



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

DEVELOPMENT REVIEW COMMISSION
STAFF REPORT

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION
REDEVELOPMENT REQUEST
PUBLIC HEARING

For **Public Hearing** and **Executive Action** on June 7, 2023, beginning at 1:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning & Development Department records, **no Commission member** has a direct or indirect ownership interest in rear property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

CASE NO.: 23-5100001 PLAT SHEET : F-14

REQUEST: Approval of a Redevelopment Plan to allow the redevelopment of two (2) existing units into two (2) townhomes.

OWNER: CANOPY BS PHASE 2 LLC
200 MIRROR LAKE DR N
ST PETERSBURG FL 33701-3224

AGENT: BENJAMIN GELSTON
CANOPY BUILDERS LLC
1900 DR MARTIN LUTHER KING JR STREET NORTH
SAINT PETERSBURG, FL 33704

ADDRESS: 858 26th Avenue North

PARCEL ID NO.: 07-31-17-84888-000-0200

LEGAL DESCRIPTION: Lot 20, Spring Hill Revised

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

SITE AREA TOTAL: 6,500 square feet or .14 acres

GROSS FLOOR AREA:

Existing:	1,888 square feet	0.29 F.A.R.
Proposed:	4,229 square feet	0.65 F.A.R. *
Permitted:	4,229 square feet	0.65 F.A.R. **

* Not including the first 600 square feet of garage area or open porches

** The applicant is requesting design related bonuses to the 0.50 base floor area ratio.

DENSITY:

Existing:	2 units	(15 units per acre)
Permitted:	1 principal 1 accessory	(15 units per acre)
Proposed:	2 units	(15 units per acre)

BUILDING COVERAGE:

Existing:	1,605 square feet	18% of Site MOL
Proposed:	4,512 square feet	51% of Site MOL
Permitted:	3,900 square feet	60% of Site MOL

IMPERVIOUS SURFACE:

Existing:	1,225 square feet	18% of Site MOL
Proposed:	4,185 square feet	64% of Site MOL
Permitted:	4,225 square feet	65% of Site MOL

OPEN GREEN SPACE:

Existing:	5,277 square feet	81% of Site MOL
Proposed:	2,315 square feet	35% of Site MOL

PAVING COVERAGE:

Existing:	348 square feet	5% of Site MOL
Proposed:	1,316 square feet	7% of Site MOL

PARKING:

Existing:	1 space, including 0 handicapped spaces
Proposed:	4 spaces, including 0 handicapped space
Required:	4 spaces, including 0 handicapped space

BUILDING HEIGHT:

Existing:	18 feet
Proposed:	31.8 feet
Permitted:	36 feet

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.70.040.1.15 of the Municipal Code for to determine compliance with the criteria for Redevelopment.

II. DISCUSSION AND RECOMMENDATIONS:

Background: The subject property is zoned NT-2 (Neighborhood Traditional Single-Family) and is located in the Crescent Heights neighborhood. The property has a lot width of 50-feet, depth of 130-feet, and an area of approximately 6,500 square feet. The property is currently developed with a two-story frame two-unit structure (Property Card Interpretation 22-41000015), located at the rear third of the parcel. This application seeks to demolish the existing two units to construct two townhomes.

The current regulations for the NT-2 zoning district allows one primary dwelling unit and one accessory dwelling unit, on lots with a minimum lot area of 4,500 square feet. In accordance with the Section 16.10.020.1 of the Land Development Regulations, the existing two (2) units are grandfathered. Business Tax receipts for the site have been maintained for two (2) dwelling units. The code permits the redevelopment of grandfathered uses, subject to the Commission's approval of a Redevelopment Plan.

The Request: This application requests approval of a Redevelopment Plan to redevelop two (2) units into two (2) townhomes.

Current Proposal: The proposed townhome development will be two-stories and designed in the American Vernacular architectural style. The plan incorporates design related FAR bonuses with no variances.

Redevelopment Criterion: Pursuant to Code Subsection 16.70.040.1.15, an application for redevelopment must be reviewed for compliance with the criteria. An analysis of the criteria is below.

- 1. Building Type.** *Structures shall be required to match the predominate building type in the block face across the street.*

Structures across the street vary between one-story and two-story buildings. The proposed townhomes will be two-stories, designed with two porches. One entry door will face the street and the second entry will face the interior side yard.

- 2. Building Setbacks.** *Structures shall be required to match the predominate building setbacks in the block face across the street.*

The proposed building meets the required setbacks for the NT-2 zoning district, which is consistent with the development pattern.

- 3. Building Scale.** *Structures shall be required to match the predominate building type, setbacks, and scale in the block face across the street.*

One- and two-story residential structures are present along the street face and within the surrounding neighborhood. The proposed two-story structure meets the height and setback requirements of the district which is consistent with the building type, setbacks, and scale across the street.

- 4. Site Development.** *Structures shall be required to match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.*

Vehicular access to the garage is provided by a south abutting 16-foot-wide alley. Pedestrian access will be provided by two (2) three-foot-wide walkways extending from the porch entrances to the curb. The proposed townhomes will be two-stories, consistent with other residential buildings on the block face across the street.

Building Mass. *Building Mass shall be regulated by building setbacks and floor area ratio (FAR). The maximum FAR shall be existing FAR of the property prior to redevelopment or 0.50 FAR, whichever is greater.*

This application utilizes a 0.50 FAR base allowance permitted for Redevelopment Plans in accordance with Section 16.70.040.1.15. This allowance is higher than the 0.40 base FAR permitted by the NT-2 zoning district before design bonuses are required.

The property has an existing FAR of 0.29. The request proposes an FAR of 0.65. This 0.65 FAR is requested by combining the 0.50 allowed for Redevelopment Plans with a 0.10 architectural style bonus and 0.05 bonus for exterior materials.

- 5. Building Height.** *Residential structures for a project less than a city block shall comply with the following building height and roof design requirements: i. The maximum height shall not exceed 24 feet to the eave line and 36 feet to the peak of the roof for primary structures, ii. The maximum height shall not exceed 20 feet to the eave line and 32 feet to the peak of the roof for secondary or accessory structures, iii. The maximum slope of any roof angle shall not exceed 12/12. iv. Dormers shall not exceed 50-percent of any roof surface.*

The townhomes have a proposed building height of 23.4-feet to the beginning of the second-floor roof line and 33.8-feet to the roof peak.

- 6. Development Across Multiple Lots.** *Structures shall be separated by zoning district setbacks, however, if not separated by zoning district setbacks, there shall be a break in the building and roof planes at each original lot line which shall be*

equal to or greater than the combined side yard setbacks that would be required for each lot.

This criterion is not applicable to this case.

- 7. Single Corner Lots.** *Structures on single corner lots shall be oriented so that the front entrance of the structure faces the legal front yard.*

This criterion is not applicable to this case.

- 8. Traditional Grid Roadway Network.** *For projects equal to or greater than a city block, extensions of the traditional grid roadway network which 1) abut the perimeter of the project area and 2) would be logically extended through the project area shall be required. Compliance with applicable subdivision and public improvement regulations shall be required.*

This criterion is not applicable to this case.

- 9. Non-Traditional Grid Roadway Network.** *For projects equal to or greater than a city block, roadway and pedestrian networks shall meet the following requirements: i. There should be at least two (2) points of entry into the project, ii. Sidewalk connections shall be made to surrounding streets, homes, and businesses, iii. Streets shall be stubbed to property lines to allow for roadway extensions into abutting properties which may be developed or are anticipated to be redeveloped in the future.*

This criterion is not applicable to this case.

- 10. Density and Intensity.** *For mobile home park redevelopment, the maximum number of dwelling units shall be equal to the number of legal mobile home spaces (lots) within the park prior to redevelopment, or 140-percent of the maximum density of the future land use designation assigned to the property, whichever is less.*

This criterion is not applicable to this case.

FAR Bonuses: The criteria for Floor Area Ratio bonuses are set forth under Subsection 16.70.040.1.15.

FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonus and shall be developed following the development across multiple lots criteria indicated in Section 16.70.040.1.15.

In this case, there are no buildings containing grandfathered density that were developed across any platted lot lines.

- a. An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's neighborhood design review manual or the Land Development Regulations. To qualify for this FAR bonus, the structure shall use the correct proportions, fenestration patterns, details, and materials. Structures that use finishes common to an identified style without proper design, detailing, and fenestration shall not qualify for this FAR bonus.

The proposed townhouse structure is designed in the Folk Vernacular architectural style as outlined in the St. Petersburg's Design Guidelines for Historic Properties. The proposed structure features correct proportions of the Folk Vernacular architectural style including parallel porch covers, symmetrically placed two over one windows, decorative entry doors, boxed eaves, rectangular structural form, and asphalt shingle roofing.

- (b) An FAR Bonus of 0.05 shall be granted when structures are finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick, or stone. Vinyl or aluminum siding and smooth or knock down stucco shall not qualify for this bonus.*

The project proposes to utilize fiber cement board siding as the exterior siding material for the development.

Staff reviewed the plans for consistency with the St. Petersburg's Design Guidelines for Historic Properties to ensure that it meets the design requirements for the Folk Vernacular architectural style and determined that it is in compliance.

Public Comments: The subject property is located within the Crescent Heights Neighborhood and Dr. Martin Luther King Jr Street Business District. The Neighborhood Association and all property owners within 300-feet of the subject property were notified of the request. At the time of completion of this report, Staff received one phone call requesting clarification of the request but no comments in favor or opposition to the request.

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

CONDITIONS OF COMMISSION ACTION: If the application is approved consistent with the site plan submitted with this application, the Planning and Development Department Staff recommends that the approval shall be subject to the following conditions:

1. Any outstanding public liens, assessments, or property taxes shall be paid.

2. The plans submitted for permitting shall substantially resemble the plans attached to this report. Significant modifications to the plans shall require a new application and public hearing. Development of the site shall comply with all requirements of the NT-2 zoning district.
3. The site plan submitted for permitting shall depict all proposed ancillary equipment, such as generators, air conditioning, and irrigation equipment. These items shall be screened with either fencing or perimeter landscaping and shall comply with allowable setbacks.
4. Site plans for any future development must show the location of all protected and grand trees. Any application to remove the trees shall comply with Section 16.40.060.53.4. at the time of permitting, including submittal of any necessary reports.
5. This approval shall be valid through June 7, 2026. Substantial construction shall commence prior to this expiration date. The applicant may request up to two two-year extensions from the POD prior to the expiration. Requests for extension must be filed in writing to the POD prior to the expiration date. Approval of this Redevelopment Plans does not grant or imply variances from other sections of the City Code or other applicable regulations.

