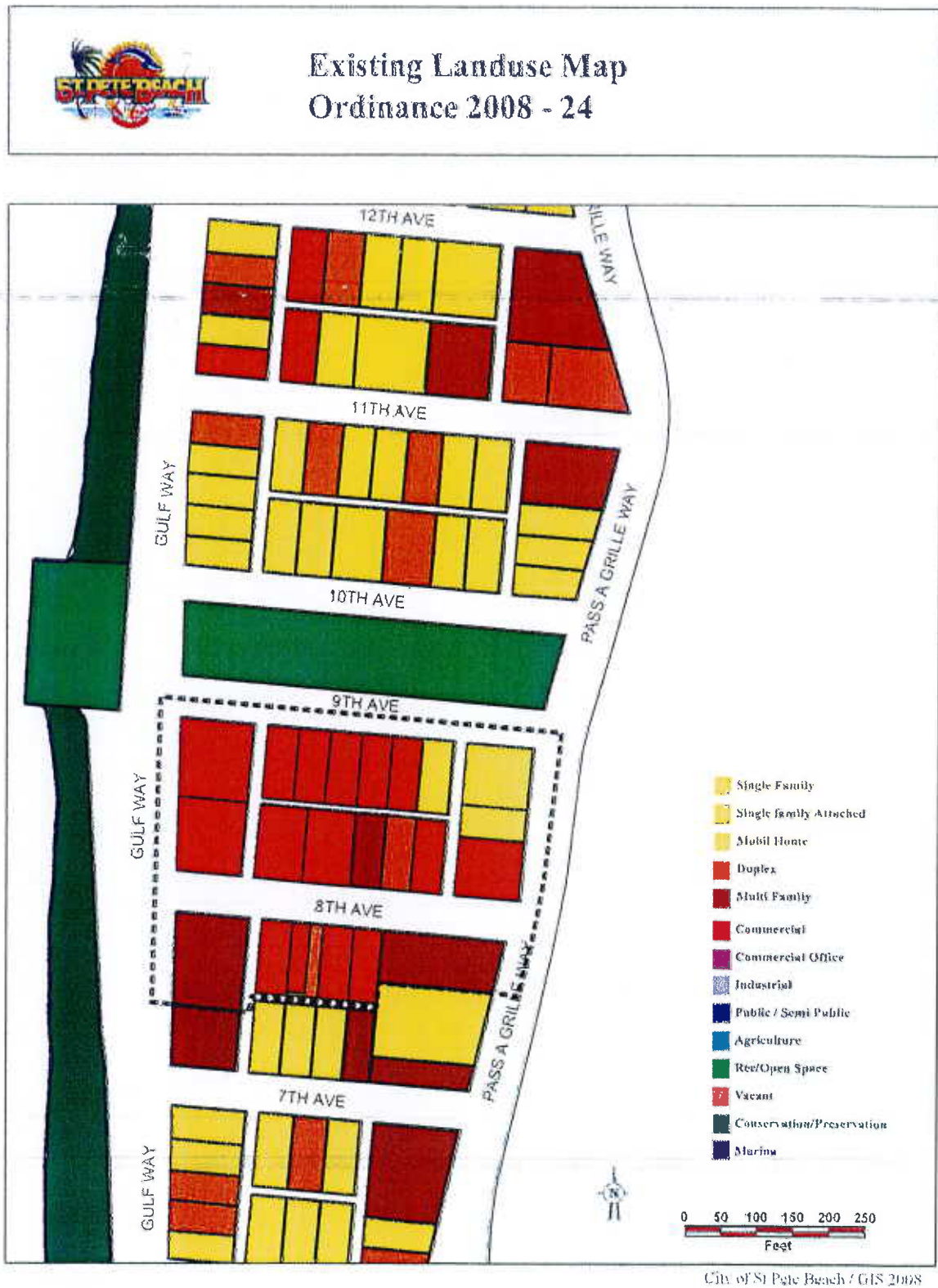


Figure 6 Existing Land Uses, Eighth Avenue and Surrounding Area



THD- 2008

In 2008, the ordinance was amended to exclude those properties north of 15<sup>th</sup> Avenue but include all properties south of 15<sup>th</sup> Avenue, not just properties abutting Gulf Way and 1<sup>st</sup> Avenue. Again, not all properties are eligible for the designation; the Commission must find that they are licensed with the City and are currently operating as a transient lodging.

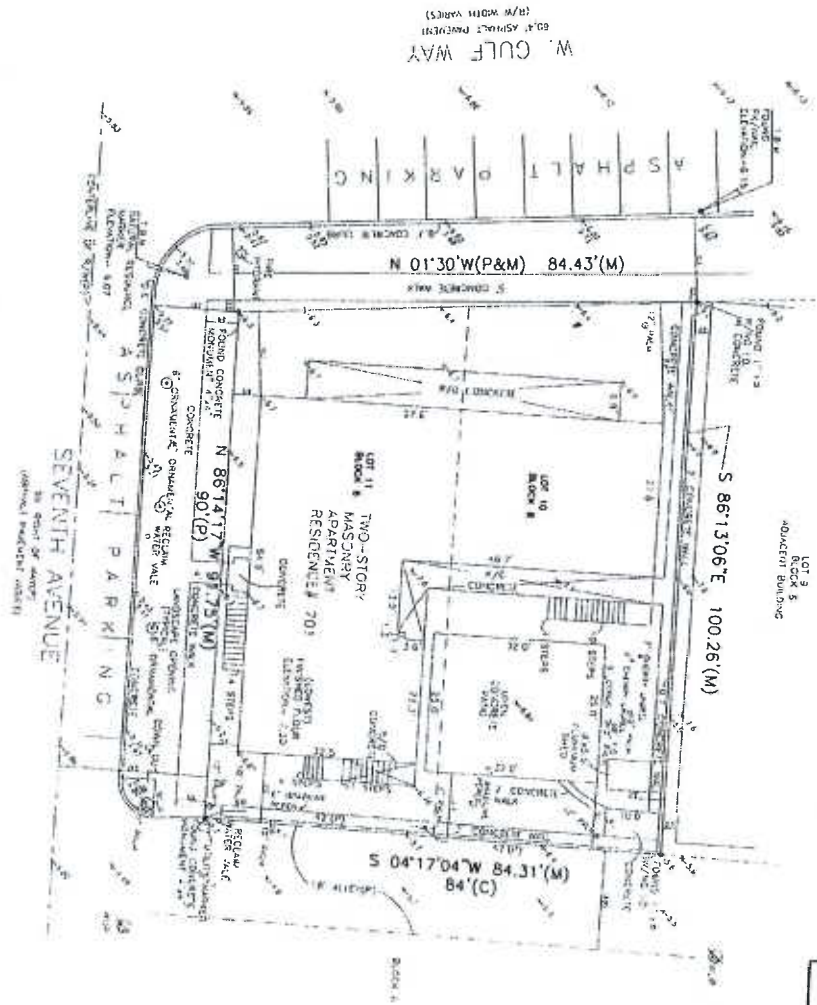


## THD-2007

In 2007, The City adopted ordinance 2007-51 which established the traditional Hotel District. The geographic area eligible for this district was described as "those lots which abut Gulf Way and First Avenue." See maps below. It should be noted that not all lots were necessarily eligible for this district; the applicant had to show the commission that the property was licensed with the City and operating as a transient accommodation. The map simply illustrates the general area applicable.



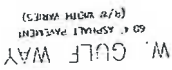
**RECEIVED**  
**MAR 10 2006**  
**COMMUNITY DEVELOPMENT**



MAR 10 2006

ILLUSTRATION 8: COVER

FIGURE 10: COVER



2000年12月31日

**BEACH CLUB AT PASS-A-GRILL** 701 G ST. PETERS, FLORIDA

## SUMMARY OF PROPERTY APPRAISER RECORDS

### 701 GULF WAY – UNITS 1 THROUGH 8

UNITS 1 THROUGH 8 –ALL NON-HOMSTEADED

UNIT 1/HOBBS –OUT-OF-STATE OWNER-PURCHASED 7/22/2008

UNIT 4/VERNA –OUT-OF-STATE OWNER –PURCHASED 8/04/2008

UNIT 5/SKAGAN –OUT –OF-STATE OWNER – PURCHASED 6/17/2008

UNITS 2, 3, 6, 7, 8- CORTLAND REALTY PARTNERS – PURCHASED FROM BANK AT  
DISTRESSED SALE 8/14/2008

### TIMELINE OF CRD-EA PUBLIC HEARINGS

5/22/2008 –PLANNING BOARD MEETING

6/10/2008 – CITY COMMISSION FIRST READING

8/17/2008 –PLANNING BOARD HEARING

8/26/2008 –CITY COMMISSION SECOND READING

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Question/Comment about this page](#)

**19-32-16-05874-000-0010**

[Portability  
Calculator](#)

Data [Current](#) as of December 15, 2011  
[12:02 pm Thursday December 15]

[Print](#) [Radius Search](#)

Improvement Value  
per F.S. 553.844

| Ownership/Mailing Address                                                              | Site Address                      |
|----------------------------------------------------------------------------------------|-----------------------------------|
| HOBBS, MICHAEL H<br>HOBBS, MARIAN G<br>14649 YORKSHIRE RUN DR<br>ORLANDO FL 32828-7818 | 701 GULF WAY ST PETE BEACH 33706- |



Property Use: 0436 (Condo Conversion - apartments/Platted Condo with apartment use)

Living Units:

[click here to hide] **2011 Legal Description**

BEACH CLUB AT PASS-A-GRILLE CONDO UNIT 1

**2011 Exemptions** [Mortgage Letter](#) [File for](#)  
[Homestead Exemption](#)

**2011 Caps/Classified Agricultural Value**

|                   |                |
|-------------------|----------------|
| Homestead: No     | Government: No |
| Institutional: No | Historic: No   |

Save-Our-Homes Cap Percentage: 0.00%

|                               |                                |
|-------------------------------|--------------------------------|
| Non-Homestead 10%<br>Cap: Yes | Classified<br>Agricultural: No |
|-------------------------------|--------------------------------|

**2011 Parcel Information 2011 Trim Notice**

| Most Recent Conveyance | Sales Comparison                             | Census Tract | Evacuation Zone | Plat Book/Page |
|------------------------|----------------------------------------------|--------------|-----------------|----------------|
| 16327/0597             | <b>\$127,847</b> <a href="#">Sales Query</a> | 12103028002  | A               | 153/079        |

**2011 Value Information**

| Year | Save-Our-Homes<br>cap | Just/Market<br>Value | Assessed Value/<br>SOH Cap | County Taxable<br>Value | School Taxable<br>Value | Municipal Taxable<br>Value |
|------|-----------------------|----------------------|----------------------------|-------------------------|-------------------------|----------------------------|
| 2011 | No                    | \$102,278            | \$102,278                  | \$102,278               | \$102,278               | \$102,278                  |

[click here to hide] Value History as Certified (yellow indicates correction on file)

| Year | Save-Our-Homes<br>Cap | Just/Market<br>Value | Assessed Value/<br>SOH Cap | County Taxable<br>Value | School Taxable<br>Value | Municipal Taxable<br>Value |
|------|-----------------------|----------------------|----------------------------|-------------------------|-------------------------|----------------------------|
| 2011 | No                    | \$102,278            | \$102,278                  | \$102,278               | \$102,278               | \$102,278                  |
| 2010 | No                    | \$256,116            | \$256,116                  | \$256,116               | \$256,116               | \$256,116                  |
| 2009 | No                    | \$316,176            | \$316,176                  | \$316,176               | \$316,176               | \$316,176                  |
| 2008 | No                    | \$205,700            | \$205,700                  | \$205,700               | \$205,700               | \$205,700                  |
| 2007 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2006 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2005 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2004 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2003 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2002 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2001 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2000 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1999 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1998 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1997 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1996 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |

| <b>2011 Tax Information</b>                                                                                                                                                                                                                                                                                                                    |              | <b>Ranked Sales <u>See all transactions</u></b>                                                                                                                                                                                                                                                                                                                                             |     |     |  |           |           |       |     |     |             |              |           |   |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|--|-----------|-----------|-------|-----|-----|-------------|--------------|-----------|---|---|
| <a href="#">Click Here for 2011 Tax Bill</a> Tax District: <u>SPB</u><br>2011 Final Millage Rate      18.2940<br>2011 Est Taxes w/o Cap or Exemptions      \$1,871.07<br>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a> |              | <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Sale Date</th> <th style="text-align: left;">Book/Page</th> <th style="text-align: left;">Price</th> <th style="text-align: left;">Q/U</th> <th style="text-align: left;">V/I</th> </tr> <tr> <td>22 Jul 2008</td> <td>16327 / 0597</td> <td>\$408,000</td> <td>Q</td> <td>I</td> </tr> </table> |     |     |  | Sale Date | Book/Page | Price | Q/U | V/I | 22 Jul 2008 | 16327 / 0597 | \$408,000 | Q | I |
| Sale Date                                                                                                                                                                                                                                                                                                                                      | Book/Page    | Price                                                                                                                                                                                                                                                                                                                                                                                       | Q/U | V/I |  |           |           |       |     |     |             |              |           |   |   |
| 22 Jul 2008                                                                                                                                                                                                                                                                                                                                    | 16327 / 0597 | \$408,000                                                                                                                                                                                                                                                                                                                                                                                   | Q   | I   |  |           |           |       |     |     |             |              |           |   |   |

|                              |                  |                   |              |                          |                                     |
|------------------------------|------------------|-------------------|--------------|--------------------------|-------------------------------------|
| <b>2011 Land Information</b> |                  |                   |              |                          |                                     |
| Seawall: No                  |                  | Frontage: None    |              | View:                    |                                     |
| <u>Land Use</u>              | <u>Land Size</u> | <u>Unit Value</u> | <u>Units</u> | <u>Total Adjustments</u> | <u>Adjusted Value</u> <u>Method</u> |
| No Land Information          |                  |                   |              |                          |                                     |

**[click here to hide] 2011 Building 1 Structural Elements [Back to Top](#)**

**Site Address: 701 GULF WAY ST PETE BEACH 33706-**

Quality: Average

Complex View: Gulf Of Mexico - Full

Location: Corner

Floor number: 1

Complex Pool

Parking Garage: None

Balcony/Porch: Open Porch

Square Footage: 580.00

Exterior Wall: Masonry

Stories: 1

Year Built: 1951

Effective Age: 61

## No Building Drawing Available

| <b>Building 1 Sub Area Information</b> |                                   |                                  |               |                                 |
|----------------------------------------|-----------------------------------|----------------------------------|---------------|---------------------------------|
| Description                            | <u>Living Area Ft<sup>2</sup></u> | <u>Gross Area Ft<sup>2</sup></u> | <u>Factor</u> | <u>Effective Ft<sup>2</sup></u> |
| Base                                   | 580                               | 580                              | 1.00          | 580                             |
|                                        | Total Living SF: <b>580</b>       | Total Gross SF: <b>580</b>       |               | Total Effective SF: <b>580</b>  |

| <b>[click here to hide] 2011 Extra Features</b> |            |       |                 |                           |
|-------------------------------------------------|------------|-------|-----------------|---------------------------|
| Description                                     | Value/Unit | Units | Total New Value | Depreciated Value    Year |
| No Extra Features on Record                     |            |       |                 |                           |

| <b>[click here to hide] Permit Data</b>                                                                                                                                                                                                                                                                               |             |            |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|-----------------|
| Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located. |             |            |                 |
| Permit Number                                                                                                                                                                                                                                                                                                         | Description | Issue Date | Estimated Value |

No Permit Data Found

|                           |                     |                   |               |
|---------------------------|---------------------|-------------------|---------------|
| Radius<br>(feet):<br>1000 | Aerials: 2011 Color | Transparency: 0.5 | Update<br>Map |
|---------------------------|---------------------|-------------------|---------------|

If you do not see map, the SVG viewer has not been installed. [Click here for information and installation.](#)

**How to copy and paste a static map using Internet Explorer:** Right-click on the map; Select "Copy SVG"; Open a Word document; Select "Paste Special" from Edit menu on toolbar; Select Bitmap, then OK

**How to copy and paste a static map using Mozilla Firefox:** Right-click on the map; Select "This Frame"; Select "Open Frame in New Window"; Print from the new window.



[Click here  
for  
Interactive  
Map](#)

[Click here  
for  
Interactive  
Map](#)

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[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Question/Comment about this page](#)

**19-32-16-05874-000-0020**

[Portability  
Calculator](#)

Data Current as of December 15, 2011  
[12:02 pm Thursday December 15]

[Print](#) [Radius Search](#)

Improvement Value  
per F.S. 553.844

| Ownership/Mailing Address                                                                 | Site Address                      |
|-------------------------------------------------------------------------------------------|-----------------------------------|
| CORTLAND REALTY PARTNERS II LLC<br>695 CENTRAL AVE STE 150<br>ST PETERSBURG FL 33701-3663 | 701 GULF WAY ST PETE BEACH 33706- |



Property Use: 0436 (Condo Conversion - apartments/Platted Condo with apartment use)

Living Units:

[click here to hide] **2011 Legal Description**  
BEACH CLUB AT PASS-A-GRILLE CONDO UNIT 2

| <a href="#">2011 Exemptions</a>     | <a href="#">Mortgage Letter</a> | <a href="#">File for</a> | <b>2011 Caps/Classified Agricultural Value</b> |                                |
|-------------------------------------|---------------------------------|--------------------------|------------------------------------------------|--------------------------------|
| <a href="#">Homestead Exemption</a> |                                 |                          |                                                |                                |
| Homestead: No                       | Government: No                  |                          | Save-Our-Homes Cap Percentage: 0.00%           |                                |
| Institutional: No                   | Historic: No                    |                          | Non-Homestead 10%<br>Cap: Yes                  | Classified<br>Agricultural: No |

**2011 Parcel Information 2011 Trim Notice**

| Most Recent Conveyance | Sales Comparison                             | Census Tract | Evacuation Zone | Plat Book/Page |
|------------------------|----------------------------------------------|--------------|-----------------|----------------|
| 16414/1383             | <b>\$140,654</b> <a href="#">Sales Query</a> | 12103028002  | A               | 153/079        |

**2011 Value Information**

| Year | <a href="#">Save-Our-Homes<br/>cap</a> | <a href="#">Just/Market<br/>Value</a> | <a href="#">Assessed Value/<br/>SOH Cap</a> | <a href="#">County Taxable<br/>Value</a> | <a href="#">School Taxable<br/>Value</a> | <a href="#">Municipal Taxable<br/>Value</a> |
|------|----------------------------------------|---------------------------------------|---------------------------------------------|------------------------------------------|------------------------------------------|---------------------------------------------|
| 2011 | No                                     | \$112,523                             | \$112,523                                   | \$112,523                                | \$112,523                                | \$112,523                                   |

[click here to hide] Value History as Certified (yellow indicates correction on file)

| Year | <a href="#">Save-Our-Homes<br/>Cap</a> | <a href="#">Just/Market<br/>Value</a> | <a href="#">Assessed Value/<br/>SOH Cap</a> | <a href="#">County Taxable<br/>Value</a> | <a href="#">School Taxable<br/>Value</a> | <a href="#">Municipal Taxable<br/>Value</a> |
|------|----------------------------------------|---------------------------------------|---------------------------------------------|------------------------------------------|------------------------------------------|---------------------------------------------|
| 2011 | No                                     | \$112,523                             | \$112,523                                   | \$112,523                                | \$112,523                                | \$112,523                                   |
| 2010 | No                                     | \$256,200                             | \$256,200                                   | \$256,200                                | \$256,200                                | \$256,200                                   |
| 2009 | No                                     | \$316,260                             | \$316,260                                   | \$316,260                                | \$316,260                                | \$316,260                                   |
| 2008 | No                                     | \$205,700                             | \$205,700                                   | \$205,700                                | \$205,700                                | \$205,700                                   |
| 2007 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2006 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2005 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2004 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2003 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2002 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2001 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2000 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 1999 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 1998 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 1997 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 1996 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |

|                                                                                                                                                                       |  |                                                 |                  |              |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------|------------------|--------------|----------------|
| <b>2011 Tax Information</b>                                                                                                                                           |  | <b>Ranked Sales <u>See all transactions</u></b> |                  |              |                |
| <a href="#">Click Here for 2011 Tax Bill</a> Tax District: SPB                                                                                                        |  | <b>Sale Date</b>                                | <b>Book/Page</b> | <b>Price</b> | <b>Q/U V/I</b> |
| 2011 Final Millage Rate      18.2940<br>2011 Est Taxes w/o Cap or Exemptions      \$2,058.50                                                                          |  | 14 Aug 2008                                     | 6351 / 0587      | \$1,300,000  | M I            |
| A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a> |  |                                                 |                  |              |                |

|                              |                  |                   |              |                          |                                     |
|------------------------------|------------------|-------------------|--------------|--------------------------|-------------------------------------|
| <b>2011 Land Information</b> |                  |                   |              |                          |                                     |
| Seawall: No                  |                  | Frontage: None    |              | View:                    |                                     |
| <u>Land Use</u>              | <u>Land Size</u> | <u>Unit Value</u> | <u>Units</u> | <u>Total Adjustments</u> | <u>Adjusted Value</u> <u>Method</u> |
| No Land Information          |                  |                   |              |                          |                                     |

**[click here to hide] 2011 Building 1 Structural Elements [Back to Top](#)**

**Site Address: 701 GULF WAY ST PETE BEACH 33706-**

Quality: Average

Complex View: Gulf Of Mexico - Full

Location: Interior

Floor number: 1

Complex Pool

Parking Garage: None

Balcony/Porch: Open Porch

Square Footage: 689.00

Exterior Wall: Masonry

Stories: 1

Year Built: 1951

Effective Age: 61

No Building Drawing  
Available

|                                        |                                          |                                         |                      |                                        |
|----------------------------------------|------------------------------------------|-----------------------------------------|----------------------|----------------------------------------|
| <b>Building 1 Sub Area Information</b> |                                          |                                         |                      |                                        |
| <b>Description</b>                     | <b><u>Living Area Ft<sup>2</sup></u></b> | <b><u>Gross Area Ft<sup>2</sup></u></b> | <b><u>Factor</u></b> | <b><u>Effective Ft<sup>2</sup></u></b> |
| Base                                   | 689                                      | 689                                     | 1.00                 | 689                                    |
| Total Living SF: <b>689</b>            |                                          | Total Gross SF: <b>689</b>              |                      | Total Effective SF: <b>689</b>         |

|                                                 |            |       |                 |                           |
|-------------------------------------------------|------------|-------|-----------------|---------------------------|
| <b>[click here to hide] 2011 Extra Features</b> |            |       |                 |                           |
| Description                                     | Value/Unit | Units | Total New Value | Depreciated Value    Year |
| No Extra Features on Record                     |            |       |                 |                           |

|                                                                                                                                                                                                                                                                                                                        |             |            |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|-----------------|
| <b>[click here to hide] Permit Data</b>                                                                                                                                                                                                                                                                                |             |            |                 |
| Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example, for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located. |             |            |                 |
| Permit Number                                                                                                                                                                                                                                                                                                          | Description | Issue Date | Estimated Value |

No Permit Data Found

|                           |                     |                   |               |
|---------------------------|---------------------|-------------------|---------------|
| Radius<br>(feet):<br>1000 | Aerials: 2011 Color | Transparency: 0.5 | Update<br>Map |
|---------------------------|---------------------|-------------------|---------------|

If you do not see map, the SVG viewer has not been installed. [Click here for information and installation.](#)

**How to copy and paste a static map using Internet Explorer:** Right-click on the map; Select "Copy SVG"; Open a Word document; Select "Paste Special" from Edit menu on toolbar; Select Bitmap, then OK

**How to copy and paste a static map using Mozilla Firefox:** Right-click on the map; Select "This Frame"; Select "Open Frame in New Window"; Print from the new window.

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**19-32-16-05874-000-0030**

[Portability](#)  
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Data [Current](#) as of December 15, 2011  
[12:03 pm Thursday December 15]

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[Improvement Value](#)  
per F.S. 553.844

| Ownership/Mailing Address                                                                 | Site Address                      |
|-------------------------------------------------------------------------------------------|-----------------------------------|
| CORTLAND REALTY PARTNERS II LLC<br>695 CENTRAL AVE STE 150<br>ST PETERSBURG FL 33701-3663 | 701 GULF WAY ST PETE BEACH 33706- |



[Property Use](#): 0436 (Condo Conversion - apartments/Platted Condo with apartment use)

Living Units:

[click here to hide] **2011 Legal Description**  
BEACH CLUB AT PASS-A-GRILLE CONDO UNIT 3

| <a href="#">2011 Exemptions</a>     | <a href="#">Mortgage Letter</a> | <a href="#">File for</a> | <a href="#">2011 Caps/Classified Agricultural Value</a> |                                |
|-------------------------------------|---------------------------------|--------------------------|---------------------------------------------------------|--------------------------------|
| <a href="#">Homestead Exemption</a> |                                 |                          |                                                         |                                |
| Homestead: No                       | Government: No                  |                          | Save-Our-Homes Cap Percentage: 0.00%                    |                                |
| Institutional: No                   | Historic: No                    |                          | Non-Homestead 10%<br>Cap: Yes                           | Classified<br>Agricultural: No |

**2011 Parcel Information 2011 Trim Notice**

| Most Recent Conveyance | Sales Comparison                      | Census Tract | Evacuation Zone | Plat Book/Page |
|------------------------|---------------------------------------|--------------|-----------------|----------------|
| 16414/1383             | \$127,847 <a href="#">Sales Query</a> | 12103028002  | A               | 153/079        |

**2011 Value Information**

| Year | <a href="#">Save-Our-Homes</a><br><a href="#">cap</a> | <a href="#">Just/Market</a><br><a href="#">Value</a> | <a href="#">Assessed Value/</a><br><a href="#">SOH Cap</a> | <a href="#">County Taxable</a><br><a href="#">Value</a> | <a href="#">School Taxable</a><br><a href="#">Value</a> | <a href="#">Municipal Taxable</a><br><a href="#">Value</a> |
|------|-------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|------------------------------------------------------------|
| 2011 | No                                                    | \$102,278                                            | \$102,278                                                  | \$102,278                                               | \$102,278                                               | \$102,278                                                  |

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

| Year | <a href="#">Save-Our-Homes</a><br><a href="#">Cap</a> | <a href="#">Just/Market</a><br><a href="#">Value</a> | <a href="#">Assessed Value/</a><br><a href="#">SOH Cap</a> | <a href="#">County Taxable</a><br><a href="#">Value</a> | <a href="#">School Taxable</a><br><a href="#">Value</a> | <a href="#">Municipal Taxable</a><br><a href="#">Value</a> |
|------|-------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|------------------------------------------------------------|
| 2011 | No                                                    | \$102,278                                            | \$102,278                                                  | \$102,278                                               | \$102,278                                               | \$102,278                                                  |
| 2010 | No                                                    | \$256,116                                            | \$256,116                                                  | \$256,116                                               | \$256,116                                               | \$256,116                                                  |
| 2009 | No                                                    | \$316,176                                            | \$316,176                                                  | \$316,176                                               | \$316,176                                               | \$316,176                                                  |
| 2008 | No                                                    | \$205,700                                            | \$205,700                                                  | \$205,700                                               | \$205,700                                               | \$205,700                                                  |
| 2007 | No                                                    | \$0                                                  | \$0                                                        | \$0                                                     | N/A                                                     | \$0                                                        |
| 2006 | No                                                    | \$0                                                  | \$0                                                        | \$0                                                     | N/A                                                     | \$0                                                        |
| 2005 | No                                                    | \$0                                                  | \$0                                                        | \$0                                                     | N/A                                                     | \$0                                                        |
| 2004 | No                                                    | \$0                                                  | \$0                                                        | \$0                                                     | N/A                                                     | \$0                                                        |
| 2003 | No                                                    | \$0                                                  | \$0                                                        | \$0                                                     | N/A                                                     | \$0                                                        |
| 2002 | No                                                    | \$0                                                  | \$0                                                        | \$0                                                     | N/A                                                     | \$0                                                        |
| 2001 | No                                                    | \$0                                                  | \$0                                                        | \$0                                                     | N/A                                                     | \$0                                                        |
| 2000 | No                                                    | \$0                                                  | \$0                                                        | \$0                                                     | N/A                                                     | \$0                                                        |
| 1999 | No                                                    | \$0                                                  | \$0                                                        | \$0                                                     | N/A                                                     | \$0                                                        |
| 1998 | No                                                    | \$0                                                  | \$0                                                        | \$0                                                     | N/A                                                     | \$0                                                        |
| 1997 | No                                                    | \$0                                                  | \$0                                                        | \$0                                                     | N/A                                                     | \$0                                                        |
| 1996 | No                                                    | \$0                                                  | \$0                                                        | \$0                                                     | N/A                                                     | \$0                                                        |

| <b>2011 Tax Information</b>                                                                                                                                                                                                                                                              |              | <b>Ranked Sales <u>See all transactions</u></b> |     |                                                                                                                                                                                                                                                                                                                                                                                                          |  |           |           |       |     |     |             |              |             |   |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------|-----------|-------|-----|-----|-------------|--------------|-------------|---|---|
| <a href="#">Click Here for 2011 Tax Bill</a><br>2011 Final Millage Rate<br>2011 Est Taxes w/o Cap or Exemptions<br>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a> |              | Tax District: SPB<br>18.2940<br>\$1,871.07      |     | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Sale Date</th> <th style="text-align: left;">Book/Page</th> <th style="text-align: left;">Price</th> <th style="text-align: left;">Q/U</th> <th style="text-align: left;">V/I</th> </tr> <tr> <td>14 Aug 2008</td> <td>16351 / 0587</td> <td>\$1,300,000</td> <td>M</td> <td>I</td> </tr> </table> |  | Sale Date | Book/Page | Price | Q/U | V/I | 14 Aug 2008 | 16351 / 0587 | \$1,300,000 | M | I |
| Sale Date                                                                                                                                                                                                                                                                                | Book/Page    | Price                                           | Q/U | V/I                                                                                                                                                                                                                                                                                                                                                                                                      |  |           |           |       |     |     |             |              |             |   |   |
| 14 Aug 2008                                                                                                                                                                                                                                                                              | 16351 / 0587 | \$1,300,000                                     | M   | I                                                                                                                                                                                                                                                                                                                                                                                                        |  |           |           |       |     |     |             |              |             |   |   |

|                              |                  |                   |              |                          |                                     |
|------------------------------|------------------|-------------------|--------------|--------------------------|-------------------------------------|
| <b>2011 Land Information</b> |                  |                   |              |                          |                                     |
| Seawall: No                  |                  | Frontage: None    |              | View:                    |                                     |
| <u>Land Use</u>              | <u>Land Size</u> | <u>Unit Value</u> | <u>Units</u> | <u>Total Adjustments</u> | <u>Adjusted Value</u> <u>Method</u> |
| No Land Information          |                  |                   |              |                          |                                     |

**[click here to hide] 2011 Building 1 Structural Elements [Back to Top](#)**

**Site Address: 701 GULF WAY ST PETE BEACH 33706-**

Quality: Average

Complex View: Gulf Of Mexico - Full

Location: Corner

Floor number: 1

Complex Pool

Parking Garage: None

Balcony/Porch: Open Porch

Square Footage: 580.00

Exterior Wall: Masonry

Stories: 1

Year Built: 1951

Effective Age: 61

No Building Drawing  
Available

| <b>Building 1 Sub Area Information</b> |                                   |                                  |               |                                 |
|----------------------------------------|-----------------------------------|----------------------------------|---------------|---------------------------------|
| Description                            | <u>Living Area Ft<sup>2</sup></u> | <u>Gross Area Ft<sup>2</sup></u> | <u>Factor</u> | <u>Effective Ft<sup>2</sup></u> |
| Base                                   | 580                               | 580                              | 1.00          | 580                             |
| Total Living SF: <b>580</b>            |                                   | Total Gross SF: <b>580</b>       |               | Total Effective SF: <b>580</b>  |

| <b>[click here to hide] 2011 Extra Features</b> |            |       |                 |                   |      |
|-------------------------------------------------|------------|-------|-----------------|-------------------|------|
| Description                                     | Value/Unit | Units | Total New Value | Depreciated Value | Year |
| No Extra Features on Record                     |            |       |                 |                   |      |

| <b>[click here to hide] Permit Data</b>                                                                                                                                                                                                                                                                               |             |            |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|-----------------|
| Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located. |             |            |                 |
| Permit Number                                                                                                                                                                                                                                                                                                         | Description | Issue Date | Estimated Value |

No Permit Data Found

Radius  
(feet):  
1000

Aerials: 2011 Color

Transparency: 0.5

Update  
Map

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**19-32-16-05874-000-0040**

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Calculator](#)

Data Current as of December 15, 2011  
[12:02 pm Thursday December 15]

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Improvement Value  
per F.S. 553.844

| Ownership/Mailing Address                                                      | Site Address                      |
|--------------------------------------------------------------------------------|-----------------------------------|
| VERNA, ANTHONY<br>VERNA, ANGELINA<br>121 VERMEER DR<br>LANGHORNE PA 19053-1525 | 701 GULF WAY ST PETE BEACH 33706- |



Property Use: 0436 (Condo Conversion - apartments/Platted Condo with apartment use)

Living Units:

[click here to hide] **2011 Legal Description**  
BEACH CLUB AT PASS-A-GRILLE CONDO UNIT 4

| <a href="#">2011 Exemptions</a>     | <a href="#">Mortgage Letter</a> | <a href="#">File for</a> | 2011 Caps/Classified Agricultural Value |                                |
|-------------------------------------|---------------------------------|--------------------------|-----------------------------------------|--------------------------------|
| <a href="#">Homestead Exemption</a> |                                 |                          |                                         |                                |
| Homestead: No                       | Government: No                  |                          | Save-Our-Homes Cap Percentage: 0.00%    |                                |
| Institutional: No                   | Historic: No                    |                          | Non-Homestead 10%<br>Cap: Yes           | Classified<br>Agricultural: No |

**2011 Parcel Information 2011 Trim Notice**

| Most Recent Conveyance | Sales Comparison                             | Census Tract | Evacuation Zone | Plat Book/Page |
|------------------------|----------------------------------------------|--------------|-----------------|----------------|
| 16339/1675             | <b>\$117,426</b> <a href="#">Sales Query</a> | 12103028002  | A               | 153/079        |

**2011 Value Information**

| Year | <a href="#">Save-Our-Homes<br/>cap</a> | <a href="#">Just/Market<br/>Value</a> | <a href="#">Assessed Value/<br/>SOH Cap</a> | <a href="#">County Taxable<br/>Value</a> | <a href="#">School Taxable<br/>Value</a> | <a href="#">Municipal Taxable<br/>Value</a> |
|------|----------------------------------------|---------------------------------------|---------------------------------------------|------------------------------------------|------------------------------------------|---------------------------------------------|
| 2011 | No                                     | \$93,941                              | \$93,941                                    | \$93,941                                 | \$93,941                                 | \$93,941                                    |