Report Prepared By:

/s/Shervon Chambliss

5/25/2023

Shervon Chambliss

Date

Planner II

Development Review Services Division

Planning and Development Services Department

Report Prepared For:

/s/ Corey Malyszka

5/25/23

Corey Malyszka

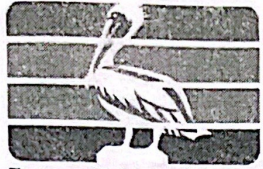
Date

Zoning Official

Development Review Services Division

Planning and Development Services Department

Attachments: Project Location Map (Attachment-A), Redevelopment Plan Application (Attachment-B), Construction Plans (Attachment-C), Property Card Interpretation (Attachment-D), Code Enforcement History (Attachment E)



st.petersburg
www.stpete.org

Included in this packet:

- Application
- Affidavit to Authorize Agent
- Data Sheet
- General Information
- Narrative
- Neighborhood Worksheet
- Public Participation Report

**Planning and
Development Services
Department**

**Development Review
Services**

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731
(727) 893-7471

UPDATED: 12-17-2020

REDEVELOPMENT

Application No. _____

List of Required Submittals

Only complete applications will be accepted: ✓

- ✓ Completed Redevelopment Application, Data Sheet, and Narrative
- ✓ Pre-application Meeting Notes (provided by staff at required pre-application meeting)
- N/A Affidavit to Authorize Agent, if Agent signs application
- Application fee payment
- ✓ Public Participation Report (for public hearing cases)
- ✓ Eligibility (Property Card Interpretation [PCI] or valid occupational license for grandfathered units)
- ✓ 2 copies of Site Plan or Survey of the subject property:
 - To scale on 8.5" x 11" paper
 - North arrow
 - Setbacks of structures to the property lines
 - Dimensions and exact locations of all property lines, structures, parking spaces, and landscaping
- ✓ 2 copies of Floor Plans:
 - 8.5" x 11", 8.5" x 14", or 11" x 17" paper; including one 8.5" x 11"
 - Locations of all doorways, windows, and walls (interior and exterior)
 - Dimensions and area of each room, including closets
 - Dimensions and area of each dwelling unit, excluding storage areas
- ✓ Landscape Plans:
 - 8.5" x 11", 8.5" x 14", or 11" x 17" paper; including one 8.5" x 11"
 - North arrow
 - Legend identifying plants by scientific and common name, size, spacing, and quantity
 - Location, type, and size in diameter at breast height (d.b.h.) of all specimen trees indicated to be preserved or removed
- ✓ 2 copies of Elevation Drawings: ✓
 - 8.5" x 11", 8.5" x 14", or 11" x 17" paper; including one 8.5" x 11"
 - Depicts all sides of existing and proposed structure(s)
- PDF of application documents and drawings (may be emailed to Staff Planner)

The following items are optional, but strongly suggested:

- Neighborhood Worksheet
- Photographs of the subject property and structure(s)

A Pre-Application Meeting is required prior to submittal.
To schedule, please call (727) 892-5498.

Completeness Review by City Staff: _____



Pre-Application Meeting Notes

REDEVELOPMENT

Meeting Date: 11/04/2022 Zoning District: NT-2

Address/Location: 858 26TH AVE N

Request: Redevelopment of 2 Grandfathered Units

Type of Application: Redevelopment Staff Planner for Pre-App: SKB

Attendees: Patrick Farese

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
CRESCENT HEIGHTS NBRHD ASSN	Salvador Valles Jansen	crescentheights.president@gmail.com	
Dr. MLK (9th St)	Shawn Hannon	mlkbusinessdistrict@gmail.com	727-542-7988

(See Public Participation Report in applicable Application Package for CONA and FICO contacts.)

Notes: FICO contact: Kimberly Frazier-Leggett; FICO email: kleggs11@outlook.com

CONA contact: Tom Lally; CONA email: variance@stpeteconacona.org

Townhomes must be developed to appear as a single-family residence from the front of the property. Prior to submittal of application provide Site Plans, Floor Plans and Elevation Drawings to Scot.Bolyard@StPete.org and Shervon.Chambliss@StPete.org for review of conformance with Redevelopment Plan requirements.

Applications must be complete and filed in-person by appointment with the planner from the pre-application meeting.



REDEVELOPMENT

Application No. _____

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

GENERAL INFORMATION	
NAME of PROPERTY OWNER: Canopy BS Phase 2	
Street Address: 1900 Dr. Martin Luther King Jr. St. N.	
City, State, Zip: St. Petersburg, Florida 33704	
Telephone No: (727) 6550480 & 7352950	Email Address: ben@canopybuilders.com & will.conroy@backstreetscapital.com
NAME of AGENT or REPRESENTATIVE: N/A	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: 858 26th Ave N	
Parcel ID#(s): 07-31-17-84888-000-0200	
DESCRIPTION OF REQUEST: Redevelopment of grandfather use for two attached single-family dwellings	
PRE-APPLICATION DATE: 11/4/2022 PLANNER: SKB	

FEE SCHEDULE

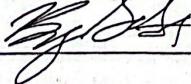
Redevelopment Plan Review \$500.00
 Variance - First Variance \$350.00
 Each additional Variance \$100.00
Cash, credit, and checks made payable to the "City of St. Petersburg"

AUTHORIZATION

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

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

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

Signature of Owner / Agent*:  Date: 12-14-22

Printed Name: Ben Gelston

*Affidavit to Authorize Agent required, if signed by Agent.



REDEVELOPMENT

DATA SHEET

ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.
FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.

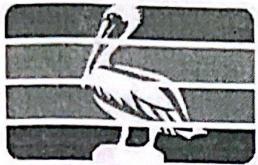
DATA TABLE				
1.	Zoning Classification: NT-2			
2.	Existing Land Use Type(s): Duplex-Triplex-Fourplex			
3.	Proposed Land Use Type(s): Duplex			
4.	Area of Subject Property: 6500			
5.	Variance(s) Requested: N/A			
6.	Gross Floor Area (total square feet of building(s))			
	Existing:	2166	Sq. ft.	
	Proposed:	4154	Sq. ft.	
	Permitted:	4225	Sq. ft.	
7.	Floor Area Ratio (total square feet of building(s) divided by the total square feet of entire site)			
	Existing:	.3332	Sq. ft.	
	Proposed:	.64	Sq. ft.	
	Permitted:	.65	Sq. ft.	
8.	Building Coverage (first floor square footage of building(s))			
	Existing:	1083	Sq. ft.	16.66 % of site
	Proposed:	3210	Sq. ft.	49.38 % of site
	Permitted:	3575	Sq. ft.	55.00 % of site
9.	Open Green Space (include all green space on site; do not include any paved areas)			
	Existing:	5099	Sq. ft.	78.44 % of site
	Proposed:	1863	Sq. ft.	28.67 % of site
10.	Interior Green Space of Vehicle Use Area (include all green space within the parking lot and drive lanes)			
	Existing:	N/A	Sq. ft.	% of vehicular area
	Proposed:	N/A	Sq. ft.	% of vehicular area



REDEVELOPMENT

DATA SHEET

DATA TABLE (continued page 2)					
11.	Paving Coverage (including sidewalks within boundary of the subject property; do not include building footprint(s))				
	Existing:	253	Sq. ft.	3.89	% of site
	Proposed:	646	Sq. ft.	9.94	% of site
12.	Impervious Surface Coverage (total square feet of all paving, building footprints and other hard surfaced areas)				
	Existing:	1404	Sq. ft.	21.6	% of site
	Proposed:	3962	Sq. ft.	60.96	% of site
	Permitted:	4225	Sq. ft.	65	% of site
13.	Density (units per acre)				
	<u>Sq. Ft. or Acre(s)</u>		<u>No. of Employees</u>		<u>No. of Clients (C.R. / Home)</u>
	Existing:	15	Existing:		Existing:
	Proposed:	10	Proposed:		Proposed:
	Permitted:	15			
14 a.	Parking (Vehicle) Spaces				
	Existing:	2	includes		disabled parking spaces
	Proposed:	6	includes		disabled parking spaces
	Required:	6	includes		disabled parking spaces
14 b.	Parking (Bicycle) Spaces				
	Existing:	0	Spaces		% of vehicular parking
	Proposed:	0	Spaces		% of vehicular parking
	Required:	0	Spaces		% of vehicular parking
15.	Building Height				
	Existing:	22	Feet	2	Stories
	Proposed:	30	Feet	2	Stories
	Permitted:	36	Feet		Stories
16.	Construction Value				
	What is the estimate of the total value of the project upon completion? \$ 650,000.00				
	<i>Note: See Drainage Ordinance for a definition of "alteration." If applicable, please be aware that this triggers Drainage Ordinance compliance. Please submit drainage calculations to the Engineering Department for review at your earliest convenience. The DRC must approve all Drainage Ordinance variances.</i>				



st.petersburg
www.stpete.org

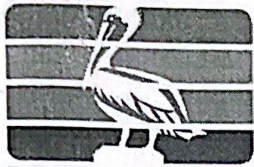
REDEVELOPMENT

NARRATIVE (PAGE 1)

All applications for redevelopment must provide justification for the requested redevelopment based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. A separate letter addressing each of the criteria may be provided as a supplement to this form.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 858 26th Ave N	Case No.:
Detailed Description of Project and Request:	
Redevelopment of two attached single-family dwelling units	
<p>1. Building Type. Describe how the proposed building type (e.g. single-family homes with garage apartments, duplexes, multi-family uses, etc.) will match the predominate building type in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building type for perimeter structures will match the predominate building type in the block face across the street.</p> <p>The existing structure was utilized as a 2-unit duplex for rent.</p> <p>The proposed structure will complement the existing block face with two, two-story, attached single-family townhomes to be sold separately. This redevelopment of two single-family dwelling will complement the predominance of single-family homes along the block face, as well as the duplex-triplex-fourplex adjacent to, and west of the subject property.</p> <p>Given approval of the reinstatement and redevelopment, a lot split will follow to delineate the two attached single-family townhomes</p>	
<p>2. Building Setbacks. Describe how the proposed building setbacks (including both perimeter and interior setbacks) will match the predominate building setbacks in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building setbacks for perimeter structures will match the predominate building setbacks in the block face across the street.</p> <p>Existing setbacks for this property are inconsistent with the streetscape supporting a 90' frontage setback and 4' rear setback.</p> <p>The proposed setbacks conform with the current NT-2 setback parameters. No setback variance are required.</p>	
<p>3. Building Type. Describe how the proposed building scale (one-story or two-story principle structures) will match the predominate building scale in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building scale for perimeter structures will match the predominate building scale in the block face across the street.</p> <p>The proposed project complements the existing streetscape of 1-story and 2-story structures.</p> <p>The buildings to the west and northeast of this parcel support two-story structures.</p>	



st.petersburg
www.stpete.org

REDEVELOPMENT

NARRATIVE (PAGE 2)

All applications for redevelopment must provide justification for the requested redevelopment based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
4.	Site Development and Orientation. Describe how the proposed site development and orientation (e.g. location of buildings, front entries, driveways, parking, and utility functions) will match the predominate development pattern in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed development pattern for perimeter structures will match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.
	The proposed attached single-family townhomes are consistent with predominant conditions along 26th Ave N and account for alley access via two (2) rear load garages. The principal structure will be located towards the parcel's frontage along 26th Ave N, contrary to the existing structures condition, allowing for a more consistent streetscape.
	Potable utilities will supply the structure from the front and sanitary lines are fed to the rear, in the alley.
5.	Floor area Ratio Bonuses. FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonuses. If bonuses are required, please complete the following questions:
a.	<u>FAR Bonus of 0.10</u> – An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's Neighborhood Design Review Manual or the Land Development Regulations. Describe the principle architectural style of the proposed building and explain how it uses the correct proportions, fenestration patterns, details, and materials of the recognized style.
	Please refer to the Zoning Compliance Calculator included in this package.
	Architectural style is American Vernacular.
b.	<u>FAR Bonus of 0.05</u> – Describe whether the proposed building is finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick, or stone. Vinyl or aluminum siding and smooth or knock down stucco shall not qualify for this bonus.
	The proposed principal structure will consist hardi-plank siding on 4-sides of the second story and stucco on 4-sides of the first story

Friday, March 17, 2023 at 17:29:17 Eastern Daylight Time

Subject: Redevelopment_858 26th Ave N
Date: Friday, February 24, 2023 at 6:07:21 PM Eastern Standard Time
From: Patrick Farese
To: kleggs11@outlook.com, variance@stpetecona.org, crescentheights.president@gmail.com
CC: Scot K. Bolyard, Shervon A. Chambliss, BEN@canopybuilders.com
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, 23.02.16 - 858 26th Ave N.pdf, 858 26th Ave N - Preapp notes[57].pdf, CALCULATOR _ Residential Zoning Compliance23.02.16[10].pdf

Tom Lally (CONA), Salvador Valles Jansen (Crescent Heights NA), Kimberly Frazier-Leggett (FICO),

This email serves as a notice of intent to file a Redevelopment application for 858 26th Ave N, Parcel #07-31-17-84888-000-0200.