[click here to hide] Value History as Certified (yellow indicates correction on file)

| Year | <a href="#">Save-Our-Homes<br/>Cap</a> | <a href="#">Just/Market<br/>Value</a> | <a href="#">Assessed Value/<br/>SOH Cap</a> | <a href="#">County Taxable<br/>Value</a> | <a href="#">School Taxable<br/>Value</a> | <a href="#">Municipal Taxable<br/>Value</a> |
|------|----------------------------------------|---------------------------------------|---------------------------------------------|------------------------------------------|------------------------------------------|---------------------------------------------|
| 2011 | No                                     | \$93,941                              | \$93,941                                    | \$93,941                                 | \$93,941                                 | \$93,941                                    |
| 2010 | No                                     | \$218,064                             | \$218,064                                   | \$218,064                                | \$218,064                                | \$218,064                                   |
| 2009 | No                                     | \$269,220                             | \$269,220                                   | \$269,220                                | \$269,220                                | \$269,220                                   |
| 2008 | No                                     | \$205,700                             | \$205,700                                   | \$205,700                                | \$205,700                                | \$205,700                                   |
| 2007 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2006 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2005 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2004 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2003 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2002 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2001 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 2000 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 1999 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 1998 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 1997 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |
| 1996 | No                                     | \$0                                   | \$0                                         | \$0                                      | N/A                                      | \$0                                         |

|                                                                                                                                                                       |  |                          |  |                                                 |                  |              |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------|--|-------------------------------------------------|------------------|--------------|----------------|
| <b>2011 Tax Information</b>                                                                                                                                           |  |                          |  | <b>Ranked Sales <u>See all transactions</u></b> |                  |              |                |
| <a href="#">Click Here for 2011 Tax Bill</a>                                                                                                                          |  | Tax District: <u>SPB</u> |  | <b>Sale Date</b>                                | <b>Book/Page</b> | <b>Price</b> | <b>Q/U V/I</b> |
| 2011 Final Millage Rate                                                                                                                                               |  | 18.2940                  |  | 04 Aug 2008                                     | 16339 / 1675     | \$350,000    | Q I            |
| 2011 Est Taxes w/o Cap or Exemptions                                                                                                                                  |  | \$1,718.56               |  |                                                 |                  |              |                |
| A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a> |  |                          |  |                                                 |                  |              |                |

|                              |                  |                   |              |                          |                       |               |  |
|------------------------------|------------------|-------------------|--------------|--------------------------|-----------------------|---------------|--|
| <b>2011 Land Information</b> |                  |                   |              |                          |                       |               |  |
| Seawall: No                  |                  | Frontage: None    |              | View:                    |                       |               |  |
| <u>Land Use</u>              | <u>Land Size</u> | <u>Unit Value</u> | <u>Units</u> | <u>Total Adjustments</u> | <u>Adjusted Value</u> | <u>Method</u> |  |
| No Land Information          |                  |                   |              |                          |                       |               |  |

**[click here to hide] 2011 Building 1 Structural Elements [Back to Top](#)**

**Site Address: 701 GULF WAY ST PETE BEACH 33706-**

Quality: Average

Complex View: Standard

Location: Corner

Floor number: 1

Complex Pool

Parking Garage: None

Balcony/Porch: Open Porch

Square Footage: 683.00

Exterior Wall: Masonry

Stories: 1

Year Built: 1951

Effective Age: 61

No Building Drawing  
Available

| <b>Building 1 Sub Area Information</b> |                                   |                                  |               |                                 |
|----------------------------------------|-----------------------------------|----------------------------------|---------------|---------------------------------|
| Description                            | <u>Living Area Ft<sup>2</sup></u> | <u>Gross Area Ft<sup>2</sup></u> | <u>Factor</u> | <u>Effective Ft<sup>2</sup></u> |
| Base                                   | 683                               | 683                              | 1.00          | 683                             |
| Total Living SF: <b>683</b>            |                                   | Total Gross SF: <b>683</b>       |               | Total Effective SF: <b>683</b>  |

| <b>[click here to hide] 2011 Extra Features</b> |            |       |                 |                   |      |
|-------------------------------------------------|------------|-------|-----------------|-------------------|------|
| Description                                     | Value/Unit | Units | Total New Value | Depreciated Value | Year |
| No Extra Features on Record                     |            |       |                 |                   |      |

| <b>[click here to hide] Permit Data</b>                                                                                                                                                                                                                                                                               |             |            |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|-----------------|
| Permit Information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located. |             |            |                 |
| Permit Number                                                                                                                                                                                                                                                                                                         | Description | Issue Date | Estimated Value |

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**19-32-16-05874-000-0050**

[Portability Calculator](#)

Data [Current](#) as of December 15, 2011  
[12:03 pm Thursday December 15]

[Print](#) [Radius Search](#)

Improvement Value  
per F.S. 553.844

| Ownership/Mailing Address                                                                | Site Address                      |
|------------------------------------------------------------------------------------------|-----------------------------------|
| SKAGEN, CLAYTON<br>SKAGEN, JAMIE<br>RR 1 SITE 2 BOX 106<br>DEWINTON AB T0L 0X0<br>CANADA | 701 GULF WAY ST PETE BEACH 33706- |



Property Use: 0436 (Condo Conversion - apartments/Platted Condo with apartment use)

Living Units:

[click here to hide] **2011 Legal Description**  
BEACH CLUB AT PASS-A-GRILLE CONDO UNIT 5

| <a href="#">2011 Exemptions</a>     | <a href="#">Mortgage Letter</a> | <a href="#">File for</a> | <b>2011 Caps/Classified Agricultural Value</b> |                  |
|-------------------------------------|---------------------------------|--------------------------|------------------------------------------------|------------------|
| <a href="#">Homestead Exemption</a> |                                 |                          | Save-Our-Homes Cap Percentage: 0.00%           |                  |
| Homestead: No                       | Government: No                  |                          | Non-Homestead 10%                              | Classified       |
| Institutional: No                   | Historic: No                    |                          | Cap: Yes                                       | Agricultural: No |

**2011 Parcel Information 2011 Trim Notice**

| Most Recent Conveyance | Sales Comparison                             | Census Tract | Evacuation Zone | Plat Book/Page |
|------------------------|----------------------------------------------|--------------|-----------------|----------------|
| 16289/0155             | <b>\$145,026</b> <a href="#">Sales Query</a> | 12103028002  | A               | 153/079        |

**2011 Value Information**

| Year | <a href="#">Save-Our-Homes cap</a> | <a href="#">Just/Market Value</a> | <a href="#">Assessed Value/ SOH Cap</a> | <a href="#">County Taxable Value</a> | <a href="#">School Taxable Value</a> | <a href="#">Municipal Taxable Value</a> |
|------|------------------------------------|-----------------------------------|-----------------------------------------|--------------------------------------|--------------------------------------|-----------------------------------------|
| 2011 | No                                 | \$116,021                         | \$116,021                               | \$116,021                            | \$116,021                            | \$116,021                               |

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

| Year | <a href="#">Save-Our-Homes Cap</a> | <a href="#">Just/Market Value</a> | <a href="#">Assessed Value/ SOH Cap</a> | <a href="#">County Taxable Value</a> | <a href="#">School Taxable Value</a> | <a href="#">Municipal Taxable Value</a> |
|------|------------------------------------|-----------------------------------|-----------------------------------------|--------------------------------------|--------------------------------------|-----------------------------------------|
| 2011 | No                                 | \$116,021                         | \$116,021                               | \$116,021                            | \$116,021                            | \$116,021                               |
| 2010 | No                                 | \$261,240                         | \$261,240                               | \$261,240                            | \$261,240                            | \$261,240                               |
| 2009 | No                                 | \$322,476                         | \$322,476                               | \$322,476                            | \$322,476                            | \$322,476                               |
| 2008 | No                                 | \$205,700                         | \$205,700                               | \$205,700                            | \$205,700                            | \$205,700                               |
| 2007 | No                                 | \$0                               | \$0                                     | \$0                                  | N/A                                  | \$0                                     |
| 2006 | No                                 | \$0                               | \$0                                     | \$0                                  | N/A                                  | \$0                                     |
| 2005 | No                                 | \$0                               | \$0                                     | \$0                                  | N/A                                  | \$0                                     |
| 2004 | No                                 | \$0                               | \$0                                     | \$0                                  | N/A                                  | \$0                                     |
| 2003 | No                                 | \$0                               | \$0                                     | \$0                                  | N/A                                  | \$0                                     |
| 2002 | No                                 | \$0                               | \$0                                     | \$0                                  | N/A                                  | \$0                                     |
| 2001 | No                                 | \$0                               | \$0                                     | \$0                                  | N/A                                  | \$0                                     |
| 2000 | No                                 | \$0                               | \$0                                     | \$0                                  | N/A                                  | \$0                                     |
| 1999 | No                                 | \$0                               | \$0                                     | \$0                                  | N/A                                  | \$0                                     |
| 1998 | No                                 | \$0                               | \$0                                     | \$0                                  | N/A                                  | \$0                                     |
| 1997 | No                                 | \$0                               | \$0                                     | \$0                                  | N/A                                  | \$0                                     |

|      |    |     |     |     |     |     |
|------|----|-----|-----|-----|-----|-----|
| 1996 | No | \$0 | \$0 | \$0 | N/A | \$0 |
|------|----|-----|-----|-----|-----|-----|

| <p align="center"><b>2011 Tax Information</b></p> <p><a href="#">Click Here for 2011 Tax Bill</a>      Tax District: SPB</p> <p>2011 Final Millage Rate      18.2940</p> <p>2011 Est Taxes w/o Cap or Exemptions      \$2,122.49</p> <p>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></p> | <p align="center"><b>Ranked Sales <a href="#">See all transactions</a></b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> <tr> <td align="center">17 Jun 2008</td> <td align="center">16289 / 0155</td> <td align="right">\$425,000</td> <td align="center">Q</td> <td align="center">I</td> </tr> </table> | Sale Date | Book/Page | Price | Q/U | V/I | 17 Jun 2008 | 16289 / 0155 | \$425,000 | Q | I |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-------|-----|-----|-------------|--------------|-----------|---|---|
| Sale Date                                                                                                                                                                                                                                                                                                                                                                                                         | Book/Page                                                                                                                                                                                                                                                                                                                                                                                                                     | Price     | Q/U       | V/I   |     |     |             |              |           |   |   |
| 17 Jun 2008                                                                                                                                                                                                                                                                                                                                                                                                       | 16289 / 0155                                                                                                                                                                                                                                                                                                                                                                                                                  | \$425,000 | Q         | I     |     |     |             |              |           |   |   |

|                              |                  |                   |              |                          |                                     |
|------------------------------|------------------|-------------------|--------------|--------------------------|-------------------------------------|
| <b>2011 Land Information</b> |                  |                   |              |                          |                                     |
| Seawall: No                  |                  | Frontage: None    |              | View:                    |                                     |
| <u>Land Use</u>              | <u>Land Size</u> | <u>Unit Value</u> | <u>Units</u> | <u>Total Adjustments</u> | <u>Adjusted Value</u> <u>Method</u> |
| No Land Information          |                  |                   |              |                          |                                     |

**[click here to hide] 2011 Building 1 Structural Elements [Back to Top](#)**

**Site Address: 701 GULF WAY ST PETE BEACH 33706-**

Quality: Average

Complex View: Gulf Of Mexico - Full

Location: Corner

Floor number: 2

Complex Pool

Parking Garage: None

Balcony/Porch: Open Porch

Square Footage: 580.00

Exterior Wall: Masonry

Stories: 1

Year Built: 1951

Effective Age: 61

No Building Drawing  
Available

| <b>Building 1 Sub Area Information</b> |                                   |                                  |               |                                 |
|----------------------------------------|-----------------------------------|----------------------------------|---------------|---------------------------------|
| Description                            | <u>Living Area Ft<sup>2</sup></u> | <u>Gross Area Ft<sup>2</sup></u> | <u>Factor</u> | <u>Effective Ft<sup>2</sup></u> |
| <u>Base</u>                            | 580                               | 580                              | 1.00          | 580                             |
| Total Living SF: <b>580</b>            |                                   | Total Gross SF: <b>580</b>       |               | Total Effective SF: <b>580</b>  |

| <b>[click here to hide] 2011 Extra Features</b> |            |       |                 |                   |      |
|-------------------------------------------------|------------|-------|-----------------|-------------------|------|
| Description                                     | Value/Unit | Units | Total New Value | Depreciated Value | Year |
| No Extra Features on Record                     |            |       |                 |                   |      |

|                                                                                                                                                                                                                                                                                                                                      |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>[click here to hide] Permit Data</b>                                                                                                                                                                                                                                                                                              |  |
| <small>Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.</small> |  |

| Permit Number             | Description         | Issue Date        | Estimated Value |
|---------------------------|---------------------|-------------------|-----------------|
| No Permit Data Found      |                     |                   |                 |
| Radius<br>(feet):<br>1000 | Aerials: 2011 Color | Transparency: 0.5 | Update<br>Map   |

If you do not see map, the SVG viewer has not been installed. [Click here for information and installation.](#)

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# 19-32-16-05874-000-0060

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Improvement Value  
per F.S. 553.844

| Ownership/Mailing Address                                                                 | Site Address                      |
|-------------------------------------------------------------------------------------------|-----------------------------------|
| CORTLAND REALTY PARTNERS II LLC<br>695 CENTRAL AVE STE 150<br>ST PETERSBURG FL 33701-3663 | 701 GULF WAY ST PETE BEACH 33706- |



Property Use: 0436 (Condo Conversion - apartments/Platted Condo with apartment use)

Living Units:

[click here to hide] **2011 Legal Description**

BEACH CLUB AT PASS-A-GRILLE CONDO UNIT 6

**2011 Exemptions** **Mortgage Letter**  
**Homestead Exemption**

[File for](#)

**2011 Caps/Classified Agricultural Value**

Homestead: No  
Institutional: No

Government: No  
Historic: No

Save-Our-Homes Cap Percentage: 0.00%

Non-Homestead 10%  
Cap: Yes

Classified  
Agricultural: No

**2011 Parcel Information** **2011 Trim Notice**

| Most Recent Conveyance | Sales Comparison                             | Census Tract | Evacuation Zone | Plat Book/Page |
|------------------------|----------------------------------------------|--------------|-----------------|----------------|
| 16414/1383             | <b>\$159,516</b> <a href="#">Sales Query</a> | 12103028002  | A               | 153/079        |

**2011 Value Information**

| Year | Save-Our-Homes<br>cap | Just/Market<br>Value | Assessed Value/<br>SOH Cap | County Taxable<br>Value | School Taxable<br>Value | Municipal Taxable<br>Value |
|------|-----------------------|----------------------|----------------------------|-------------------------|-------------------------|----------------------------|
| 2011 | No                    | \$127,613            | \$127,613                  | \$127,613               | \$127,613               | \$127,613                  |

[click here to hide] Value History as Certified (yellow indicates correction on file)

| Year | Save-Our-Homes<br>Cap | Just/Market<br>Value | Assessed Value/<br>SOH Cap | County Taxable<br>Value | School Taxable<br>Value | Municipal Taxable<br>Value |
|------|-----------------------|----------------------|----------------------------|-------------------------|-------------------------|----------------------------|
| 2011 | No                    | \$127,613            | \$127,613                  | \$127,613               | \$127,613               | \$127,613                  |
| 2010 | No                    | \$261,324            | \$261,324                  | \$261,324               | \$261,324               | \$261,324                  |
| 2009 | No                    | \$322,644            | \$322,644                  | \$322,644               | \$322,644               | \$322,644                  |
| 2008 | No                    | \$205,700            | \$205,700                  | \$205,700               | \$205,700               | \$205,700                  |
| 2007 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2006 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2005 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2004 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2003 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2002 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2001 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2000 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1999 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1998 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1997 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1996 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |

|                                                                                                                                                                       |  |                                                 |  |                  |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------|--|------------------|------------------|
| <b>2011 Tax Information</b>                                                                                                                                           |  | <b>Ranked Sales <u>See all transactions</u></b> |  |                  |                  |
| <a href="#">Click Here for 2011 Tax Bill</a>                                                                                                                          |  | Tax District: <u>SPB</u>                        |  | <b>Sale Date</b> | <b>Book/Page</b> |
| 2011 Final Millage Rate                                                                                                                                               |  | 18.2940                                         |  | 14 Aug 2008      | 16351 / 0587     |
| 2011 Est Taxes w/o Cap or Exemptions                                                                                                                                  |  | \$2,334.55                                      |  | <b>Price</b>     | <b>Q/U V/I</b>   |
|                                                                                                                                                                       |  |                                                 |  | \$1,300,000      | M I              |
| A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a> |  |                                                 |  |                  |                  |

|                              |                  |                   |              |                          |                                     |
|------------------------------|------------------|-------------------|--------------|--------------------------|-------------------------------------|
| <b>2011 Land Information</b> |                  |                   |              |                          |                                     |
| Seawall: No                  |                  | Frontage: None    |              | View:                    |                                     |
| <u>Land Use</u>              | <u>Land Size</u> | <u>Unit Value</u> | <u>Units</u> | <u>Total Adjustments</u> | <u>Adjusted Value</u> <u>Method</u> |
| No Land Information          |                  |                   |              |                          |                                     |

|                                                                                                                                                                                                                                                                                                                                      |                                          |                                         |                        |                                        |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------|------------------------|----------------------------------------|-------------|
| <b>[click here to hide] 2011 Building 1 Structural Elements <u>Back to Top</u></b><br><b>Site Address: 701 GULF WAY ST PETE BEACH 33706-</b>                                                                                                                                                                                         |                                          |                                         |                        |                                        |             |
| Quality: Average                                                                                                                                                                                                                                                                                                                     |                                          |                                         |                        |                                        |             |
| Complex View: Gulf Of Mexico - Full                                                                                                                                                                                                                                                                                                  |                                          |                                         |                        |                                        |             |
| Location: Interior                                                                                                                                                                                                                                                                                                                   |                                          |                                         |                        |                                        |             |
| Floor number: 2                                                                                                                                                                                                                                                                                                                      |                                          |                                         |                        |                                        |             |
| Complex Pool                                                                                                                                                                                                                                                                                                                         |                                          |                                         |                        |                                        |             |
| Parking Garage: None                                                                                                                                                                                                                                                                                                                 |                                          |                                         |                        |                                        |             |
| Balcony/Porch: Open Porch                                                                                                                                                                                                                                                                                                            |                                          |                                         |                        |                                        |             |
| Square Footage: 689.00                                                                                                                                                                                                                                                                                                               |                                          |                                         |                        |                                        |             |
| Exterior Wall: Masonry                                                                                                                                                                                                                                                                                                               |                                          |                                         |                        |                                        |             |
| Stories: 1                                                                                                                                                                                                                                                                                                                           |                                          |                                         |                        |                                        |             |
| Year Built: 1951                                                                                                                                                                                                                                                                                                                     |                                          |                                         |                        |                                        |             |
| Effective Age: 61                                                                                                                                                                                                                                                                                                                    |                                          |                                         |                        |                                        |             |
| <b>Building 1 Sub Area Information</b>                                                                                                                                                                                                                                                                                               |                                          |                                         |                        |                                        |             |
| <b>Description</b>                                                                                                                                                                                                                                                                                                                   | <b><u>Living Area Ft<sup>2</sup></u></b> | <b><u>Gross Area Ft<sup>2</sup></u></b> | <b><u>Factor</u></b>   | <b><u>Effective Ft<sup>2</sup></u></b> |             |
| Base                                                                                                                                                                                                                                                                                                                                 | 689                                      | 689                                     | 1.00                   | 689                                    |             |
| Total Living SF: <b>689</b>                                                                                                                                                                                                                                                                                                          |                                          | Total Gross SF: <b>689</b>              |                        | Total Effective SF: <b>689</b>         |             |
| <b>[click here to hide] 2011 Extra Features</b>                                                                                                                                                                                                                                                                                      |                                          |                                         |                        |                                        |             |
| <b>Description</b>                                                                                                                                                                                                                                                                                                                   | <b>Value/Unit</b>                        | <b>Units</b>                            | <b>Total New Value</b> | <b>Depreciated Value</b>               | <b>Year</b> |
| No Extra Features on Record                                                                                                                                                                                                                                                                                                          |                                          |                                         |                        |                                        |             |
| <b>[click here to hide] Permit Data</b>                                                                                                                                                                                                                                                                                              |                                          |                                         |                        |                                        |             |
| <small>Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.</small> |                                          |                                         |                        |                                        |             |
| <b>Permit Number</b>                                                                                                                                                                                                                                                                                                                 | <b>Description</b>                       | <b>Issue Date</b>                       | <b>Estimated Value</b> |                                        |             |

No Permit Data Found

|                           |                     |                   |               |
|---------------------------|---------------------|-------------------|---------------|
| Radius<br>(feet):<br>1000 | Aerials: 2011 Color | Transparency: 0.5 | Update<br>Map |
|---------------------------|---------------------|-------------------|---------------|

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# 19-32-16-05874-000-0070

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Improvement Value  
per F.S. 553.844

| Ownership/Mailing Address                                                                 | Site Address                      |
|-------------------------------------------------------------------------------------------|-----------------------------------|
| CORTLAND REALTY PARTNERS II LLC<br>695 CENTRAL AVE STE 150<br>ST PETERSBURG FL 33701-3663 | 701 GULF WAY ST PETE BEACH 33706- |



Property Use: 0436 (Condo Conversion - apartments/Platted Condo with apartment use)

Living Units:

[click here to hide] **2011 Legal Description**

BEACH CLUB AT PASS-A-GRILLE CONDO UNIT 7

| 2011 Exemptions   | Mortgage Letter<br>Homestead Exemption | File for | 2011 Caps/Classified Agricultural Value |
|-------------------|----------------------------------------|----------|-----------------------------------------|
| Homestead: No     | Government: No                         |          | Save-Our-Homes Cap Percentage: 0.00%    |
| Institutional: No | Historic: No                           |          | Non-Homestead 10%<br>Cap: Yes           |
|                   |                                        |          | Classified<br>Agricultural: No          |

## 2011 Parcel Information 2011 Trim Notice

| Most Recent Conveyance | Sales Comparison      | Census Tract | Evacuation Zone | Plat Book/Page |
|------------------------|-----------------------|--------------|-----------------|----------------|
| 16414/1383             | \$145,026 Sales Query | 12103028002  | A               | 153/079        |

## 2011 Value Information

| Year | Save-Our-Homes<br>cap | Just/Market<br>Value | Assessed Value/<br>SOH Cap | County Taxable<br>Value | School Taxable<br>Value | Municipal Taxable<br>Value |
|------|-----------------------|----------------------|----------------------------|-------------------------|-------------------------|----------------------------|
| 2011 | No                    | \$116,021            | \$116,021                  | \$116,021               | \$116,021               | \$116,021                  |

[click here to hide] Value History as Certified (yellow indicates correction on file)

| Year | Save-Our-Homes<br>Cap | Just/Market<br>Value | Assessed Value/<br>SOH Cap | County Taxable<br>Value | School Taxable<br>Value | Municipal Taxable<br>Value |
|------|-----------------------|----------------------|----------------------------|-------------------------|-------------------------|----------------------------|
| 2011 | No                    | \$116,021            | \$116,021                  | \$116,021               | \$116,021               | \$116,021                  |
| 2010 | No                    | \$261,240            | \$261,240                  | \$261,240               | \$261,240               | \$261,240                  |
| 2009 | No                    | \$322,476            | \$322,476                  | \$322,476               | \$322,476               | \$322,476                  |
| 2008 | No                    | \$205,700            | \$205,700                  | \$205,700               | \$205,700               | \$205,700                  |
| 2007 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2006 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2005 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2004 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2003 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2002 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2001 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2000 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1999 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1998 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1997 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1996 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |

| 2011 Tax Information                                                                                                                                                  |                   | Ranked Sales <u>See all transactions</u> |                  |              |            |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------|------------------|--------------|------------|------------|
| <a href="#">Click Here for 2011 Tax Bill</a>                                                                                                                          | Tax District: SPB | <u>Sale Date</u>                         | <u>Book/Page</u> | <u>Price</u> | <u>Q/U</u> | <u>V/I</u> |
| 2011 Final Millage Rate                                                                                                                                               | 18.2940           | 14 Aug 2008                              | 16351 / 0587     | \$1,300,000  | M          | I          |
| 2011 Est Taxes w/o Cap or Exemptions                                                                                                                                  | \$2,122.49        |                                          |                  |              |            |            |
| A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a> |                   |                                          |                  |              |            |            |

| 2011 Land Information |                  |                   |              |                          |                       |               |  |
|-----------------------|------------------|-------------------|--------------|--------------------------|-----------------------|---------------|--|
| Seawall: No           |                  | Frontage: None    |              |                          | View:                 |               |  |
| <u>Land Use</u>       | <u>Land Size</u> | <u>Unit Value</u> | <u>Units</u> | <u>Total Adjustments</u> | <u>Adjusted Value</u> | <u>Method</u> |  |
| No Land Information   |                  |                   |              |                          |                       |               |  |

| [click here to hide] 2011 Building 1 Structural Elements <a href="#">Back to Top</a> |  |
|--------------------------------------------------------------------------------------|--|
| Site Address: 701 GULF WAY ST PETE BEACH 33706-                                      |  |
| Quality: Average                                                                     |  |
| Complex View: Gulf Of Mexico - Full                                                  |  |
| Location: Corner                                                                     |  |
| Floor number: 2                                                                      |  |
| Complex Pool                                                                         |  |
| Parking Garage: None                                                                 |  |
| Balcony/Porch: Open Porch                                                            |  |
| Square Footage: 580.00                                                               |  |
| Exterior Wall: Masonry                                                               |  |
| Stories: 1                                                                           |  |
| Year Built: 1951                                                                     |  |
| Effective Age: 61                                                                    |  |

No Building Drawing  
Available

| Building 1 Sub Area Information |                                   |                                  |               |                                 |
|---------------------------------|-----------------------------------|----------------------------------|---------------|---------------------------------|
| Description                     | <u>Living Area Ft<sup>2</sup></u> | <u>Gross Area Ft<sup>2</sup></u> | <u>Factor</u> | <u>Effective Ft<sup>2</sup></u> |
| Base                            | 580                               | 580                              | 1.00          | 580                             |
| Total Living SF: 580            |                                   | Total Gross SF: 580              |               | Total Effective SF: 580         |

| [click here to hide] 2011 Extra Features |            |       |                 |                        |
|------------------------------------------|------------|-------|-----------------|------------------------|
| Description                              | Value/Unit | Units | Total New Value | Depreciated Value Year |
| No Extra Features on Record              |            |       |                 |                        |

| [click here to hide] Permit Data                                                                                                                                                                                                                                                                                      |             |            |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|-----------------|
| Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located. |             |            |                 |
| Permit Number                                                                                                                                                                                                                                                                                                         | Description | Issue Date | Estimated Value |

No Permit Data Found

|                           |                     |                   |               |
|---------------------------|---------------------|-------------------|---------------|
| Radius<br>(feet):<br>1000 | Aerials: 2011 Color | Transparency: 0.5 | Update<br>Map |
|---------------------------|---------------------|-------------------|---------------|

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**19-32-16-05874-000-0080**

[Portability  
Calculator](#)

Data Current as of December 15, 2011  
[12:02 pm Thursday December 15]

[Print](#) [Radius Search](#)

Improvement Value  
per F.S. 553.844

| Ownership/Mailing Address                                                                 | Site Address                      |
|-------------------------------------------------------------------------------------------|-----------------------------------|
| CORTLAND REALTY PARTNERS II LLC<br>695 CENTRAL AVE STE 150<br>ST PETERSBURG FL 33701-3663 | 701 GULF WAY ST PETE BEACH 33706- |



Property Use: 0436 (Condo Conversion - apartments/Platted Condo with apartment use)

Living Units:

[click here to hide] **2011 Legal Description**  
BEACH CLUB AT PASS-A-GRILLE CONDO UNIT 8

| 2011 Exemptions   | Mortgage Letter<br>Homestead Exemption | File for | 2011 Caps/Classified Agricultural Value |
|-------------------|----------------------------------------|----------|-----------------------------------------|
| Homestead: No     | Government: No                         |          | Save-Our-Homes Cap Percentage: 0.00%    |
| Institutional: No | Historic: No                           |          | Non-Homestead 10%<br>Cap: Yes           |
|                   |                                        |          | Classified<br>Agricultural: No          |

**2011 Parcel Information 2011 Trim Notice**

| Most Recent Conveyance | Sales Comparison                             | Census Tract | Evacuation Zone | Plat Book/Page |
|------------------------|----------------------------------------------|--------------|-----------------|----------------|
| 16414/1383             | <b>\$133,062</b> <a href="#">Sales Query</a> | 12103028002  | A               | 153/079        |

**2011 Value Information**

| Year | Save-Our-Homes<br>cap | Just/Market<br>Value | Assessed Value/<br>SOH Cap | County Taxable<br>Value | School Taxable<br>Value | Municipal Taxable<br>Value |
|------|-----------------------|----------------------|----------------------------|-------------------------|-------------------------|----------------------------|
| 2011 | No                    | \$106,450            | \$106,450                  | \$106,450               | \$106,450               | \$106,450                  |

[click here to hide] Value History as Certified (yellow indicates correction on file)

| Year | Save-Our-Homes<br>Cap | Just/Market<br>Value | Assessed Value/<br>SOH Cap | County Taxable<br>Value | School Taxable<br>Value | Municipal Taxable<br>Value |
|------|-----------------------|----------------------|----------------------------|-------------------------|-------------------------|----------------------------|
| 2011 | No                    | \$106,450            | \$106,450                  | \$106,450               | \$106,450               | \$106,450                  |
| 2010 | No                    | \$222,264            | \$222,264                  | \$222,264               | \$222,264               | \$222,264                  |
| 2009 | No                    | \$274,428            | \$274,428                  | \$274,428               | \$274,428               | \$274,428                  |
| 2008 | No                    | \$205,700            | \$205,700                  | \$205,700               | \$205,700               | \$205,700                  |
| 2007 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2006 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2005 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2004 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2003 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2002 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2001 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 2000 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1999 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1998 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1997 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |
| 1996 | No                    | \$0                  | \$0                        | \$0                     | N/A                     | \$0                        |

| 2011 Tax Information                                                                                                                                                  |                          | Ranked Sales See all transactions |                  |              |            |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------|------------------|--------------|------------|------------|
| <a href="#">Click Here for 2011 Tax Bill</a>                                                                                                                          | Tax District: <b>SPB</b> | <b>Sale Date</b>                  | <b>Book/Page</b> | <b>Price</b> | <b>Q/U</b> | <b>V/I</b> |
| 2011 Final Millage Rate                                                                                                                                               | 18.2940                  | 14 Aug 2008                       | 16351 / 0587     | \$1,300,000  | M          | I          |
| 2011 Est Taxes w/o Cap or Exemptions                                                                                                                                  | \$1,947.40               |                                   |                  |              |            |            |
| A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a> |                          |                                   |                  |              |            |            |

| 2011 Land Information |                  |                   |              |                          |                       |               |
|-----------------------|------------------|-------------------|--------------|--------------------------|-----------------------|---------------|
| Seawall: No           | Frontage: None   |                   |              | View:                    |                       |               |
| <u>Land Use</u>       | <u>Land Size</u> | <u>Unit Value</u> | <u>Units</u> | <u>Total Adjustments</u> | <u>Adjusted Value</u> | <u>Method</u> |
| No Land Information   |                  |                   |              |                          |                       |               |

| [click here to hide] 2011 Building 1 Structural Elements <a href="#">Back to Top</a> |  |
|--------------------------------------------------------------------------------------|--|
| Site Address: 701 GULF WAY ST PETE BEACH 33706-                                      |  |
| Quality: Average                                                                     |  |
| Complex View: Standard                                                               |  |
| Location: Corner                                                                     |  |
| Floor number: 2                                                                      |  |
| Complex Pool                                                                         |  |
| Parking Garage: None                                                                 |  |
| Balcony/Porch: Open Porch                                                            |  |
| Square Footage: 683.00                                                               |  |
| Exterior Wall: Masonry                                                               |  |
| Stories: 1                                                                           |  |
| Year Built: 1951                                                                     |  |
| Effective Age: 61                                                                    |  |

No Building Drawing  
Available

| Building 1 Sub Area Information |                                   |                                  |                                |                                 |
|---------------------------------|-----------------------------------|----------------------------------|--------------------------------|---------------------------------|
| Description                     | <u>Living Area Ft<sup>2</sup></u> | <u>Gross Area Ft<sup>2</sup></u> | <u>Factor</u>                  | <u>Effective Ft<sup>2</sup></u> |
| Base                            | 683                               | 683                              | 1.00                           | 683                             |
| Total Living SF: <b>683</b>     |                                   | Total Gross SF: <b>683</b>       | Total Effective SF: <b>683</b> |                                 |

| [click here to hide] 2011 Extra Features |            |       |                 |                        |
|------------------------------------------|------------|-------|-----------------|------------------------|
| Description                              | Value/Unit | Units | Total New Value | Depreciated Value Year |
| No Extra Features on Record              |            |       |                 |                        |

| [click here to hide] Permit Data                                                                                                                                                                                                                                                                                      |             |            |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|-----------------|
| Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located. |             |            |                 |
| Permit Number                                                                                                                                                                                                                                                                                                         | Description | Issue Date | Estimated Value |

## No Permit Data Found

|                           |                     |                   |               |
|---------------------------|---------------------|-------------------|---------------|
| Radius<br>(feet):<br>1000 | Aerials: 2011 Color | Transparency: 0.5 | Update<br>Map |
|---------------------------|---------------------|-------------------|---------------|

If you do not see map, the SVG viewer has not been installed. [Click here for information and installation.](#)

**How to copy and paste a static map using Internet Explorer:** Right-click on the map; Select "Copy SVG"; Open a Word document; Select "Paste Special" from Edit menu on toolbar; Select Bitmap, then OK

**How to copy and paste a static map using Mozilla Firefox:** Right-click on the map; Select "This Frame"; Select "Open Frame in New Window"; Print from the new window.

[Interactive Map of this parcel](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Question/Comment about this page](#)

**2011 INVENTORY /HISTORY OF TRANSIENT ACCOMMODATIONS  
LOCATED IN PASS-A-GRILLE**

The following is a Summary of Data attached as Exhibit A, prepared by City Staff in 2011 regarding the location and type of transient accommodations located in Pass-A-Grille. This Summary is intended to support the requests made pursuant to Ordinances 2011-37 and 2011-38 to expand the CRD-EA ½ block south along Gulf Way to include 701 Gulf Way. The attached data shows that both currently and historically, transient accommodations in various forms including hotel, motel, bed and breakfast inns, rooming houses, transient apartments and transient condominiums exist primarily on Pass-A-Grille Way and Gulf Way with the vast majority of those transient accommodations both historically and currently active located along Gulf Way south of 20<sup>th</sup> Ave.

| ADDRESS                 | NAME                              | TRANSIENT TYPE         | STATUS      |
|-------------------------|-----------------------------------|------------------------|-------------|
| 1 PAG Way               | Island End Motel                  | Motel                  | Active      |
| 612 PAG Way             | Ayres Apts                        | Transient apartments   | Active      |
| 702 PAG Way             | PAG Inn                           | Bed & Breakfast        | Closed 2005 |
| 1704 PAG Way            | Bay Terrace Apts                  | Transient Apts         | Active      |
| 2404 PAG Way            | Villa Petite Apts                 | Transient Apts         | Active      |
| 2706 PAG Way            | The Orchid<br>(f/k/a Bahia Apts)  | Transient Apts         | Active      |
|                         |                                   |                        |             |
| 102 8 <sup>th</sup> Ave | Marine Apts                       | Transient Apts         | Active      |
|                         |                                   |                        |             |
| 401 Gulf Way            | Castle Hotel                      | Transient Rooms        | Active      |
| 709 Gulf Way            | PAG Beach Motel                   | Transient Apts         | Active      |
| 801 Gulf Way            | Keystone Hotel                    | Hotel                  | Active      |
| • 900 Block             | City Park                         | Park                   |             |
| 1007 Gulf Way           | Villa Luna Apts                   | Transient Apts         | Active      |
| 1101 Gulf Way           | Gulf View Apts                    | Transient Apts         | Closed 2006 |
| 1107 Gulf Way           | Sunset View Rooming<br>House      | Transient Rooms        | Closed 2006 |
| 1301 Gulf Way           | Sabal Palm                        | Transient Apts         | Active      |
| 1307 Gulf Way           | Gulfway Inn                       | Motel                  | Closed 2004 |
| 1401 Gulf Way           | Inn on the Beach                  | Motel                  | Active      |
| 1605 Gulf Way           | Gulf Sands Apts                   | Transient Apts         | Closed 1999 |
| 1705 Gulf Way           | Camelot By The Sea<br>Condominium | Transient Condominiums | Active      |
| 1801 Gulf Way           | Camelot By The Sea<br>Condominium | Transient Condominiums | Active      |
| 1905 Gulf Way           | Pelican Apts                      | Transient Apts         | Closed 2001 |
| 1907 Gulf Way           | Apts on the Beach                 | Transient Apts         | Closed 2008 |

- NOTE #1: The Business Tax Receipts in your agenda packet from 2002 through Sept 30, 2009 for 701 Gulf Way show that the subject property paid City taxes to operate as an Apartment Hotel Motel Guest House.
- NOTE #2: The current owners each purchased their respective units between June 17, 2008 and August 14, 2008 during which time the Business Tax Receipt for Apartment Hotel Motel Guest House were current.

|                      |                                             |         |                                                     |                               |
|----------------------|---------------------------------------------|---------|-----------------------------------------------------|-------------------------------|
| Motel                | <u>GAMBLE</u><br><u>MILLARD</u><br><u>G</u> | Primary | MOT6201130<br>Motel                                 | Current, Active<br>02/01/2011 |
|                      | <b>License Location Address*:</b>           |         | 1 PASS A GRILLE WAY ST PETE BCH, FL 337064326       |                               |
|                      | <b>Main Address*:</b>                       |         | 1 PASS A GRILLE WAY ST PETERSBURG BCH, FL 337064326 |                               |
|                      | <b>Mailing Address*:</b>                    |         | 1 PASS A GRILLE WAY ST PETERSBURG BCH, FL 337064326 |                               |
| Motel                | <u>GULF WAY</u><br><u>INN (THE)</u>         | DBA     | 6212856H<br>Motel                                   | Closed,<br>02/01/2004         |
|                      | <b>License Location Address*:</b>           |         | 1307 GULF WAY ST PETE BCH, FL 337064225             |                               |
|                      | <b>Main Address*:</b>                       |         | 1307 GULF WAY ST PETE BCH, FL 337064225             |                               |
|                      | <b>Mailing Address*:</b>                    |         | 1307 GULF WAY ST PETE BCH, FL 337064225             |                               |
| Motel                | <u>HOLEHOUSE</u><br><u>RONALD</u>           | Primary | MOT6212872<br>Motel                                 | Current, Active<br>02/01/2011 |
|                      | <b>License Location Address*:</b>           |         | 1401 GULFWAY ST PETE BCH, FL 33706                  |                               |
|                      | <b>Main Address*:</b>                       |         | 1401 GULFWAY ST PETE BCH, FL 33706                  |                               |
|                      | <b>Mailing Address*:</b>                    |         | 1401 GULFWAY ST PETE BCH, FL 33706                  |                               |
| Motel                | <u>INN ON THE</u><br><u>BEACH</u>           | DBA     | MOT6212872<br>Motel                                 | Current, Active<br>02/01/2011 |
|                      | <b>License Location Address*:</b>           |         | 1401 GULFWAY ST PETE BCH, FL 33706                  |                               |
|                      | <b>Main Address*:</b>                       |         | 1401 GULFWAY ST PETE BCH, FL 33706                  |                               |
|                      | <b>Mailing Address*:</b>                    |         | 1401 GULFWAY ST PETE BCH, FL 33706                  |                               |
| Motel                | <u>ISLAND END</u><br><u>MOTEL</u>           | DBA     | MOT6201130<br>Motel                                 | Current, Active<br>02/01/2011 |
|                      | <b>License Location Address*:</b>           |         | 1 PASS A GRILLE WAY ST PETE BCH, FL 337064326       |                               |
|                      | <b>Main Address*:</b>                       |         | 1 PASS A GRILLE WAY ST PETERSBURG BCH, FL 337064326 |                               |
|                      | <b>Mailing Address*:</b>                    |         | 1 PASS A GRILLE WAY ST PETERSBURG BCH, FL 337064326 |                               |
| Hotel                | <u>FALKENSTEIN MARY</u>                     | Primary | HOT6202685<br>Hotel                                 | Current, Active<br>02/01/2011 |
|                      | <b>License Location Address*:</b>           |         | 801 GULF WAY ST PETE BCH, FL 337064218              |                               |
|                      | <b>Main Address*:</b>                       |         | 801 GULF WAY ST PETE BCH, FL 337064218              |                               |
|                      | <b>Mailing Address*:</b>                    |         | 801 GULF WAY ST PETE BCH, FL 337064218              |                               |
| Hotel                | <u>KEYSTONE HOTEL</u>                       | DBA     | HOT6202685<br>Hotel                                 | Current, Active<br>02/01/2011 |
|                      | <b>License Location Address*:</b>           |         | 801 GULF WAY ST PETE BCH, FL 337064218              |                               |
|                      | <b>Main Address*:</b>                       |         | 801 GULF WAY ST PETE BCH, FL 337064218              |                               |
|                      | <b>Mailing Address*:</b>                    |         | 801 GULF WAY ST PETE BCH, FL 337064218              |                               |
| Bed and<br>Breakfast | <u>MCGEHEE CHRIS</u>                        | Primary | BNB6215466<br>Bed & Breakfast                       | Closed,<br>02/01/2005         |

|                   |                                     |                                                   |                               |                                     |
|-------------------|-------------------------------------|---------------------------------------------------|-------------------------------|-------------------------------------|
|                   | <b>License Location Address*:</b>   | 702 PASS A GRILLE WAY ST PETERSBURG BCH, FL 33706 |                               |                                     |
|                   | <b>Main Address*:</b>               | 702 PASS A GRILLE WAY ST PETERSBURG BCH, FL 33706 |                               |                                     |
|                   | <b>Mailing Address*:</b>            | 702 PASS A GRILLE WAY ST PETERSBURG BCH, FL 33706 |                               |                                     |
| Bed and Breakfast | <u>PASS A GRILLE INN</u>            | DBA                                               | BNB6215466<br>Bed & Breakfast | Closed,<br>02/01/2005               |
|                   | <b>License Location Address*:</b>   | 702 PASS A GRILLE WAY ST PETERSBURG BCH, FL 33706 |                               |                                     |
|                   | <b>Main Address*:</b>               | 702 PASS A GRILLE WAY ST PETERSBURG BCH, FL 33706 |                               |                                     |
|                   | <b>Mailing Address*:</b>            | 702 PASS A GRILLE WAY ST PETERSBURG BCH, FL 33706 |                               |                                     |
| Resort Dwelling   | <u>BEACH HOUSE</u>                  | DBA                                               | DWE6215773<br>Dwelling        | Current, Active<br>02/01/2011       |
|                   | <b>License Location Address*:</b>   | 102 27 AVE ST.PETE BEACH, FL 33706                |                               |                                     |
|                   | <b>Main Address*:</b>               | 5300 DTC PARKWAY #480 GREENWOOD VILLAGE, CO 80111 |                               |                                     |
|                   | <b>Mailing Address*:</b>            | 5300 DTC PARKWAY #480 GREENWOOD VILLAGE, CO 80111 |                               |                                     |
| Resort Dwelling   | <u>KILGORE CARRIE &amp; SOLOMON</u> | Primary                                           | DWE6215773<br>Dwelling        | Current, Active<br>02/01/2011       |
|                   | <b>License Location Address*:</b>   | 102 27 AVE ST.PETE BEACH, FL 33706                |                               |                                     |
|                   | <b>Main Address*:</b>               | 5300 DTC PARKWAY #480 GREENWOOD VILLAGE, CO 80111 |                               |                                     |
|                   | <b>Mailing Address*:</b>            | 5300 DTC PARKWAY #480 GREENWOOD VILLAGE, CO 80111 |                               |                                     |
| Apartment         | <u>AEDES HOLDINGS II LLP</u>        | Primary                                           | NAP6204724<br>Nontran Apt     | Current, Active<br>02/01/2011       |
|                   | <b>License Location Address*:</b>   | 1605 PASS A GRILLE WAY ST.PETE BEACH, FL 33706    |                               |                                     |
|                   | <b>Main Address*:</b>               | 1605 PASS A GRILLE WAY ST.PETE BEACH, FL 33706    |                               |                                     |
|                   | <b>Mailing Address*:</b>            | 2506 PASS A GRILLE WAY ST.PETE BEACH, FL 33706    |                               |                                     |
| Apartment         | <u>APARTMENTS ON THE BEACH</u>      | DBA                                               | TAP6201357<br>Transient Apt   | Closed,<br>02/01/2008               |
|                   | <b>License Location Address*:</b>   | 1907 GULF WAY ST PETE BCH, FL 337064138           |                               |                                     |
|                   | <b>Main Address*:</b>               | 1401 GULF WAY ST PETE BCH, FL 33706               |                               |                                     |
|                   | <b>Mailing Address*:</b>            | 1401 GULF WAY ST PETE BCH, FL 33706               |                               |                                     |
| Apartment         | <u>AROC DEV. CORP</u>               | Primary                                           | NAP6200772<br>Nontran Apt     | Ownership<br>Changed,<br>02/01/2005 |
|                   | <b>License Location Address*:</b>   | 226 7 AVE. N. ST. PETERSBURG, FL 33701            |                               |                                     |
|                   | <b>Main Address*:</b>               | 226 7 AVE. N. ST. PETERSBURG, FL 33701            |                               |                                     |
|                   | <b>Mailing Address*:</b>            | P.O. BOX. 66194 ST.PETE BEACH, FL 33706           |                               |                                     |
| Apartment         | <u>AROC DEV. CORP.</u>              | Primary                                           | NAP6213450<br>Nontran Apt     | Ownership<br>Changed,<br>02/01/2005 |
|                   | <b>License Location Address*:</b>   | 255 6 AVE NE ST. PETERSBURG, FL 33701             |                               |                                     |
|                   | <b>Main Address*:</b>               | 255 6 AVE NE ST. PETERSBURG, FL 33701             |                               |                                     |
|                   | <b>Mailing Address*:</b>            | P.O. BOX 66194 ST.PETE BEACH, FL 33706            |                               |                                     |

|           |                                                                                                                                                                                                                                                    |         |                             |                                     |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------------|-------------------------------------|
| Apartment | <u>AYRES APARTMENTS</u>                                                                                                                                                                                                                            | DBA     | 6201950H<br>Transient Apt   | Ownership<br>Changed<br>02/01/1999  |
|           | <b>License Location Address*:</b> 612 PASS A GRILLE WAY ST PETE BCH, FL 337064321<br><b>Main Address*:</b> 6727 1ST AVE S STE 210 SAINT PETERSBURG, FL 337071340<br><b>Mailing Address*:</b> 6727 1ST AVE S STE 210 SAINT PETERSBURG, FL 337071340 |         |                             |                                     |
| Apartment | <u>AYRES LOUISE<br/>HOUGH</u>                                                                                                                                                                                                                      | Primary | 6201950H<br>Transient Apt   | Ownership<br>Changed<br>02/01/1999  |
|           | <b>License Location Address*:</b> 612 PASS A GRILLE WAY ST PETE BCH, FL 337064321<br><b>Main Address*:</b> 6727 1ST AVE S STE 210 SAINT PETERSBURG, FL 337071340<br><b>Mailing Address*:</b> 6727 1ST AVE S STE 210 SAINT PETERSBURG, FL 337071340 |         |                             |                                     |
| Apartment | <u>BABLE INVEST OF FL<br/>INC</u>                                                                                                                                                                                                                  | Primary | NAP6200017<br>Nontran Apt   | Ownership<br>Changed,<br>02/01/2005 |
|           | <b>License Location Address*:</b> 701 GULFWAY ST PETE BCH, FL 33706<br><b>Main Address*:</b> 2167 GORDON DR MISSISSAUGA ONTARIO, FP L5B156<br><b>Mailing Address*:</b> 2167 GORDON DR MISSISSAUGA, ONTARIO L5B156                                  |         |                             |                                     |
| Apartment | <u>BAHIA APTS</u>                                                                                                                                                                                                                                  | DBA     | 6204039H<br>Transient Apt   | Ownership<br>Changed<br>02/01/2002  |
|           | <b>License Location Address*:</b> 2706 PASS A GRILLE WAY ST PETE BCH, FL 337064148<br><b>Main Address*:</b> 386 BELLE POINT DR ST PETE BCH, FL 337062617<br><b>Mailing Address*:</b> 386 BELLE POINT DR ST PETE BCH, FL 337062617                  |         |                             |                                     |
| Apartment | <u>BALI APTS</u>                                                                                                                                                                                                                                   | DBA     | TAP6205237<br>Transient Apt | Current, Active<br>02/01/2011       |
|           | <b>License Location Address*:</b> 105 11 AVE ST PETE BCH, FL 337064253<br><b>Main Address*:</b> PO BOX 46768 ST PETERSBURG, FL 337064253<br><b>Mailing Address*:</b> P O BOX 46768 ST PETERSBURG, FL 33741                                         |         |                             |                                     |
| Apartment | <u>BAY TERRACE<br/>APARTMENTS</u>                                                                                                                                                                                                                  | DBA     | TAP6202882<br>Transient Apt | Current,<br>Active<br>02/01/2011    |
|           | <b>License Location Address*:</b> 1704 PASSA GRILLE WAY ST PETE BCH, FL 337064244<br><b>Main Address*:</b> PO BOX 11806 ST PAUL, MN 55111<br><b>Mailing Address*:</b> PO BOX 11806 ST PAUL, MN 55111                                               |         |                             |                                     |
| Apartment | <u>BECKER KATE</u>                                                                                                                                                                                                                                 | Primary | TAP6203342<br>Transient Apt | Ownership<br>Changed,<br>02/01/2008 |
|           | <b>License Location Address*:</b> 113 11 AVE ST PETE BCH, FL 337064203<br><b>Main Address*:</b> 113 11TH AVE ST PETE BCH, FL 337064203<br><b>Mailing Address*:</b> 113 11TH AVE ST PETE BCH, FL 337064203                                          |         |                             |                                     |
| Apartment | <u>BOSELA PAULETTE</u>                                                                                                                                                                                                                             | Primary | 6202882H<br>Transient Apt   | Ownership<br>Changed<br>02/01/1998  |

|                                   |                                           |                                                 |                             |                                     |
|-----------------------------------|-------------------------------------------|-------------------------------------------------|-----------------------------|-------------------------------------|
| <b>License Location Address*:</b> |                                           | 1704 PASSA GRILLE WAY ST PETE BCH, FL 337064244 |                             |                                     |
| <b>Main Address*:</b>             |                                           | 1430 SKYLINE RD EAGAN, MN 55121                 |                             |                                     |
| <b>Mailing Address*:</b>          |                                           | 1430 SKYLINE RD EAGAN, MN 55121                 |                             |                                     |
| Apartment                         | <u>BOSELA PAULETTE L</u>                  | Primary                                         | TAP6202882<br>Transient Apt | Current,<br>Active<br>02/01/2011    |
| <b>License Location Address*:</b> |                                           | 1704 PASSA GRILLE WAY ST PETE BCH, FL 337064244 |                             |                                     |
| <b>Main Address*:</b>             |                                           | PO BOX 11806 ST PAUL, MN 55111                  |                             |                                     |
| <b>Mailing Address*:</b>          |                                           | PO BOX 11806 ST PAUL, MN 55111                  |                             |                                     |
| Apartment                         | <u>CAMELOT BY THE<br/>SEA</u>             | DBA                                             | TAP6201618<br>Transient Apt | Current,<br>Active<br>02/01/2011    |
| <b>License Location Address*:</b> |                                           | 1705 GULF WAY ST PETE BCH, FL 337064238         |                             |                                     |
| <b>Main Address*:</b>             |                                           | 1801 GULF WAY ST PETE BCH, FL 337064297         |                             |                                     |
| <b>Mailing Address*:</b>          |                                           | 1705 GULF WAY ST PETE BCH, FL 337064238         |                             |                                     |
| Apartment                         | <u>CAMELOT BY THE<br/>SEA</u>             | DBA                                             | TAP6202981<br>Transient Apt | Current,<br>Active<br>02/01/2011    |
| <b>License Location Address*:</b> |                                           | 1801 GULF WAY ST PETE BCH, FL 337064297         |                             |                                     |
| <b>Main Address*:</b>             |                                           | 1801 GULF WAY ST PETE BCH, FL 337064297         |                             |                                     |
| <b>Mailing Address*:</b>          |                                           | 1801 GULF WAY ST PETE BCH, FL 337064297         |                             |                                     |
| Apartment                         | <u>CAMELOT CONDO<br/>OWNERS ASSOC INC</u> | Primary                                         | TAP6201618<br>Transient Apt | Current,<br>Active<br>02/01/2011    |
| <b>License Location Address*:</b> |                                           | 1705 GULF WAY ST PETE BCH, FL 337064238         |                             |                                     |
| <b>Main Address*:</b>             |                                           | 1801 GULF WAY ST PETE BCH, FL 337064297         |                             |                                     |
| <b>Mailing Address*:</b>          |                                           | 1705 GULF WAY ST PETE BCH, FL 337064238         |                             |                                     |
| Apartment                         | <u>CAMELOT CONDO<br/>OWNERS ASSOC INC</u> | Primary                                         | TAP6202981<br>Transient Apt | Current,<br>Active<br>02/01/2011    |
| <b>License Location Address*:</b> |                                           | 1801 GULF WAY ST PETE BCH, FL 337064297         |                             |                                     |
| <b>Main Address*:</b>             |                                           | 1801 GULF WAY ST PETE BCH, FL 337064297         |                             |                                     |
| <b>Mailing Address*:</b>          |                                           | 1801 GULF WAY ST PETE BCH, FL 337064297         |                             |                                     |
| Apartment                         | <u>CARUSO JOSEPH</u>                      | Primary                                         | TAP6200114<br>Transient Apt | Current,<br>Active<br>02/01/2011    |
| <b>License Location Address*:</b> |                                           | 1301 GULF WAY ST PETE BCH, FL 337064225         |                             |                                     |
| <b>Main Address*:</b>             |                                           | 1301 GULF WAY ST PETE BCH, FL 337064225         |                             |                                     |
| <b>Mailing Address*:</b>          |                                           | 1301 GULF WAY ST PETE BCH, FL 337064225         |                             |                                     |
| Apartment                         | <u>CHRIS MCGEHEE</u>                      | Primary                                         | TAP6203888<br>Transient Apt | Ownership<br>Changed,<br>02/01/2005 |
| <b>License Location Address*:</b> |                                           | 102 8TH AVENUE ST PETERSBURG BEACH, FL 33706    |                             |                                     |
| <b>Main Address*:</b>             |                                           | PO BOX 538 BRANDENBURG, KY 40108                |                             |                                     |
| <b>Mailing Address*:</b>          |                                           | 702 PASS A GRILLE WAY ST PETERSBURG, FL 33706   |                             |                                     |

|           |                                                                                                                                                                                                                                           |         |                             |                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------------|-------------------------------------|
| Apartment | <u>COCONUT INN</u>                                                                                                                                                                                                                        | DBA     | TAP6203342<br>Transient Apt | Current, Active<br>02/01/2011       |
|           | <b>License Location Address*:</b> 113 11 AVE ST.PETE BEACH, FL 33706<br><b>Main Address*:</b> 1301 GULF WAY ST.PETE BEACH, FL 33706<br><b>Mailing Address*:</b> 1301 GULF WAY ST.PETE BEACH, FL 33706                                     |         |                             |                                     |
| Apartment | <u>COCONUT INN<br/>LLC</u>                                                                                                                                                                                                                | Primary | TAP6203342<br>Transient Apt | Current, Active<br>02/01/2011       |
|           | <b>License Location Address*:</b> 113 11 AVE ST.PETE BEACH, FL 33706<br><b>Main Address*:</b> 1301 GULF WAY ST.PETE BEACH, FL 33706<br><b>Mailing Address*:</b> 1301 GULF WAY ST.PETE BEACH, FL 33706                                     |         |                             |                                     |
| Apartment | <u>COOK MYRTLE C</u>                                                                                                                                                                                                                      | Primary | TAP6205237<br>Transient Apt | Current, Active<br>02/01/2011       |
|           | <b>License Location Address*:</b> 105 11 AVE ST PETE BCH, FL 337064253<br><b>Main Address*:</b> PO BOX 46768 ST PETERSBURG, FL 337064253<br><b>Mailing Address*:</b> P O BOX 46768 ST PETERSBURG, FL 33741                                |         |                             |                                     |
| Apartment | <u>CORONADO<br/>APARTMENTS</u>                                                                                                                                                                                                            | DBA     | NAP6204724<br>Nontran Apt   | Ownership<br>Changed,<br>02/01/2005 |
|           | <b>License Location Address*:</b> 1605 PASS A GRILLE WAY ST PETE BCH, FL 337064275<br><b>Main Address*:</b> 4950 GULF BLVD APT 601 ST PETE BCH, FL 337062435<br><b>Mailing Address*:</b> 4950 GULF BLVD APT 601 ST PETE BCH, FL 337062435 |         |                             |                                     |
| Apartment | <u>CORONADO<br/>APARTMENTS</u>                                                                                                                                                                                                            | DBA     | NAP6204724<br>Nontran Apt   | Current, Active<br>02/01/2011       |
|           | <b>License Location Address*:</b> 1605 PASS A GRILLE WAY ST.PETE BEACH, FL 33706<br><b>Main Address*:</b> 1605 PASS A GRILLE WAY ST.PETE BEACH, FL 33706<br><b>Mailing Address*:</b> 2506 PASS A GRILLE WAY ST.PETE BEACH, FL 33706       |         |                             |                                     |
| Apartment | <u>CREPEAU J H &amp; R<br/>L</u>                                                                                                                                                                                                          | Primary | TAP6204131<br>Transient Apt | Ownership<br>Changed,<br>02/01/2009 |
|           | <b>License Location Address*:</b> 1007 GULF WAY ST PETE BCH, FL 337064222<br><b>Main Address*:</b> 1007 GULF WAY ST PETE BCH, FL 337064222<br><b>Mailing Address*:</b> 1007 GULF WAY ST PETE BCH, FL 337064222                            |         |                             |                                     |
| Apartment | <u>DEVALE<br/>CAROLINE</u>                                                                                                                                                                                                                | Primary | NAP6204724<br>Nontran Apt   | Ownership<br>Changed,<br>02/01/2005 |
|           | <b>License Location Address*:</b> 1605 PASS A GRILLE WAY ST PETE BCH, FL 337064275<br><b>Main Address*:</b> 4950 GULF BLVD APT 601 ST PETE BCH, FL 337062435<br><b>Mailing Address*:</b> 4950 GULF BLVD APT 601 ST PETE BCH, FL 337062435 |         |                             |                                     |
| Apartment | <u>DUNN RICHARD A</u>                                                                                                                                                                                                                     | Primary | 6204085H<br>Transient Apt   | Closed<br>02/01/2001                |

**License Location Address\*:** 1905 GULF WAY ST PETE BCH, FL 337064122  
**Main Address\*:** 1905 GULF WAY #3 ST PETE BCH, FL 337064122  
**Mailing Address\*:** 1905 GULF WAY #3 ST PETE BCH, FL 337064122

Apartment FAIRHAVEN ESTATES DBA NAP6201950 Nontran Apt Current, Active 02/01/2011

**License Location Address\*:** 612 PASS A GRILLE WAY ST PETE BCH, FL 337064321  
**Main Address\*:** 2329 SUNSET WAY ST PETER BCH, FL 33706  
**Mailing Address\*:** 2329 SUNSET WAY ST PETER BCH, FL 33706

Apartment FELICIA APARTMENTS DBA 6204085H Transient Apt Closed 02/01/2001

**License Location Address\*:** 1905 GULF WAY ST PETE BCH, FL 337064122  
**Main Address\*:** 1905 GULF WAY #3 ST PETE BCH, FL 337064122  
**Mailing Address\*:** 1905 GULF WAY #3 ST PETE BCH, FL 337064122

Apartment GAMBLE JONE & MILLARD Primary TAP6204039 Transient Apt Current, Active 02/01/2011

**License Location Address\*:** 2706 PASS A GRILLE WAY ST PETERSBURG BCH, FL 337064148  
**Main Address\*:** 1 PASS A GRILLE WAY ST.PETE BEACH, FL 33706  
**Mailing Address\*:** 1 PASS A GRILLE WAY ST.PETE BEACH, FL 33706

Apartment GREEN CASTLE APARTMENT DBA NAP6200017 Nontran Apt Ownership Changed, 02/01/2005

**License Location Address\*:** 701 GULFWAY ST PETE BCH, FL 33706  
**Main Address\*:** 2167 GORDON DR MISSISSAUGA ONTARIO, FP L5B156  
**Mailing Address\*:** 2167 GORDON DR MISSISSAUGA, ONTARIO L5B156

Apartment GRENADA APARTMENTS DBA NAP6204599 Nontran Apt Current, Active 02/01/2011

**License Location Address\*:** 1106 PASS A GRILLE WAY ST PETE BCH, FL 337064273  
**Main Address\*:** 12602 N 51ST ST TAMPA, FL 336171420  
**Mailing Address\*:** 12602 N 51ST ST TAMPA, FL 336171420

Apartment GULF SANDS APARTMENTS DBA 6201779H Transient Apt Closed 02/01/1999

**License Location Address\*:** 1605 GULF WAY ST PETE BCH, FL 337064267  
**Main Address\*:** PO BOX 46768 SAINT PETERSBURG, FL 337416768  
**Mailing Address\*:** PO BOX 46768 SAINT PETERSBURG, FL 337416768

Apartment GULFVIEW APARTMENTS DBA TAP6212519 Transient Apt Closed, 02/01/2006

**License Location Address\*:** 1101 GULFWAY ST PETE BCH, FL 33706  
**Main Address\*:** 1101 GULFWAY ST PETE BCH, FL 33706  
**Mailing Address\*:** 1101 GULFWAY ST PETE BCH, FL 33706

Apartment      HEIDENREICH HENRY      Primary      NAP6214716      Current, Active  
Nontran Apt      02/01/2011

**License Location Address\*:** 1853 N 29 AVE ST PETERSBURG, FL 33713  
**Main Address\*:** PO BOX 66507 ST PETE BCH, FL 33736  
**Mailing Address\*:** PO BOX 66507 ST PETERSBURG BCH, FL 33736

Apartment      HERMAN MARGARET OR      Primary      NAP6201950      Current, Active  
KEN      Nontran Apt      02/01/2011

**License Location Address\*:** 612 PASS A GRILLE WAY ST PETE BCH, FL 337064321  
**Main Address\*:** 2329 SUNSET WAY ST PETER BCH, FL 33706  
**Mailing Address\*:** 2329 SUNSET WAY ST PETER BCH, FL 33706

Apartment      HURLEY FRANK T JR      Primary      TAP6204129      Current, Active  
Transient Apt      02/01/2011

**License Location Address\*:** 2404 PASSAGRILLE WAY ST PETE BCH, FL 337064158  
**Main Address\*:** PO BOX 46768 SAINT PETERSBURG, FL 337416768  
**Mailing Address\*:** PO BOX 46768 SAINT PETERSBURG, FL 337416768

Apartment      LEROY APTS      DBA      TAP6203342      Ownership  
Transient Apt      Changed,  
02/01/2008

**License Location Address\*:** 113 11 AVE ST PETE BCH, FL 337064203  
**Main Address\*:** 113 11TH AVE ST PETE BCH, FL 337064203  
**Mailing Address\*:** 113 11TH AVE ST PETE BCH, FL 337064203

Apartment      LINNCREST APTS      DBA      NAP6205406      Current, Active  
Nontran Apt      02/01/2011

**License Location Address\*:** 1505 PASSAGRILLE WAY ST PETE BCH, FL 337064274  
**Main Address\*:** 1505 PASS-A-GRILLE WAY #14 ST. PETE BEACH, FL 33706  
**Mailing Address\*:** 1505 PASS-A-GRILLE WAY #14 ST PETE BCH, FL 33706-4274

Apartment      LOTUACO BALTAZARA      Primary      TAP6212519      Closed,  
Transient Apt      02/01/2006

**License Location Address\*:** 1101 GULFWAY ST PETE BCH, FL 33706  
**Main Address\*:** 1101 GULFWAY ST PETE BCH, FL 33706  
**Mailing Address\*:** 1101 GULFWAY ST PETE BCH, FL 33706

Apartment      M A SMITH RANCH      Primary      NAP6204599      Current, Active  
TRUST PART D      Nontran Apt      02/01/2011

**License Location Address\*:** 1106 PASS A GRILLE WAY ST PETE BCH, FL 337064273  
**Main Address\*:** 12602 N 51ST ST TAMPA, FL 336171420  
**Mailing Address\*:** 12602 N 51ST ST TAMPA, FL 336171420

Apartment      MANNING BETH      Primary      6203888H      Ownership  
Transient Apt      Changed,  
02/01/2003

**License Location Address\*:** 102 8 AVE ST PETERSBURG BCH, FL 337064365  
**Main Address\*:** 102 8 AVE ST PETERSBURG BCH, FL 337064365

**Mailing Address\*:** 102 8 AVE ST PETERSBURG BCH, FL 337064365

Apartment MARINE APARTMENTS DBA 6203888H  
Transient Apt Ownership  
Changed,  
02/01/2003

**License Location Address\*:** 102 8 AVE ST PETERSBURG BCH, FL 337064365  
**Main Address\*:** 102 8 AVE ST PETERSBURG BCH, FL 337064365  
**Mailing Address\*:** 102 8 AVE ST PETERSBURG BCH, FL 337064365

Apartment MARINE APARTMENTS DBA 6203888H  
Transient Apt Ownership  
Changed  
02/01/2002

**License Location Address\*:** 102 8 AVE ST PETE BCH, FL 337064365  
**Main Address\*:** PO BOX 46768 ST PETERSBURG, FL 337416768  
**Mailing Address\*:** PO BOX 46768 ST PETERSBURG, FL 337416768

Apartment MARINE APARTMENTS DBA TAP6203888  
Transient Apt Ownership  
Changed,  
02/01/2005

**License Location Address\*:** 102 8TH AVENUE ST PETERSBURG BEACH, FL 33706  
**Main Address\*:** PO BOX 538 BRANDENBURG, KY 40108  
**Mailing Address\*:** 702 PASS A GRILLE WAY ST PETERSBURG, FL 33706

Apartment MARINE APARTMENTS DBA TAP6203888  
Transient Apt Ownership  
Changed,  
02/01/2007

**License Location Address\*:** 102 8 AVE ST.PETE BEACH, FL 33706  
**Main Address\*:** 102 8 AVE ST.PETE BEACH, FL 33706  
**Mailing Address\*:** 1631 DR MLK JR ST N ST PETERSBURG, FL 33704

Apartment MARINE APARTMENTS DBA NAP6203888  
Nontran Apt Current, Active  
02/01/2011

**License Location Address\*:** 102 8 AVE ST.PETE BEACH, FL 33706  
**Main Address\*:** 702 PASS-A-GRILL WAY ST. PETERSBURG, FL 33706  
**Mailing Address\*:** 702 PASS-A-GRILL WAY ST. PETERSBURG, FL 33706

Apartment MARSH NADIA Primary NAP6205406  
Nontran Apt Current, Active  
02/01/2011

**License Location Address\*:** 1505 PASSAGRILLE WAY ST PETE BCH, FL 337064274  
**Main Address\*:** 1505 PASS-A-GRILLE WAY #14 ST. PETE BEACH, FL 33706  
**Mailing Address\*:** 1505 PASS-A-GRILLE WAY #14 ST PETE BCH, FL 33706-4274