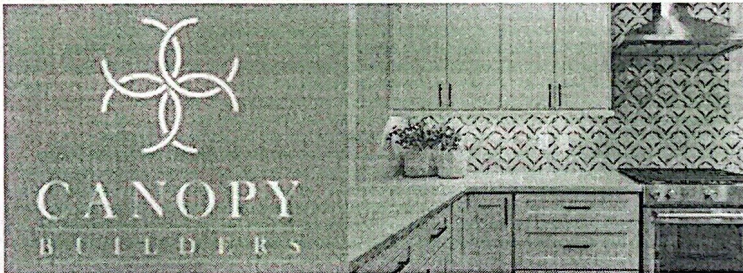
Attached:

- Plan Submission
 - Site/Landscape
 - Floor Plans
 - Elevations
- Preapplication Notes
- Zoning Calculator
- Redevelopment Application

Respectfully,

Patrick Farese

Land Development & Permitting
O 727-560-0737 | C 727-417-2742



Monday, February 6, 2023 at 08:14:47 Eastern Standard Time

Subject: FW: 858 26th Ave N_Redevelopment
Date: Sunday, February 5, 2023 at 9:31:49 PM Eastern Standard Time
From: Patrick Farese
To: kleggs11@outlook.com, variance@stpetecona.org, crescentheights.president@gmail.com
CC: BEN@canopybuilders.com, Scot K. Bolyard, Shervon A. Chambliss
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, 23.02.02 - 26th Ave Duplex_CD[76].pdf, 858 26th Ave N - Preapp notes.pdf, 858_Redevelopment Nol.pdf, 858 26th Ave N_Redevelopment.pdf

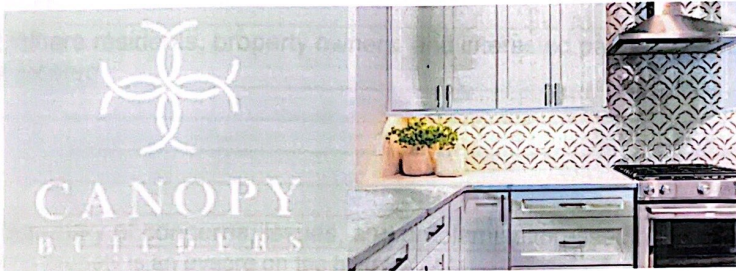
Tom Lally (CONA), Salvador Valles Jansen (Crescent Heights NA), Kimberly Frazier-Leggett (FICO),

This email serves as a notice of intent to file a Redevelopment application for 858 26th Ave N, Parcel #07-31-17-84888-000-0200.

Attached:

- Plan Submission
 - Site/Landscape
 - Floor Plans
 - Elevations
- Preapplication Notes
- Notice of Intent to File Letter
- Redevelopment Application

Respectfully,
Patrick Farese
 Land Development & Permitting
 O 727-560-0737 | C 727-417-2742



From: Patrick Farese <patrick@canopybuilders.com>
Date: Sunday, February 5, 2023 at 9:18 PM
To: Shervon A. Chambliss <shervon.chambliss@stpete.org>, Scot K. Bolyard <Scot.Bolyard@stpete.org>
Subject: 858 26th Ave N_Redevelopment

Scot, Shervon,

Please see the attached plans for the Redevelopment of 858 26th Ave N. I would like to submit the complete redevelopment application tomorrow morning for the April 5th DRC Hearing.



REDEVELOPMENT

PUBLIC PARTICIPATION REPORT

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT	
Street Address: 858 26th Ave N	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
(12/8/2022) Spoke with Casandra Wood, owner of 870 26th Ave N, regarding the redevelopment of the Duplex on the neighboring lot	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
(12/22/2022) Emailed Notice of Intent to CONA, crescentheights.president@gmail.com, Scot Bolyard, Shervon Chambliss	
(12/22/2022) Mailed Notice of Intent to FICO	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
2. Summary of concerns, issues, and problems expressed during the process	
Existing propety is an eysore on the block	
NOTICE OF INTENT TO FILE	
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: <u>Cona: 12/22 Fico: 12/23</u>	
<input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	



September 16, 2022

Canopy BS Phase 2, LLC
 200 Mirror Lake Drive N
 St. Petersburg, FL 33701

RE: PROPERTY CARD INTERPRETATION: 22-41000015
 Property Generally Located At: 858 26th Avenue N
 Parcel ID No.: 07-31-17-84888-000-0200
 Legal Description: SPRING HILL REVISED LOT 20

To Whom It May Concern:

A Property Card Interpretation letter has been completed for the above-referenced property. The following findings have been made:

LEGAL NUMBER OF DWELLING UNITS

1. The property is zoned NT-2, which allows one single-family dwelling and one accessory dwelling unit in compliance with the land development regulations. The City will recognize more than the currently allowed number of units on the property if the units were legally constructed.
2. The property card for the lot, which covers the period between the inception of the property card, (1926), and 1987, indicates that a dwelling and garage apartment were constructed (see attached).
3. On 11/19/92, a Business Certificate of Occupancy (#92-1252) was issued for two (2) rental units.
4. From 1988 to present, additional maintenance-type permits such as roofing have been issued for the property.
5. Accordingly, the interpretation can be made that **two (2) dwelling units were legally constructed on the property.**

LEGAL STATUS OF DWELLING UNITS

1. When there are more units on the property than permitted by the current zoning, the additional units are considered grandfathered dwelling units. In this case, there is one (1) additional unit.
2. Dwelling units may lose their grandfathered status and become abandoned for the following reasons:
 - a. Not occupied due to violations of building, nuisance, or other public health, welfare, and safety codes for a continuous period of one year or for intermittent periods amounting to one year or more within any two-year period.



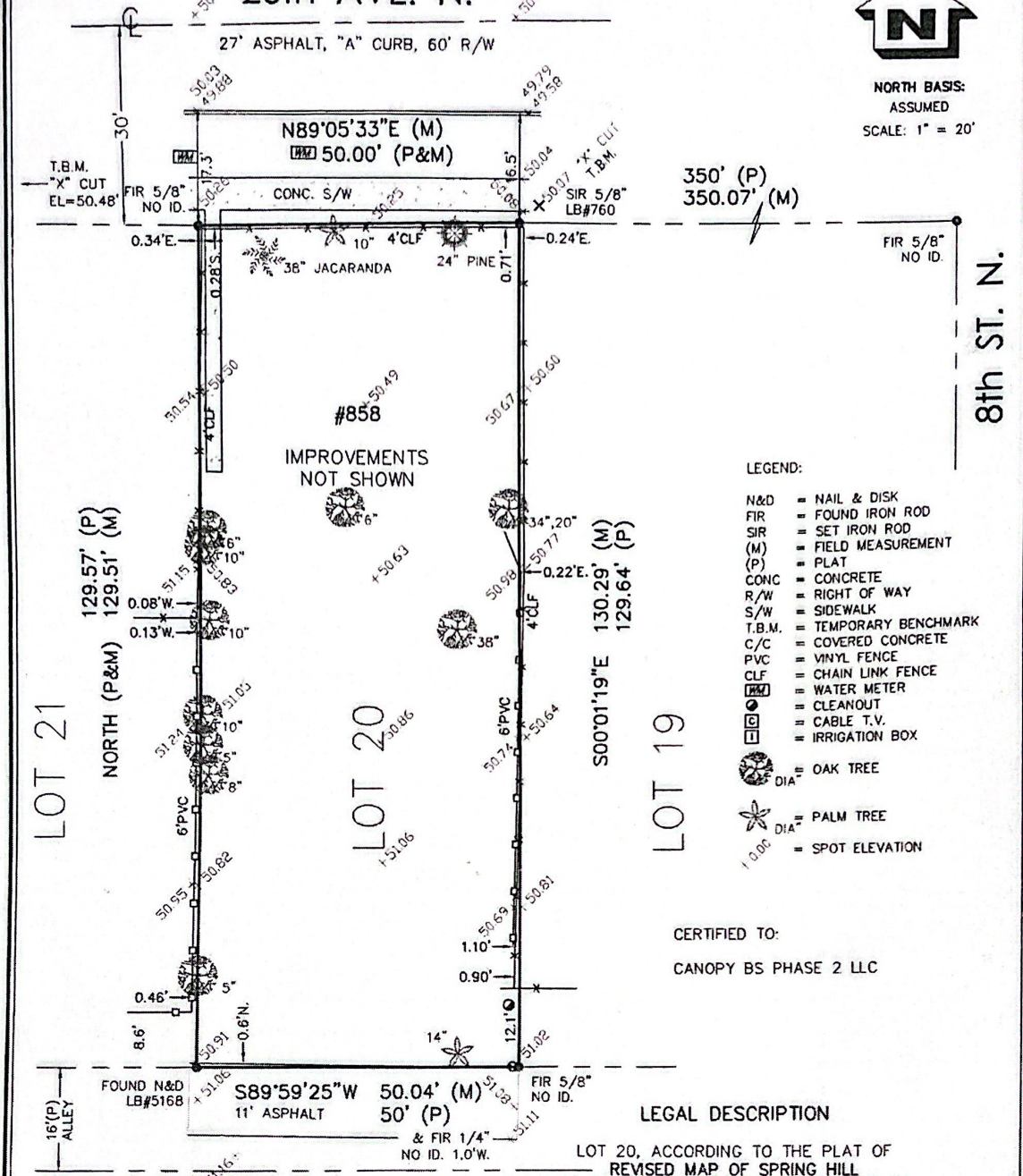
P.O. Box 2842
 St. Petersburg, FL 33731-2842
 T: 727-893-7111

SECTION 7, TOWNSHIP 31S, RANGE 17E

26th AVE. N.



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'



- LEGEND:
- N&D = NAIL & DISK
 - FIR = FOUND IRON ROD
 - SIR = SET IRON ROD
 - (M) = FIELD MEASUREMENT
 - (P) = PLAT
 - CONC = CONCRETE
 - R/W = RIGHT OF WAY
 - S/W = SIDEWALK
 - T.B.M. = TEMPORARY BENCHMARK
 - C/C = COVERED CONCRETE
 - PVC = VINYL FENCE
 - CLF = CHAIN LINK FENCE
 - WATER METER = WATER METER
 - CLEANOUT = CLEANOUT
 - CABLE T.V. = CABLE T.V.
 - IRRIGATION BOX = IRRIGATION BOX
 - OAK TREE = OAK TREE
 - PALM TREE = PALM TREE
 - SPOT ELEVATION = SPOT ELEVATION

CERTIFIED TO:
CANOPY BS PHASE 2 LLC

LEGAL DESCRIPTION

LOT 20, ACCORDING TO THE PLAT OF
REVISED MAP OF SPRING HILL
AS RECORDED IN PLAT BOOK 5, PAGE 57
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES - 6/8/2022

Zoning
NT-2
Flood Zone
"X" AREA OF MINIMAL FLOOD HAZARD
COMMUNITY PANEL #125148 12103C0217 H,
EFFECTIVE 8/24/21
Basis of Bearings:
WEST BOUNDARY
ASSUMED NORTH
Benchmark:
CITY OF ST PETE #71
EL = 142.44' CITY DATUM, ADJ. TO
EL = 44.56' N.A.V.D. M.S.L. = 0.00'

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

2203-32.CRD	974	59-60
FIELD BOOK	935	53
	816	PAGE 54

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

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

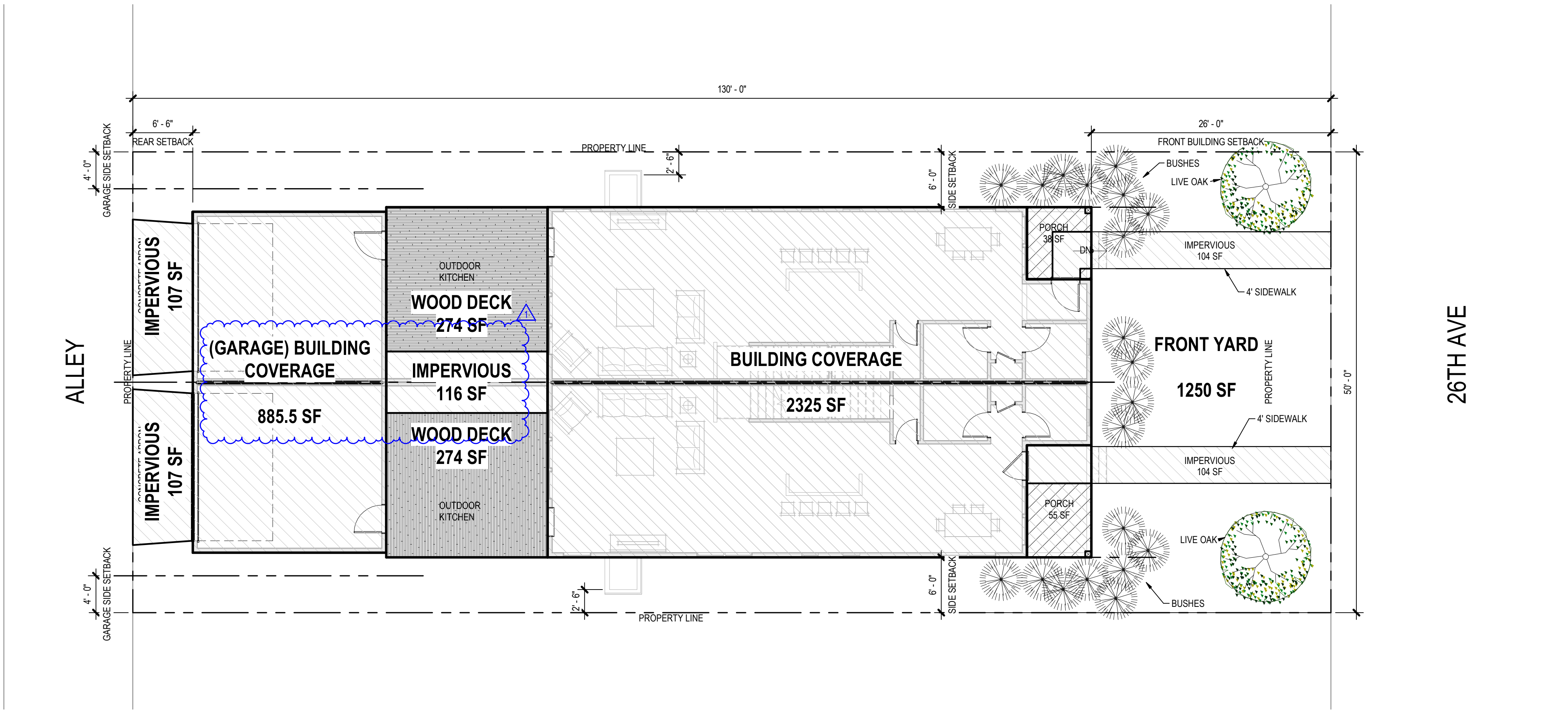
I hereby certify that the survey represented hereon meets the
requirements of Chapter 5J-17, Florida Administrative Code.

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

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

JOB# 2203-32
Dwnr: JIM

4/10/2023 12:06:16 PM O:\CAD\TPA\2022\SF220431.00 - Canopy 858 26th Ave. N. Duplex\Revit\SF220431.00 - DD_26th Ave Duplex.rvt



Site

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



CONSTRUCTION DOCUMENTS - 01-09-2023

Canopy Builders
858 26th Ave N. Duplex
St Petersburg, FL



JOB NO: SF220431.00 PROJ MGR: AB
 DRAWN: JRE CHECKED: CG
 ARCHITECTURAL SITE PLAN

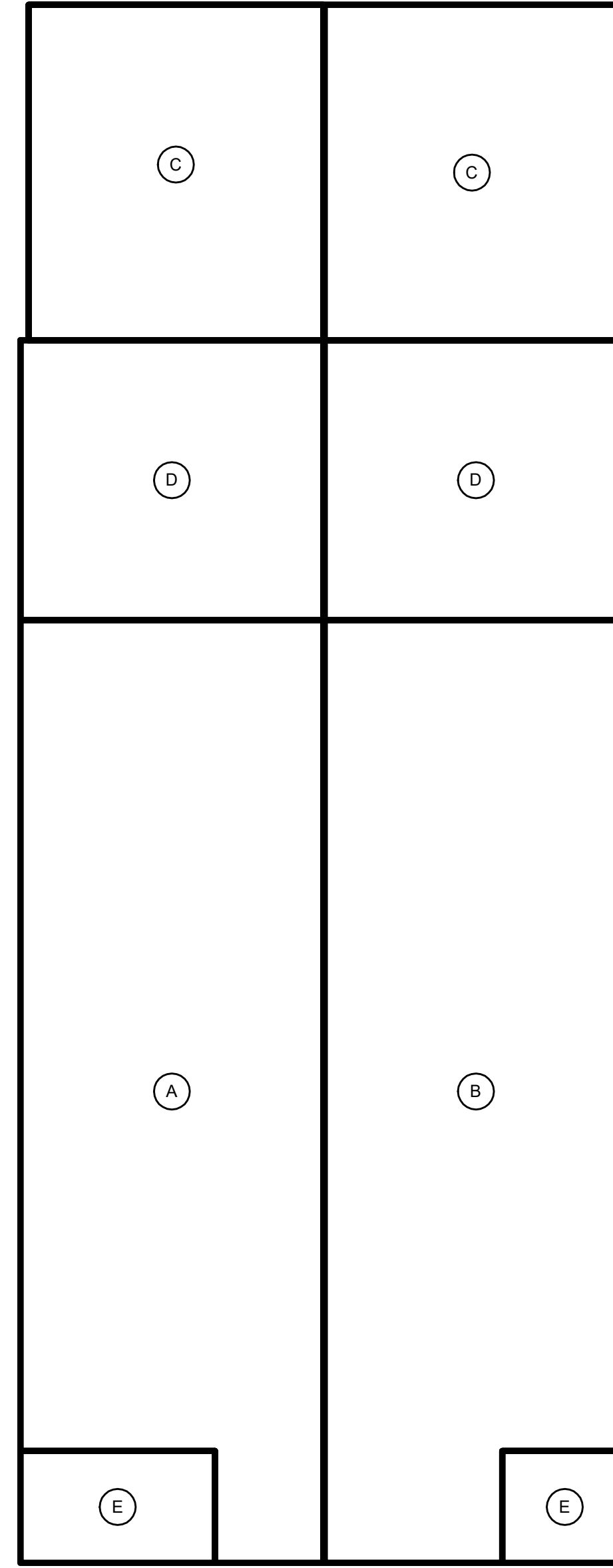
ADD #3.00
A0.002

ISSUE DATE:	10/9/23	REVISIONS
1.	PERMIT COMMENTS	02-16-2023

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY BSB DESIGN AND SUBMITTED TO THE CITY OF ST. PETERSBURG, FLORIDA UNDER FEDERAL COPYRIGHT LAWS. © BSB DESIGN. ALL RIGHTS RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF BSB DESIGN.

O:\CAD\TPA\2022\SF220431.00 - Canopy 858 26th Ave. N. Duplex\Revit\SF220431.00 - DD_26th Ave Duplex.rvt