Apartment MELLOTT CLOYD R Primary 6201779H  
Transient Apt Closed  
02/01/1999

**License Location Address\*:** 1605 GULF WAY ST PETE BCH, FL 337064267  
**Main Address\*:** PO BOX 46768 SAINT PETERSBURG, FL 337416768  
**Mailing Address\*:** PO BOX 46768 SAINT PETERSBURG, FL 337416768

|           |                                                                                                                                                                                                                |         |                             |                                     |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------------|-------------------------------------|
| Apartment | <u>OTT MARY J</u>                                                                                                                                                                                              | Primary | 6203888H<br>Transient Apt   | Ownership<br>Changed<br>02/01/2002  |
|           | <b>License Location Address*:</b> 102 8 AVE ST PETE BCH, FL 337064365<br><b>Main Address*:</b> PO BOX 46768 ST PETERSBURG, FL 337416768<br><b>Mailing Address*:</b> PO BOX 46768 ST PETERSBURG, FL 337416768   |         |                             |                                     |
| Apartment | <u>PASS A GRILLE BCH<br/>MOTEL</u>                                                                                                                                                                             | DBA     | TAP6203784<br>Transient Apt | Current, Active<br>02/01/2011       |
|           | <b>License Location Address*:</b> 709 GULFWAY ST PETE BCH, FL 33706<br><b>Main Address*:</b> 709 GULFWAY ST PETE BCH, FL 33706<br><b>Mailing Address*:</b> 250 104TH AVENUE TREASURE ISLAND, FL 33706          |         |                             |                                     |
| Apartment | <u>PASS A GRILLE BEACH<br/>CLUB</u>                                                                                                                                                                            | DBA     | NAP6200017<br>Nontran Apt   | Closed,<br>02/01/2008               |
|           | <b>License Location Address*:</b> 701 GULF WAY ST.PETE BEACH, FL 33706<br><b>Main Address*:</b> 701 GULF WAY ST.PETE BEACH, FL 33703<br><b>Mailing Address*:</b> 4165 14 ST NE ST PETERSBURG, FL 33703         |         |                             |                                     |
| Apartment | <u>PASS A GRILLE MOTEL<br/>INC</u>                                                                                                                                                                             | Primary | TAP6203784<br>Transient Apt | Current, Active<br>02/01/2011       |
|           | <b>License Location Address*:</b> 709 GULFWAY ST PETE BCH, FL 33706<br><b>Main Address*:</b> 709 GULFWAY ST PETE BCH, FL 33706<br><b>Mailing Address*:</b> 250 104TH AVENUE TREASURE ISLAND, FL 33706          |         |                             |                                     |
| Apartment | <u>QUEBEC<br/>APARTMENTS</u>                                                                                                                                                                                   | DBA     | TAP6204131<br>Transient Apt | Ownership<br>Changed,<br>02/01/2009 |
|           | <b>License Location Address*:</b> 1007 GULF WAY ST PETE BCH, FL 337064222<br><b>Main Address*:</b> 1007 GULF WAY ST PETE BCH, FL 337064222<br><b>Mailing Address*:</b> 1007 GULF WAY ST PETE BCH, FL 337064222 |         |                             |                                     |
| Apartment | <u>RESOLUTE<br/>APARTMENT</u>                                                                                                                                                                                  | DBA     | NAP6200017<br>Nontran Apt   | Ownership<br>Changed,<br>02/01/2006 |
|           | <b>License Location Address*:</b> 701 GULFWAY ST.PETE BEACH, FL 33706<br><b>Main Address*:</b> 701 GULFWAY ST.PETE BEACH, FL 33706<br><b>Mailing Address*:</b> 2506 PASS A GRILLE WAY ST.PETE BEACH, FL 33706  |         |                             |                                     |
| Apartment | <u>RESOLUTE<br/>INVESTMENTS INC.</u>                                                                                                                                                                           | Primary | NAP6200017<br>Nontran Apt   | Ownership<br>Changed,<br>02/01/2006 |
|           | <b>License Location Address*:</b> 701 GULFWAY ST.PETE BEACH, FL 33706<br><b>Main Address*:</b> 701 GULFWAY ST.PETE BEACH, FL 33706<br><b>Mailing Address*:</b> 2506 PASS A GRILLE WAY ST.PETE BEACH, FL 33706  |         |                             |                                     |
| Apartment | <u>RON'S<br/>INVESTMENTS</u>                                                                                                                                                                                   | Primary | TAP6201357<br>Transient Apt | Closed,<br>02/01/2008               |

|           |                                        |                                                        |                                |                                     |
|-----------|----------------------------------------|--------------------------------------------------------|--------------------------------|-------------------------------------|
|           | <b>License Location Address*:</b>      | 1907 GULF WAY ST PETE BCH, FL 337064138                |                                |                                     |
|           | <b>Main Address*:</b>                  | 1401 GULF WAY ST PETE BCH, FL 33706                    |                                |                                     |
|           | <b>Mailing Address*:</b>               | 1401 GULF WAY ST PETE BCH, FL 33706                    |                                |                                     |
| Apartment | <u>SABAL PALM APTS</u>                 | DBA                                                    | TAP6200114<br>Transient Apt    | Current,<br>Active<br>02/01/2011    |
|           | <b>License Location Address*:</b>      | 1301 GULF WAY ST PETE BCH, FL 337064225                |                                |                                     |
|           | <b>Main Address*:</b>                  | 1301 GULF WAY ST PETE BCH, FL 337064225                |                                |                                     |
|           | <b>Mailing Address*:</b>               | 1301 GULF WAY ST PETE BCH, FL 337064225                |                                |                                     |
| Apartment | <u>SCUSA PASS A<br/>GRILLE</u>         | Primary                                                | NAP6200017<br>Nontran Apt      | Closed,<br>02/01/2008               |
|           | <b>License Location Address*:</b>      | 701 GULF WAY ST.PETE BEACH, FL 33706                   |                                |                                     |
|           | <b>Main Address*:</b>                  | 701 GULF WAY ST.PETE BEACH, FL 33703                   |                                |                                     |
|           | <b>Mailing Address*:</b>               | 4165 14 ST NE ST PETERSBURG, FL 33703                  |                                |                                     |
| Apartment | <u>SEA BISCUIT<br/>PROPERTIES LLC</u>  | Primary                                                | NAP6203888<br>Nontran Apt      | Current,<br>Active<br>02/01/2011    |
|           | <b>License Location Address*:</b>      | 102 8 AVE ST.PETE BEACH, FL 33706                      |                                |                                     |
|           | <b>Main Address*:</b>                  | 702 PASS-A-GRILL WAY ST. PETERSBURG, FL 33706          |                                |                                     |
|           | <b>Mailing Address*:</b>               | 702 PASS-A-GRILL WAY ST. PETERSBURG, FL 33706          |                                |                                     |
| Apartment | <u>ST PETE BEACH<br/>VENTURES LLC</u>  | Primary                                                | TAP6203888<br>Transient Apt    | Ownership<br>Changed,<br>02/01/2007 |
|           | <b>License Location Address*:</b>      | 102 8 AVE ST.PETE BEACH, FL 33706                      |                                |                                     |
|           | <b>Main Address*:</b>                  | 102 8 AVE ST.PETE BEACH, FL 33706                      |                                |                                     |
|           | <b>Mailing Address*:</b>               | 1631 DR MLK JR ST N ST PETERSBURG, FL 33704            |                                |                                     |
| Apartment | <u>ST PETE VENTURES<br/>LLC</u>        | Primary                                                | TAP6204131<br>Transient Apt    | Current,<br>Active<br>02/01/2011    |
|           | <b>License Location Address*:</b>      | 1007 GULF WAY ST.PETE BEACH, FL 33706                  |                                |                                     |
|           | <b>Main Address*:</b>                  | 123 BAY POINT DRIVE NE ST. PETERSBURG, FL 33704-3805   |                                |                                     |
|           | <b>Mailing Address*:</b>               | 123 BAY POINT DRIVE NE ST. PETERSBURG, FL 33704-3805   |                                |                                     |
| Apartment | <u>THE ORCHID OF PASS A<br/>GRILLE</u> | DBA                                                    | TAP6204039<br>Transient<br>Apt | Current, Active<br>02/01/2011       |
|           | <b>License Location Address*:</b>      | 2706 PASS A GRILLE WAY ST PETERSBURG BCH, FL 337064148 |                                |                                     |
|           | <b>Main Address*:</b>                  | 1 PASS A GRILLE WAY ST.PETE BEACH, FL 33706            |                                |                                     |
|           | <b>Mailing Address*:</b>               | 1 PASS A GRILLE WAY ST.PETE BEACH, FL 33706            |                                |                                     |
| Apartment | <u>VILLA LUNA</u>                      | DBA                                                    | TAP6204131<br>Transient<br>Apt | Current, Active<br>02/01/2011       |
|           | <b>License Location Address*:</b>      | 1007 GULF WAY ST.PETE BEACH, FL 33706                  |                                |                                     |
|           | <b>Main Address*:</b>                  | 123 BAY POINT DRIVE NE ST. PETERSBURG, FL 33704-3805   |                                |                                     |
|           | <b>Mailing Address*:</b>               | 123 BAY POINT DRIVE NE ST. PETERSBURG, FL 33704-3805   |                                |                                     |

|                                                                                                                                                                                                                                   |                                      |         |                                  |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------|----------------------------------|-------------------------------------|
| Apartment                                                                                                                                                                                                                         | <u>VILLA PETITE<br/>APARTMENTS</u>   | DBA     | TAP6204129<br>Transient<br>Apt   | Current, Active<br>02/01/2011       |
| <b>License Location Address*:</b> 2404 PASSAGRILLE WAY ST PETE BCH, FL 337064158<br><b>Main Address*:</b> PO BOX 46768 SAINT PETERSBURG, FL 337416768<br><b>Mailing Address*:</b> PO BOX 46768 SAINT PETERSBURG, FL 337416768     |                                      |         |                                  |                                     |
| Apartment                                                                                                                                                                                                                         | <u>VOGEL JAMES</u>                   | Primary | 6204039H<br>Transient<br>Apt     | Ownership Changed<br>02/01/2002     |
| <b>License Location Address*:</b> 2706 PASS A GRILLE WAY ST PETE BCH, FL 337064148<br><b>Main Address*:</b> 386 BELLE POINT DR ST PETE BCH, FL 337062617<br><b>Mailing Address*:</b> 386 BELLE POINT DR ST PETE BCH, FL 337062617 |                                      |         |                                  |                                     |
| Rooming House                                                                                                                                                                                                                     | <u>1107 GULF WAY</u>                 | Primary | TRM6201844<br>Transient<br>Rooms | Closed,<br>02/01/2006               |
| <b>License Location Address*:</b> 1107 GULF WAY ST.PETE BEACH, FL 33706<br><b>Main Address*:</b> P O BOX 923 SPARTA, NJ 07871<br><b>Mailing Address*:</b> P O BOX 923 SPARTA, NJ 07871                                            |                                      |         |                                  |                                     |
| Rooming House                                                                                                                                                                                                                     | <u>CASTLE HOTEL</u>                  | DBA     | TRM6201997<br>Transient<br>Rooms | Delinquent,<br>Active<br>02/01/2010 |
| <b>License Location Address*:</b> 401 GULF WAY ST PETE BCH, FL 337064322<br><b>Main Address*:</b> 401 GULF WAY ST PETE BCH, FL 337064322<br><b>Mailing Address*:</b> 401 GULF WAY ST PETE BCH, FL 337064322                       |                                      |         |                                  |                                     |
| Rooming House                                                                                                                                                                                                                     | <u>CREPEAU JACQUES H</u>             | Primary | TRM6201844<br>Transient<br>Rooms | Ownership<br>Changed,<br>02/01/2005 |
| <b>License Location Address*:</b> 1107 GULF WAY ST PETE BCH, FL 337064223<br><b>Main Address*:</b> 1107 GULF WAY ST PETE BCH, FL 337064223<br><b>Mailing Address*:</b> 1107 GULF WAY ST PETE BCH, FL 337064223                    |                                      |         |                                  |                                     |
| Rooming House                                                                                                                                                                                                                     | <u>RUHLMAN ROBERT E</u>              | Primary | TRM6201997<br>Transient<br>Rooms | Delinquent,<br>Active<br>02/01/2010 |
| <b>License Location Address*:</b> 401 GULF WAY ST PETE BCH, FL 337064322<br><b>Main Address*:</b> 401 GULF WAY ST PETE BCH, FL 337064322<br><b>Mailing Address*:</b> 401 GULF WAY ST PETE BCH, FL 337064322                       |                                      |         |                                  |                                     |
| Rooming House                                                                                                                                                                                                                     | <u>SUN SET VIEW ROOM HSE</u>         | DBA     | TRM6201844<br>Transient<br>Rooms | Ownership<br>Changed,<br>02/01/2005 |
| <b>License Location Address*:</b> 1107 GULF WAY ST PETE BCH, FL 337064223<br><b>Main Address*:</b> 1107 GULF WAY ST PETE BCH, FL 337064223<br><b>Mailing Address*:</b> 1107 GULF WAY ST PETE BCH, FL 337064223                    |                                      |         |                                  |                                     |
| Rooming House                                                                                                                                                                                                                     | <u>SUNSET VIEW ROOMING<br/>HOUSE</u> | DBA     | TRM6201844<br>Transient<br>Rooms | Closed,<br>02/01/2006               |

**License Location Address\*:** 1107 GULF WAY ST.PETE BEACH, FL 33706  
**Main Address\*:** P O BOX 923 SPARTA, NJ 07871  
**Mailing Address\*:** P O BOX 923 SPARTA, NJ 07871

# THD-2007

In 2007, The City adopted ordinance 2007-51 which established the traditional Hotel District. The geographic area eligible for this district was described as "those lots which abut Gulf Way and First Avenue." See maps below. It should be noted that not all lots were necessarily eligible for this district; the applicant had to show the commission that the property was licensed with the City and operating as a transient accommodation. The map simply illustrates the general area applicable.



## THD- 2008

In 2008, the ordinance was amended to exclude those properties north of 15<sup>th</sup> Avenue but include all properties south of 15<sup>th</sup> Avenue, not just properties abutting Gulf Way and 1<sup>st</sup> Avenue. Again, not all properties are eligible for the designation; the Commission must find that they are licensed with the City and are currently operating as a transient lodging.





**Karl, E. Holley, AICP,  
Director of Community Development  
City of St. Pete Beach  
155 Corey Avenue  
St. Pete Beach, Florida 33706**

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### Memorandum

**To:** Mike Bonfield, City Manager  
**From:** Karl E. Holley, AICP  
**Re:** June 24<sup>th</sup> and July 1<sup>st</sup> Joint THD Workshops  
**Date:** July 12, 2010

The following is a summary of the consensus conclusions of the joint workshops of the Planning Board and Historic Preservation Board held on June 24 and July 1, 2010 concerning the Traditional Hotel District Standards.

#### Purpose and Intent

Board members concluded that the preservation of existing small hotels in Pass-a-Grille was a valid public policy goal because of the positive economic and social impact of the facilities, but that other issues, such as impacts on residential areas, should be given due consideration in implementing any process to achieve the goal. The Boards suggested that refurbishment of existing structures would be preferable to the development of new structures on existing hotel properties, but they acknowledged that current regulations would generally make this difficult or impossible. It was the clear consensus of the Boards that the application of the Traditional Hotel District should not allow for any potential increase in negative impacts on surrounding properties other than those that might be required by applicable codes, such as increased height to meet FEMA standards.

#### Use Issues

Board members concluded that it was preferable to only consider those properties which were currently utilized for transient occupancy as permissible for redevelopment. The members did not support the idea of considering any other properties in Pass-a-Grille as suitable for hotel development.

Board members supported specifically limiting any reconstructed hotels to existing ancillary uses, and did not desire to see any expansion of use, whether physically or by type of use, such as through the addition of bars or restaurants to redeveloped properties. It was the clear consensus of the Boards that redevelopment should only occur within the

existing scope of established uses, including recreational amenities; for example, a hotel which did not previously have a swimming pool could not construct one as part of a redevelopment of the property.

### Design Issues

Board members recommended that any hotels rebuilt under the provisions of the Traditional Hotel District be limited to the same square footage as those they replace, with some possible additional space allowance to address modern building code requirements, such as ADA, if necessary. They suggested that any such allowances be established after proper research by City staff and that the provisions be incorporated into the THD standards.

Board members recommended that rebuilt hotels be allowed to be no taller than the structures they replace, except that minimum additional height would be granted to elevate new structures to comply with FEMA requirements.

Board members suggested that architectural design criteria for redeveloped hotels be included in the City's efforts to establish overall design guidelines for new development in the Pass-a-Grille area.

### Other Issues

Board members recommended that a minimum unit threshold be established for application for the THD. A minimum of five units was generally agreed upon, although board members felt a different number might be acceptable, depending upon the actual unit counts of potentially eligible properties identified.

Board members recommended that City staff and legal counsel resolve the issue of the appropriate criteria for determining what constitutes "presently licensed with the City of St. Pete Beach and operating as a transient accommodation", and that a list of properties meeting the established requirements be included in the THD standards themselves. Board members also recommended that the THD ordinance establish a time period within which any property owner not included on the list developed by City staff could come forward and demonstrate eligibility based upon the established criteria, but that after such time period had expired, no additional properties would be considered for the THD designation.

## DIVISION 13 ROR RESIDENTIAL/OFFICE/RETAIL DISTRICT

Sec. 13.1. Purpose and intent.

Sec. 13.2. Permitted principal uses and structures.

Sec. 13.3. Permitted accessory uses and structures.

Sec. 13.4. Allowable conditional uses.

Sec. 13.5. Prohibited uses and structures.

Sec. 13.6. Minimum zoning lot requirements.

Sec. 13.7. Minimum yard requirements.

Sec. 13.8. Maximum height of structures.

Sec. 13.9. Minimum off-street parking requirements.

Sec. 13.10. Landscaping required.

Sec. 13.11. Maximum floor area ratio.

Sec. 13.12. Maximum impervious surface ratio.

Sec. 13.13. Other standards.

### Sec. 13.1. Purpose and intent.

The ROR Residential/Office/Retail District is intended for mixed use areas designated within the ROR Residential/Office/Retail land use category on the future land use maps. Certain other structures and uses required to serve governmental, religious and non-commercial recreational needs of such areas may be permitted, subject to restrictions and requirements intended to preserve the character of such district.

(Ord. No. 03-7, § 3, 5-1-03)

### Sec. 13.2. Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the ROR Residential/Office/Retail District are as follows:

- (a) Clubs, community service.
- (b) Eating and drinking establishments--Sit-down restaurant only.
- (c) Financial institutions without drive-through service.
- (d) Laundries, self-service.
- (e) Offices.
- (f) Printing and copying services.
- (g) Residential dwellings--Attached single-family, detached single-family, multifamily and two-family.
- (h) Retail sales.
- (i) Social service agencies.

(Ord. No. 03-7, § 3, 5-1-03)

### Sec. 13.3. Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures and are not of a nature prohibited under section 13.5.
- (b) Home occupations, subject to the conditions set forth in section 6.5 of this Code.
- (c) Residential docks, including tie poles, in conformance with the provisions of section 6.23 and other applicable codes and ordinances of the city, county or state.
- (d) Temporary structures under the provisions of section 6.11.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 13.4. Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the ROR Residential/Office/Retail District are as follows:

- (a) Assisted living facilities.
- (b) Places of worship.
- (c) Communications facilities.
- (d) Daycare centers/kindergartens.
- (e) Docks, commercial--Class C only.
- (f) Eating and drinking establishment--Bar (cocktail lounge, saloon); restaurant, outdoor.
- (g) Laundries, dry cleaning.
- (h) Parking lots, off-premise.
- (i) Recreational--Public parks and/or recreational facilities.
- (k) Schools, public or private.
- (l) Schools, commercial.
- (m) Services, personal/business.
- (n) Transient accommodations--Bed and breakfast inns and motels only.
- (o) Utility substations and/or rights-of-way.
- (p) Veterinarians.

(Ord. No. 03-7, § 3, 5-1-03; Ord. No. 2004-34, § 2, 12-14-04)

Sec. 13.5. Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the ROR Residential/Office/Retail District.

Any use which has been determined under the provisions of Chapter 46 of the Code of Ordinances to be potentially noxious, dangerous or offensive to residents of the district or to those who pass by on public roadways or likely for other reasons to be incompatible with the character of the district, is hereby prohibited in the ROR Residential/Office/ Retail District.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 13.6. Minimum zoning lot requirements.

The maximum residential or transient accommodation densities permitted in the ROR Residential/Office/Retail District shall not exceed 15 units per acre. The minimum lot area and width requirements in the ROR Residential/Office/Retail District are as follows:

- (a) *Detached single-family dwellings.*
  - (1) *Lot area:* 5,000 square feet.
  - (2) *Lot width:* 50 feet.
- (b) *Attached single-family, multifamily and two-family dwellings and transient accommodation facilities.*
  - (1) *Lot area:* 2,904 square feet for each dwelling unit or transient accommodation unit, pursuant to section 6.6 of this Code.
  - (2) *Lot width:* 50 feet
- (c) *All other uses.* The lot area and width requirements stated below shall be considered the minimum standards; however, the requirements may be modified by the city under the site plan review process to fit the specific use.

[After reviewing the just published agenda for the 12/20/2011 Planning Board meeting, the owners and residents objecting to this rezoning request wish to submit the following additional objections to the request for rezoning.]

## **Why Is 709 Gulf Way Different From 701 Gulf Way on The Issue of Impacts From Rezoning?**

1. **709 Gulf Way** was rezoned (as was all of 8<sup>th</sup> Avenue and the South side of 9<sup>th</sup> Avenue) as part of a larger project related to the existing commercial/business nature of 8<sup>th</sup> Avenue. The rezoning request for **701 Gulf Way** is an isolated request that could open the flood gates to many more such requests in residential areas throughout Pass-A-Grille.

(The owners of **701 Gulf Way** could have sought to be included in the rezoning resulting from Ordinance 2010-18. They were notified, as required by law, as to its scope and purpose. Because they failed to argue their case for inclusion within the 8<sup>th</sup> Avenue project at that time, the owners of **701 Gulf Way** should be barred from claiming any unequal treatment based upon any rezoning resulting from that Ordinance. Their failure to act in a timely manner should not entitle them to a “do-over.” The City developed Ordinance 2010-18, reviewed it at the various boards, voted upon it, and determined that these two properties were different regarding the purpose of that Ordinance. Any request for rezoning of **701 Gulf Way** at this point in time should be considered solely as an isolated rezoning request based only upon its own merits.)

2. **709 Gulf Way** DOES NOT face or abut any residential properties. **701 Gulf Way** has two sides facing residential properties. The main entrance for many units and the fenced portion of the complex is on 7<sup>th</sup> Avenue. The fenced courtyard/pool area (with accompanying noises) is across the alley and street from 7<sup>th</sup> Avenue residences. Even the presently authorized “lower traffic” uses (apartment/condo) of **701 Gulf Way** have generated noise issues and complaints from the local full-time residents on 7<sup>th</sup> Avenue.

3. The **709 Gulf Way** complex presently is structurally enclosed, with the units completely surrounding an inner courtyard and no real impact on neighbors on 7<sup>th</sup> Avenue. In contrast, the **701 Gulf Way** complex has balconies facing outward for every unit on the second floor and outside “patio” areas for each ground floor unit facing 7<sup>th</sup> Avenue (as well as Gulf Way), and a pool and courtyard area across the alley and street from 7<sup>th</sup> Avenue residences. The negative impacts to the local neighborhood from **701 Gulf Way** becoming a hotel/motel are clearly far greater than from **709 Gulf Way**.

## **PASS-A-GRILLE--Do We Really Want to Change It?**

Pass-A-Grille is a unique part of St. Pete Beach (SPB). Unlike Treasure Island (which emphasizes a "party" atmosphere) and the Traditional Hotel District of SPB (which has a large (and growing?) number of temporary lodging units), Pass-A-Grille is a quiet family beach and residential area. Such areas are fast becoming extinct from Clearwater Beach all the way down the island chain to Pass-A-Grille. Where else on this island chain can you sleep at night with windows open to the Gulf breezes and not be disturbed by traffic sounds and late-night partying? We feel that Pass-A-Grille needs to be preserved for both the sake of its permanent residents who came here for its quiet family atmosphere and for its uniqueness which attracts visitors to Pass-A-Grille and to SPB as a whole.

### **DO WE REALLY WANT TO CHANGE PASS-A-GRILLE?**

The idea of allowing one property to be rezoned from an apartment/condo complex to a temporary lodging complex may, in isolation, seem to have a limited impact. However, the actual impacts and long-term impacts need to be examined very closely.

**1. Where will the rezoning stop if the City starts allowing such changes?** The City has the right to vote against this rezoning request on any reasonable basis, to include the objections of the neighbors and to preserve the uniqueness of Pass-A-Grille. However, once any one rezoning request is approved, the City is legally required to approve all such rezoning requests from similarly situated apartment/condo owners. Any rejection by the City of the second such request or the 50<sup>th</sup> such request may well result in lawsuits alleging unequal treatment. So once this rezoning starts, where does it end? (Of course, if the property is rezoned, the City is likely to be sued for the decrease in land values or other issues by property owners who object to allowing the rezoning.) The key distinction between a lawsuit by the property owners of the first such rezoning request and potential lawsuits by all others (subsequent requesters seeking equal treatment and owners affected by any approval of the first such rezoning request) is that any lawsuit by the first rezoning requesters should be easily won by the City (perhaps even summarily dismissed) if the decision to reject that request is made in good faith and in the best interests of the citizens of SPB.

**2. If the rezoning does not stop with 701 Gulf Way, how far might it go?** There are between 209 and 467 units on properties zoned "Apartment/Condominium" between 20<sup>th</sup> Avenue and 1<sup>st</sup> Avenue in Pass-A-Grille. All arguably are within walking distance of 8<sup>th</sup> Avenue and arguably (absent a lawsuit to establish otherwise) are similarly situated to 701 Gulf Way. Attachment 1 lists these properties by address. **On what legally defensible basis would subsequent requests to rezone these properties be denied by the City if the first such rezoning request is approved?** That question should to be answered before the City takes an irreversible step down the rezoning path to destroying Pass-A-Grille. How would properties zoned for "duplex, triplex, or fourplex" be

classified in this discussion? (See Attachment 3 for a partial listing of such properties.)

**3. Even if SPB were willing to accept the risks of altering the uniqueness of Pass-A-Grille forever, what benefit exists to outweigh such damage or even just the chance of damage?** Apartment/condo units are not inconsistent with the uniqueness of Pass-A-Grille. Any significant increase in temporary lodgings would be inconsistent. So it appears that the current rezoning request would benefit solely the owners of the property at 701 Gulf Way at the expense of the others who live and own property in Pass-A-Grille. Certainly the argument will be made that the higher traffic that comes from short-term tourists would better support the businesses on 8<sup>th</sup> Avenue, and no doubt "opinions" and speculation will be offered on that issue. Even if it were true, does it outweigh the damage that would be caused by unlimited rezoning within Pass-A-Grille or the likely lawsuits that would result from the City's denial of subsequent rezoning requests from similarly situated property owners on the attached list? There already are many temporary lodging units within Pass-A-Grille and just north in the rest of SPB. (Attachment 2 documents the properties presently zoned as temporary lodgings within Pass-A-Grille. No doubt the City has some count of the hotel/motel rooms available within the entire City of SPB)

**4. If the City were to begin allowing such rezoning, how aggressively would the City deal with tourists who disrupt the peace and quiet and other enforcement issues?** Has anyone considered these issues and the likely costs to the taxpayers? What is the per capita crime rate in the current traditional hotel district versus Pass-A-Grille? What would be the cost and other impacts if Pass-A-Grille's crime rate got as high? The neighbors near 701 Gulf Way can, and have, documented that short-term renters are not conducive to our quiet neighborhood atmosphere. These issues of enforcement and costs should be properly studied and documented before ANY consideration is given to any request to rezone any Pass-A-Grille property from apartment/condo units to temporary lodging units.

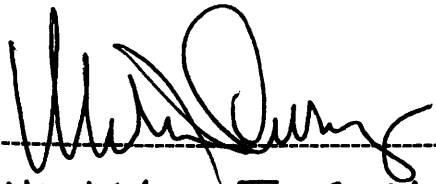
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We as property owners and residents of Pass-A-Grille strongly object to the rezoning of 701 Gulf Way for the reasons given above.

NAME

ADDRESS

Guthrie Mytton 100 6<sup>th</sup> Ave. N. Pile Beach  
Jean Catargueta 109 7<sup>th</sup> Ave S. Pile Beach



WILLIAM I. CURRY

111 7TH AVE

ST PETE BEACH

HARRY Metz

504 Pass-a-Graile Way

Dayn T. Beam

106 7th Ave., SPB

Diane V. Beam

106 7th Avenue, SPB

more signature will be provided

AT  
MEETING  
OF  
PLANNING  
BOARD

ORIGINAL document submitted 11/14/2011

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| NAME                     | ADDRESS                |
|--------------------------|------------------------|
| Roy & Patricia Cucchiara | 2607 Pass-A-Grille Way |
| Roy Cucchiara            | St Pete Beach FL 33706 |
| Patricia Cucchiara       |                        |

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| NAME             | ADDRESS                  |
|------------------|--------------------------|
| STUART HOSTETTER | 235 S. TESSIER DRIVE 316 |
| Ann Hostetter    | 33706                    |
| Ann Hostetter    | 235 S. TESSIER DR SPB    |
|                  | 33706                    |

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We as property owners and residents of Pass-A-Grille strongly object to the rezoning of 701 Gulf Way for the reasons given above.

NAME Cheryl A. Haig ADDRESS 4950 Gulf Blvd # 405,  
6500 Sunset Way # 108 St Pete Beach, FL  
33706

non-resident owner in St Pete Beach

## **PASS-A-GRILLE--Do We Really Want to Change It?**

Pass-A-Grille is a unique part of St. Pete Beach (SPB). Unlike Treasure Island (which emphasizes a "party" atmosphere) and the Traditional Hotel District of SPB (which has a large (and growing?) number of temporary lodging units), Pass-A-Grille is a quiet family beach and residential area. Such areas are fast becoming extinct from Clearwater Beach all the way down the island chain to Pass-A-Grille. Where else on this island chain can you sleep at night with windows open to the Gulf breezes and not be disturbed by traffic sounds and late-night partying? We feel that Pass-A-Grille needs to be preserved for both the sake of its permanent residents who came here for its quiet family atmosphere and for its uniqueness which attracts visitors to Pass-A-Grille and to SPB as a whole.

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| NAME               | ADDRESS                                |
|--------------------|----------------------------------------|
| Geraldine Fletcher | 102-6th Ave, St. Pete Beach 33706-4312 |
| Robert E Fletcher  | same as above, " "                     |

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| NAME                 | ADDRESS                                        |
|----------------------|------------------------------------------------|
| MaryMcReynolds       | 104 6 <sup>th</sup> Ave Apt. 2 St. Pete Beach  |
| X Mary McReynolds    |                                                |
| Mable Marvne Davis   | 104 6 <sup>th</sup> Ave. Apt. 3 St. Pete Beach |
| X Mable Marvne Davis |                                                |

The Planning Board suggested a compromise at the January 17, 2012 meeting, but no time or forum was available for a productive discussion prior to the vote upon Ordinances 2011-37 and 2011-38 at that meeting. One condition for approval of the Ordinances was added to limit rentals of 701 Gulf Way to not less than one week. After having time to consider the idea of approval of the Ordinances with conditions, some of the affected residents/property owners in opposition to the requested rezoning Ordinances propose the conditions below. These conditions will do more to reassure the affected residents and property owners that the conduct of the transient renters at 701 Gulf Way is less likely to affect these local residents/property owners, and that any inappropriate conduct by the renters shall be dealt with by a local agent without having to contact the police or complain to City enforcement officials. The benefits of the proposed conditions are:

- a. They make the owners of 701 Gulf Way (not the police or the City's enforcement officials) responsible for assuring the proper behavior of their renters;
- b. It reassures the affected residents/property owners that resolution of concerns may be addressed expeditiously without recourse to the police or the City's enforcement officials; and
- c. It may discourage those who oppose the rezoning from bringing legal actions regarding their concerns and issues with the 701 Gulf Way rezoning process and approval.

**Conditions for approval of Ordinances 2011-37 and 2011-38:**

- 1. Notwithstanding the permissible uses, no rental period for any part of 701 Gulf Way shall be for less than one week.**
- 2. The owners of 701 Gulf Way shall designate a local agent or agents with authority to monitor and enforce the terms of all rental contracts for any part of the property, and the name(s) and telephone number(s) for such agents shall be posted on the property in a manner accessible to the public at all times. The designated agent(s) shall be available at all times.**
- 3. All rentals of 701 Gulf Way shall be by contract, and such contracts shall authorize eviction of renters and any others occupying the property, by the local agent for the property, due to illegal or inappropriate behavior or any other behavior disturbing the peace.**
- 4. Any significant violation of these conditions shall entitle the City to reinstate the zoning for 701 Gulf Way that existed prior to approval of these Ordinances, and such reinstatement shall not convey any right of action to the owners of 701 Gulf Way.**

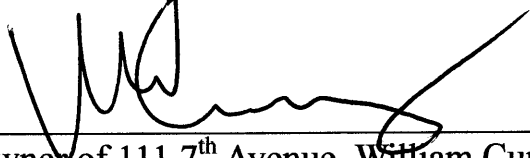
Diene V. Bean 106 7th Ave  
111 7th Ave  
Juan Catalyesta 109 2nd Ave

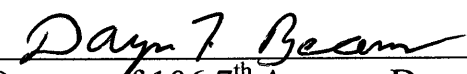
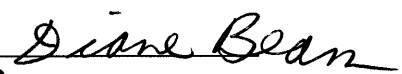
# Clarification/Authorship of Objections to the Rezoning of 701 Gulf Way

This document is to confirm the authorship of the two prior submissions which stated objections to the rezoning of 701 Gulf Way.

The first document (Exhibit 1) was initiated by the owners of two of the three properties that face (directly or diagonally) the property at 701 Gulf Way. (The third owner is out of state, and that owner's position is unknown to the undersigned.) The owners of 111 7<sup>th</sup> Avenue (William Curry) and of 106 7<sup>th</sup> Avenue (Dayn and Diane Beam) initiated the statement of objections to which many other owners and residents of the area have added their signatures.

The second document (Exhibit 2) was initiated in a discussion between the below signed owners and then discussed with other owners and residents. Its submission was in response to the file publicly posted (to the web) the day prior to the scheduled meeting on December 20. Given the need to submit this second document immediately (to supplement the first document based upon new information in the posted file), additional signatures were not solicited. Please consider it as having been signed by the owners below.

  
\_\_\_\_\_  
Owner of 111 7<sup>th</sup> Avenue, William Curry

  1/3/2012  
\_\_\_\_\_  
Owners of 106 7<sup>th</sup> Avenue, Dayn and Diane Beam

[After reviewing the just published agenda for the 12/20/2011 Planning Board meeting, the owners and residents objecting to this rezoning request wish to submit the following additional objections to the request for rezoning.]

## **Why Is 709 Gulf Way Different From 701 Gulf Way on The Issue of Impacts From Rezoning?**

1. **709 Gulf Way** was rezoned (as was all of 8<sup>th</sup> Avenue and the South side of 9<sup>th</sup> Avenue) as part of a larger project related to the existing commercial/business nature of 8<sup>th</sup> Avenue. The rezoning request for **701 Gulf Way** is an isolated request that could open the flood gates to many more such requests in residential areas throughout Pass-A-Grille.

(The owners of **701 Gulf Way** could have sought to be included in the rezoning resulting from Ordinance 2010-18. They were notified, as required by law, as to its scope and purpose. Because they failed to argue their case for inclusion within the 8<sup>th</sup> Avenue project at that time, the owners of **701 Gulf Way** should be barred from claiming any unequal treatment based upon any rezoning resulting from that Ordinance. Their failure to act in a timely manner should not entitle them to a "do-over." The City developed Ordinance 2010-18, reviewed it at the various boards, voted upon it, and determined that these two properties were different regarding the purpose of that Ordinance. Any request for rezoning of **701 Gulf Way** at this point in time should be considered solely as an isolated rezoning request based only upon its own merits.)

2. **709 Gulf Way** DOES NOT face or abut any residential properties. **701 Gulf Way** has two sides facing residential properties. The main entrance for many units and the fenced portion of the complex is on 7<sup>th</sup> Avenue. The fenced courtyard/pool area (with accompanying noises) is across the alley and street from 7<sup>th</sup> Avenue residences. Even the presently authorized "lower traffic" uses (apartment/condo) of **701 Gulf Way** have generated noise issues and complaints from the local full-time residents on 7<sup>th</sup> Avenue.

3. The **709 Gulf Way** complex presently is structurally enclosed, with the units completely surrounding an inner courtyard and no real impact on neighbors on 7<sup>th</sup> Avenue. In contrast, the **701 Gulf Way** complex has balconies facing outward for every unit on the second floor and outside "patio" areas for each ground floor unit facing 7<sup>th</sup> Avenue (as well as Gulf Way), and a pool and courtyard area across the alley and street from 7<sup>th</sup> Avenue residences. The negative impacts to the local neighborhood from **701 Gulf Way** becoming a hotel/motel are clearly far greater than from **709 Gulf Way**.

Additional Concerns Regarding the Application for Rezoning of  
701 Gulf Way  
January 11, 2012

The application for Rezoning of 701 Gulf Way was accompanied by a letter from the Martohue Land Use Law Group, P.A. Both documents were dated October 13, 2011, and signed by Deborah Martohue as applicant/agent.

This letter accompanying the application contains statements and assumptions favorable to the applicant's position which, absent further clarification, could be erroneous or misleading. Before the Board allows any such statements within this letter to be considered in its decision, the Board should consider obtaining clarification to assure that the process is based upon fair and accurate information.

**Issue # 1. The Martohue letter claims that the timing of ownership changes and inaction by the developer may have been the reason that the owners of 701 Gulf Way did not seek timely inclusion into the 8<sup>th</sup> Avenue project. However, the facts do not appear to be as asserted in the letter.**

The Martohue letter states that "the current owners ... primarily purchased Units within the Property in 2008-09" (second paragraph under "Site History" on page 2), that "all 8 Unit owners ... purchase[d] in 2007-09" and that "[t]he 8 Units were sold to some of the current owners at the peak of the real estate boom and the others were purchased in a duress bulk sale, and all were sold to out-of-state non-homesteaded owners ..." (first paragraph under "Application Requests," on page 3 of the letter).

The "City of St. Pete Beach Planning Board/Local Planning Agency Public Hearings" document dated December 20, 2011 ("City document"), in the first paragraph under "Background Information" on the first page, recognizes that "[a]ccording to Property Appraiser public records, all of the units were sold between July-August 2008." The records on the websites for the Pinellas County Property Appraisal and the Pinellas County Clerk of Court indicate that of the eight units at 701 Gulf Way, three were sold to out-of-state individual owners and five were sold to Courtland Holdings LLC in 2008. The five units sold to Courtland Holdings LLC later were sold to Courtland Realty Partners II by quit claim deed filed 10/29/2008, but no other transfers of these eight units appear in the documents described above. No transfers (to current owners) occurred in 2007 and none in 2009. The five units sold to a legal entity (and then resold to an apparently related legal entity) have had local Pinellas County addresses, management, and registered agents according to documents available on line from

the Florida Department of State records. All of the owners should have been able to verify the zoning and land use restrictions at the time of purchase, and at least the local managers/agents for five of the eight units should have been aware of the current zoning and land use restrictions at the time of purchase and the proposed changes to zoning and land use in 2008 through 2011. Any failure of the developer to act or misrepresentations by the developer do not appear to be valid justification for the current request.

**Issue # 2. The Martohue letter argues that rezoning is an appropriate method of resolving nonconforming uses. However, to rezone every property in Pass-A-Grille with grandfathered use, in order to eliminate the nonconforming grandfathered use, would be unnecessarily costly, time-consuming, and counter-productive.**

The Martohue letter states that the application seeks “land use and zoning amendments” to “remedy the non-conformity both in terms of density and use” (first paragraph under “Application Requests,” on page 3 of the letter) because “[t]he subject Property density is 43 units/acre ... [which] is grandfathered but exceeds the existing ROR permitted density.... If redesignated (sic) under the current CRD-EA, the Property would still be non-conforming.... However, if redesignated (sic) as CRD-EA land use and zoning..., under the City’s proposed density amendment the subject property would be fully conforming both in terms of use and density” (third paragraph under “Application Requests” on page 4 of the letter).

The letter seems to indicate that curing non-conformances, even those that are grandfathered, is a justified reason to rezone. However, it is assumed that non-conformances that are “grandfathered” do not require curing before an owner may use such property consistent with the grandfathered uses or the currently zoned uses. Therefore, any proposed rezoning to “cure” nonconformance must be justified independently of this “curing” argument.

**Issue # 3. The Martohue letter refers to 701 Gulf Way as part of “the 8<sup>th</sup> Avenue district neighborhood” (second paragraph under “Site Description,” on page 3 of the letter). However, the subject property at 701 Gulf Way does not appear to be a part of the 8<sup>th</sup> Avenue district.**

The property is adjacent to, is visible to, and significantly affects the residents of 7<sup>th</sup> Avenue but not 8<sup>th</sup> Avenue.

**Issue # 4. The Martohue letter states that “the Applicant’s requests ... would**

**be compatible with the transient rentals on the property located immediately north of the subject Property which is a more appropriate use for property across from Pass-A-Grille Beach and fronting Gulf Way ...” (fourth paragraph under “Application Requests,” on page 4 of the letter). However, this does not justify rezoning every such property on Gulf Way.**

Each rezoning request should be evaluated on its own merits, weighing the concerns of the entire community, including the nearby single family residences, against those requesting the rezoning.

**Issue # 5. The Martohue letter assumes significant economic benefit from the requested rezoning and uses such assumption as its primary justification. This conclusion should not be considered unless and until it is supported by proper documentation.**

The Martohue letter states that “by allowing the Property to be designated CRD-EA, this would allow transient (sic) rentals which creates a significantly greater economic engine to support the local retail and restaurant businesses in the 8<sup>th</sup> Ave Business District, far surpassing the economic impact generated by the occasional occupancy of our-of-state owners or seasonl (sic) residents should the use remain strictly residential with the severe limitations on rentals that accompany that designation in the ROR district” (fourth paragraph under “Application Requests,” on page 4 of the letter).

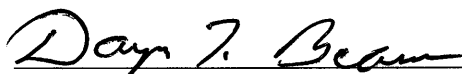
The “City document,” in the seventh paragraph on the fifth page, recognizes that “[n]o studies have been conducted which clearly establish the economic value of the tourist lodging facilities in Pass-a-Grille as opposed to residential uses.” Before accepting the Martohue letter’s conclusion, the appropriate studies should be conducted and properly documented. The impact to the local residents\* should be considered as well as the hypothetical impact to restaurants and other businesses.

\*In the agenda for the December Planning Board meeting attached to the “City document,” on page 63, is a paragraph within the City of St. Pete Beach, Florida, Eighth Avenue Commercial District Special Area Plan (dated December 2011) titled “Plan Issues and Objectives” which states that “[w]hen the comprehensive plan for the City was written in 1989, the Pass-A-Grille neighborhood (south of 32<sup>nd</sup> Avenue) was considered to be “primarily residential in character...with neighborhood commercial and some seasonal tourist facilities.... This character is important to the residents of St. Pete Beach, and maintaining it is a major goal of this plan.”

Transient rentals were not even acknowledged as a significant characteristic of this “primarily residential” neighborhood. Approval of this rezoning request (and those likely to follow by similarly situated owners in Pass-A-Grille) is inconsistent with the already approved 8<sup>th</sup> Avenue plan and the interests of the owners and residents who choose to purchase homes in a “primarily residential” neighborhood. The impact from the already authorized rezoning on 8<sup>th</sup> Avenue, part of 9<sup>th</sup> Avenue, and 709 Gulf Way has yet to be experienced. It would seem to be advisable to wait and assess the impacts from the already rezoned properties before increasing the unknown impacts from additional rezoning.

**Issue # 6. The Martohue letter requests addition of the property to an already approved 8<sup>th</sup> Avenue project without going through the extensive review, study, analysis, and impact assessments process used for that 8<sup>th</sup> Avenue project. It is not clear that the attempt to incorporate new properties into the already processed and approved 8<sup>th</sup> Avenue project is legally valid.**

The rezoning request should be considered upon its merits and not the merits of the 8<sup>th</sup> Avenue project. The 8<sup>th</sup> Avenue project underwent extensive study, analysis, assessment, reporting and approval. Any attempt to add new properties (with their additional impacts to all those issues addressed during formal consideration of the 8<sup>th</sup> Avenue project) appears to circumvent the full process requirements. It is recommended that legal advice be obtained regarding this.



Dayn T. Beam  
106 7<sup>th</sup> Avenue

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1/11/2012

**St. Pete Beach City Commission  
Agenda Report**

**Issue Considered:** Second and Final Reading and Public Hearing of Ordinance 2011-38

**Date:** August 28, 2012

**Prepared By:** Catherine Hartley, AICP, CNU-A, Senior Planner

**Summary of Issue:** Change of Zoning designation for 701 Gulf Way from ROR to CRD-EA.

The Planning Board conducted a public hearing on the above-mentioned case on January 17, 2012, and voted 4-1 to recommend approval of the request with the conditions that the units not be permitted to be rented for less than one week and that the development order should specify such. The City Commission voted to approve the Ordinance on 1<sup>st</sup> reading on March 27, 2012.

**Requested Motion:** “I move to approve Ordinance 2011-38 (read title)”

**Attachments:** Ordinance 2011-38.

**Reviewed by City Manager:** MB

**ORDINANCE # 2011-38**

**AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP FOR THE PROPERTY LOCATED AT 701 GULF WAY, FURTHER ILLUSTRATED ON THE MAP IN “EXHIBIT A”, FROM ROR TO CRD-EA; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission adopted Ordinance 2008-24 on August 26, 2008, establishing a special Future Land Use designation for Eighth Avenue, known as the Community Redevelopment District- Eighth Avenue: and

**WHEREAS**, the Citizens of St. Pete Beach validated the adoption of this comprehensive plan amendment via public referendum in 2009; and

**WHEREAS**, the Planning Board of the City of St. Pete Beach conducted a public hearing on January 17, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

**WHEREAS**, City Commission of the City of St. Pete Beach conducted public hearings on Tuesday March 27, 2012 and July 24, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

**WHEREAS**, the City Commission finds this change to the Zoning Map to be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and

**WHEREAS**, the City Commission finds this amendment to the Zoning Map to be in the best interest of the citizens of the City of St. Pete Beach.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:**

**Section 1.** The Zoning Map of the City of St. Pete Beach is hereby amended, changing the zoning for the property located at 701 Gulf Way, illustrated in “Exhibit A”, from ROR to CRD-EA.

**Section 2.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

**Section 3.** If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

**Section 4.** This Ordinance shall become effective within 30 days of adoption.

---

**STEVE MCFARLIN, MAYOR**

**LPA PUBLIC HEARING: 1/17/2012**

**PUBLISHED: 12/7/2012**

**FIRST READING: 3/27/2012**

**PUBLISHED : 3/14/2012**

**SECOND READING/ADOPTION HEARING: 8/28/2012**

**PUBLISHED: 8/12/2012**

I, Rebecca Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

---

**Rebecca Haynes, City Clerk**

“Exhibit A”

701 Gulf Way



**Please refer to Ordinance 2011-37 agenda materials for staff report, application materials, etc.**

**St. Pete Beach City Commission  
Agenda Report**

**Issue Considered:** Second and Final Reading and Public Hearing of Ordinance 2011-39

**Date:** August 28, 2012

**Prepared By:** Catherine Hartley, AICP, CNU-A, Senior Planner

**Summary of Issue:** Amending the 8<sup>th</sup> Ave Special Area Plan to add 701 Gulf Way to the Map, add single family residential as a permitted use, and amend the allowable temporary lodging density from 30 to 50 units per acre.

The Planning Board conducted a public hearing on the above-mentioned case on January 17, 2012, and unanimously voted to recommend approval of the ordinance. The City Commission voted to approve the Ordinance on 1<sup>st</sup> reading on March 27<sup>th</sup>, 2012. The Board of County Commissioners approved the changes to the Special Area Plan and the change to the Countywide Future Land Use Map on July 10, 2012.

**Requested Motion:** “I move to approve Ordinance 2011-39 (read title)”

**Attachments:** Ordinance 2011-39.

**Reviewed by City Manager:** MB



## MEMORANDUM

January 17, 2012

To: Planning Board

From: Catherine Hartley, ACIP, Senior Planner

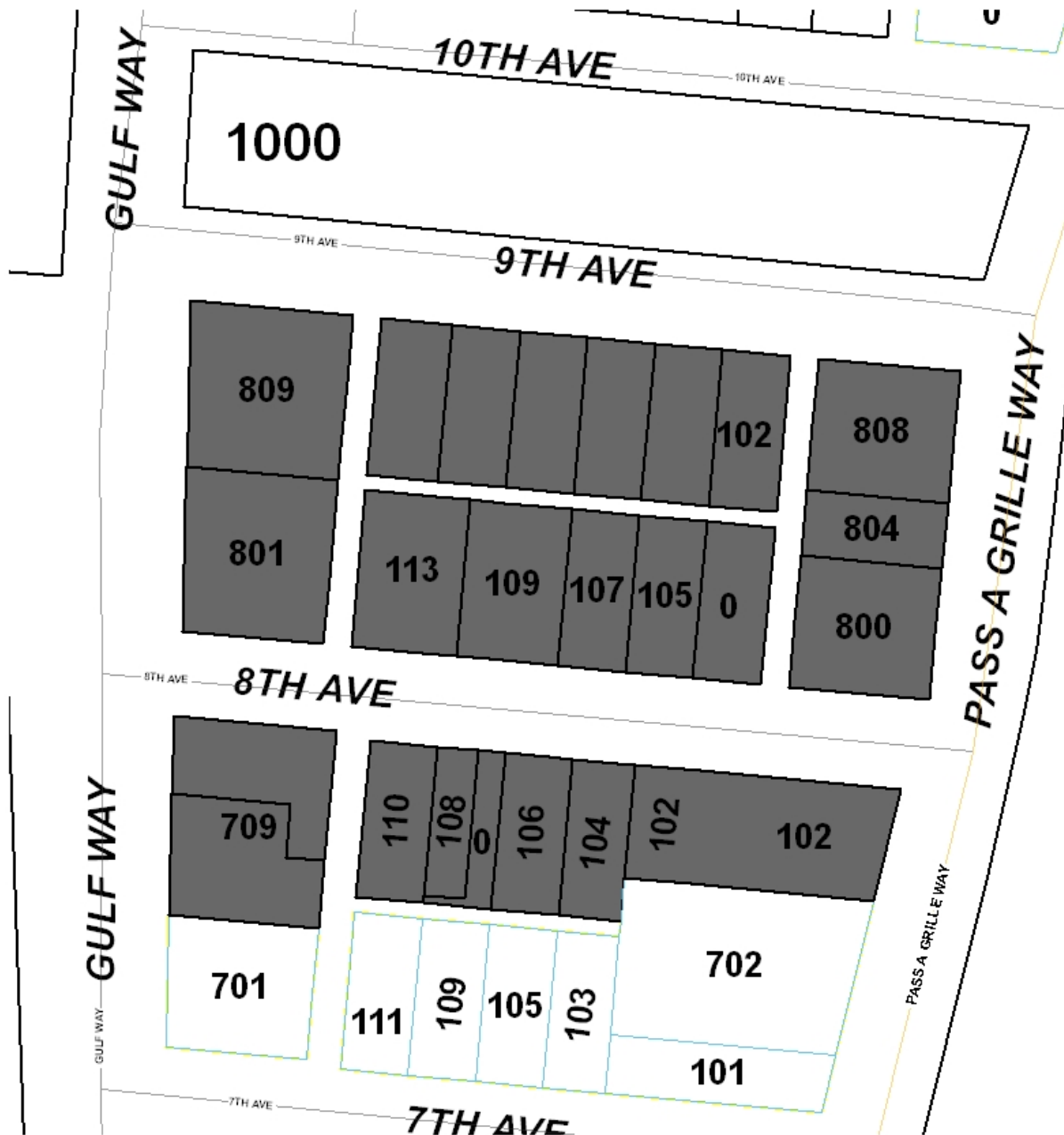
RE: Changes to the Eighth Avenue Special Area Plan and Comprehensive Plan regarding the Eighth Avenue CRD Future Land Use Map and category (Ordinances 2011-39 and 2011-40, respectively).

On November 8, 2011, the City Commission adopted Ordinance 2010-18 which adopted land development regulations and changed the official zoning map for the Eighth Avenue district. The map was changed from ROR to CRD-EA (see map, below). At the public hearing for the adoption of this ordinance, the City Commission requested the following changes be brought forward in the near future:

1. Amend the Special Area Plan to allow single family residential as a permitted use based on the existing Black residence on Pass-a-Grille Way. The owners testified at the first public hearing that they were opposed to their single family residence becoming a non-conforming use).
2. Changing the Temporary lodging density from 30 to 50 units per acre.

Staff has subsequently received an application to change the Future Land Use Map for 701 Gulf Way, which in turn requires an amendment to the Special Area Plan maps. This proposed change is also reflected in Ordinance 2001-39.

Ordinance 2010-18  
Change of Zoning from  
ROR to CRD-EA



Shaded area is subject to the rezoning

0 25 50 100 150 200 Feet

## **ORDINANCE 2011-39**

**AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AMENDMENTS TO THE EIGHTH AVENUE SPECIAL AREA PLAN, ADDING 701 GULF WAY TO THE MAP, ADDING SINGLE FAMILY RESIDENTIAL AS A PERMITTED USE, AND AMENDING THE ALLOWABLE TEMPORARY LODGING DENSITY FROM 30 TO 50 UNITS PER ACRE; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission adopted Ordinance 2008-24 on August 26, 2008, establishing a special Future Land Use designation for Eighth Avenue, known as the Community Redevelopment District- Eighth Avenue: and

**WHEREAS**, the Citizens of St. Pete Beach validated the adoption of this comprehensive plan amendment via public referendum in 2009; and

**WHEREAS**, the Planning Board of the City of St. Pete Beach conducted a public hearing on January 17, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

**WHEREAS**, City Commission of the City of St. Pete Beach conducted public hearings on Tuesday March 27, 2012 and July 24, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

**WHEREAS**, the City Commission finds these amendments to the Special Area Plan to be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and

**WHEREAS**, the City Commission finds these amendments to the Special Area Plan to be in the best interest of the citizens of the City of St. Pete Beach.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:**

**Section 1.** The Eighth Avenue CRD Special Area Plan is amended as illustrated in “Exhibit A”.

**Section 2.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

**Section 3.** If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

**Section 4.** This Ordinance shall become effective immediately upon adoption.

---

**STEVE MCFARLIN, MAYOR**

**LPA PUBLIC HEARING: 1/17/2012**

**PUBLISHED: 12/7/2011**

**FIRST READING: 3/27/2012**

**PUBLISHED : 3/14/2012**

**SECOND READING/ADOPTION HEARING: 8/28/2012**

**PUBLISHED: 8/12/2012**

I, Rebecca Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

---

**Rebecca Haynes, City Clerk**

“Exhibit A”

Eighth Avenue Special Area Plan, Attached

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# CITY OF ST. PETE BEACH, FLORIDA EIGHTH AVENUE COMMERCIAL DISTRICT SPECIAL AREA PLAN

~~AUGUST 2008~~  
AS AMENDED 2011



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## OVERVIEW

This Special Area Plan is intended to address the unique planning goals for the mixed-use area within the City of St. Pete Beach known as the Eighth Avenue Commercial District in Pass-a-Grille. This Planning Area encompasses the north and south sides of Eighth Avenue, as well as the south side of Ninth Avenue.

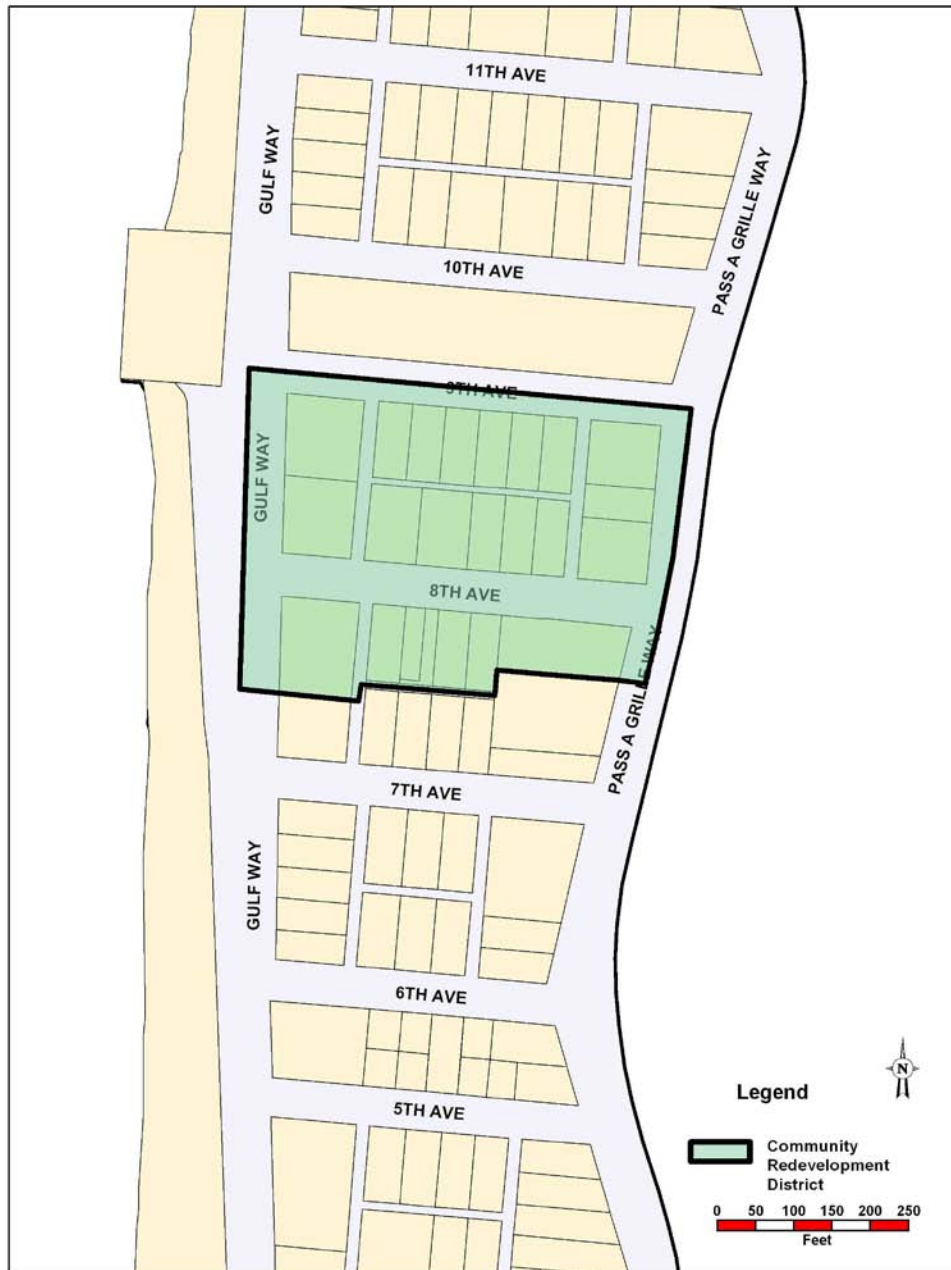
Concerns regarding the ability to maintain the current physical character of Eighth Avenue while potentially attracting new development to fill in vacant parcels have been an ongoing issue of both the City's Historic Preservation Board and the Planning Board. These Boards held several joint meetings over the past few years (2006 ~~through 2010 and 2007~~) to discuss options for achieving their joint goals. Additionally, in 2006 City Staff gave two presentations to outline these objectives and possible solutions to the citizens of Pass-a-Grille.

This process will entail numerous steps, including:

- Updating the City's Comprehensive Plan to include a Community Redevelopment District (CRD) category and to define specific density and intensity standards for the proposed Eighth Avenue Commercial District (CRD-EA)
- Amending the City's Future Land Use Map (FLUM) to designate the CRD-EA boundaries
- Amending the Countywide Future Land Use Plan Map to incorporate these changes
- Developing this Special Area Plan to address the planning aspects and impacts of the CRD-EA area
- Adopting land development regulations (IDRs) to apply specific standards to the proposed district.

These steps ~~have been -will be~~ completed as of January 2012, concurrently where possible in order to expedite this process. The remainder of this document comprises the Special Area Plan and will detail the provisions of the plan, address anticipated impacts on the City's system capacities if any, and discuss relevant Countywide considerations as required by the Countywide Plan Rules administered by the Pinellas Planning Council.

Figure 1 ~~Existing Proposed~~ Community Redevelopment District - Eighth Avenue (CRD-EA) ~~adopted~~  
via ordinance 2008-24.



## HISTORY OF PLANNING AREA

Although the Spanish explored much of what is now Pinellas County in the 16<sup>th</sup> Century, the first settler in Pass-a-Grille was Zephaniah Phillips in 1884. In 1895, the first platting of a subdivision, Morey Beach, occurred in Pass-a-Grille. The expected population boom, however, did not happen because the island was isolated and accessible only by infrequent ferry service.

Passage to Pass-a-Grille became easier by 1905 when the St. Petersburg and Gulf Electric Railroad extended its tracks to Gulfport, just across Boca Ciega Bay from Pass-a-Grille. From there, a shallow draft steam launch, the Althea, a 70-foot boat which carried about 50 passengers, made three trips a day to coordinate trips between Pass-a-Grille and Gulfport and connections with the railroad.

By 1911, Pass-a-Grille was incorporated as one of nine municipalities in the newly designated Pinellas County. The property owners of the town were eligible to vote and held elections, passed ordinances and established zoning regulations.

By 1930, the population of Pass-a-Grille was 233 people and was a community that reached across the spectrum of economic strata. Some of the population consisted of the fairly wealthy while others were commercial fishermen and about 15 percent of the resident population was black. In addition, the town was host to many visitors throughout the period.

In 1957, the Town of Pass-a-Grille merged with the other incorporated cities on the island (St. Petersburg Beach, Belle Vista Beach and Don CeSar Place) into the new municipality of St. Petersburg Beach, and in 1994, the voters agreed to change the name from St. Petersburg Beach to St. Pete Beach in hopes of coming out from under the shadow of St. Petersburg.

The Eighth Avenue Commercial District in Pass-a-Grille has historically been home to hotels, general stores, a Post Office, and a pavilion to serve tourists. The Post Office remains, surrounded by a mixed-use area of restaurants, stores, offices, and second floor residential. Many of the buildings along Eighth and Ninth Avenues were identified as contributing structures within the Pass-a-Grille Historic District, listed on the National Register of Historic Places.

**Figure 2 Images of Historic Eighth Avenue**



Oleander Avenue (now Eighth Avenue) about 1914 when Pass-a-Grille was the Florida West Coast's most popular beach resort. Left to center are Girard Bros. store, Buckeye Hotel, and Joseph E. Merry's grocery. From right to center, Lizotte's Hotel, Mason House, and Holloway Hotel. Small building in center is ticket office for Favorite Line steamers. (Author's collection)



Joseph E. Merry's general store at the end of a dock at Eighth Avenue and Pass-a-Grille Way was the first retail business at the Gulf Beaches. In 1911, Merry moved his store to a new location at 107 Eighth Avenue. (courtesy of Capt. Kenneth B. Merry)

Source: *Surf, Sand, & Post Card Sunsets* by Frank T. Hurley, Jr.

## PLAN ISSUES AND OBJECTIVES

When the comprehensive plan for the City was written in 1989, the Pass-a-Grille neighborhood (south of 32<sup>nd</sup> Avenue) was considered to be “primarily residential in character ... with neighborhood commercial and some seasonal tourist facilities” (City of St. Pete Beach Comprehensive Plan, 1989). As detailed previously, the Eighth Avenue Commercial District has historically been a mix of uses that support the neighborhood, other residents of the City and visitors to Pass-a-Grille Beach. This character is important to the residents of St. Pete Beach, and maintaining it is a major goal of this plan.

### **Existing Land Use and Related Characteristics of the Area**

When future land uses were assigned within the City as part of the comprehensive planning process, it was the intent of the City to maintain the mix of residential and commercial uses existing within the Eighth Avenue district. Thus, the district is part of a slightly larger portion of Pass-a-Grille ~~previously currently~~ designated Residential/Office/Retail (ROR) on

the City's Future Land Use Map (Figure 4), ~~and current Zoning Map (Figure 5)~~. Additional pockets of ROR areas exist south of and adjacent to the district, further north within Pass-a-Grille, as well as on the northern portion of the island along Blind Pass Road.

The Eighth Avenue Plan Area currently consists of 23 parcels, totaling 3.09<sup>1</sup> acres of land. Over half of the lots within the area are between 40 to 45.3 feet wide by 100 feet deep (4,000 – 4,530 s.f.), although the lots along Gulf Way and Pass-a-Grille Way are larger. The majority of the existing structures along Eighth Avenue are built to the lot line, creating a pedestrian arcade and a traditional, walkable downtown feel (Figure 3).

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Figure 3 Images of Eighth and Ninth Avenues



<sup>1</sup> The original SAP adopted in 2008 contained an incorrect calculation of the parcels included in the area. This 2012 amendment reflects the corrected total of acreage, 3.09 acres. However, the proposed addition of 701 Gulf Way will increase the acreage up to 3.3 acres.

As shown on the Existing Land Use Map (Figure 6), the majority of the parcels are classified as commercial by the Pinellas County Property Appraisers Office. These commercial properties within the District include several mixed use properties that are ground floor commercial with residential above, one operating motel (northwest corner of Eighth Avenue and Gulf Way), two vacant lots (Eighth Avenue, adjacent to eastern and western alleys connecting Eighth and Ninth Avenues), and several cleared lots on the south side of Ninth Avenue serving as parking for the Hurricane Restaurant (see Aerial, Figure 7). Several other restaurants, both freestanding and part of mixed-use properties, and a post office also serve the residents and visitors within the vicinity.

In St. Pete Beach, the ROR land use designation (within the Comprehensive Plan) allows for a maximum residential density of 18 units per acre, a maximum floor area ratio (FAR) of .40, and a maximum impervious surface ratio (ISR) of .85. The land development regulations (LDRs), however, currently limit the residential density to 15 units per acre, and the ISR for residential and ~~temporary lodging uses, transient accommodation uses~~ to .70. The LDRs further establish minimum lot area and width standards that make it difficult to redevelop within the area without consolidating properties. Although the Eighth Avenue Commercial District Plan Area lies within the Pass-a-Grille Overlay District, established by the LDRs, most of the standards within the overlay defer to those established by the underlying zoning district.

Beyond making it difficult to redevelop any currently vacant lots within the district, the current regulations also would make it impossible for the current structures to be rebuilt in the same manner as they currently exist, so should a catastrophic event cause severe damage to this area, the resulting construction would be vastly different from the existing character the residents value and want to maintain.

The goal of this plan is to establish standards that are meaningful to this district, taking into account the existing conditions and the limited lot sizes.

Figure 4 Current Future Land Use Classifications, Eighth Avenue and Surrounding Area

Existing Future Land Use Categories



Figure 5 Current Zoning, Eighth Avenue and Surrounding Area.

# Exisitng Zoning Classifications

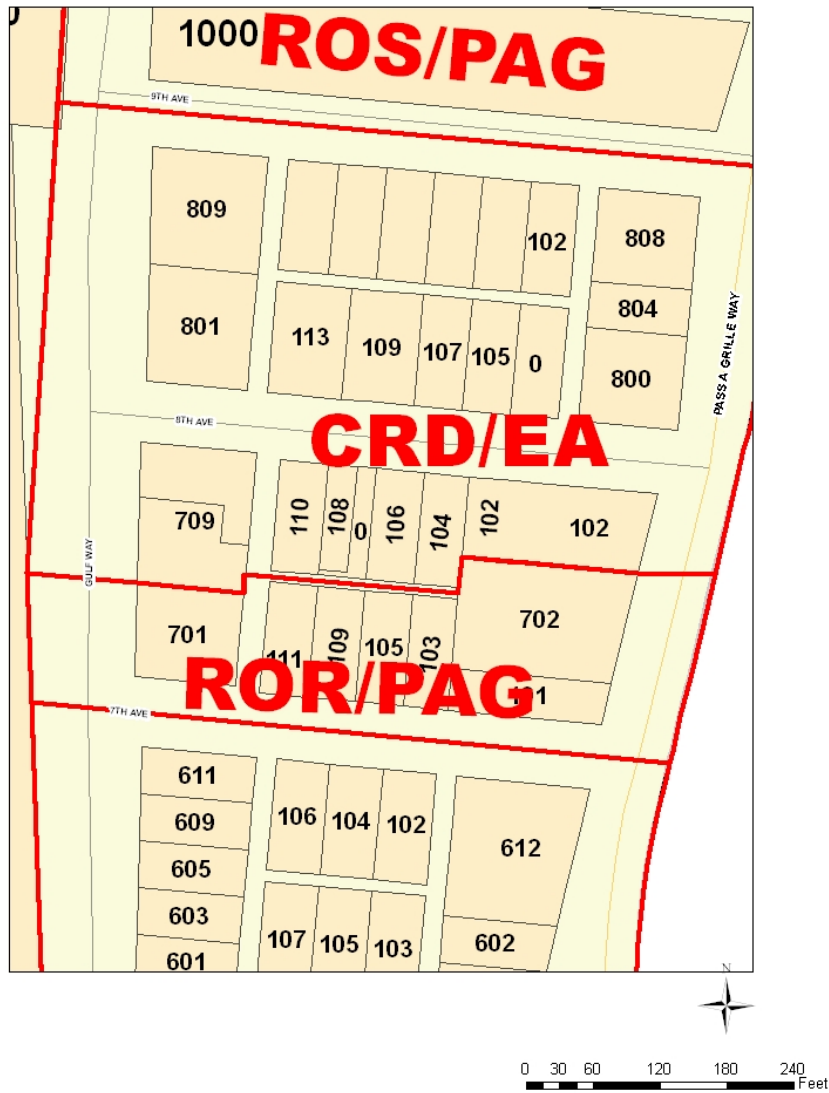
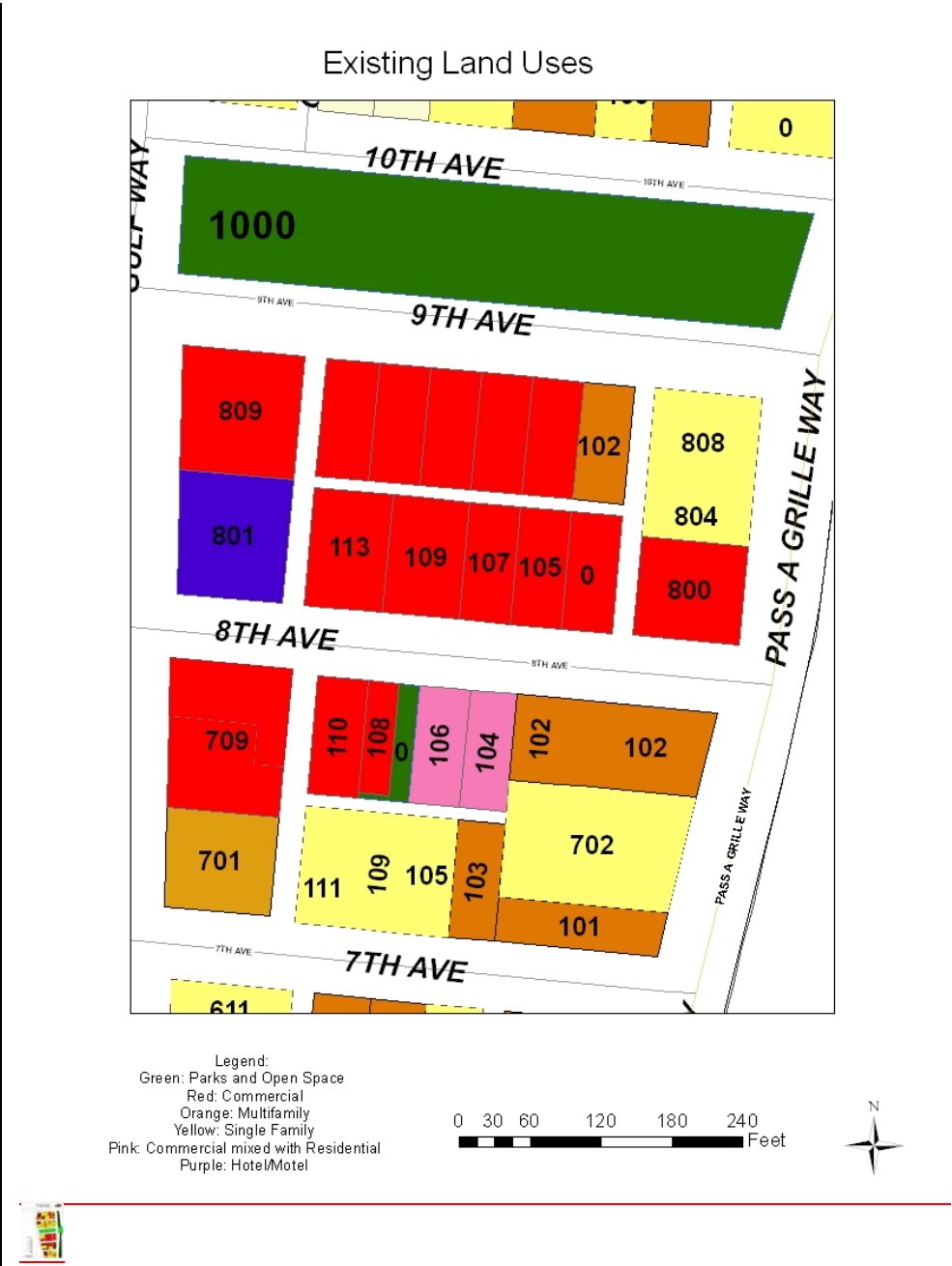


Figure 6 Existing Land Uses, Eighth Avenue and Surrounding Area



*Data Source: Pinellas County Land Use Classifications*

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Figure 7 Aerial, Eighth Avenue and Surrounding Area  
 CRD-EA Land Use Map including proposed 701 Gulf Way



### ***Special Area Plan Issues***

The following section outlines the overall issues and objectives of this Special Area Plan. This Planning Area encompasses the north and south sides of Eighth Avenue, as well as the south side of Ninth Avenue (Figure 1).