4/10/2023 12:06:16 PM



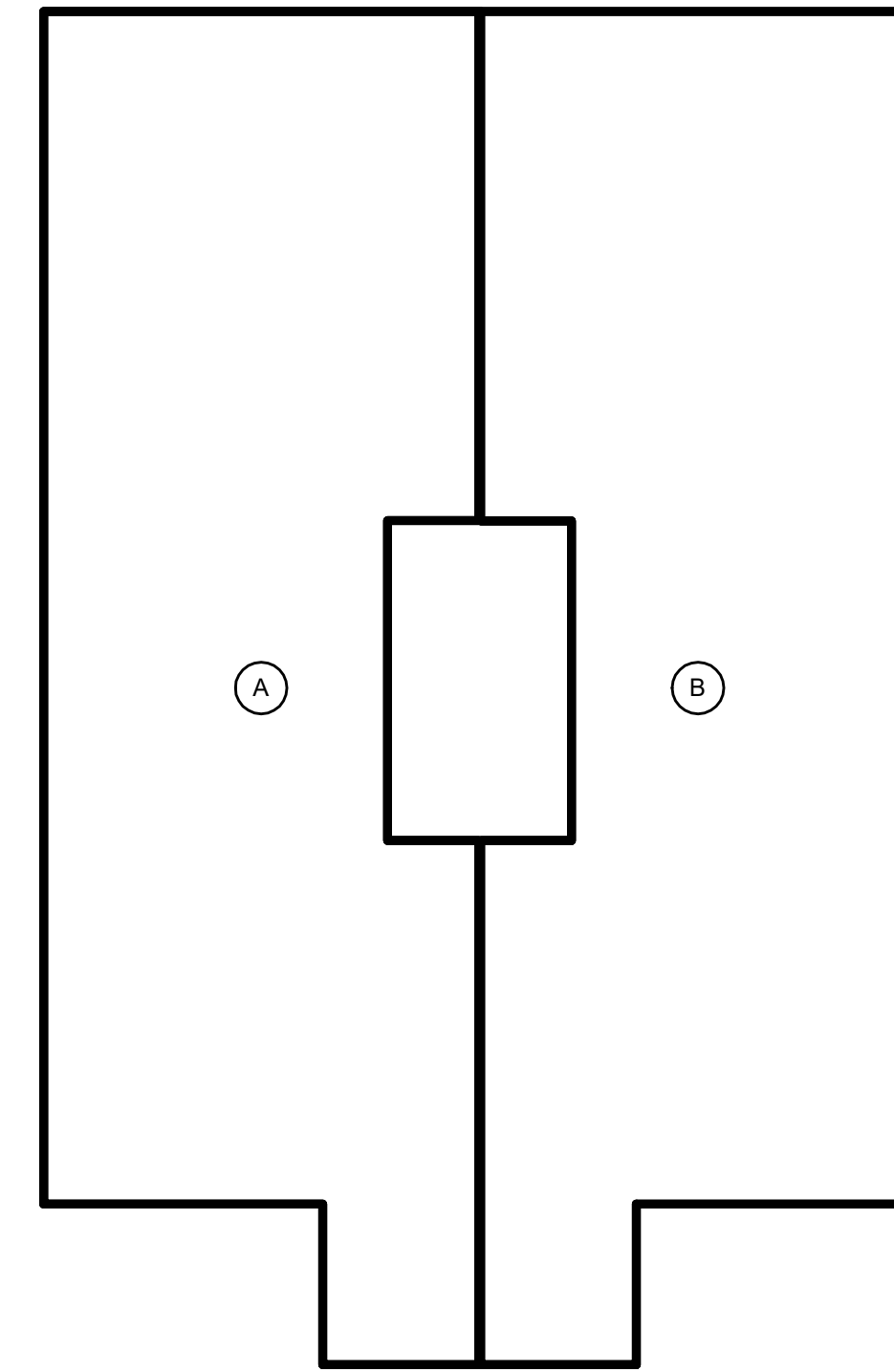
UNIT A - MAIN FLOOR

UNIT B - MAIN FLOOR

Main Floor - Area Key Plan

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

AREA SCHEDULE - STANDARD		
AREA KEY	AREA NAME	AREA
UNIT A		
A	MAIN FLOOR LIVABLE	1033 SF
A	UPPER FLOOR LIVABLE	978 SF
LIVABLE		2011 SF
C	2-CAR GARAGE	388 SF
D	O.D. PATIO	332 SF
E	PORCH	85 SF
NON-LIVABLE		805 SF
UNIT A		2816 SF
UNIT B		
B	MAIN FLOOR LIVABLE	1064 SF
B	UPPER FLOOR LIVABLE	978 SF
LIVABLE		2042 SF
C	2-CAR GARAGE	388 SF
D	O.D. PATIO	332 SF
E	PORCH	55 SF
NON-LIVABLE		775 SF
UNIT B		2817 SF



UNIT A - UPPER FLOOR

UNIT B - UPPER FLOOR

Upper Floor - Area Key Plan

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

CONSTRUCTION DOCUMENTS - 01-09-2023

Canopy Builders
858 26th Ave N. Duplex
St Petersburg, FL



JOB NO: SF220431.00 PROJ MGR: AB
 DRAWN: JRE CHECKED: CG
 ARCHITECTURAL AREAS

ADD #3.00
A0.003

ISSUE DATE: 1/09/23

REVISIONS

1. PERMIT COMMENTS 02.16.2023

THESE PLANS AND SPECIFICATIONS ARE PREPARED
 UNDER FEDERAL COPYRIGHT LAWS. © BSB DESIGN
 MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS
 ARE RESERVED.

AREA SCHEDULE - UNIT A		
AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	1033 SF
A	UPPER FLOOR LIVABLE	978 SF
LIVABLE		2011 SF
C	2-CAR GARAGE	388 SF
D	O.D. PATIO	332 SF
E	PORCH	85 SF
NON-LIVABLE		805 SF
ELEVATION A		2816 SF

WALL LEGEND	
◊	2 x 4 WALL (INCLUDES WALLS NOT TAGGED)
◇	2 x 6 WALL
◇	2 x 8 WALL
◇	DBL 2 x 4, 1-HR RATED WALL (8" THICK)
◇	2 x 4 w/ 2 x 6 WALL (9" THICK)
◇	DOUBLE 2 x 4 WALL (12" THICK)
◇	DOUBLE 2 x 4 WALL (8" THICK)
◇	DOUBLE 2 x 4 WALL (17 1/2" THICK) - VERIFY WITH POCKET DOOR MANUFACTURER

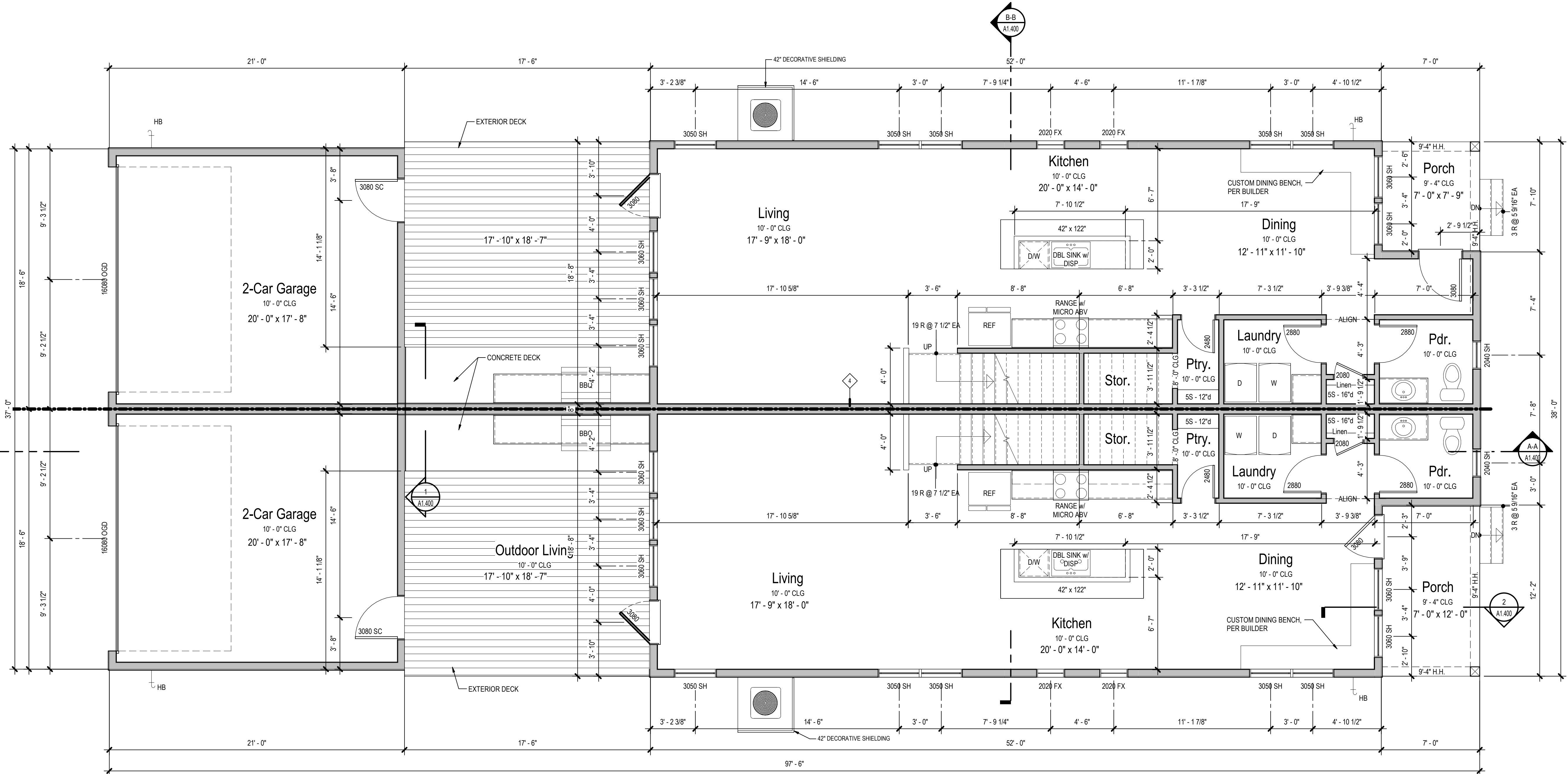
NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

- | WINDOW GENERAL NOTES | |
|----------------------|---|
| A. | EMERGENCY EGRESS WINDOWS SHALL COMPLY WITH COVERING FIRE & BUILDING CODES. MAX SILL HEIGHT OF EGRESS WINDOWS SHALL BE NO MORE THAN 44" A.F.F. |
| B. | WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS ALL EMERGENCY EGRESS REQUIREMENTS, SEC. R310. |
| C. | TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0" U.N.O. |
| D. | SEE WINDOW SUPPLIER FOR ALL MASONRY & ROUGH OPENINGS |
| E. | ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RATED TO MEET AREAS MINIMUM DESIGN WIND LOADS UNLESS NOTED OTHERWISE, TYP. |

- | GENERAL FLOOR PLAN NOTES | |
|--------------------------|---|
| A. | CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0" (U.N.O.) |
| B. | WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2 |
| C. | PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS |
| D. | ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT. |
| E. | PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS. |
| F. | SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2. |
| G. | ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.) |
| H. | ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.) |
| I. | CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE. |

ISSUE DATE:	REVISIONS
1/09/23	

THESE PLANS AND SPECIFICATIONS ARE PREPARED UNDER FEDERAL COPYRIGHT LAWS. © BSB DESIGN. MAINTAIN OWNERSHIP OF SUCH AND ALL RIGHTS ARE RESERVED.



CONSTRUCTION DOCUMENTS - 01-09-2023

Canopy Builders
858 26th Ave N. Duplex
St Petersburg, FL



JOB NO: SF220431.00 PROJ MGR: AB
 DRAWN: JRE CHECKED: CG
 MAIN FLOOR PLAN

ADD #3.00
A1.110

4/10/2023 12:06:17 PM

Main Floor Plan

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

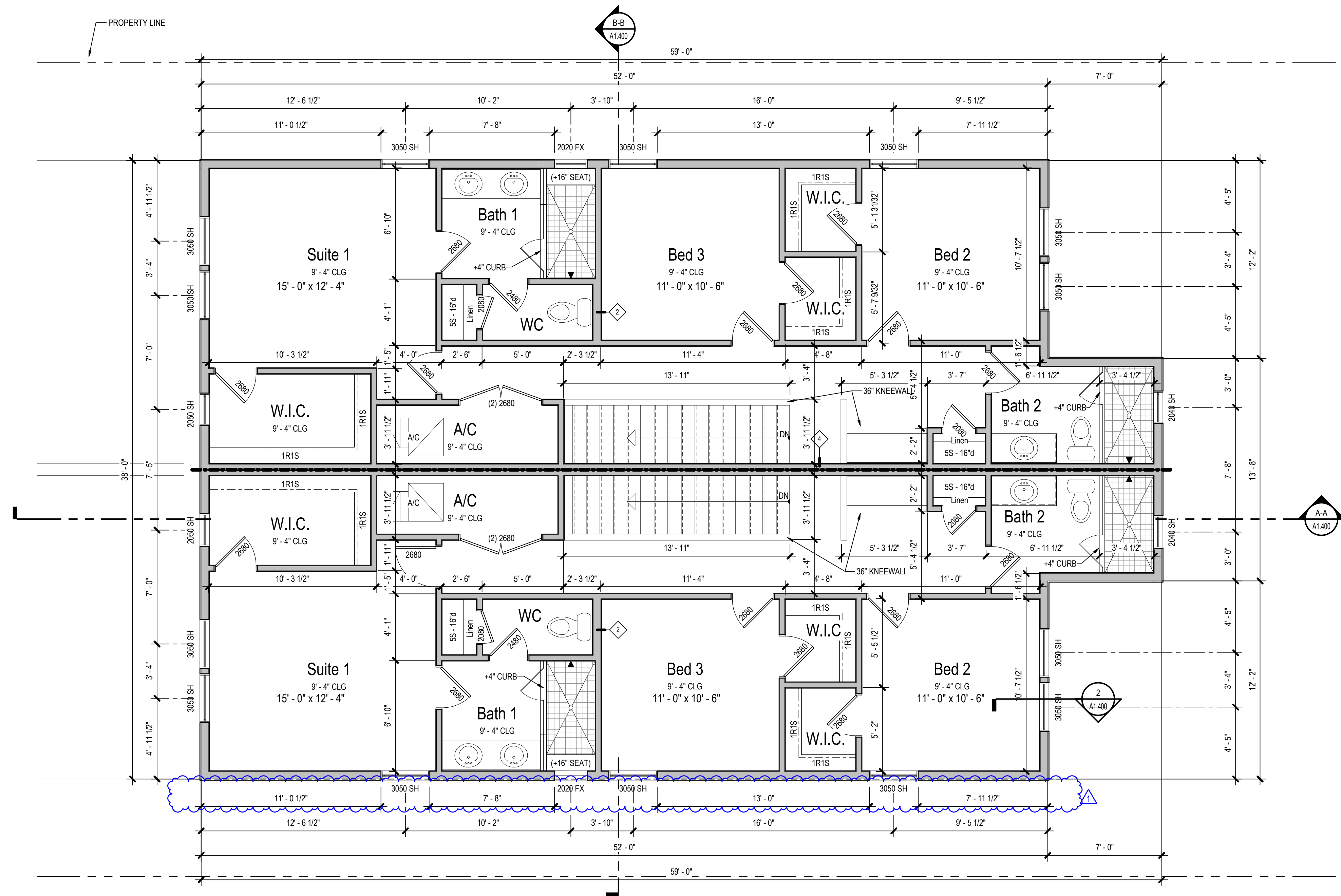
AREA SCHEDULE - UNIT A		
AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	1033 SF
A	UPPER FLOOR LIVABLE	978 SF
LIVABLE		2011 SF
C	2-CAR GARAGE	388 SF
D	O.D. PATIO	332 SF
E	PORCH	85 SF
NON-LIVABLE		805 SF
ELEVATION A		2816 SF

WALL LEGEND	
◊	2 x 4 WALL (INCLUDES WALLS NOT TAGGED)
◊	2 x 6 WALL
◊	2 x 8 WALL
◊	DBL 2 x 4, 1-HR RATED WALL (8" THICK)
◊	2 x 4 w/ 2 x 6 WALL (9" THICK)
◊	DOUBLE 2 x 4 WALL (12" THICK)
◊	DOUBLE 2 x 4 WALL (8" THICK)
◊	DOUBLE 2 x 4 WALL (17 1/2" THICK) - VERIFY WITH POCKET DOOR MANUFACTURER

NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

- WINDOW GENERAL NOTES**
- EMERGENCY EGRESS WINDOWS SHALL COMPLY WITH COVERING FIRE & BUILDING CODES. MAX SILL HEIGHT OF EGRESS WINDOWS SHALL BE NO MORE THAN 44" A.F.F.
 - WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS ALL EMERGENCY EGRESS REQUIREMENTS, SEC. R310
 - TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0" U.L.O.
 - SEE WINDOW SUPPLIER FOR ALL MASONRY & ROUGH OPENINGS
 - ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RATED TO MEET AREAS MINIMUM DESIGN WIND LOADS UNLESS NOTED OTHERWISE, TYP.

- GENERAL FLOOR PLAN NOTES**
- CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0" (U.N.O.)
 - WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES, WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2
 - PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS
 - ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
 - PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
 - SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
 - ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
 - ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
 - CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.



Upper Floor Plan

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

ISSUE DATE:	REVISIONS
10/09/23	1. PERMIT COMMENTS

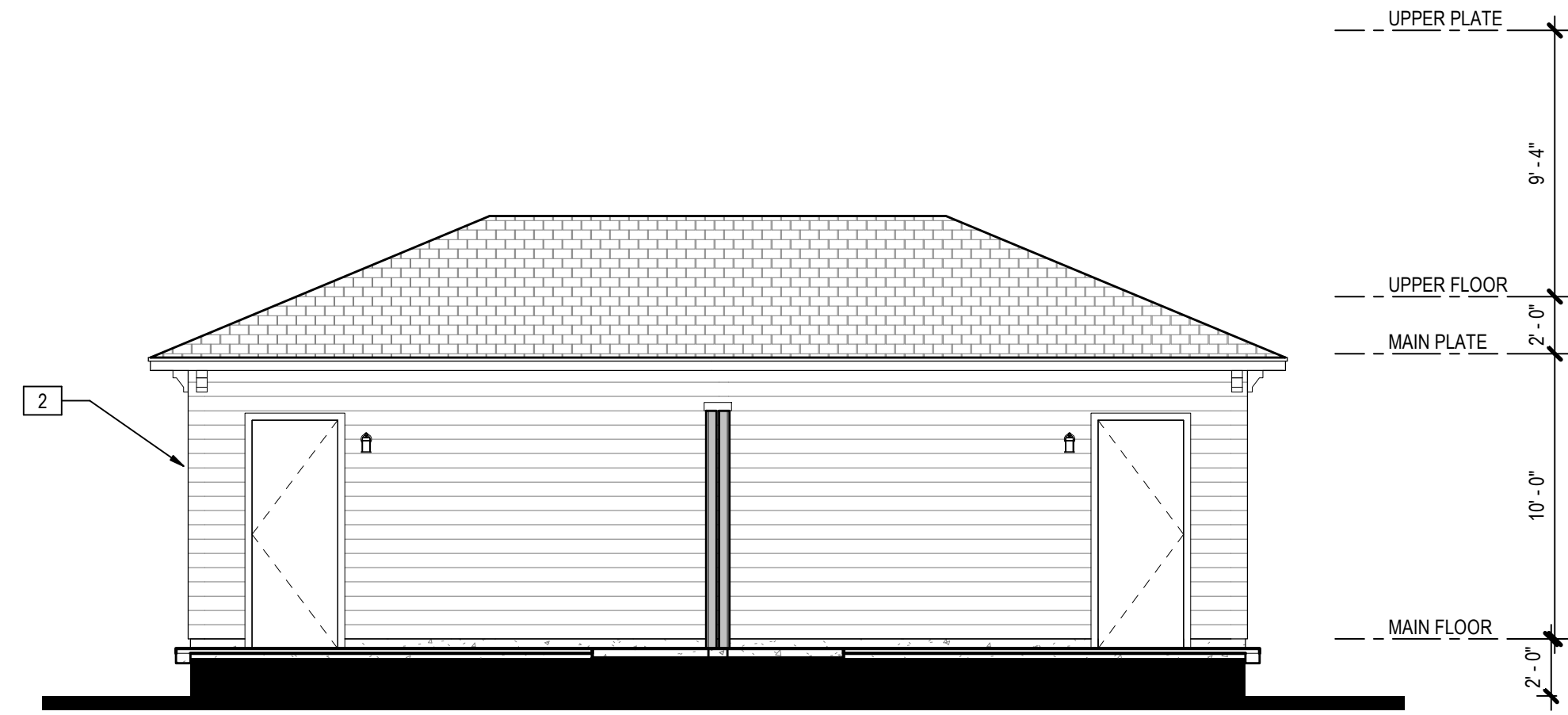
Canopy Builders
858 26th Ave N. Duplex
St Petersburg, FL



JOB NO: SF220431.00	PROJ MGR: AB
DRAWN: JRE	CHECKED: CG
UPPER FLOOR PLAN	

ADD #3.00
A1.120

CONSTRUCTION DOCUMENTS - 01-09-2023



Font Elevation - Garage

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



Rear Elevation

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



Rear Elevation - Duplex

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



Front Elevation

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

ARCHITECTURAL STYLE

AMERICAN VERNACULAR
INFLUENCED BY COLONIAL REVIVAL AND CAPE COD, IT IS AN AMERICAN DOMESTIC STYLE THAT FEATURES COVERED ENTRYWAY AND SURROUND, COLUMNS OR PILASTERS & SYMMETRICAL FACADE

EXTERIOR ELEVATION NOTES

- A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
- B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL.
- D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

- 2 FIBER CEMENT SIDING
- 6 FYPON WRAPPED COLUMN
- 8 4" FIBER CEMENT TRIM
- 12 VINYL WINDOW, TYP
- 14 FYPON BRACKET
- 15 OVERHEAD DOOR
- 18 2x FASCIA BOARD
- 19 ASPHALT SHINGLE ROOF
- 20 EXTERIOR COACH LIGHT
- 21 FLUSH DOOR
- 23 AC UNIT DECORATIVE SHIELDING
- 25 FIBER CEMENT CORNER TRIM
- 29 8" FIBER CEMENT TRIM
- 35 WALL CAP

ISSUE DATE:	REVISIONS
10/9/23	1. PERMIT COMMENTS 02-16-2023

THESE PLANS AND SPECIFICATIONS ARE PREPARED UNDER FEDERAL COPYRIGHT LAWS. © BSB DESIGN. MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS AND PROTECTS.

O:\CAD\TPA\2022\SF220431.00 - Canopy 858 26th Ave. N. Duplex\Rev\SF220431.00 - DD_26th Ave Duplex.rvt