- Preserve and promote the continuance of the existing development pattern within the Eighth Avenue district in Pass-a-Grille
- Perpetuate the character of the community by preserving the architectural aesthetic of the district
- Promote the viability of the businesses which form the Eighth Avenue Commercial District.
- Attract additional investment into existing structures and new development.
- Ensure that all development is in scale with Pass-a-Grille and supportable by existing infrastructure.

The City wants to maintain the unique quality of the mixed use commercial/residential focus of this area, especially for those properties already developed within Eighth Avenue. As previously discussed, the current Future Land Use classification and zoning regulations make it difficult to promote infill development. The developed and vacant properties within this area are very small and the current land use classification and regulations such as setbacks, FAR, and ISR prohibit reasonable use of the land. Compliance with existing regulations would erase the unique quality and character of the area such as the existing streetwall and pedestrian arcade that forms the cohesive design of the district.

The creation of this plan allows the City to move forward on the creation of land development regulations for the district that would not only reflect what was built before the City's Comprehensive Plan was adopted, but would also increase the economic viability of the District by allowing infill development that is appropriate for the smaller lot sizes within the area.

### ***Plan Objectives in Relationship to St. Pete Beach Comprehensive Plan and Pinellas by Design: An Economic Development and Redevelopment Plan for the Pinellas Community***

#### **City of St. Pete Beach, Florida 2010 Comprehensive Plan**

The City's ~~2010~~ Comprehensive Plan ~~has been~~ will be amended to incorporate the Community Redevelopment District land use category within its Future Land Use Element. All use limitations and other standards ~~have also been~~ will then be included within the Future Land Use Map section of the Plan under a new Community Redevelopment District – Eighth Avenue (CRD-EA), which ~~applied~~ will apply only to those parcels within the defined district shown in Figure 1. These standards ~~will be provided~~ will be provided for the increased Density. FAR and ISR ~~and the reduced setbacks~~ needed to address the issues identified in this Special Area Plan.

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~~Additionally, a new policy will be added to the Future Land Use Element requiring the development of land development standards to address the preservation of the existing development pattern and architectural aesthetic within the district.~~

The amendment is consistent with the following Goals, Objectives, and Policies of the Future Land Use Element:

- Objective 1.4 Consistent with this comprehensive plan, as amended, the City of St. Pete Beach shall enhance and protect the City's character through the encouragement of redevelopment which ensures an orderly and aesthetic mixture of uses
- Policy 1.4.1 The City shall, through administration of the land development regulations, encourage the redevelopment or rehabilitation of existing non-residential areas and uses.
- Policy 1.4.2 The City shall, through administration of the land development regulations, encourage the adaptive re-use of no longer viable commercial properties.
- Policy 1.4.3 The City shall, while emphasizing residential uses, encourage the creative redevelopment of non-viable properties by allowing for a mixture of compatible residential and non-residential uses within a single development site.
- Objective 1.6 As of the effective date of this comprehensive plan, as amended, development activities shall be required to ensure the protection of historic and architecturally significant structures and resources.
- Policy 1.6.3 The City shall adopt procedures to be incorporated into the land development regulations which ensure that new development does not adversely impact designated historic or architecturally significant structures and resources.

#### **Pinellas by Design: An Economic Development and Redevelopment Plan for the Pinellas Community**

*Pinellas by Design* recognizes that new development will take place only through infill construction and redevelopment of older properties. This Special Area Plan seeks to create a district, which will be smaller than those examples within *Pinellas by Design* but consistent with the intent described within the document.

*Pinellas by Design* also recognizes that "The rehabilitation and redevelopment of properties in the county have potentially been hampered by inappropriate or misapplied land development regulations and processes" (*Pinellas by Design*, p.4). It further emphasizes the need for flexibility while maintaining sensitivity to the characteristics of existing development. The City will review its existing regulations and make the necessary modifications to create more consistent standards for the development existing and desired within the Eighth Avenue Commercial District.

Chapter 7 of *Pinellas by Design* identifies many strategies that local governments might use in order to address the issues identified within the plan. St. Pete Beach is utilizing the following strategies in this process:

*“Preserve and protect, through neighborhood preservation plans and other proactive measures, existing neighborhoods in order to maintain their general character.”*

Specifically, in the process of developing this Special Area Plan, the city has held public meetings in advance of public hearings, allowing for the identification of issues in advance. Additionally, the use of the Special Area Plan is allowing the City to address neighborhood concerns and to ensure that any redevelopment projects have a positive impact on the existing neighborhood.

*“Develop special area plans that incorporate desired redevelopment land use patterns and design characteristics”*

This Plan has intended to promote compact, mixed use development that is walkable, while still enhancing and preserving the historic architecture and cultural area of the Eighth Avenue Commercial District.

*“Promote compact, mixed-use redevelopment land use patterns that include residential development as a component.”*

One component of this process is to amend the Comprehensive Plan and LDRs to allow for residential use as part of mixed use developments, but with the caveat that the ground floor must be commercial use only. This mixture of uses is present within the District today, and is an integral part of the Plan to maintain the character in the future.

## PLAN COMPOSITION

It is the intent of this plan to create a new Community Redevelopment District – Eighth Avenue (CRD-EA) land use classification with uses that are similar to the current ROR land use, but that will allow for a level of development consistent with the existing density and intensity already developed within the district. This process will require a comprehensive plan amendment.

### ***Permitted Uses and Any Differentiation by Locations***

The following uses are proposed for the new Community Redevelopment District – Eighth Avenue (CRD-EA) land use classification:

|                       |                                                                                                                                                                 |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Primary uses -</i> | Residential; Office; Retail Commercial; Personal/Business Service; Commercial/Business Service; <del>Temporary Lodging</del> <del>Transient Accommodation</del> |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|

*Secondary uses* - Residential equivalent; public/semi-public; ancillary non-residential; recreation/open space

### **Density/Intensity Standards for Permitted Uses**

The following standards are proposed for the new Community Redevelopment District – Eighth Avenue (CRD-EA) land use classification:

- Density and Intensity of use for commercial and residential components shall be inclusive, i.e. the same land area may be used to support both use types without proration.
- Residential use - Shall not exceed 24 dwelling units per acre.
- Residential equivalent use (Bed and Breakfasts) - Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 dwelling units per acre.
- Non-residential use - Shall not exceed a floor area ratio (FAR) of 1.0 for single use commercial structures or 1.50 for mixed-use development, nor an impervious surface ratio (ISR) of .90. The standard for the purpose of establishing relative intensity and potential impacts shall be an FAR of .75 and an ISR of .75.
- Temporary Accommodation ~~Transient accommodation use~~ - Shall not exceed 5030 units per acre.
- Public/semi-public; ancillary non-residential use - Shall not exceed a maximum area of three (3) acres. Any such use, alone or when added to existing contiguous like uses, which exceeds this threshold shall require a plan amendment which shall include such use and all contiguous like uses.

### **Design Guidelines**

Over the last 3 years, the Historic Preservation Board has discussed the adoption of design guidelines for Pass-a-Grille, including the Eighth Avenue area. However, no guidelines other than the Secretary of the Interior's Standards for Rehabilitation have been adopted. These standards only apply to locally designated historic properties. At this time, there is no intention to develop design guidelines for properties within this district.

### **Affordable Housing Provisions**

There is no intention to include any affordable housing provisions within the context of this plan.

### **Mixed-Use Provisions**

The Eighth Avenue Commercial District is a mixed-use area where many buildings have second floor residential or commercial over first floor commercial/retail/office space. It is the intent of this plan to continue to encourage this type of development pattern, in a scale that is consistent with the existing development. The City's Comprehensive Plan and LDRs ~~will~~ allow a variety of compatible uses, while the higher FAR and ISR will encourage implementation of such a mixture. Specific provisions ~~currently will be included to~~ allow

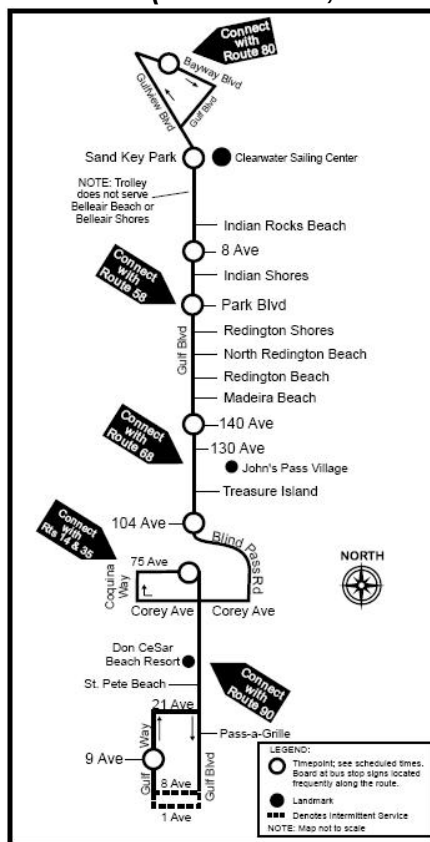
residential only ~~on above a commercial use and second or third stories of buildings and~~ only as part of a mixed-use project, in order to maintain the street-level commercial use important to such a district. ~~However, as there are a few single family residential homes on Pass-A-Grille Way, the City will allow those uses to be conforming uses. No stand alone residential structures will be allowed within the CRD-EA plan area. However,~~ Bed and Breakfasts and the adaptive re-use of existing residential structures ~~are shall be~~ permitted.

### **Special Provision for Mobility and Circulation (Mass Transit, Access Management, Parking, Pedestrians, and Bicycles)**

The mixed-use nature of the Eighth Avenue Commercial District creates a pedestrian oriented area with shops and restaurants that are primarily visited by neighbors and tourists within the Pass-a-Grille beach area. Maintaining this mixture of uses as well as the building arcade and street wall formed by the near zero-lot line development pattern of the buildings promotes the continuance of pedestrian activity within the area.

Pinellas Suncoast Transit Authority's (PSTA) Suncoast Beach Trolley services all of the City and a stop is located within the CRD-EA plan area, connecting it to the other beach communities and providing tourists with public transportation access to Pass-a-Grille.

Parking standards will be addressed within the LDRs that are developed for the District; surface parking will have to support whatever new development or redevelopment occurs. The City has established minimum requirements for the placement of bicycle racks as part of its efforts to become more "bicycle friendly".



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### ***Land Development Regulations that Implement Plan***

Land Development Regulations (LDRs) ~~have been~~ will be developed specific to this area consistent with the new CRD-EA land use classification. These LDRs will allow for the increased FAR and ISR needed to allow new development consistent with the existing structures, as well as allowing current buildings to be rebuilt at the same density they currently have.

Figure 8 identifies issues with the existing Residential/Office/Retail (ROR) zoning as applied to the Eighth Avenue Commercial District. ~~This table was included within the presentations made at the community and Board meetings in 2006 and 2007.~~

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Figure 7 Current Zoning Standards (ROR), Eighth Avenue Commercial District

| Standard        | Value                   | Problem                                                                                                      | Potential Solution                                                                                                                                                               |
|-----------------|-------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Front           | 20 Feet                 | Moves buildings too far from sidewalk; not consistent with much of the existing pattern of development.      | Set buildings closer to the front property line. Amend LDR's to allow some flexibility for recessed doorways, outdoor seating, etc                                               |
| Secondary Front | 10 Feet                 | Moves buildings too far from alleys; not consistent with existing structures                                 | Amend LDR's to allow for minimal to no setbacks required for secondary front yard.                                                                                               |
| Side            | 10 Percent of Lot Width | Requires building separation; not consistent with existing structures                                        | Allow zero or minimal setbacks (minimal setbacks allow for reduced cost of fire retardant materials in that will allow for building separation, and allows for courtyard areas). |
| Rear            | 20 Feet                 | Inconsistent with current building pattern; however current standard provides some room for surface parking. | Keep Standard to allow for parking or reduce rear yard setbacks.                                                                                                                 |

In St. Pete Beach, the ROR zoning classification limits residential density to 15 units per acre. The LDRs further establish minimum lot area and width standards that make it difficult to redevelop within the area without consolidating properties.

Because many of the existing structures include several residential units above the existing ground floor commercial space, the new LDRs ~~will~~ allow for enough residential density to ~~permit allow~~ at least two residential units per lot. This is a challenge when the smallest lot is 4,300 square feet. In order to support two units on a 4,300 square foot lot, slightly more than 20 units an acre in residential density must be allowed. ~~To be consistent with other established requirements of the adopted Comprehensive Plan, the proposal is to allow 24 residential units per acre in the Eighth Avenue area.~~

Additionally, consistent with most of the existing development in the area, front and side setback requirements ~~have been will be~~ reduced in order to allow new construction to mimic the historic pattern of development, while allowing for some flexibility for some

architectural interest including features such as recessed doorways and small outdoor seating areas.

~~The LDRs will regulate building height by a limitation on the maximum number of stories within a higher overall height limitation. A builder would get a maximum of three stories within a maximum building height of 40 feet over flood elevation. Building heights would tend to be below maximum due to the limited functional requirements of each floor of the building. Commercial space can be flood proofed at grade, further reducing the necessary for building height.~~

### **Public and/or Private Improvements, Contributions and/or Incentives**

None.

### **Local Government Plan Approval Process**

The first phase of this process ~~was is~~ to concurrently develop this Special Area Plan, and to adopt the comprehensive plan text and map amendments required to create the CRD category. The City's Comprehensive Plan ~~has been will be~~ amended to develop the basic standards for the Eighth Avenue (CRD-EA) district, and to apply them to the appropriate area on the Future Land Use Map. These comprehensive plan amendments ~~were will be~~ submitted to the Department of Community Affairs ~~and not challenged in 2008, to begin the review process, according to the procedures of the Growth Management Act.~~ After DCA's review and finding of compliance, the City of St. Pete Beach citizens ~~approved these changes by voter referendum in 2009.~~ will have to approve these changes to the comprehensive plan by voter referendum (proposed for March 2009).

The Special Area Plan will serve not only as the accompanying data and analysis for the Comprehensive Plan amendment, but will accompany the application to amend the Countywide Future Land Use Plan Map to add 701 Gulf Way to the Future Land Use Map according to the Countywide Plan Rules administered by the Pinellas Planning Council.

The required LDRs ~~were adopted in 2011, will be developed while the comprehensive plan amendment is proceeding through the review process. The development of these LDRs will be based on previous and new public input and will require public hearings of the City's Planning Board and Commission to adopt.~~ They ~~did will~~ not result in any changes of allowed use, since the intent is to maintain the character of the existing district but allow for the needed infill development on vacant lots.

### **PLAN IMPACTS**

The Eighth Avenue Commercial District currently contains a mixture of ~~temporary lodging, ground floor residential and non-residential uses, commercial and second or third story residential space.~~ The intent of this plan is to maintain the existing character and to allow for the continuance of buildings at the same density and intensity as is already built today.

The CRD-EA district will not create any significant impact on the City's overall system capacities (water, sewer, stormwater) or impact the respective adopted levels of service. Discussion regarding roadways is included under Relevant Countywide Considerations.

In accordance with accepted practices from the Florida Department of Community Affairs (DCA) and other review agencies, an impact comparison analysis of the proposed amendment has been completed. The analysis is based on the theoretical maximum development potential under the current future land use designation, versus the requested future land use designation (Figure 9). The existing future land use designation allows for mixed-use development of a residential/office/retail character consistent with surrounding uses, transportation facilities, and natural resource characteristics of the area<sup>2</sup>. Given the overall size of the area (~~3.3~~ 3.4 acres), a theoretical maximum of ~~214,452~~ 214,751 square feet of non-residential and ~~80~~ 84 residential units could be constructed if part of a mixed-use development within the proposed CRD-EA area. This "worst case" scenario would only result from a complete redevelopment of the proposed area, which is not the intent of this plan. <sup>3</sup>

Figure 8 Evaluation of Densities and Maximum Impacts

|                           | Development Potential<br>(units or square feet) |                     |
|---------------------------|-------------------------------------------------|---------------------|
|                           | Existing***                                     | Proposed****        |
|                           | CRD-EA                                          | CRD-EA              |
| 100% Residential          | 74                                              | 81                  |
|                           | 3.09 acres * 24<br>UPA                          | (3.3 ac * 24 du/ac) |
| 100% Temporary<br>Lodging | 93                                              | 165                 |
|                           | (3.09 ac*30 UPA)                                | (3.3 AC * 50 UPA)   |
| 100% Commercial           | 201,900.60                                      | 215,622             |
| 50% Restaurant            | 100,950                                         | 107,811             |
| 50% Retail                | 100,950                                         | 107,811             |

\*

\*\*\* corrected acreage, 30 units /acre temporary lodging density, without 701 gulf Way

\*\*\*\* Corrected acreage but increasing temporary lodging density to 50 units per acre and adding 701 Gulf Way

\*\* Single use commercial structures

\*\*\* Mixed use development

<sup>2</sup> The Countywide Plan Rules, Amended through March 19, 2007

<sup>3</sup> The original plan amendment submitted in 2008 calculated 3.4 acres within the subject area. This total was incorrect. Adding up all of the acreage of each parcel, the total comes to 3.1 acres. The amendments listed here assume the correct total but also add the acreage of 701 Gulf Way, which has been requested to be added to the area.

~~\*\*\*\* No standard within comprehensive plan, limited to 15 units per acre in ROR zoning, use restricted to bed & breakfast inns and motels~~

The remaining analysis on the impact to infrastructure is based on the assumed development at maximum residential and non-residential build out (mixed use, 1.5 FAR) with a mixture of restaurant and ~~retail office~~ uses allowed under the proposed CRD-EA standards, compared with two development scenarios allowed under the current ~~CRD-EA ROR~~ land use designation at 24 dwelling units and 30 temporary lodging uses per acre versus 24 dwelling units and 50 temporary lodging uses per acre and also including 701 Gulf Way. (100 percent residential, or 100 percent commercial). Commercial use was estimated to be half restaurant and half ~~retail office~~, to reflect the mix of non-residential uses currently existing within the Eighth Avenue Commercial District.

## **Water**

### **Overall System Capacity**

Tampa Bay Water, the regional authority that supplies most of the wholesale potable water for Pinellas County, the City of St. Petersburg, and all other municipalities within Pinellas County, provides all the potable water needed by its six member governments (Hillsborough, Pasco, and Pinellas Counties, and the Cities of New Port Richey, St. Petersburg and Tampa). Since Oct. 1, 1998, Tampa Bay Water has been the sole and exclusive water provider to the six governments it serves.

Pinellas County is authorized to provide St. Pete Beach with water under Chapter 126 of the Pinellas County Code of Ordinances, which states:

That the board of county commissioners of Pinellas County, State of Florida, are hereby authorized and empowered to construct, own, maintain and operate a water supply and distribution system for the purpose of supplying drinkable water to the inhabitants of that certain chain of islands bordering on the Gulf of Mexico in said county, extending from Pass-a-Grille to Indian Rocks, and to furnish water to other districts or communities within said county. (Laws of Fla. Ch. 17644(1935), § 1).

Tampa Bay Water, therefore, provides the wholesale potable water supply to Pinellas County, and the Pinellas County Utilities Department owns and maintains the distribution system. The City is a retail customer of the Pinellas County Utilities Department and has no responsibility regarding the supply of potable water to its citizens.

According to the most current concurrency test statement, adopted by Pinellas County Ordinance #07-49, Tampa Bay Water is currently able to meet annual demand (existing LOS) within the Pinellas County Water Demand Planning Area (WDPA). Based on current population estimates and projections provided by Pinellas County Planning Department, the total population of St. Pete Beach comprises approximately 3 percent of the population served within the WDPA. St. Pete Beach's Comprehensive Plan includes policies to ensure potable water services to its residents, and to review all new development and redevelopment proposals under the City's Concurrency Management System Ordinance so there are no issues with maintaining LOS.

A rough calculation indicates that the percentage of water used by the City as a whole is approximately 3.5 percent of the total use by Pinellas County Utility customers. This is not expected to change throughout the planning horizon of the comprehensive plan.

## Impact of Proposed Land Use Change

### Potable Water

The current future land use designation would allow ~~either 74.64~~ residential units (assumed to be multifamily residential) or 93 temporary lodging units ~~and of 201,900 59,241~~ square feet of commercial space (assumed to develop at 50 percent restaurant and 50 percent ~~retail/office~~). Using standard City figures<sup>4</sup>, the anticipated potable water usage would be ~~0.0162 million 92,532~~ gallons per day ~~(mgd)~~ if redeveloped at 100 percent residential with 100% commercial, or ~~0.08323 mgd 87,032~~ gallons per day if developed at 100 percent commercial with 100% temporary lodging, under the current CRD-EA ~~ROR~~ land use designation.

The proposed changes to the CRD-EA future land use designation, which includes 701 Gulf Way on the map and increasing temporary lodging units per acre from 30 to 50, would allow a maximum of 81 residential units or 165 Temporary Lodging Units ~~and 215,622 214,750~~ square feet of commercial space to be built concurrently on the site. Using the appropriate figures, the anticipated potable water usage would potentially be 99,214 gallons per day ~~0.1099 mgd~~. Temporary Lodging built at 50 units per acre plus 100% commercial on 3.3 acres would generate 99,514 gallons per day. See figure 10.

**Figure 9 Potential Water Demand**

|                           | Development Potential<br>(units or square feet) |                     | Demand - Water<br>(mgd)       |                               |
|---------------------------|-------------------------------------------------|---------------------|-------------------------------|-------------------------------|
|                           | Existing***                                     | Proposed****        | Existing***                   | Proposed****                  |
|                           | CRD-EA                                          | CRD-EA              | CRD-EA                        | CRD-EA                        |
| 100% Residential          | 74                                              | 81                  | 14,800                        | 16,200                        |
|                           | 3.09 acres * 24<br>UPA                          | (3.3 ac * 24 du/ac) | (74 units * 200 gal/unit)     | (81 units * 200 gal/unit)     |
| 100% Temporary<br>Lodging | 93                                              | 165                 | 9,300                         | 16,500                        |
|                           | (3.09 ac*30 UPA)                                | (3.3 AC * 50 UPA)   | (93*100 gal/unit)             | 165 * 100 gal/unit            |
| 100% Commercial           | 201,901                                         | 215,622             | 77,732                        | 83,014                        |
| 50% Restaurant            | 100,950                                         | 107,811             | 67,637                        | 72,233                        |
|                           |                                                 |                     | 100,950 sqft * 0.67 gal/sqft) | (107,811sqft * 0.67 gal/sqft) |
| 50% Retail                | 100,950                                         | 107,811             | 10,095                        | 10,781                        |
|                           |                                                 |                     | (100,950 sqft * 0.1 gal/sqft) | (107,811 sqft * 0.1 gal/sqft) |

\*\*\*corrected acreage, 30 units /acre temporary lodging density, without 701 gulf Way

\*\*\*\* Corrected acreage but increasing temporary lodging density to 50 units per acre and adding 701 Gulf Way

<sup>4</sup> Pinellas County Water/Sewer Factors for use in Calculating Water/Sewer Demand, 10/10/00

|                             | Development Potential<br>(units or square feet) |                    | Demand—Water<br>(mgd) |                    |
|-----------------------------|-------------------------------------------------|--------------------|-----------------------|--------------------|
|                             | Existing<br>ROR                                 | Proposed<br>CRD-EA | Existing<br>ROR       | Proposed<br>CRD-EA |
| <del>100% Residential</del> | 64                                              | 81                 | 0.012                 | 0.016              |
| <del>100% Commercial</del>  | 59,241                                          | 214,750            | 0.023                 | 0.083              |
| 50% Restaurant              | 29,621                                          | 107,375            | 0.020                 | 0.072              |
| 50% Office                  | 29,620                                          | 107,375            | 0.003                 | 0.011              |

|                                   | <u>Development Potential</u><br><u>(units or square feet)</u> |                                | <u>Demand—Water</u><br><u>(mgd)</u>      |                                           |
|-----------------------------------|---------------------------------------------------------------|--------------------------------|------------------------------------------|-------------------------------------------|
|                                   | <u>Existing</u>                                               | <u>Proposed</u>                | <u>Existing</u>                          | <u>Proposed</u>                           |
|                                   | <u>CRD-EA</u>                                                 | <u>CRD-EA</u>                  | <u>CRD-EA</u>                            | <u>CRD-EA</u>                             |
| <del>100% Residential</del>       | <del>81.00</del>                                              | <del>81</del>                  | <del>0.016</del>                         | <del>0.016</del>                          |
|                                   | <del>(3.3 ac * 24 du/ac)</del>                                | <del>(3.3 ac * 24 du/ac)</del> | <del>(81 units * 200 gal/unit)</del>     | <del>(81 units * 200 gal/unit)</del>      |
| <del>100% Temporary Lodging</del> | <del>99.00</del>                                              | <del>165</del>                 | <del>0.010</del>                         | <del>0.017</del>                          |
|                                   | <del>(3.3 ac*30 UPA)</del>                                    | <del>(3.3 AC * 50 UPA)</del>   | <del>(99*100 gal/unit)</del>             | <del>165 * 100 gal/unit</del>             |
| <del>100% Commercial</del>        | <del>215,622.00</del>                                         | <del>215,622</del>             | <del>0.083</del>                         | <del>0.083</del>                          |
| <del>50% Restaurant</del>         | <del>107,811.00</del>                                         | <del>107,811</del>             | <del>0.072</del>                         | <del>0.072</del>                          |
|                                   |                                                               |                                | <del>(29,621 sqft * 0.67 gal/sqft)</del> | <del>(107,375 sqft * 0.67 gal/sqft)</del> |
| <del>50% Retail</del>             | <del>107,811.00</del>                                         | <del>107,811</del>             | <del>0.011</del>                         | <del>0.011</del>                          |
|                                   |                                                               |                                | <del>(29,621 sqft * 0.1 gal/sqft)</del>  | <del>(107,375 sqft * 0.1 gal/sqft)</del>  |

See Attachment A for additional details on these calculations.

## Sewer

### Overall System Capacity

St. Pete Beach currently contracts with the City of St. Petersburg to provide its wastewater treatment. The adopted level of service within the 1998 Comprehensive Plan is 149.4 gallons per day per capita (GPCD). Wastewater from St. Pete Beach is treated in St. Petersburg's Northwest water reclamation facility located at 7500 26<sup>th</sup> Avenue NW.

The Northwest facility has an adopted LOS of 170 GPCD. This facility has the capacity to process 20 mgd, and in 2007 was handling an average daily flow of 9.72 mgd, leaving an excess capacity of 10.28 mgd.

### Impact of Proposed Land Use Change

Using the same maximum development potential figures as before, the anticipated sewer discharge would be 61,575 gallons per day - 0.009 mgd if redeveloped at 100 percent residential with 100% commercial on 3.09 acres, or 56,055 if redeveloped at 100% temporary lodging and 100% commercial on 3.09 acres at 30 units per acre. If redeveloped with 100% commercial and 100% temporary lodging including 701 Gulf Way (3.3 acres total) and at 50 units per acre, the sewage discharge would be 63,806 gallons per day. 0.045 mgd if developed at 100 percent commercial under the current ROR land use designation. If all 3.4 acres within the proposed CRD-EA area were redeveloped at maximum residential and commercial densities and intensities, the anticipated potable sewer discharge would potentially be 0.066 mgd.

|                        | Development Potential<br>(units or square feet) |                     | Demand - Sewer<br>(mgd)                       |                                              |
|------------------------|-------------------------------------------------|---------------------|-----------------------------------------------|----------------------------------------------|
|                        | Existing***                                     | Proposed****        | Existing***                                   | Proposed****                                 |
|                        | CRD-EA                                          | CRD-EA              | CRD-EA                                        | CRD-EA                                       |
| 100% Residential       | 74                                              | 81                  | 11,100                                        | 12,150                                       |
|                        | 3.09 acres * 24 UPA                             | (3.3 ac * 24 du/ac) | (74 units * 150 gal/unit)                     | (81 units * 150 gal/unit)                    |
| 100% Temporary Lodging | 93                                              | 165                 | 5,580                                         | 9,900                                        |
|                        | (3.09 ac*30 UPA)                                | (3.3 AC * 50 UPA)   | 93 * 60 Gal/unit                              | 165* 60 gal/unit                             |
| 100% Commercial        | 201,901                                         | 215,622             | 50,475                                        | 53,906                                       |
| 50% Restaurant         | 100,950                                         | 107,811             | 40,380                                        | 43,124                                       |
|                        |                                                 |                     | [(100,950 sqft / 50 sqft/seat) * 20 gal/seat] | [(107,811sqft / 50 sqft/seat) * 20 gal/seat] |
| 50% Retail             | 100,950                                         | 107,811             | 10,095                                        | 10,781                                       |
|                        |                                                 |                     | (100,950 sqft * 0.1 gal/sqft)                 | (107,811sqft * 0.1 gal/sqft)                 |

\*\*\*corrected acreage, 30 units /acre temporary lodging density, without 701 gulf Way

\*\*\*\* Corrected acreage but increasing temporary lodging density to 50 units per acre and adding 701 Gulf Way

Figure 10 Potential Sewer Demand

|                             | Development Potential<br>(units or square feet) |                    | Demand - Sewer<br>(mgd) |                    |
|-----------------------------|-------------------------------------------------|--------------------|-------------------------|--------------------|
|                             | Existing<br>ROR                                 | Proposed<br>CRD-EA | Existing<br>ROR         | Proposed<br>CRD-EA |
| <del>100% Residential</del> | <del>64</del>                                   | <del>81</del>      | <del>0.009</del>        | <del>0.012</del>   |
| <del>100% Commercial</del>  | <del>59,241</del>                               | <del>214,750</del> | <del>0.015</del>        | <del>0.054</del>   |
| <del>50% Restaurant</del>   | <del>29,621</del>                               | <del>107,375</del> | <del>0.012</del>        | <del>0.043</del>   |
| <del>50% Office</del>       | <del>29,620</del>                               | <del>107,375</del> | <del>0.003</del>        | <del>0.011</del>   |

## Stormwater Drainage

Stormwater drainage in the City of St. Pete Beach must be designed to accommodate and treat the 25-year, 24-hour storm event without causing flooding or polluting the receiving water bodies. Any new development will be required to design and construct an approved stormwater facility, and will be assessed during the site plan review process.

Storm drainage in the lower Pass-a-Grille area south of 12th Avenue is a sheet flow from West to East. Once the runoff waters reach the west side of Pass-a-Grille Way the water

falls into curb inlets and catch basins and proceeds east through pipe under Pass-a-Grille Way and outfalls through the seawall or bulkhead into Boca Ciega Bay. Eighth Avenue has a catch basin on both the northwest and southwest corner of PAG Way connected by pipe and then proceeds to drain under PAG Way east through the seawall to Boca Ciega Bay.

## RELEVANT COUNTYWIDE CONSIDERATIONS

### **Consistency with Countywide Rules**

The Community Redevelopment District future land use plan category is being established consistent with the Countywide Rules. The Comprehensive Plan amendment includes the use and locational characteristics and other standards for the CRD future land use category within the descriptions of the plan categories of the Future Land Use Map as required. Additionally, the Community Redevelopment Area – Eighth Avenue future land use plan category is within the “special designation” plan classification, consistent with the Countywide Plan Rules. The Pinellas Planning Council has reviewed the Comprehensive Plan Amendments for consistency and the recommended changes were made prior to the transmittal hearing to ensure consistency. Overall consistency with the application of the CRD-EA future land use category is contingent on the approval of this special area plan, as required by the Countywide Rules.

### **Adopted Roadway Level of Service (LOS)**

The current minimum standard for all arterial and collector roads within the city is LOS D. The Pinellas County Metropolitan Planning Organization (MPO) prepares a report identifying operating conditions for these roads and identifies deficient roadways within the county. Within St. Pete Beach, the MPO is concerned with segments of Blind Pass Road and Gulf Boulevard that are part of State Road 699, which in 2007 were operating at an overall level of service of A, B, or C. As of 2010, FDOT estimates roughly 24,000 AADT on Gulf Boulevard and 23,000 AADT on the Bayway. The design capacity of Gulf Blvd. is 33,200 at an LOS D.<sup>5</sup>

~~The Eighth Avenue Commercial District does not lie within this area. The entire district (3.34 acres), under its proposed changes to add 701 Gulf Way to the Future Land Use Map and increase Temporary Lodging from 30 to 50 units per acre would generate 223 additional trip per day. current ROR future land use designation, would generate approximately 336~~

Figure 11 LOS, St. Pete Beach, Florida



<sup>5</sup> Source: Pinellas County MPO, Level of Service 07

trips per day per acre<sup>6</sup>. The subject area would therefore theoretically generate 1,143 trips per day. Assuming a 50/50 split between vehicles going north on Gulf Blvd. and east on the Bayway, it does not appear the Level of Service will be degraded. It should be noted that the Bayway Bridge and existing 2 lanes are currently being widened to 4 lanes, increasing overall capacity. In order to compare this with the traffic potentially generated by same acreage under the CRD-EA future land use category, the mixture of actual uses is considered. See Figure 13 for calculations.

Figure 13: Potential Traffic Impacts per Land Use

| <u>Potential Traffic Impacts</u>                                                        |                     |                     |
|-----------------------------------------------------------------------------------------|---------------------|---------------------|
| <u>Trip Generation Per Land Use: Comparison Between Map and Density Adjustments</u>     |                     |                     |
| <u>Use</u>                                                                              | <u>Existing CRD</u> | <u>Proposed CRD</u> |
| <u>Motel - ITE code 320; Saturday Peak hour per room (.76)</u>                          | <u>71</u>           | <u>125</u>          |
| <u>Multifamily (ITE code 230) p.m. Peak Hour per unit</u>                               | <u>33</u>           | <u>36</u>           |
| <u>Commercial: Retail (50% Split) ITE code 870 p.m. peak hour per 1,000 square feet</u> | <u>424</u>          | <u>453</u>          |
| <u>Commercial: Restaurant (50% Split) ITE Code 932</u>                                  | <u>2,019</u>        | <u>2,156</u>        |
| <u>Total Trips</u>                                                                      | <u>2,547</u>        | <u>2,770</u>        |
| <u>Potential Trip Increase</u>                                                          | <u>-</u>            | <u>223</u>          |

The intent of the CRD-EA land use category is to allow the existing structures to remain at their current densities. The mixture of residential, temporary lodging, office, retail and restaurant uses creates a pedestrian friendly environment that draws foot traffic in addition to vehicles. As previously discussed, the PSTA Suncoast Beach Trolley line also serves the area. It is not anticipated that the application of the new land use category would dramatically increase the number of vehicle trips within the area.

### **Scenic/Noncommercial Corridors**

Not Applicable.

### **Coastal High Hazard Area (CHHA)**

The Eighth Avenue Commercial District lies within the Coastal High Hazard Area, as defined in the City's Comprehensive Plan as the area inundated from a category one hurricane as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model and reflected in the most recent *Regional Evacuation Study, Storm Tide Atlas*, as does the majority of the City of St. Pete Beach. The small size of the amendment area and the existence primarily commercial properties within should have little to no impact on

<sup>6</sup>Traffic Generation Characteristics contained within the Pinellas Planning Council's *Countywide Plan Rules*, amended through March 19, 2007

emergency shelter space or evacuation routes. The requested amendment will not require the expenditure of public funds for the construction of new infrastructure within the area, and will have no impact on the natural areas that buffer existing development from coastal storms.

The application of the CRD-EA future land use category is not intended to dramatically increase residential densities within the area, as the primary intent of the district is to maintain the commercial downtown district as an economically viable area. This is part of a longer-term vision for the area, requiring the City's Comprehensive Plan and Future Land Use Plan Map to be amended accordingly.

### ***Designated Development/Redevelopment Areas***

This Plan establishes a Community Redevelopment District (CRD) and Special Area Plan in accordance with the Countywide Plan Rules as administered by the Pinellas Planning Council. The Eighth Avenue Commercial District would be the first CRD within St. Pete Beach (CRD-EA). Use, locational, and other characteristics will be applied specifically to the Eighth Avenue Commercial District. Should additional CRDs be proposed in the future, individual Special Area Plans with details regarding use, locational characteristics, density/intensity standards, and other standards would be developed at that time.

### ***Public Education Facilities***

The application of the CRD-EA future land use category to the Eighth Avenue Commercial District (3.34 acres) is not expected to have any impact on the Public Schools system.

The number of school age children in St. Pete Beach is not expected to increase significantly over the next 15 years. The Pinellas County School Board tracks the enrollment of school age children in grids (Figure 143). In the 2000/01 school year, there were 430 total school age children residing within St. Pete Beach, 63 of whom lived in Grid 191 in which the Eighth Avenue Commercial District lies. This overall number fluctuated somewhat over the last eight years for which this data is available, but in the most recent school year (2007/08), the number of school age children residing in Grid 191 has declined to 51 (Figure 154).

Consistent with previously made comments, Marshall Touchton, demographer for the school board, indicated that based on trends of the past few years including rising home costs and the types of units being developed (condominiums and townhomes versus rental apartments and single-family homes), the population of school age children may not increase over the next planning period.

Figure 13-4 School Enrollment Grids (2008)



Source: Pinellas County School Board

Figure 14-5 St. Pete Beach, FL School Enrollment (2000/01 to 2007/08)

|                    | 191* | 192 | 200 | 210 | 220 | 230 | StPeteBeach<br>Total |
|--------------------|------|-----|-----|-----|-----|-----|----------------------|
| Elementary 2000/01 | 33   | 25  | 53  | 10  | 14  | 75  | 210                  |
| Elementary 2001/02 | 32   | 29  | 59  | 6   | 17  | 85  | 228                  |
| Elementary 2002/03 | 32   | 30  | 56  | 6   | 18  | 90  | 232                  |
| Elementary 2003/04 | 26   | 42  | 42  | 9   | 14  | 101 | 234                  |
| Elementary 2004/05 | 23   | 38  | 45  | 7   | 13  | 78  | 204                  |
| Elementary 2005/06 | 20   | 43  | 42  | 7   | 14  | 91  | 217                  |
| Elementary 2006/07 | 21   | 40  | 50  | 8   | 17  | 88  | 224                  |
| Elementary 2007/08 | 20   | 36  | 41  | 4   | 14  | 72  | 187                  |

|                |    |    |    |   |   |    |     |
|----------------|----|----|----|---|---|----|-----|
| Middle 2000/01 | 13 | 5  | 40 | 2 | 8 | 28 | 96  |
| Middle 2001/02 | 12 | 7  | 41 | 1 | 6 | 33 | 100 |
| Middle 2002/03 | 13 | 7  | 29 | 2 | 6 | 41 | 98  |
| Middle 2003/04 | 14 | 13 | 25 | 3 | 3 | 38 | 96  |
| Middle 2004/05 | 9  | 15 | 22 | 3 | 4 | 42 | 95  |
| Middle 2005/06 | 11 | 15 | 22 | 4 | 5 | 40 | 97  |
| Middle 2006/07 | 13 | 19 | 16 | 3 | 3 | 41 | 95  |
| Middle 2007/08 | 14 | 23 | 18 | 6 | 8 | 41 | 110 |

|              |    |    |    |   |    |    |     |
|--------------|----|----|----|---|----|----|-----|
| High 2000/01 | 17 | 8  | 35 | 4 | 14 | 46 | 124 |
| High 2001/02 | 17 | 9  | 37 | 4 | 13 | 41 | 121 |
| High 2002/03 | 20 | 13 | 44 | 4 | 12 | 52 | 145 |
| High 2003/04 | 15 | 15 | 46 | 6 | 11 | 45 | 138 |
| High 2004/05 | 15 | 12 | 41 | 6 | 10 | 50 | 134 |
| High 2005/06 | 16 | 10 | 43 | 8 | 7  | 54 | 138 |
| High 2006/07 | 16 | 17 | 36 | 8 | 9  | 59 | 145 |
| High 2007/08 | 17 | 19 | 36 | 5 | 4  | 62 | 143 |

|               |    |    |     |    |    |     |     |
|---------------|----|----|-----|----|----|-----|-----|
| KG-12 2000/01 | 63 | 38 | 128 | 16 | 36 | 149 | 430 |
| KG-12 2001/02 | 61 | 45 | 137 | 11 | 36 | 159 | 449 |
| KG-12 2002/03 | 65 | 50 | 129 | 12 | 36 | 183 | 475 |
| KG-12 2003/04 | 55 | 70 | 113 | 18 | 28 | 184 | 468 |
| KG-12 2004/05 | 47 | 65 | 108 | 16 | 27 | 170 | 433 |
| KG-12 2005/06 | 47 | 68 | 107 | 19 | 26 | 185 | 452 |
| KG-12 2006/07 | 50 | 76 | 102 | 19 | 29 | 188 | 464 |
| KG-12 2007/08 | 51 | 78 | 95  | 15 | 26 | 175 | 440 |

\*Proposed Redevelopment is in Grid 191

*Source: Pinellas County School Board*

The City ~~recently~~ completed an amendment to its Comprehensive Plan to create a Public School Facilities Element (adopted by City Ordinance 2007-32 on April 8, 2008 and approved by voters on June 3, 2008). As part of that amendment, an extensive analysis of the capacities and levels of service (LOS) of the Pinellas County school system was completed. The level-of-service standard (LOSS), for purposes of implementing school concurrency, is achieved when student enrollment plus vested students divided by existing FISH school capacity plus the additional capacity scheduled to be constructed in the next three years does not exceed 100%.

For the 2006/2007 school year, the existing LOS condition for each school type, within its Concurrency Service Areas, was less than the adopted LOSS of 100 percent. CSA overcrowding is not anticipated in the Pinellas County School District because of the additional capacity currently available and the practically 'flat' projections for student enrollment. Projected enrollment for public school facilities for the next five years is based on birth rate information provided by the Department of Health. The Pinellas County School District anticipates only a slight increase in the number of students within the District, although infill development and redevelopment may create areas of higher densities and additional residents, the School District Facilities Ten and Twenty Year Long Range Plan projects that there will be 3,460 existing student stations removed between 2006 and 2025.

The Eighth Avenue Commercial District lies within CSA 'A' for elementary and middle schools. The most recent data included within the Public School Facilities Element for the 2007/2008 school year indicates that Attendance Area 'A' is at 80 percent utilization for Elementary and 70 percent utilization for middle school, and has a surplus capacity of over 3,600 students and almost 3,000 students respectively. Utilizing the student generation multiplier provided by the Pinellas County School Board (provided by Pinellas County Planning on July 22, 2008), the change in land use for the Eighth Avenue Commercial District might yield an additional ~~two six~~ students (Figure 165).

Figure 15-6 Potential Public School Demand

|                         | Development Potential<br>(units or square feet) |                    | Demand - Public Schools<br>(students in KG-12) |                    |
|-------------------------|-------------------------------------------------|--------------------|------------------------------------------------|--------------------|
|                         | Existing<br>ROR                                 | Proposed<br>CRD-EA | Existing<br>ROR                                | Proposed<br>CRD-EA |
| <b>100% Residential</b> | 61                                              | 81                 | 20                                             | 26                 |
| Elementary              | -                                               | -                  | 9                                              | 12                 |
| Middle                  | -                                               | -                  | 4                                              | 6                  |
| High School             | -                                               | -                  | 6                                              | 8                  |
| <b>100% Commercial</b>  | 59,241                                          | 214,750            | N/A                                            | N/A                |
| 50% Restaurant          | 29,621                                          | 107,375            | -                                              | -                  |
| 50% Office              | 29,620                                          | 107,375            | -                                              | -                  |

|                        | Development Potential<br>(units or square feet) |                     | Demand - Public Schools<br>(students in KG-12)* |                                       |
|------------------------|-------------------------------------------------|---------------------|-------------------------------------------------|---------------------------------------|
|                        | Existing***                                     | Proposed****        | Existing***                                     | Proposed****                          |
|                        | CRD-EA                                          | CRD-EA              | CRD-EA                                          | CRD-EA                                |
| 100% Residential       | 74                                              | 81                  | 24                                              | 26                                    |
|                        | 3.09 acres * 24 UPA                             | (3.3 ac * 24 du/ac) | (74 units * 0.32 student multiplier*)           | (81 units * 0.32 student multiplier*) |
| 100% Temporary Lodging | 93                                              | 165                 | N/A                                             | N/A                                   |
|                        | (3.09 ac*30 UPA)                                | (3.3 AC * 50 UPA)   |                                                 |                                       |
| 100% Commercial        | 201,901                                         | 215,622             | N/A                                             | N/A                                   |
| 50% Restaurant         | 100,950                                         | 107,811             |                                                 |                                       |
|                        |                                                 |                     | N/A                                             | N/A                                   |
| 50% Retail             | 100,950                                         | 107,811             |                                                 |                                       |
|                        |                                                 |                     |                                                 |                                       |

The City will follow the terms of the Interlocal agreement on public school concurrency to ensure coordination with the School Board for any development agreements entered into within this district in the future. The City will adopt an updated interlocal agreement in July 2012.

### Adjoining Jurisdictions

There are no anticipated impacts on the jurisdictions surrounding St. Pete Beach (St. Petersburg, Treasure Island, South Pasadena, or unincorporated Pinellas County).



~~ATTACHMENT A~~

|                   | Development Potential<br>(units or square feet) |                                | Demand—Water<br>(mgd)                  |                                         |
|-------------------|-------------------------------------------------|--------------------------------|----------------------------------------|-----------------------------------------|
|                   | Existing                                        | Proposed                       | Existing                               | Proposed                                |
|                   | ROR                                             | CRD-EA                         | ROR                                    | CRD-EA                                  |
| 100% Residential  | 61                                              | 81<br>(3.4 ac * 24 du/ac)      | 0.012<br>(61 units * 200 gal/unit)     | 0.016<br>(81 units * 200 gal/unit)      |
| 100% Commercial   | 59,241<br>(3.4 ac * 18 du/ac)                   | 214,750<br>(3.4 ac * 63 du/ac) | 0.023<br>(59,241 sqft * 0.39 gal/sqft) | 0.083<br>(214,750 sqft * 0.39 gal/sqft) |
| 50% Restaurant    | 29,621<br>(3.4 ac * 8.7 du/ac)                  | 107,375<br>(3.4 ac * 31 du/ac) | 0.020<br>(29,621 sqft * 0.67 gal/sqft) | 0.072<br>(107,375 sqft * 0.67 gal/sqft) |
| 50% Retail Office | 29,620<br>(3.4 ac * 8.7 du/ac)                  | 107,375<br>(3.4 ac * 31 du/ac) | 0.003<br>(29,621 sqft * 0.1 gal/sqft)  | 0.011<br>(107,375 sqft * 0.1 gal/sqft)  |

|                  | Development Potential<br>(units or square feet) |                      | Demand—Sewer<br>(mgd)     |          |
|------------------|-------------------------------------------------|----------------------|---------------------------|----------|
|                  | Existing                                        | Proposed             | Existing                  | Proposed |
|                  | ROR                                             | CRD-EA               | ROR                       | CRD-EA   |
| 100% Residential | 61                                              | 81                   | 0.009                     |          |
|                  |                                                 | (3.34 ac * 24 du/ac) |                           |          |
|                  | (3.4 ac * 18 du/ac)                             | 24 du/ac             | (61 units * 150 gal/unit) |          |

|                 |        |         |                                                                        |
|-----------------|--------|---------|------------------------------------------------------------------------|
| 100% Commercial | 59,241 | 214,750 | 0.015                                                                  |
| 50% Restaurant  | 29,621 | 107,375 | 0.012                                                                  |
| -               | -      | -       | $1/(29,621 \text{ sqft} / 50 \text{ sqft/seat}) * 20 \text{ gal/seat}$ |
| 50% Office      | 29,620 | 107,375 | 0.003                                                                  |
| -               | -      | -       | $(29,621 \text{ sqft} * 0.1 \text{ gal/sqft})$                         |

Figure 18 Calculation of Potential Public Schools Demand, ROR to CRD-EA

|                  | Development Potential<br>(units or square feet) |                                       | Demand—Public Schools<br>(students in KG-12)                      |                                                                   |
|------------------|-------------------------------------------------|---------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|
|                  | Existing<br>ROR                                 | Proposed<br>CRD-EA                    | Existing<br>ROR                                                   | Proposed<br>CRD-EA                                                |
| 100% Residential | 61                                              | 81                                    | 20                                                                | 26                                                                |
| -                | $(3.4 \text{ ac} * 18 \text{ du/ac})$           | $(3.4 \text{ ac} * 24 \text{ du/ac})$ | $(61 \text{ units} * 0.32 \text{ student multiplier})$            | $(81 \text{ units} * 0.32 \text{ student multiplier})$            |
| Elementary       | -                                               | -                                     | 9                                                                 | 12                                                                |
| -                | -                                               | -                                     | $(61 \text{ units} * 0.15 \text{ Elementary Student multiplier})$ | $(81 \text{ units} * 0.15 \text{ Elementary Student multiplier})$ |
| Middle           | -                                               | -                                     | 4                                                                 | 6                                                                 |
| -                | -                                               | -                                     | $(61 \text{ units} * 0.07 \text{ Middle Student multiplier})$     | $(81 \text{ units} * 0.07 \text{ Middle Student multiplier})$     |
| High School      | -                                               | -                                     | 6                                                                 | 8                                                                 |
| -                | -                                               | -                                     | $(61 \text{ units} * 0.1 \text{ High School Student multiplier})$ | $(81 \text{ units} * 0.1 \text{ High School Student multiplier})$ |
| 100% Commercial  | 59,241                                          | 214,750                               | N/A                                                               | N/A                                                               |
| 50% Restaurant   | 29,621                                          | 107,375                               | -                                                                 | -                                                                 |
| -                | -                                               | -                                     | -                                                                 | -                                                                 |
| 50% Office       | 29,620                                          | 107,375                               | -                                                                 | -                                                                 |
| -                | -                                               | -                                     | -                                                                 | -                                                                 |

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\* Student generation multiplier for first year, provided by PCSB; County average of 0.32 public school students per Residential Unit in Pinellas County

**St. Pete Beach City Commission  
Agenda Report**

**Issue Considered:** Second and Final Reading and Public Hearing of Ordinance 2011-40

**Date:** August 28, 2012

**Prepared By:** Catherine Hartley, AICP, CNU-A, Senior Planner

**Summary of Issue:** Amending the text of the Future Land Use Plan Element and the text of the Future Land Use Map Element in the Comprehensive Plan to increase the permitted temporary lodging density from 30 to 50 units per acre in the Community Redevelopment Area – Eighth Avenue Future Land Use designation.

The Planning Board conducted a public hearing on the above-mentioned case on January 17, 2012, and unanimously voted to recommend approval of the ordinance. The City Commission voted to approve the Ordinance on 1<sup>st</sup> reading on March 27<sup>th</sup>, 2012.

**Requested Motion:** “I move to approve Ordinance 2011-40 (read title)”

**Attachments:** Ordinance 2011-40.

**Reviewed by City Manager:** MB

## **ORDINANCE 2011-40**

**AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AN AMENDMENTS TO THE TEXT OF THE FUTURE LAND USE PLAN ELEMENT AND THE TEXT OF THE FUTURE LAND USE MAP ELEMENT IN THE COMPREHENSIVE PLAN TO INCREASE THE PERMITTED TEMPORARY LODGING DENSITY FROM 30 TO 50 UNITS PER ACRE IN THE COMMUNITY REDEVELOPMENT AREA – EIGHTH AVENUE FUTURE LAND USE DESIGNATION, AS ILLUSTRATED IN “EXHIBIT A”; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission adopted Ordinance 2008-24 on August 26, 2008, establishing a special Future Land Use designation for Eighth Avenue, known as the Community Redevelopment District- Eighth Avenue: and

**WHEREAS**, the Citizens of St. Pete Beach validated the adoption of this comprehensive plan amendment via public referendum in 2009; and

**WHEREAS**, on November 8, 2011, the City Commission directed staff to initiate an amendment to the Comprehensive Plan increasing the permitted temporary lodging density from 30 to 50 units per acre; and

**WHEREAS**, the Planning Board of the City of St. Pete Beach conducted a public hearing on January 17, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

**WHEREAS**, City Commission of the City of St. Pete Beach conducted public hearings on Tuesday March 27, 2012 and July 24, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

**WHEREAS**, the City Commission finds this change to the Future Land Use Map to be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and

**WHEREAS**, the City Commission finds this amendment to the Future Land Use Map to be in the best interest of the citizens of the City of St. Pete Beach.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:**

**Section 1.** The text of the Future Land Use Plan Element and the text of the Future Land Use Map Element in the Comprehensive Plan is hereby amended to increase the permitted temporary

lodging density from 30 to 50 units per acre in the Community Redevelopment Area – Eighth Avenue Future Land Use designation, as illustrated in “Exhibit A”.

**Section 2.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

**Section 3.** If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

**Section 4.** This Ordinance shall become effective within 30 days of the Florida Department of Economic Opportunity issuance of a final statement of “no objection”.

---

**STEVE MCFARLIN, MAYOR**

**LPA PUBLIC HEARING: 1/17/2012**

**PUBLISHED: 12/7/2011**

**FIRST READING: 3/27/2012**

**PUBLISHED : 3/14/2012**

**SECOND READING/ADOPTION HEARING: 8/28/2012**

**PUBLISHED: 8/12/2012**

I, Rebecca Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

---

**Rebecca Haynes, City Clerk**

## “Exhibit A”

### Future Land Use Maps Element Proposed Changes:

- o **CRD- Eighth Avenue (EA)** - The following uses are proposed for the new Community Redevelopment District – Eighth Avenue (CRD-EA) land use classification:

*Primary uses* - Residential; Office; Retail Commercial; Personal/Business Service; Commercial/Business Service; Temporary Lodging

Deleted: Transient Accommodation

*Secondary uses* - Residential equivalent; public/semi-public; ancillary non-residential; recreation/open space

Density/Intensity Standards shall include the following:

- Density and intensity of use for commercial and residential components shall be inclusive, i.e. the same land area may be used to support both use types without pro-ration.
- Residential use - Shall not exceed 24 dwelling units per acre.
- Residential equivalent use - Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 dwelling units per acre.
- Non-residential use - Shall not exceed a floor area ratio (FAR) of 1.0 for single use commercial structures or 1.5 for mixed-use development, nor an impervious surface ratio (ISR) of .90. The standard for the purpose of establishing relative intensity and potential impacts shall be an FAR of .75 and an ISR of .75.
- Transient accommodation use - Shall not exceed 50 units per acre.
- o Other standards shall include the following:
- o Public/semi-public; ancillary non-residential use – shall not exceed a maximum area of three (3) acres. Any such use, alone or when added to existing contiguous like uses, which exceeds this threshold shall require a plan amendment which shall include such use and all contiguous like uses.

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### Future Land Use Element Changes:

**CRD- Eighth Avenue (EA)** - The following uses are proposed for the new Community Redevelopment District – Eighth Avenue (CRD-EA) land use classification:

*Primary uses* - Residential; Office; Retail Commercial; Personal/Business Service; Commercial/Business Service; Temporary Lodging

Deleted: Transient Accommodation

*Secondary uses* - Residential equivalent; public/semi-public; ancillary non-residential; recreation/open space

Density/Intensity Standards shall include the following:

- Density and intensity of use for commercial and residential components shall be inclusive, i.e. the same land area may be used to support both use types without pro-ration.
- Residential use - Shall not exceed 24 dwelling units per acre.
- Residential equivalent use - Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 dwelling units per acre.
- Non-residential use - Shall not exceed a floor area ratio (FAR) of 1.0 for single use commercial structures or 1.5 for mixed-use development, nor an impervious surface ratio (ISR) of .90. The standard for the purpose of establishing relative intensity and potential impacts shall be an FAR of .75 and an ISR of .75.
- Transient accommodation use - Shall not exceed 50 units per acre.
- o Other standards shall include the following:
- o Public/semi-public; ancillary non-residential use – shall not exceed a maximum area of three (3) acres. Any such use, alone or when added to existing contiguous like uses, which exceeds this threshold shall require a plan amendment which shall include such use and all contiguous like uses.

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**St. Pete Beach City Commission  
Agenda Report**

**Issue Considered:** First Reading for Ordinance 2012-14, providing for amendment of the Land Development Code deleting all references to the City's Coastal Construction Excavation Setback Line.

**Date:** August 28, 2012

**Prepared By:** Catherine M. Hartley, AICP, Senior Planner

**Summary of Issue:** The ordinance removes all references to the City's Coastal Construction Excavation Setback Line. By doing so, the default rear yard setback for the Large Resort District will be the Florida Coastal Construction Control Line, which also is the demarcation of the Preservation Land Use and Zoning categories.

The removal of the text to the Code does not relieve an applicant from dune or beach vegetation protection in the Land Development Code.

**Requested Motion:** "I move to approve Ordinance 2012-14 (read title)"

**Attachments:** Copy of Ordinance 2012-14

**Reviewed by City Manager:** MB

**CITY OF ST. PETE BEACH**

**ORDINANCE NO. 2012-14**

**AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENTS TO THE LAND DEVELOPMENT CODE AS IT RELATES TO THE CITY COASTAL CONSTRUCTION EXCAVATION SETBACK LINE; DELETING ALL REFERENCES TO SAID LINE; PROVIDING FOR THE REPEAL OF ORDINANCES, OR PARTS OF ORDINANCES, IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of St. Pete Beach established a Coastal Construction Excavation Setback Line in 1972 to protect the City's natural resources; and

**WHEREAS**, the State of Florida established a Coastal Construction Line in 1978 to protect coastal resources throughout the State of Florida; and

**WHEREAS**, the need for the City's Coastal Construction Excavation Setback Line has become obsolete over the last 30 years, as the accretion and avulsion of the sand changes over time; and

**WHEREAS**, The Planning Board, acting as the Local Planning Agency, conducted a public hearing regarding these changes on July 31, 2012, noticed pursuant to Florida Statute and Division 3 of the Land Development Code, and unanimously recommended approval of the proposed changes; and

**WHEREAS**, The City Commission of the City of St. Pete Beach conducted public hearings on August 28, 2012 and \_\_\_\_\_, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach; and

**WHEREAS**, the City Commission finds these text amendments to the Code of Ordinances promote, protect and improve the health, safety and welfare of the citizens of the city; and

**WHEREAS**, the City Commission finds these text amendments to the Land Development Code to be in the best interest of the citizens of the City of St. Pete Beach.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:**

**Section 1.** The Land Development Code is hereby amended as illustrated in "Exhibit A".

**Section 2.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

**Section 3.** If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

**Section 4.** This Ordinance shall become immediately upon adoption.

---

**STEVE MCFARLIN, MAYOR**

**LPA HEARING: 7/31/2012**

**FIRST READING: 8/28/2012**

**PUBLISHED: 8/12/2012**

I, Rebecca Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this \_\_\_\_ day of \_\_\_\_ 2012.

---

**Rebecca Haynes, City Clerk**

## Exhibit A

### **DIVISION 2 Definitions**

~~Coastal construction and excavation setback line (CCSBL) means the surveyed boundary separating the developable areas of lots fronting along the Gulf of Mexico and the protected beaches adopted by the City of St. Pete Beach in 1972.~~

### **DIVISION 25 - COASTAL PROTECTION AND CONSERVATION**

---

#### **Sec. 25.1. - Purpose and intent.**

This section is intended to provide for the protection and enhancement of the beach and dune system along the Gulf of Mexico by regulating the location of development on or adjacent to these natural resources and, to the fullest possible extent, to achieve a continuous and uninterrupted frontal dune along the entire Gulf of Mexico beachfront.

#### **Sec. 25.2. - Matters regulated.**

The requirements of this section shall apply to all development of Gulf-front properties unless specifically exempted in section 25.3.

#### **Sec. 25.3. - Exemptions.**

The following shall be exempt from the provisions of this section:

- (a) Structures or construction extending seaward of the mean high-water line which are regulated by F.S. § 161.041, such as groins, jetties, moles, breakwaters, seawalls, revetments, beach nourishment, inlet dredging, and like kinds of projects;
- (b) Piers, pipelines or outfalls which are regulated pursuant to the provisions of F.S. § 161.053;
- (c) Fencing or other structures approved by the state, county or city used to assist in sand erosion control or control of pedestrian beach use of dunes areas;
- (d) Gulf-front property which has been designated as a "critically eroded beach area" and has come within the jurisdiction of the county or the Florida Department of Environmental Protection; and
- (e) The following activities, provided that any such activity performed by private individuals shall require a permit from the city:

(1)

- The operation of city government vehicles performing an official function;
- (2) Non-mechanical beach cleaning and debris removal;
- (3) Landscape maintenance and modification that does not involve dune vegetation or removal of sand or dirt from the beach/dune system;
- (4) Remodeling of habitable and non-habitable structures that does not involve alteration of the foundation, footprint, or structural envelope; or
- (5) Replacement of impervious pavement with permeable surfaces such as pavers or crushed shell on a permeable base.

#### Sec. 25.4. - Development controls.

The city, the State of Florida and Pinellas County have adopted construction control lines and other regulations to protect the beaches and dunes of Pinellas County, including those within the City of St. Pete Beach, as follows:

~~(a)~~

~~*St. Pete Beach Coastal Construction and Excavation Setback Line.* There is established a Coastal Construction and Excavation Setback Line (CCSBL), as provided by the official coastal construction and excavation setback line map, such map having been adopted and made a part of this section by reference.~~

~~(a)~~

*St. Pete Beach Bulkhead Line.* There is established a beach bulkhead line, as provided by the official bulkhead line map, such map having been adopted and made part of this section by reference.

~~(b)~~

*Florida Coastal Construction Control Line.* The State of Florida has established a Coastal Construction Control Line (CCCL) in accordance with Section 161.053, Florida Statutes, that is administered by the Florida Department of Environmental Protection.

#### Sec. 25.5. - Prohibitions.

~~(a)~~

~~Except as otherwise provided herein, no person, municipality, county or other public or private agency shall develop or cause any development seaward of the CCSBL.~~

(b)

No person, municipality, county or other public or private agency shall develop or cause any development seaward of the CCCL without a permit from the Florida Department of Environmental Protection.

(c)

Further, no person, municipality, county or other public agency shall develop or cause any development or construct any seawall, revetment, or similar structure incidental thereto within the submerged lands of the Boca Ciega Bay and adjacent waters without a permit from any and all governmental agencies having jurisdiction over the submerged land.

(d)

Except as otherwise provided in this section, the following shall be prohibited:

(1)

The removal or disturbance of vegetation of a dune;

(2)

Planting of vegetation except for native, salt-resistant species suitable for beach and dune stabilization;

(3)

The crossing, passing over or passing through any dune by any person or vehicle, except in where such crossing is marked for access pursuant to this section; or

(4)

Blocking or causing to be blocked by any means whatsoever any pathway leading to or from a public beach.

#### **Sec. 25.6. - Tiki huts.**

(a)

The city may permit the location of a tiki hut on the beach in accordance with the following:

(1)

Tiki huts shall be allowed only in conjunction with the approval of the owner of the property upon which the tiki hut will be located and as part of a conditional use approved under the provisions Division 4 of this Code. Tiki huts shall be further regulated as follows:

a.

Only one tiki hut for each approved conditional use on a zoning lot;

- b. Such tiki huts shall be located in accordance with an approved site plan;
- c. Tiki huts shall be no larger than 36 square feet in area with sides that are at least 50 percent open and may have a roof;
- d. No tiki hut shall have utility services, shall serve food or drinks, or shall be used for any other service beyond the sales of services for an approved commercial water sports operation.

(2)

Tiki huts shall be removed from the beach in the event of the issuance of a warning for a storm that, in the opinion of the city, is expected to be of sufficient strength to warrant such removal.

(3)

Any tiki hut or other similar structure placed or erected on the beach after the adoption of this Code without a permit from the city shall in violation of this Code and all remedies shall be sought in accordance with the provisions of section 3.16 of this Code.

#### **Sec. 25.7. - Dune preservation and enhancement.**

In accordance with F.S. Ch. 161, the St. Pete Beach Comprehensive Plan and this Code, dunes along the Gulf of Mexico with the city shall be protected, and such dunes will be enhanced under the provisions herein.

#### **Sec. 25.8. - Development requirements.**

(a) Development on any Gulf-front property upon which no dune exists shall require the construction of a dune which shall be designed and constructed in accordance with the requirements of the Florida Department of Environmental Protection prior to the issuance of a certificate of occupancy.

(b) Applicants for development on any Gulf-front property which has an existing dune and where such proposed development would alter any portion of the dune shall be required to file a plan in accordance with the requirements of the Florida Department of Environmental Protection for dune restoration. The restoration of the dune shall be completed prior to the issuance of a certificate of occupancy.

#### **Sec. 25.9. - Permit required.**

(a) *Dunes.* In no instance shall any person, municipality, county or other public or private agency excavate or otherwise cause damage to a dune or conduct or cause to be conducted any activity to improve or enhance a dune without obtaining the necessary permits from the Florida Department of Environmental Protection and the city.

(b) *Other non-exempt activities.* All other non-exempt activities, including construction, excavation, fill placement, repair of shore protection structures, and other activities seaward of the coastal construction setback line and activities that would alter the topography or disturb the vegetation of the beach/dune system, including vehicular traffic relating thereto, are required to obtain a permit from both the Florida Department of Environmental Protection and the city.

**Sec. 25.10. - Permitting procedures.**

(a) *Development.* Applications for development of Gulf-front properties, including any proposed development activity regulated under this section, shall be required to submit a site plan in accordance with Division 5 of this Code. Prior to the issuance of any development order or other permit, the applicant shall provide copies of all required county and state permits.

(b) *Other activities.* Applications for non-development activities enumerated in section 25.3 shall be filed with the city manager for administrative approval.

**Sec. 25.11. - Variances.**

Variances to this section may be sought under the procedures of section 3.13 of this Code.

Division 35 Large Resort District

Sec. 35.9

a. Setbacks

(4)

*Rear yards.* The rear yard setback for all development abutting the Gulf beaches shall be the Florida Coastal Construction Control Line ~~or St. Pete Beach Coastal Construction Excavation Setback Line, whichever is more restrictive.~~ Buildable sites that do not abut the Gulf beaches shall provide a minimum rear setback of 20 feet.

(5)

*Secondary front yards.* All development that has parcel boundaries abutting a side street shall provide a minimum secondary front yard setback of 30 feet.

**St. Pete Beach City Commission  
Agenda Report**

**Issue Considered:** First Reading for Ordinance 2012-15, providing for amendments to Division 14 of the Land Development Code to allow for outdoor seating as a permitted use in the RFM zoning district.

**Date:** August 28, 2012

**Prepared By:** Catherine M. Hartley, AICP, Senior Planner

**Summary of Issue:** The purpose for this ordinance is to allow the RFM district to have outdoor seating for an eating and drinking establishment as a permitted use, as many of the nearby character districts do. See table below.

|                        | <b>Restaurant Outdoor Seating</b> |                        |                       |
|------------------------|-----------------------------------|------------------------|-----------------------|
| <b>Zoning</b>          | <b>Permitted Use</b>              | <b>Conditional Use</b> | <b>Prohibited Use</b> |
| RFM                    |                                   |                        |                       |
| AC                     |                                   |                        |                       |
| CC-1                   |                                   |                        |                       |
| CC-2                   |                                   |                        |                       |
| Large Resort           |                                   |                        |                       |
| TC-1 Corey             |                                   |                        |                       |
| TC-2 - East/West Corey |                                   |                        |                       |
| BHC                    |                                   |                        |                       |
| DCR                    |                                   |                        |                       |
| UPV                    |                                   |                        |                       |
| BR                     |                                   |                        |                       |

**Requested Motion:** “I move to approve Ordinance 2012-15 (read title)”

**Attachments:** Copy of Ordinance 2012-15

**Reviewed by City Manager:** MB

**CITY OF ST. PETE BEACH**

**ORDINANCE NO. 2012-15**

**AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENTS TO THE LAND DEVELOPMENT CODE AS IT RELATES TO OUTDOOR SEATING IN THE RFM ZONING DISTRICT; AMENDING DIVISION 14 TO PERMIT OUTDOOR SEATING FOR EATING AND DRINKING ESTABLISHMENTS IN THE RFM ZONING DISTRICT; PROVIDING FOR THE REPEAL OF ORDINANCES, OR PARTS OF ORDINANCES, IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of St. Pete Beach has adopted policies in its Comprehensive Plan encouraging pedestrian friendly and human scale design; and

**WHEREAS**, the City allows outdoor seating in many of its mixed use districts within the Community Redevelopment Districts; and

**WHEREAS**, much of the property zoned RFM within the City is proximate to the Community Redevelopment District and consists of similar permitted uses; and

**WHEREAS**, The Planning Board, acting as the Local Planning Agency, conducted a public hearing regarding these changes on July 31, 2012, noticed pursuant to Florida Statute and Division 3 of the Land Development Code, and unanimously recommended approval of the proposed changes; and

**WHEREAS**, The City Commission of the City of St. Pete Beach conducted public hearings on August 28, 2012 and \_\_\_\_\_, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach; and

**WHEREAS**, the City Commission finds these text amendments to the Land Development Code promote, protect and improve the health, safety and welfare of the citizens of the City; and

**WHEREAS**, the City Commission finds these text amendments to the Code of Ordinances to be in the best interest of the citizens of the City of St. Pete Beach.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:**

**Section 1.** The Land Development Code is hereby amended as illustrated in “Exhibit A”.

**Section 2.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

**Section 3.** If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

**Section 4.** This Ordinance shall become immediately upon adoption.

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**STEVE MCFARLIN, MAYOR**

**FIRST READING: 8/28/2012**

**PUBLISHED: 8/12/2012**

I, Rebecca Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this \_\_\_\_ day of \_\_\_\_\_ 2012.