4/10/2023 12:06:19 PM

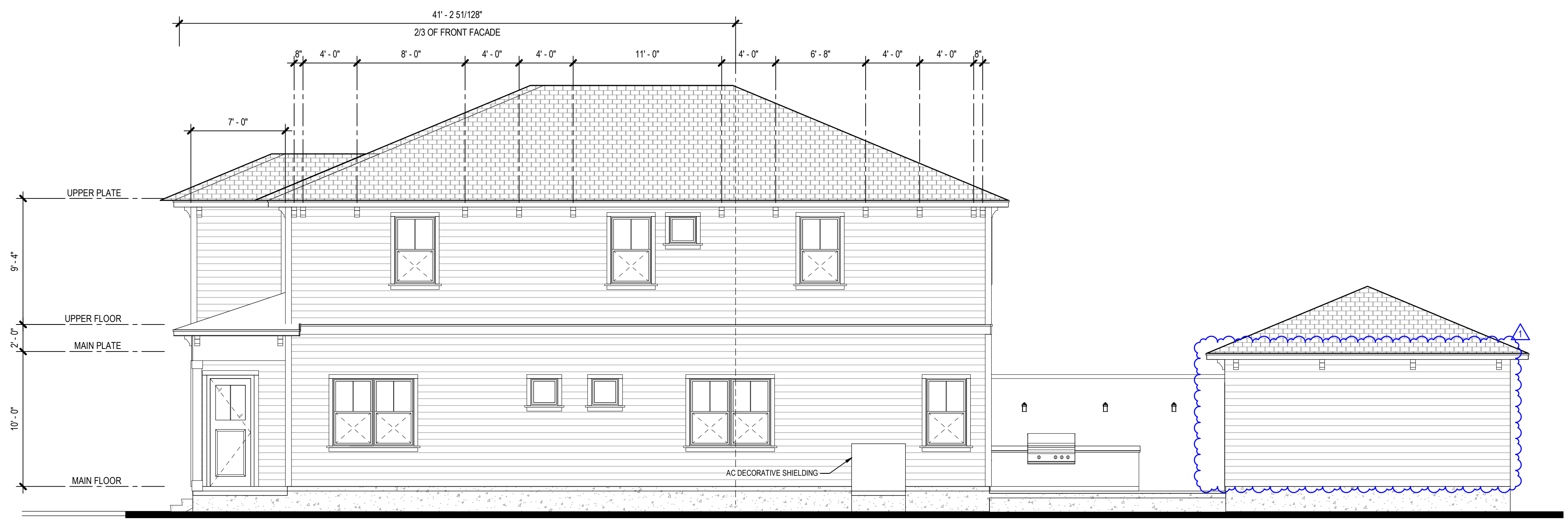
CONSTRUCTION DOCUMENTS - 01-09-2023

Canopy Builders
858 26th Ave N. Duplex
St Petersburg, FL



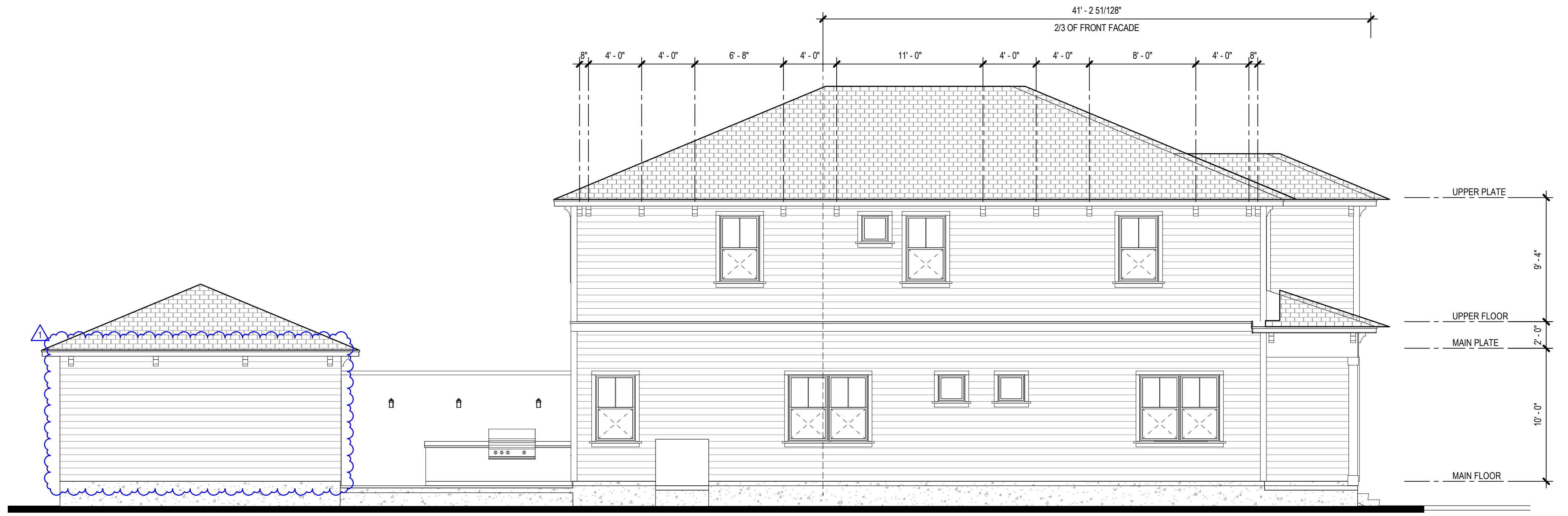
JOB NO: SF220431.00 PROJ MGR: AB
DRAWN: JRE CHECKED: CG
EXTERIOR ELEVATIONS

ADD #3.00
A1.200



Right Elevation

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



Left Elevation

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

EXTERIOR ELEVATION NOTES

- A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
- B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL.
- D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

- 2 FIBER CEMENT SIDING
- 6 FYPON WRAPPED COLUMN
- 8 4" FIBER CEMENT TRIM
- 12 VINYL WINDOW, TYP
- 14 FYPON BRACKET
- 15 OVERHEAD DOOR
- 18 2x FASCIA BOARD
- 19 ASPHALT SHINGLE ROOF
- 20 EXTERIOR COACH LIGHT
- 21 FLUSH DOOR
- 23 AC UNIT DECORATIVE SHIELDING
- 25 FIBER CEMENT CORNER TRIM
- 29 8" FIBER CEMENT TRIM
- 35 WALL CAP

ISSUE DATE:	REVISIONS
10/9/23	
1	PERMIT COMMENTS

02-16-2023
 THESE PLANS AND SPECIFICATIONS ARE PREPARED UNDER FEDERAL COPYRIGHT LAWS. © BSB DESIGN. MAINTAINING OWNERSHIP OF SUCH AND ALL RIGHTS AND PROTECTIONS.

O:\CAD\TPA\2022\SF220431.00 - Canopy 858 26th Ave. N. Duplex\Revit\SF220431.00 - DD_26th Ave Duplex.rvt

4/10/2023 12:06:00 PM

CONSTRUCTION DOCUMENTS - 01-09-2023

Canopy Builders
 858 26th Ave N. Duplex
 St Petersburg, FL



JOB NO: SF220431.00 PROJ MGR: AB
 DRAWN: JRE CHECKED: CG
 EXTERIOR ELEVATIONS

ADD #3.00
A1.201



September 16, 2022

Canopy BS Phase 2, LLC
200 Mirror Lake Drive N
St. Petersburg, FL 33701

RE: PROPERTY CARD INTERPRETATION: 22-41000015
 Property Generally Located At: 858 26th Avenue N
 Parcel ID No.: 07-31-17-84888-000-0200
 Legal Description: SPRING HILL REVISED LOT 20

To Whom It May Concern:

A Property Card Interpretation letter has been completed for the above-referenced property. The following findings have been made:

LEGAL NUMBER OF DWELLING UNITS

1. The property is zoned NT-2, which allows one single-family dwelling and one accessory dwelling unit in compliance with the land development regulations. The City will recognize more than the currently allowed number of units on the property if the units were legally constructed.
2. The property card for the lot, which covers the period between the inception of the property card, (1926), and 1987, indicates that a dwelling and garage apartment were constructed (see attached).
3. On 11/19/92, a Business Certificate of Occupancy (#92-1252) was issued for two (2) rental units.
4. From 1988 to present, additional maintenance-type permits such as roofing have been issued for the property.
5. Accordingly, the interpretation can be made that **two (2) dwelling units were legally constructed on the property.**

LEGAL STATUS OF DWELLING UNITS

1. When there are more units on the property than permitted by the current zoning, the additional units are considered grandfathered dwelling units. In this case, there is one (1) additional unit.
2. Dwelling units may lose their grandfathered status and become abandoned for the following reasons:
 - a. Not occupied due to violations of building, nuisance, or other public health, welfare, and safety codes for a continuous period of one year or for intermittent periods amounting to one year or more within any two-year period.



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

- b. Not occupied for a continuous period of two years. For residential units and uses, such occupancy must be as a tenant or owner and may not be incidental to the occupant's employment as caretaker or security person for the property.
 - c. No business tax certificate issued for the property or the units that are subject to abandonment for a continuous period of two years or for intermittent periods amounting to two years or more within any three-year period.
3. The Pinellas County Property Appraiser's website shows that the property has not been homesteaded.
 4. City Business Tax has been paid for two (2) rental units since at least 2004.
 5. Therefore, **two (2) dwelling units are legally allowed on the property.**
 6. If the property owner desires to substantially modify the units, a Redevelopment Application may be submitted to the Development Review Services Division of the City prior to demolition or modification of the units. Please contact DRC@stpete.org to schedule a required pre-application meeting for a Redevelopment Plan.


Appeal

If you have evidence that the findings of this interpretation are incorrect, you may submit a reconsideration request within 15 days of the receipt of this letter. An appeal must be filed within 10 days following delivery of the subsequent reconsideration. Appeals are heard before the Development Review Commission. An appeal is a statement on your part that you do not believe that the findings of this determination are correct and that you have evidence to refute the finding. For a reconsideration or appeal, you must submit a cover letter and whatever evidence is referenced in your letter. The 30-day deadline does not apply to applications for reinstatement.

This determination is effective as of the date of this letter and is subject to change upon any future amendment to the Land Development Regulations. Future development on the subject parcel shall be subject to all applicable codes at time of permitting; including, but not limited to, Land Development Regulations and Building and Life Safety Codes.

If you have questions about the appeal or the Development Review Commission, please feel free to contact the Clerk at (727) 892-5498.

Sincerely,


Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Attachments: City Property Card, Pinellas County Property Card, Application

#61855A-E - 7/15 '50 - \$250

Owner Leo Carney - Replace wood
stairs with concrete. Set-A-Step
Works, Contractor

BUSINESS C.O. #92-1252 11/19/92
858 26TH AVE N "HANNA & FAIKA
KHOURY"-2 rental units /dah

Mrs. D. L. Humes - BofA - GRANTED 4/8/40

B.P. #44964-4/11/40

BofA - Granted 12/5/41

BofA - Denied 1/6/42



858 26TH AVE N, ST PETERSBURG 33704-

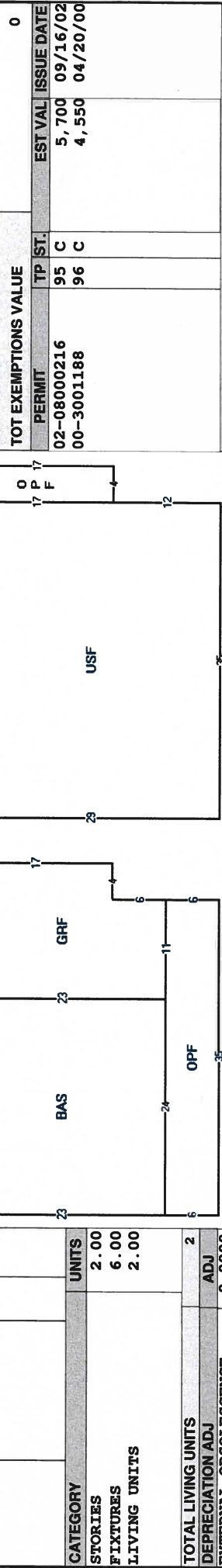
Map Id: 3004.1 1.00 1.00 1.00 Long, Lisa & Van

0820 Duplex-Triplex-Fourplex

** VALUE SUBJECT TO CHANGE **

Pinellas County Property Appraiser's Office

QUALITY		BUILDING CHARACTERISTICS		VALUE SUMMARY		SP
Category	Average	Type	%	PTS	Prior Just Market Value	
FOUNDATIO	100	2CONTINUOUS	100	3.00	323,000	
FLOOR	100	1SLAB ON	100	6.00	355,000	
EXTERIOR	100	4CONCRETE	100	26.0	286,976	
ROOF	100	1GABLE OR	100	6.00		
FLOOR	100	3SHINGLE	100	5.00		
INTERIOR	100	2CARPET/	100	5.00		
HEATING	100	2DRYWALL/PLA	100	33.0		
COOLING	100	6CENTRAL	100	5.00		
		COOLING	100	3.00		



Category	Units
STORIES	2.00
FIXTURES	6.00
LIVING UNITS	2.00

Category	ADJ
TOTAL LIVING UNITS	2
DEPRECIATION ADJ	0.0000
EXTERNAL OBSOLESCENCE	0.0000
OTHER	0.0000

Type	QU	YB	HX/NHX	EA
03	02		0.00%	
RCND				
5995	1924		49	

SAR	AREA	% B	EFF. AREA
USF	1,015	90	914
OPF	68	20	14
GRF	321	35	112
BAS	552	100	552
OPF	210	20	42
TOTAL	2,166		1,634

Taxing District	SP	JUST VALUE/SF	226.55
L	EXTRA		
N	FEATURE		

L	N	USE	LAND USE	HX/	R	FRONT	DEPTH	FF	FRNT FT	UNITS	UT	D	DEPTH	SIZE	INFLUENCE	ADJ UNIT	UNIT	LAND	OTHER ADJ
T	N	CODE	DSCR	NHX	D	D	T	T	FACTOR	FACTOR	TP	T	FACT	FACT	DESCRIPTION	VALUE	VALUE	VALUE	AND NOTES
C	1	08	MULTI-	0-0		50.00	130.0	70	107.00	50.00	FF	130	1.00	1.00		8,239.00	7,700.00	411,950.21	UT 1V

NOTES			APPRAISAL DATES		
BUILDING: 1			07/14/2022		
2 UNITS TOTAL 784 SF/UT AVG			213		
NEW ROOF 2000			Sale		
LISTING FOR SFR NEW CONSTRUCTION ONLINE					
- PRE CONSTRUCTION					



PROPERTY CARD INTERPRETATION (PCI)

RECEIVED

SEP 09 2022

DEVELOPMENT REVIEW
SERVICES

Application No. 22-41000015

A Property Card Interpretation (PCI) will identify lawful uses of property. All applications are to be filled out completely and correctly. Applications are submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Canopy BS Phase 2 LLC

Street Address: 1900 Dr. Martin Luther King Jr. St. N.

City, State, Zip: St. Petersburg, FL 33704

Telephone No: (727)6550480 & 7352950 Email Address: ben@canopybuilders.com & will.conroy@backstreetscapital.com

NAME of AGENT or REPRESENTATIVE:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

PROPERTY INFORMATION:

Street Address or General Location: 858 26th Ave N

Parcel ID#(s): 07-31-17-84888-000-0200

Legal Description (may be attached):

See attached survey.

FEE SCHEDULE

The fee for a property card interpretation application: \$60.00 (1st hour of research, plus \$50.00 per hour thereafter)
Cash, credit, checks made payable to "City of St. Petersburg"

AUTHORIZATION

As owner of the subject property, I understand that a property card interpretation may have serious implications addressing the legality of my property. If my opinion differs from that of the PCI, I also understand that I have 15-days upon receipt of the PCI to request reconsideration, and 10-days upon receipt of the subsequent reconsideration to submit an appeal of the decision, which will be heard before the Development Review Commission. If the PCI indicates abandoned grandfathered dwelling units, then I may apply for reinstatement.

Signature of Owner / Agent*: 

Date: 9-2-22

*Affidavit to Authorize Agent required, if signed by Agent.

UPDATED 09-30-16



PROPERTY CARD INTERPRETATION (PCI) NARRATIVE and CHECKLIST

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE

A property Card Interpretation will research the grandfathered status of land use types at the subject property and may determine how many legal dwelling units may exist on the subject property.

1. What is the current use of the property? *Duplex - 4-Plex*
2. How many dwelling units exist at the property? *2*
3. How many rooming units exist at the property?
4. Does the owner occupy the property as his or her permanent residence? *NO*
5. When was the last time the property was owner-occupied? MONTH _____ YEAR *Unknown*
6. Are the dwelling units or rooming units currently occupied? *NO, moved out July 2022*
 - a. If yes, how many units are currently occupied? *N/A*
 - b. If yes, where are the units located within the structure(s)? *N/A*
7. On what date did you purchase the property? *4/8/2022*

CHECKLIST

- Completed PCI application form;
- Application fee;
- Affidavit to authorize agent, if agent signs;
- A floor plan for each dwelling nit or rooming unit drawn to scale with dimensions;
- Scaled, site plan of the entire property;
- Dimensions of the lot;
- Dimensions and locations of all buildings and other structures;
- Parking spaces;
- Ingress / egress points.

Notice: A request for reconsideration must be filed within 15-days following delivery of the PCI to the property owner. An appeal must be filed by the property owner within 10-days following delivery of the subsequent reconsideration. Appeals are heard before the Development Review Commission. If the PCI indicates abandoned grandfathered dwelling units, then the property owner may apply for reinstatement.

858 26th Ave N

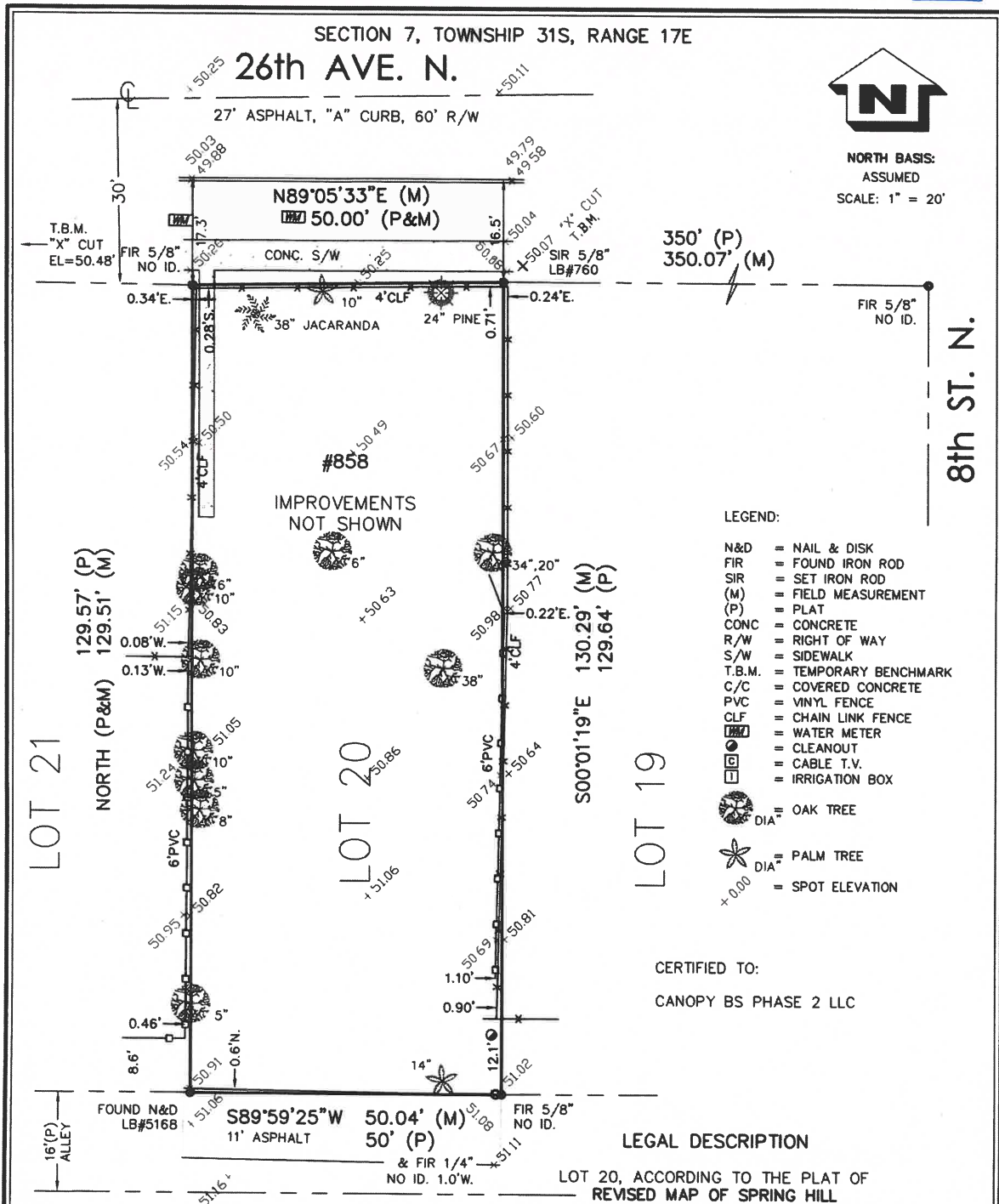
PCI 1st

SECTION 7, TOWNSHIP 31S, RANGE 17E

26th AVE. N.



NORTH BASS:
ASSUMED
SCALE: 1" = 20'



- LEGEND:
- N&D = NAIL & DISK
 - FIR = FOUND IRON ROD
 - SIR = SET IRON ROD
 - (M) = FIELD MEASUREMENT
 - (P) = PLAT
 - CONC = CONCRETE
 - R/W = RIGHT OF WAY
 - S/W = SIDEWALK
 - T.B.M. = TEMPORARY BENCHMARK
 - C/C = COVERED CONCRETE
 - PVC = VINYL FENCE
 - CLF = CHAIN LINK FENCE
 - [Symbol] = WATER METER
 - [Symbol] = CLEANOUT
 - [Symbol] = CABLE T.V.
 - [Symbol] = IRRIGATION BOX
 - [Symbol] DIA = OAK TREE
 - [Symbol] DIA = PALM TREE
 - +0.00 = SPOT ELEVATION

CERTIFIED TO:
CANOPY BS PHASE 2 LLC

LEGAL DESCRIPTION

LOT 20, ACCORDING TO THE PLAT OF
REVISED MAP OF SPRING HILL
AS RECORDED IN PLAT BOOK 5, PAGE 57
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES - 6/8/2022

Zoning
NT-2
Flood Zone
"X" AREA OF MINIMAL FLOOD HAZARD
COMMUNITY PANEL #125148 12103C0217 H,
EFFECTIVE 8/24/21
Basis of Bearings:
WEST BOUNDARY
ASSUMED NORTH
Benchmark:
CITY OF ST PETE #71
EL. = 142.44' CITY DATUM, ADJ. TO
EL. = 44.56' N.A.V.D. M.S.L. = 0.00'

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

2203-32.CRD 974 59-60
935 53
FIELD BOOK 816 PAGE 54

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

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

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

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

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

JOB# 2203-32
Dwn: JM

Attachment E
Code Enforcement History

CENTRAL SQUARE TECHNOLOGIES
Related Cases and Inspection Selection 🔍

OK
 Exit
 Cancel

Cases Only
 Display Open
 View 2

Property Address, Location ID 858 26TH AVE N
 Parcel Identification Nbr 07/31/17/84888/000/0200/
 Old Account Number 88202500

	Option ↕	Number ↕	Status ↕	Date ↕	Insp Description ↕
	▼	23 00005507	ACTIVE	03/28/2023	TO INTERIOR INSPECTION WARRANT
	▼	22 00021658	ACTIVE	10/25/2022	TO PROPERTY MAINTENANCE
	▼	22 00021565	CASE CLOSED	10/24/2022	Z7 CIVIL CITATION - JTD
	▼	22 00021564	CASE CLOSED	10/24/2022	MFB SECURING STRUCTURES
	▼	22 00005427	CASE CLOSED	03/08/2022	OSS SEARCH FOR ACTIVE VIOLATIONS
	▼	22 00004863	CASE CLOSED	03/01/2022	OSS SEARCH FOR ACTIVE VIOLATIONS
	▼	13 00005202	CASE CLOSED	04/04/2013	ERH JUNK - OUTDOOR STORAGE
	▼	12 00001198	CASE CLOSED	01/24/2012	TG PROPERTY MAINTENANCE
	▼	11 00001608	CASE CLOSED	01/31/2011	TG PROPERTY MAINTENANCE
	▼	02 00013079	CASE CLOSED	06/14/2002	RSH OVERGROWTH
	▼	01 00013132	CASE CLOSED	07/30/2001	MDB SECURING STRUCTURES
	▼	01 00013131	CASE CLOSED	07/30/2001	RSH OVERGROWTH
	▼	99 00024559	CASE CLOSED	11/01/1999	WB OVERGROWTH
	▼	95 00034359	CASE CLOSED	11/14/1995	ET PROPERTY MAINTENANCE
	▼	94 00017478	INVALID COMP	09/14/1994	TH OTHER

⏪ 1 2 ⏩
Export