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**Rebecca Haynes, City Clerk**

“Exhibit A”

Sec. 14.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RFM Resort Facilities Medium District are as follows:

- (a) Clinics.
- (b) Clubs, community service.
- (c) Clubs, private.
- (d) Eating and drinking establishments—Bar (cocktail lounge, saloon) or sit-down restaurant.
- (e) Financial institutions without drive-through service.
- (f) Kennels without outdoor runs.
- (g) Laundries, self-service.
- (h) Offices.
- (i) Printing and copying services.
- (j) Residential dwellings—Multifamily only.
- (k) Retail sales.
- (l) Services, personal/business.
- (m) Social service agencies.
- (n) Transient accommodations—Bed and breakfast inn, hotel or motel, or resort condominium.
- (o) Veterinarians.

(p) Eating and drinking establishment – Sit down restaurant, with or without outdoor seating, outdoor restaurant.

Sec. 14.4. - Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the RFM Resort Facilities Medium District are as follows:

- (a) Assisted living facilities.
- (b) Places of worship.
- (c) Commercial water sports, non-motorized vessels of 16 feet or less in length only.
- (d) Communications facilities.
- (e) Daycare centers/kindergartens.
- (f) Docks, commercial—Classes A, B and C.
- (g) Eating and drinking establishment—Fast food or, beach bar ~~and outdoor restaurant~~.
- (h) Financial institutions with drive-through service.
- (i) Laundry, dry cleaning.

- (j) Parking lots, commercial and/or off-premise.
- (k) Recreational—Commercial recreation; public parks and/or recreational facilities.
- (l) Recycling centers.
- (m) Schools—Public, private and/or commercial.
- (n) Utility substations and/or rights-of-way.
- (o) Vessel for hire businesses.

**St. Pete Beach City Commission  
Agenda Report**

**Issue Considered:** First Reading and Public Hearing for Ordinance 2012-16, providing for amendments to Division 26 the Land Development Code of the City of St. Pete Beach (Sign Code).

**Date:** August 28, 2012

**Prepared By:** Catherine M. Hartley, AICP, Senior Planner

**Summary of Issue:** The proposed text amendments to the LCD amend the sign code as it relates to vehicle and non-conforming signs. At their regular July meeting, the Planning Board unanimously recommended the following changes:  
Vehicle Signs: Do not regulate square footage of signage on a vehicle. Delete the provision that the vehicle cannot be parking within 100 feet of a right of way. Do prohibit vehicles being used as signs on or off premise, and regulate time a vehicle can be parked (so as not to be used as a sign). Signs cannot be attached to the vehicle that render the vehicle not safely drivable or attached to a junked or abandoned vehicle.  
Non-conforming signs: Once a business is abandoned for 90 days or longer, non-conforming signs shall be removed, except for multi-tenant developments. Multi-tenant developments shall be permitted to replace sign faces for alternating businesses as long as the development is at least 50% occupied.

**Requested Motion:** “I move to approve Ordinance 2012-16 (read title)”

**Attachments:** Copy of Ordinance 2012-16

**Reviewed by City Manager:** MB

**CITY OF ST. PETE BEACH, FLORIDA**

**ORDINANCE NO. 2012-16**

**AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA PROVIDING FOR AMENDMENTS TO DIVISION 26 OF THE LAND DEVELOPMENT CODE AS IT RELATES TO SIGNAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City wishes to ensure an aesthetic environment that is conducive to quality of life and successful business enterprises; and

**WHEREAS**, signage is a vital component of streetscape design, and the Commission wishes to adopt amendments to the sign code to encourage the replacement of non-conforming signs and regulate vehicle signs to improve the aesthetics of the City; and

**WHEREAS**, the City's Planning Board, acting as the City's local planning agency, has reviewed this ordinance amending Division 26 and found it to be consistent with the City's adopted comprehensive plan and has recommended approval thereof; and

**WHEREAS**, the City Commission has found this ordinance to be consistent with the City's adopted comprehensive plan; and

**WHEREAS**, the City Commission has found this ordinance to be in the best interest of the health, safety and welfare of the citizens of the city; and

**WHEREAS**, notice of this ordinance has been provided in accordance with applicable law;

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA HEREBY ORDAINS:**

**Section 1.** Division 26 of the City of St. Pete Beach, Florida Land Development Code is hereby amended as illustrated in "Exhibit A".

**Section 2.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

**Section 3.** If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

**Section 4.** This Ordinance shall become effective immediately upon adoption.

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**STEVE MCFARLIN, MAYOR**

**LPA PUBLIC HEARING: 7/31/2012**

**FIRST READING: 8/28/2012**

**PUBLISHED: 8/12/2012**

**SECOND READING/ADOPTION HEARING:**

**PUBLISHED:**

I, Rebecca Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this \_\_\_\_ day of \_\_\_\_\_, 2012

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**Rebecca Haynes, City Clerk**

## “Exhibit A”

### DIVISION 26 SIGN ORDINANCE

#### Sec. 26.1. Purpose, intent and scope.

It is the purpose of this division to promote the public health, safety and general welfare through reasonable, consistent and non-discriminatory sign standards. The sign regulations in this division are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the secondary effects of speech and especially insofar as those secondary effects may adversely affect aesthetics and traffic and pedestrian safety. In order to preserve and enhance the city as a desirable community in which to live, vacation and do business, a pleasing, visually attractive environment is of foremost importance. The regulation of signs within the city is a highly contributive means by which to achieve this desired end. These sign regulations have been prepared with the intent of enhancing the visual environment of the city and promoting its continued well-being, and are intended to:

- (a) Encourage the effective use of signs as a means of communications in the city;
- (b) Maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth;
- (c) Improve pedestrian and traffic safety;
- (d) Minimize the possible adverse affect of signs on nearby public and private property;
- (e) Foster the integration of signage with architectural and landscape designs;
- (f) Lessen the visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size (area) of signs which compete for the attention of pedestrian and vehicular traffic;
- (g) Allow signs that are compatible with their surroundings and aid orientation, while precluding the placement of signs that contribute to sign clutter or that conceal or obstruct adjacent land uses or signs;
- (h) Encourage and allow signs that are appropriate to the zoning district in which they are located and consistent with the category of use and function to which they pertain;
- (i) Curtail the size and number of signs and sign messages to the minimum reasonably necessary to identify a residential or business location and the nature of any such business;
- (j) Establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains;
- (k) Categorize signs based upon the function that they serve and tailor the regulation of signs based upon their function;
- (l) Preclude signs from conflicting with the principal permitted use of the site and adjoining sites;
- (m) Regulate signs in a manner so as to not interfere with, obstruct the vision of or distract motorists, bicyclists or pedestrians;
- (n) Except to the extent expressly preempted by state or federal law, ensure that signs are constructed, installed and maintained in a safe and satisfactory manner, and protect the public from unsafe signs;

- (o) Preserve, conserve, protect, and enhance the aesthetic quality and scenic beauty of all districts of the city;
  - (p) Allow for traffic control devices consistent with national standards and whose purpose is to promote highway safety and efficiency by providing for the orderly movement of road users on streets and highways, and that notify road users of regulations and provide warning and guidance needed for the safe, uniform and efficient operation of all elements of the traffic stream;
  - (q) Protect property values by precluding to the maximum extent possible sign-types that create a nuisance to the occupancy or use of other properties as a result of their size, height, illumination, brightness, or movement;
  - (r) Protect property values by ensuring that sign-types, as well as the number of signs, are in harmony with buildings, neighborhoods, and conforming signs in the area;
  - (s) Regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the city and that complements the natural surroundings in recognition of this city's reliance on its natural surroundings and beautification efforts in retaining economic advantage for its resort community, as well as for its commercial properties; and
  - (t) Enable the fair and consistent enforcement of these sign regulations.
- (Ord. No. 03-10, § 1, 6-3-03)

#### Sec. 26.2. Definitions.

All words used in this division shall carry their customary dictionary meanings, except that the following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Abandoned or discontinued sign or sign structure* (a) A sign pertaining to or associated with an event, business, service, or purpose which is no longer ongoing and which has been inactive or out of business for a period of 90 consecutive days or longer; or (b) a sign which contains structural components but no display for a period of 90 consecutive days or longer. This does not include individual panels within a sign for multi-tenant developments unless the multi-tenant development is more than 50% vacant. means a sign or sign structure is considered abandoned or discontinued when its owner fails to operate or maintain a sign for a period of six months or longer. The following conditions shall be considered as the failure to operate or maintain a sign: (i) a sign displaying advertising for a product or service which is no longer available or displaying advertising for a business which is no longer licensed, or (ii) a sign which is blank.

*Advertising* means sign copy intended to aid, directly or indirectly, in the sale, use or promotion of a product, commodity, service, activity, entertainment, or real or personal property.

*Animated sign* means a sign which includes action, motion, or color changes, or the optical illusion of action, motion, or color changes, including signs set in motion by movement of the atmosphere, or made up of a series of sections that turn.

*Area of ground supports* means the total area of a freestanding sign's structural elements.

*Artwork* means a two- or three-dimensional representation of a creative idea that is expressed in a form and manner as to provide aesthetic enjoyment for the viewer rather than to specifically convey the name of the business or a commercial message about the products or services offered on the property upon which the artwork is displayed.

*Attached sign* means a wall sign, an integral roof sign, marquee sign or a canopy sign.

*Banner* means any sign or string of one or more signs, usually made of cloth or other lightweight material, which is used to attract attention, whether or not imprinted with words or

characters, including but not limited to balloons and pennants. Flags shall not be considered banners.

*Beacon* means a stationary or revolving light which flashes or projects illumination, single color or multicolored, in any manner which has the effect of attracting or diverting attention, except, however, this term does not include any kind of lighting device which is required or necessary under the safety regulations of the Federal Aviation Administration or other similar agency. This definition does not apply to any similar type of lighting device contained entirely within a structure and which does not project light to the exterior of the structure.

*Billboard* means a sign structure and/or sign utilized for advertising an establishment, an activity, a product, service or entertainment, which is sold, produced, manufactured, available or furnished at a place other than on the property on which said sign structure and/or sign is located.

*Building frontage* See frontage, building *Bus stop informational sign* means a freestanding or attached noncommercial sign located at a bus stop and providing information as to the route, hours or times of service.

*Canopy sign* means any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

*Commercial message* means any sign wording, logo, or other representation or image that directly or indirectly names, advertises, or calls attention to a product, service, sale or sales event or other commercial activity.

*Construction sign* means a temporary on-premise sign identifying the ongoing construction activity during the time that a building permit is active and prior to completion of the work for which the permit was issued, containing sign copy is limited to the ongoing construction activity and identifying the contractor and/or any subcontractor engaged to perform construction activity on the site.

*Copy* means the linguistic or graphic content of a sign.

*Designer sign* means a sign that is custom made wall or monument type signs, reviewed by the city manager or his designee and found to be of a higher creative, artistic and three-dimensional, or sculptural nature than the standard types of signs typically used within the sign industry.

*Double-faced sign* means a single sign with items of information relating to the same business on both sides of the sign and mounted as a single structure.

*Drive-through menu sign* means a sign placed so as to be viewed from a drive-through lane and which contains only a listing of the products, with prices, offered for sale by the business on which the sign is located and which may provide a mechanism for ordering the products while viewing the sign.

*Eave* mean the lowest horizontal line of a sloping roof.

*Election sign* means a temporary sign erected or displayed for the purpose of expressing support for or opposition to a candidate or stating a position regarding an issue upon which the voters of the city shall vote.

*Electronic message board sign* means a sign by which the message copy can be electronically changed and controlled.

*Erect* means to build, construct, attach, hang, place, suspend or affix and includes the painting of wall signs.

*Facade* means the entire building front.

*Flag* means any fabric, or bunting containing distinct colors, patterns or symbols, used as an ornamental flag or as a symbol of government, political subdivision, corporation or business or other entity. (See also Ornamental flag.)

*Flagpole* means a pole on which to raise a flag.

*Flashing sign* means a sign which permits light to be turned on or off intermittently more frequently than once per minute.

*Foot-candle* means a unit of measure of luminosity of a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

*Footlambert* means the centimeter gram second unit of brightness equal to the brightness of a perfectly diffused surface that radiates or reflects one lumen per square centimeter.

*Free expression sign* means a sign, not in excess of three square feet in size (area) and the top of the sign is not more than six feet off the ground, communicating information or views on matters of public policy concern or containing any other noncommercial message, that is otherwise lawful.

*Freestanding sign, monument or pole* means a sign supported by structures or supports that are placed on or anchored in the ground or at ground level and which are independent of any building or other structure.

*Frontage* means the length of the property line of a parcel of land which runs parallel with and along a road right-of-way or street, exclusive of alleyways.

Frontage, Building means the length of the single face of a building or that portion of a building occupied by a single office, business or enterprise, commonly referred to as "store-front," which is abutting a street, parking area, or other means of customer access such as an arcade, a mall or a walkway.

*Garage or yard sale or garage-yard sign* means any onsite temporary sign pertaining to the sale of personal property in, at or upon any residentially-zoned property located in the city. Garage or yard sales shall include but not be limited to all such sales, and shall include the advertising of the holding of any such sale, or the offering to make any sale, whether made under any name such as garage sale, lawn sale, yard sale, front yard sale, back yard sale, home sale, attic sale, rummage sale, patio sale, flea market sale, or any similar designation.

*Ground level* means the finished grade of a parcel of land exclusive of any filling, berming or mounding. Ground level on marina docks or floating structures shall be the finished grade of the landward portion of the adjoining parcel.

*Grand opening sign* means an on-premise temporary sign announcing the opening of a newly licensed business, that does not exceed 16 square feet in sign area and that is not displayed for longer than 30 days after the issuance date of the occupational license for the new business.

*Height* means vertical distance measured from ground level nearest the base of the sign to the highest point on the sign.

*Holiday and seasonal decorations* mean decorations that pertain to legal or other recognized holidays or to a season of the year.

*Illuminated sign* means any sign or portion thereof which is illuminated by artificial light, either from an interior or exterior source, including outline, reflective or phosphorescent light, whether or not the source of light is directly affixed as part of the sign.

*Integral roof sign* means any sign erected or constructed as an integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion

of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches. No integral portion of the roof shall extend more than five feet above the structural roof.

*Lot.* See definition of Parcel.

*Maintenance* means the replacing, repairing or repainting of a portion of sign structure, periodically changing changeable copy or renewing copy which has been made unusable by ordinary wear.

*Marquee* means any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

*Marquee sign* means any sign attached to a marquee.

*Menu display sign* means a fully enclosed or otherwise protected from the elements sign structure, including but not limited to a box, shadow box or cabinet, attached to a wall or freestanding, which is used solely for the purpose of displaying restaurant menus. A menu display may be used for a restaurant without drive-through service and for transient lodging facilities which have restaurant facilities open to the general public in addition to the registered guests. Menu display sign structures shall be limited to one per establishment, having a maximum surface area of not more than 12 square feet, and the zoning districts in which they are permitted.

*Multi-tenant development* means a development where more than one business may be located, including businesses located above the first floor or otherwise without frontage on a public right-of-way.

*Nameplate sign or occupant identification sign* means a sign indicating the name and/or profession or address of a person or persons residing on the premises or legally occupying the premises.

*Non-commercial message* means any message, which is not a commercial message.

*Noncommercial on-site directional sign* means an on-site sign providing direction or information to pedestrian or vehicular traffic that is related or reasonably necessary to the movement of pedestrian or vehicular traffic on the premises, and not displaying a commercial message, e.g., "entrance," "exit," "caution," "no parking," "one way only," "no trespassing," and the like.

*Non-conforming sign* means a sign which does not conform with the regulations provided in this division.

*Off-premise sign or off-site sign* means any sign relating in its subject matter to commodities, accommodations, services or activities on a premises other than the premises on which the sign is located. See also Billboard.

*On-premise sign or on-site sign* means any sign relating in its subject matter to the commodities, accommodations, service or activities on the premises on which it is located.

*Ornamental flag* means any fabric or similar material containing patterns, drawings or symbols used for decorative purposes and designed to be flown as a flag.

*Parcel* means land which has been or which is proposed to be used, developed, or built upon as a unit under single ownership.

*Parapet* means a false front or wall extension above the roof of a building.

*Pennant* means any series of small flag-like or streamer-like pieces of cloth, plastic, paper or similar material attached in a row to any staff, cord, building, or at only one or two edges, the remainder hanging loosely.

*Permanent sign* means any sign which, when installed, is intended for permanent use. For the purposes of this division any sign with an intended use in excess of 12 months from the date of installation shall be deemed a permanent sign.

*Portable sign* means any sign or poster that is not permanently attached to the ground or structure. For purposes of this division, a cold air inflatable sign shall be considered to be a portable sign.

*Premises* means any property owned, leased or controlled by the person actively engaged in business at that location.

*Projecting sign* means any sign affixed perpendicularly to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

*Real estate sign* means a sign advertising the sale, rental or lease of the premises or part of the premises on which the sign is displayed temporarily.

*Revolving sign or rotating sign* means any sign that revolves or rotates.

*Roof sign* means any sign erected and constructed wholly on or over the roof of a building, which is supported by the roof structure, or any sign that extends in whole or in part above the roofline of a building.

*Roofline* means the highest continuous horizontal line of a roof. On a sloping roof, the roofline is the principal ridgeline or the highest line common to one or more principal slopes of roof. On a flat roof, the roofline is the highest continuous line of a roof or parapet, whichever is higher.

*Safety sign.* See Warning sign.

*Sandwich board sign* means a portable double-faced, freestanding sign not exceeding 12 square feet in area that is designed such that it can be displayed during business hours and easily removed at the close of business.

*Shopping center* means a group of five or more independent commercial establishments owned and operated as a planned unit, with off-street parking provided on the property. A shopping center may include a building or structure owned in fee simple, condominium, cooperative, leasehold or other ownership.

*Sight visibility triangle* means a triangular shaped portion of land established at street intersections or street and driveway intersections in which nothing is erected, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection. For street intersections, this triangle is measured 20 feet in length from the intersection along the abutting curb lines to form a triangle; and for driveway intersections, this triangle is measured ten feet from the intersection along the curb line and along the driveway line to form a triangle. (See illustration in section 6.21.)

*Sign* means any device, fixture, placard or structure which uses color, form, graphics, illumination, architectural style or design with text, or writing to advertise, attract attention, announce the purpose of, or identify the purpose of any person or entity or to communicate information of any kind to the public. The term "sign" includes sign structure.

*Sign area* means the total square foot area of sign surface, including all parts thereof devoted to the background, computed by bounding the exterior of the sign structure or surface with a series of straight or curved lines tangent thereto (see illustrative examples in section 26.3). The area of a sign painted directly on a wall or awning and signs with letters attached directly to walls or awnings shall be calculated by constructing an imaginary series of straight lines or lines formed, bounded or characterized by curves around the outside of all elements of the sign.

*Sign face* means the part of the sign that is or can be used to identify, display, advertise, communicate information, or for the visual representation which attracts or intends to attract the attention of the public for any purpose.

*Sign structure* means any structure which is designed specifically for the purpose of supporting a sign, which has supports or which is capable of supporting a sign. The definition shall include any decorative covers, braces, wires, supports, or other components attached to or placed around the sign structure.

*Snipe sign* means any sign tacked, nailed, posted, pasted, glued or otherwise attached to telephone poles, utility poles, or fences, with the message appearing thereon not applicable to the present use of the premises upon which the sign is located.

*Statutory sign* means a sign required by any statute of the State of Florida or the United States.

*Street address sign* means any sign denoting the street address of the premises on which it is attached or located.

*Subdivision monument identification sign* means a monument sign which contains only the name of a platted subdivision or other residential development.

*Temporary sign* means a sign intended for a use not permanent in nature. For the purposes of this division, a sign with an intended use of one year or less shall be deemed a temporary sign.

*Time and temperature sign* means a sign which displays the current time and temperature at intervals no more frequently than once per minute and which contains no other messages. Time and temperature signs are regulated within the zoning districts in which they are allowed.

*Traffic control device sign* means any sign located within the right-of-way that is used as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) and approved by the Federal Highway Administrator as the National Standard. A traffic control device sign includes those signs that are classified and defined by their function as regulatory signs (that give notice of traffic laws or regulations), warning signs (that give notice of a situation that might not readily be apparent), and guide signs (that show route designations, directions, distances, services, points of interest, and other geographical, recreational, or cultural information).

~~*Vehicle sign* means any sign or signs where the total sign area covers more than ten square feet of the vehicle.~~ Means a sign attached to or placed on a vehicle, including but not limited to automobiles, trucks, boats, campers, and trailers, and that is located on public or private property and is intended to be viewed from a right-of-way for the purpose of providing advertisement of products or services or directing people to a business or activity. This includes signs attached to the following vehicles: On or off-site inoperable vehicles, junk or abandoned vehicles as defined in Section 98-67 of the Code of Ordinances, vehicles that have not been driven or moved in 72 hours, or a vehicle with signage attached to it that renders the vehicle not safely drivable. This definition excludes those signs that identify a business organization or its principal services and contact information on a vehicle during that period of time such vehicle is regularly and customarily used to traverse the public street during the normal course of business.

*Visibility triangle.* See Sight visibility triangle.

*Wall sign* means a sign which is painted on, fastened to, or erected against the wall of a building with its face in a parallel plane with the plane of the building facade or wall, which is used for advertising.

*Warning sign or safety sign* means a sign which provides warning of a dangerous condition or situation that might not be readily apparent or that poses a threat of serious injury (e.g., gas line, high voltage, condemned building, etc.) or that provides warning of a violation of law (e.g., no trespassing, no hunting allowed, etc.).

*Waterside identification sign* means a sign identifying a residential complex, single business property or shopping center and which can be only be viewed from the waters of the Gulf of Mexico, Boca Ciega Bay, the intracoastal waterway or any other navigable waterway.

*Window sign* means any sign painted on or mounted in any fashion on the interior or exterior of the surface of a window.

*Wind sign* means a sign, which uses objects or material fastened in such a manner as to move upon being subjected to pressure by wind, and shall include, pennants, ribbons, spinners, streamers or captive balloons to express a commercial message; however, the term wind sign shall not include flags.

(Ord. No. 03-10, § 1, 6-3-03; Ord. No. 10-02, § 1(Att. A), 2-23-10; Ord. No. 2010-32, § 1, 1-11-11)

**Cross references:** Definitions, § 2.1.

#### Sec. 26.4. Prohibited signs.

The following signs and sign-types are prohibited within the city limits and shall not be erected. Any lawfully existing permanent sign or sign-type which is among the prohibited signs and sign-types listed below shall be deemed a nonconforming sign subject to the provisions of section 26.5.

- (a) Billboards; off-site signs.
- (b) Revolving signs; rotating signs.
- (c) Flashing or animated signs.
- (d) Banners, except those used to advertise special events, approved with a special event permit. The banner may not be placed on the property in which the event is to take place more than 21 days prior to the special event.
- (e) Wind signs.
- (f) Portable signs, other than sandwich board signs as allowed within certain zoning districts pursuant to this division.
- (g) Roof signs, other than integral roof signs in non-residential zoning districts.
- (h) Abandoned and discontinued signs.
- (i) Snipe signs.
- (j) Bus bench advertising signs; bus shelter advertising signs.
- (k) Signs that emit sound, vapor, smoke, odor, particles or gaseous matter.
- (l) Signs that have unshielded illuminating devices.
- (m) Signs that obstruct, conceal, hide or otherwise obscure from view any official traffic or governmental sign, signal or device.
- (n) Any attached sign that exceeds 100 square feet in area.
- (o) Any freestanding sign that is higher than 35 feet.
- (p) Any freestanding sign that exceeds 135 square feet in sign area.
- (q) Any sign within a sight visibility triangle that obstructs a clear view of pedestrian or vehicular traffic.

- (r) Any sign in the public right-of-way, other than traffic control device signs, bus stop informational signs, warning signs or safety signs.
- (s) Any sign attached to a seawall or pier, other than a warning sign or safety sign.
- (t) Any sign other than a traffic control device sign that uses the word "stop" or "danger," or presents or implies the need or requirement of stopping or the existence of danger, or which is a copy or limitation of official traffic control device signs, and which is adjacent to the right-of-way of any road, street, or highway.
- (u) Any sign nailed, fastened or affixed to any tree.
- (v) Any sign prohibited by state or federal law.

(w) Vehicle signs.

~~Vehicle sign or signs which have a total sign area on any vehicle in excess of ten square feet, when the vehicle is not "regularly used in the conduct of the business" advertised on the vehicle, and (a) is visible from a street right-of-way within 100 feet of the vehicle, and (b) is parked for more than two consecutive hours within 100 feet of any street right-of-way. A vehicle shall not be considered "regularly used in the conduct of the business" if the vehicle is used primarily (i) for advertising, or (ii) for the purpose of advertising, or (iii) for the purpose of providing transportation for owners or employees of the business advertised on the vehicle.~~

~~(xy)~~ Any sign located on real property without the permission of the property owner.

~~(yz)~~ Beacons, except as required by federal or state law.

(Ord. No. 03-10, § 1, 6-3-03; Ord. No. 10-02, § 1(Att. A), 2-23-10; Ord. No. 2010-32, § 1, 1-11-11)

#### Sec. 26.5. Nonconforming signs.

A nonconforming sign that was lawfully erected may continue to be maintained: (a) until the nonconforming sign is substantially damaged or destroyed, or (b) until the real property on which the sign is located is redeveloped, whichever of the foregoing occurs first. At such time the sign is substantially damaged or destroyed or at such time the real property is redeveloped, the nonconforming sign must either (a) be removed or (b) be brought into conformity with this division and with any other applicable law or regulation. For the purpose of this section, the term "redevelopment" shall mean a substantial improvement of the principal structure on the real property.

(Ord. No. 03-10, § 1, 6-3-03; Ord. No. 10-02, § 1(Att. A), 2-23-10)

#### Sec. 26.6. Exemptions.

This division does not pertain to the following:

(a) A sign, other than a window sign, located entirely inside the premises of a building or enclosed space.

~~(b) A sign on a vehicle, other than a prohibited vehicle sign or signs.~~

~~(be)~~ A statutory sign.

~~(cd)~~ Historic markers for locally designated historic resources.

(Ord. No. 03-10, § 1, 6-3-03; Ord. No. 10-02, § 1(Att. A), 2-23-10)

#### Sec. 26.7. Building permits.

It shall be unlawful for any person or business or the person in charge of the business to erect, construct, alter or maintain an outdoor advertising display sign, as defined in the Florida Building Code, without first obtaining a building permit from the city in accordance with the

provisions of the Florida Building Code and applicable law. Permit fees shall be paid in accordance with the applicable city fee schedules. The requirement of a building permit under the Florida Building Code is separate and independent of the requirement for a sign permit under this division.

(Ord. No. 03-10, § 1, 6-3-03; Ord. No. 10-02, § 1(Att. A), 2-23-10)

**Sec. 26.8. Shielding of illumination.**

Illuminated signs, in addition to conforming to all other requirements of this division, shall be shielded in such a manner so that no direct source of light is cast into residential properties or into a public street or right-of-way. Illuminated signs shall not interfere with pedestrian or motorist vision. The illumination shall not be reflective or phosphorescent and shall perform in a steady non-fluctuating or non-undulating manner and shall be placed in a manner that will not create a nuisance to other premises or interfere with vehicular movements.

(Ord. No. 03-10, § 1, 6-3-03; Ord. No. 10-02, § 1(Att. A), 2-23-10)

**Sec. 26.9. Substitution of noncommercial speech for commercial speech.**

Notwithstanding anything contained in this division or Code to the contrary, any sign erected pursuant to the provisions of this division or Code may, at the option of the owner, contain a non-commercial message unrelated to the business located on the premises where the sign is erected. The non-commercial message may occupy the entire sign face or any portion thereof. The sign face may be changed from commercial to non-commercial messages, or from one non-commercial message to another, as frequently as desired by the owner of the sign, provided that the size, height, setback and other dimensional criteria contained in this division and Code have been satisfied.

(Ord. No. 03-10, § 1, 6-3-03; Ord. No. 10-02, § 1(Att. A), 2-23-10)

**Sec. 26.10. Content neutrality as to sign message (viewpoint).**

Notwithstanding anything in this division or Code to the contrary, no sign or sign structure shall be subject to any limitation based upon the content (viewpoint) of the message contained on such sign or displayed on such sign structure.

(Ord. No. 03-10, § 1, 6-3-03; Ord. No. 10-02, § 1(Att. A), 2-23-10)

**Sec. 26.11. Sign permit required.**

(a) Allowed temporary and allowed permanent signs of the type described in section 26.25 shall be exempt from sign permitting hereunder.

(b) No sign permit shall be issued for the erection of a prohibited sign.

(c) Unless exempt from permitting, no permanent sign shall be erected, altered, relocated, maintained or displayed until a sign permit is obtained from and appropriate fee paid to the city.

(d) A sign lawfully erected under permit may be repainted or have ordinary and customary repairs performed, including replacement of plastic or glass panels, without a new sign permit; however, if such sign is to be structurally altered or repaired in any manner, a new sign permit shall be required and the altered or repaired sign must meet all requirements of this division and this Code. Non-conforming signs that have been substantially damaged, deteriorated beyond 50% of the value of the sign, or destroyed shall not be issued a permit for repairs and shall be removed.

(Ord. No. 03-10, § 1, 6-3-03; Ord. No. 10-02, § 1(Att. A), 2-23-10; Ord. No. 2010-32, § 1, 1-11-11)

#### Sec. 26.12. Application.

(a) A sign permit application for a permanent sign shall be made upon a form provided by the city. The sign permit application is in addition to any building permit application required by the Florida Building Code. The sign permit application shall be accompanied by plans and specifications drawn to scale, together with any site plan required by Division 5 of the Land Development Code. The applicant shall furnish the following information on or with the sign permit application form:

- (1) The legal description of the real property where the sign is proposed to be located.
  - (2) The zoning district for the real property on which the sign will be located.
  - (3) The name, mailing address and telephone number (where available) of the owner(s) of the real property where the sign is proposed to be located.
  - (4) A notarized statement of authorization signed by the owner(s) consenting to the placement of the proposed sign on the real property.
  - (5) The name, mailing address and telephone number of the sign contractor.
  - (6) Type of proposed sign (e.g. attached wall sign, freestanding monument sign).
  - (7) The square footage of the surface area of the proposed sign.
  - (8) The setbacks for the proposed sign.
  - (9) The cost of the proposed sign.
  - (10) If the proposed sign is a freestanding sign:
    - a. The lot frontage on all adjacent street rights-of-way.
    - b. The dimensions of the supporting structure.
    - c. The height of the proposed sign.
  - (11) If the proposed sign is an attached sign, the building frontage for the building to which the attached sign shall be affixed.
  - (12) The number, type, location, and surface area for all existing signs on the same lot and/or building on which the sign will be located.
  - (13) If the proposed sign is to be an illuminated sign, the type, placement, intensity and hours of operation.
- (b) An applicant shall deliver a sign permit application for a permanent sign to the city's chief building official, or such other person as may be designated by the city. The sign permit application shall be reviewed for a determination of whether the proposed sign meets the applicable requirements of this division and any applicable zoning law.

(Ord. No. 03-10, § 1, 6-3-03; Ord. No. 10-02, § 1(Att. A), 2-23-10)

#### Sec. 26.13. Fees.

(a) *Initial application fees.* Every person making an initial application for a sign permit shall pay fees to the city at the time of approval of the application. The fees shall be established by resolution of the city commission and shall be as stated in appendix A to this Code.

(Ord. No. 03-10, § 1, 6-3-03; Ord. No. 10-02, § 1(Att. A), 2-23-10; Ord. No. 2010-32, § 1, 1-11-11)

#### Sec. 26.14. Maintenance of Signs.

(a) *Maintenance of signs.*

- (1) All visible portions of a sign and its supporting structure shall be maintained in a safe condition, and neat appearance according to the following:
- a. If the sign is lighted, all lights shall be maintained in working order and functioning in a safe manner.
  - b. If the sign is painted, the painted surface shall be kept in good condition.
  - c. Every sign shall be kept in such manner as to constitute a complete or whole sign.
- (2) ~~Lawfully-erected Non~~conforming signs may suffer only ordinary and customary repairs and maintenance. As provided in section 26.11, a lawfully-erected non-conforming sign shall not be structurally altered except in full conformance with this division. Non-conforming signs that are considered abandoned pursuant to this division shall be demolished or removed. (Ord. No. 03-10, § 1, 6-3-03; Ord. No. 10-02, § 1(Att. A), 2-23-10)

**St. Pete Beach City Commission  
Agenda Report**

**Issue Considered:** Resolution 2012-10, delegating to the City Manager authority to enter into a Federally Funded Public Assistance Agreement and authorizing the signing of all related official documentation.

**Date:** August 28, 2012

**Prepared By:** Elaine Edmunds, Finance Director

**Summary of Issue:** In order to recoup expenses incurred during Tropical Storm Debby, the city must enter into a Federally Funded Public Assistance Agreement through the State of Florida, Division of Emergency Management. This resolution authorizes the City Manager to submit official notices and payments, to sign official documentation, and to ensure that documentation is available for final inspection and audit. In addition, the resolution will name Elaine Edmunds, Finance Director as the primary agent and Steven Hallock, Public Services Director as the secondary agent.

**Requested Motion:** "I move to approve Resolution 2012-10."

**Attachments:** Resolution 2012-10

**Reviewed by  
City Manager:** MB

**RESOLUTION 2012-10**

**A RESOLUTION OF THE CITY OF ST. PETE BEACH, FLORIDA  
DELEGATING TO THE CITY MANAGER AUTHORITY TO ENTER INTO A  
FEDERALLY FUNDED PUBLIC ASSISTANCE AGREEMENT AND  
AUTHORIZING THE SIGNING OF ALL RELATED OFFICIAL  
DOCUMENTATION.**

The Board of Commissioners of the City of St. Pete Beach, Pinellas County, Florida, at a regular meeting held Tuesday, August 28, 2012, hereby resolves as follows:

**WHEREAS**, on July 3, 2012, President Barack Obama issued a major disaster declaration designated FEMA-4068-DR-FL for the State of Florida as a result of Tropical Storm Debby; and

**WHEREAS**, a FEMA-State Agreement dated July 5, 2012 between the State of Florida and the Federal Emergency Management Agency (FEMA) governing the use of such funds requires the State to share the costs eligible for federal financial assistance; and

**WHEREAS**, the State has undertaken to share those costs, as appropriated with its subgrantees; and

**WHEREAS**, the City of St. Pete Beach incurred extraordinary expenses as a result the storm and in an effort to protect the lives and property of citizens of the city.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, DOES HEREBY RESOLVE:**

**Section 1.** A delegation of authority to the City Manager to enter into a Federally Funded Public Assistance Agreement with the State of Florida, Division of Emergency Management, and to sign all necessary and related official documentation related thereto.

**Section 2.** In addition, the resolution will name Elaine Edmunds, Finance Director as the primary agent and Steven Hallock, Public Services Director as the secondary agent.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK