



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

---

## **STAFF REPORT**

### **DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING**

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

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **Tuesday, August 3, 2021 at 10:00 A.M.** If this matter is not heard at the August 3<sup>rd</sup> meeting due to the heavy caseload, this case will be carried to the hearing on **Wednesday, August 4, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at [www.stpete.org/meetings](http://www.stpete.org/meetings) for up-to-date information.

#### **Revised 07-28-2021**

CASE NO.:	21-54000049	PLAT SHEET:	E-23
REQUEST:	Approval of a variance to the required front setback from 25-feet required to 16-feet proposed, to reduce the interior left side setback from 7-feet, 6-inches required to 6-feet, 4-inches proposed, to reduce the interior right side setback from 7-feet, 6-inches required to 7-feet proposed and the rear setback from 20-feet required to 17-feet, 6-inches proposed to construct a new single family residence in the NS-1 Zoning District.		
OWNER:	Christine Stover 4720 Sunrise Drive South Saint Petersburg, Florida 33705		
AGENT:	Alicia Warburton 100 Beach Drive, Unit #102 Saint Petersburg, Florida 33701		
ADDRESS:	0 4 <sup>th</sup> Street South		
PARCEL ID NO.:	06-32-17-03708-008-0220		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Suburban Single-Family (NS-1)		

Structure	Required	Requested	Variance	Magnitude
<b>Accessory Living Area and Attached Garage</b>				
<b>Front Yard Setback</b>	<b>25-feet</b>	<b>16-feet</b>	<b>9-feet</b>	<b>36%</b>
<b>Side Yard Setback (Left)</b>	<b>7-feet, 6-inches</b>	<b>6-feet, 4-inches</b>	<b>1-foot, 2-inches</b>	<b>14.6%</b>
<b>Side Yard Setback (Right)</b>	<b>7-feet, 6-inches</b>	<b>7- feet</b>	<b>6-inches</b>	<b>6.6%</b>
<b>Rear Yard Setback</b>	<b>20-feet</b>	<b>17-feet, 6-inches</b>	<b>2-feet, 6-inches</b>	<b>12.5%</b>

**BACKGROUND:** The subject property located on the East Side of 4<sup>th</sup> Street and consists of one platted lot of record, Lot 22, Block 8 of the Bayou Bonita Subdivision. The subject parcel is vacant. The subject lot has a zoning designation of Neighborhood Suburban, Single-Family (NS-1) and measures 50-feet wide, 82-feet in depth and approximately 3,489 square feet in area. The minimum dimensional requirements for a lot in the NS-1 Zoning District are 75-ft feet wide and 5,800 square feet in lot area. Therefore the subject lot is substandard in both lot width and area.

**CONSISTENCY REVIEW COMMENTS:** The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **inconsistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

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

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

This request involves the development of an undeveloped site as the lot is vacant.

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

The subject property consists of one platted lot that is substandard to the current NS-1 zoning district minimum lot width and lot area requirements.

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

This criterion is not applicable. This request does not involve a preservation district.

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

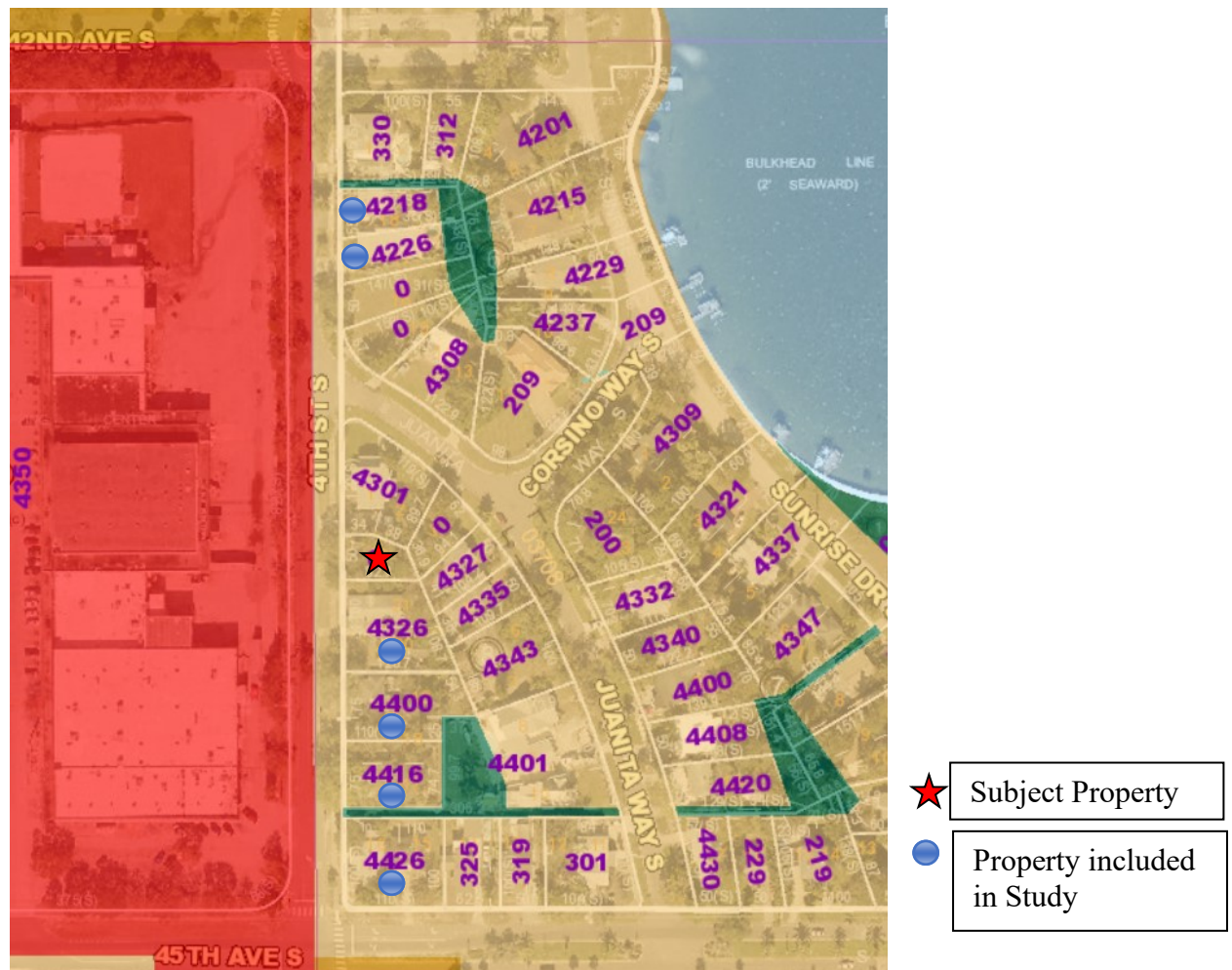
This criterion is not applicable. The site is not located within a historic district and the request does not involve historic resources.

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

The site contains multiple trees. A separate approved tree removal permit will be required if they are to be removed in order to construct a new single family home.

- f. *Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

Staff analyzed the development pattern and front setback of the block face of the subject block and the adjacent block located within the same subdivision. The lots included in the study consist of 6 developed lots. The result of the analysis, provided in the table below, show that 1 out of the 6 properties do not meet the required front building setback requirement and that the average front setback along the block face is 25.39-feet. Based on the analysis, staff finds that the proposal for the reduced front setback is inconsistent with the prevailing development pattern in the area.



Average Setbacks as measured from (sidewalk/edge of pavement)

Address	# of Stories	Type of Porch: O-open I-incised E-enclosed NP-no porch	Stoop		Total		Porch		Total		House		Total	
			Feet	Inches	Inches	Feet	Feet	Inches	Inches	Feet	Feet	Inches	Inches	Feet
4218 4th St S	1	NP	0	0	0	0	0	0	0	0	27	5	329	27.42
4226 4th St S	1	NP	0	0	0	0	0	0	0	0	28	0	336	28.00
4326 4th St S	1	NP	0	0	0	0	0	0	0	0	17	6	210	17.50
4400 4th St S	1	I	0	0	0	0	27	8	332	27.67	27	8	332	27.67
4416 4th St S	1	NP	0	0	0	0	0	0	0	0	25	10	310	25.83
4426 4th St S	1	O	15	0	180	15	18	2	218	18.17	25	11	311	25.92
TOTAL					180.00	15.00			550.00	45.83			1828.00	152.33
AVERAGE						2.5				7.639				25.39
Proposed														16.00
Difference						2.50				7.64				9.39

\*The above measurements were taken from the edge of the sidewalk.

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

This criterion is not applicable. The request does not involve public facilities.

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

The conditions of the request are not the result of the actions of the applicant. The subject lot is a fully platted legal non-conforming lot that is substandard in both lot width and area. The lot is also a non-rectangular lot and has an irregular shape.

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

Without the approval of the request the applicant may have difficulty with meeting some of the required setbacks due to the subject lots irregular shape. However, the Code does allow an encroachment for certain structures including front facing garages which the applicant could use to lessen the magnitude of the request.

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

The application requests a variance to reduce the setbacks on all sides of the subject property. The proposed setback with the greatest magnitude is the request to reduce the front setback from 25-feet required to 16-feet proposed. The site plan and elevation drawings submitted show that the proposed garage extends the furthest into the setback and is set at 16-feet from the front property line. Per Code Section 16.60.050.2 the code does allow for garages to encroach 5-feet into the required setback resulting in a 20-foot setback. Therefore a strict application of the code does not provide the applicant without the means for reasonable use of the land.



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

The variance requested is not the minimum variance that will make possible the reasonable use of the land. The site plan that was submitted with the application does not include the required parking area for the site. However, per Code Section 16.40.090.3.3 parking spaces shall be located completely on private property to prevent vehicles from overhanging into and obstructing the public right-of-way. The minimum size for a parking space is 9-feet wide by 18-feet deep and located completely on private property.

The site plan and elevation drawings depict a front-loading garage which is the portion of the proposed home that encroaches the furthest into the front setback. Therefore the proposed front setback of 16-feet does not meet the minimum depth required for a standard driveway to accommodate parking in front of the front loading garage.

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

The subject property is located within the NS-1 zoning district. Per Code Section 16.20.020.5 The standards for the NS districts are intended to allow for additions and improvements, while respecting the existing development pattern and the character of the neighborhoods. The study completed by Staff analyzing the front setbacks of the homes along the block face found that the homes analyzed averaged a front setback of 25.39-feet. Therefore, the granting of the variance to allow a reduction of the required front yard setback from 25-feet to 16-feet would not reflect the development pattern of the neighborhood nor would it be in harmony with the general purpose and intent of the code.

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

The granting of the variance will not be detrimental to public welfare but may be injurious to neighboring properties, the established development pattern and neighborhood character. The average setback along the block face is 25.39-feet.

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

The reasons set forth in the application do not justify the granting of a variance. The applicant notes in the application that the size of the lot prohibits the construction of a new home if a variance is not granted, references other properties that are substandard in size and that the construction of a new home on the subject lot will increase the property's value. While Staff acknowledges that the subject lot is substandard in size and shape within this report the code does allow for encroachments to certain types of structures and if used would lessen the magnitude of the request. Also, other legal non-conforming structures or situations shall not be considered as grounds for issuance of a variance.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

Nonconforming uses of neighboring properties were not considered in this review.

**PUBLIC COMMENTS:** The applicant has notified both CONA and FICO regarding the request. No public comments have been received regarding this application.

**STAFF RECOMMENDATION:** Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **DENIAL** of the requested variance to reduce the front setback from 25-feet required to 16-feet proposed and **APPROVAL** of the requested variance to reduce the interior left side setback from 7-feet, 6-inches required to 6-feet, 4-inches proposed, to reduce the interior right side setback from 7-feet, 6-inches required to 7-feet, 0-inches proposed and the rear setback from 20-feet, 0-inches required to 17-feet, 6-inches proposed to construct a new single family residence in the NS-1 Zoning District.

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

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through July 7, 2024. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
4. Maximum impervious surface on the site must not exceed 60%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
5. Parking must be provided on site and shown on any plans submitted of permitting. The site plan submitted for permitting must identify the number of bedrooms in the existing house. Required parking is two spaces for up to three bedrooms and one-half space for each additional bedroom as called out in 16.10.020.1 – Matrix: Use Permissions, Parking & Zoning.

**ATTACHMENTS:** Map, site plan, floor plan, elevation drawings, photographs, applicant's narrative, Neighborhood Participation Report.

Report Prepared By:

*/s/ Candace Scott*

6.28.2021

---

Candace Scott, Planner I  
Development Review Services Division  
Planning & Development Services Department

Date

Report Approved By:

*/s/ Jennifer C. Bryla*

6.28.2021

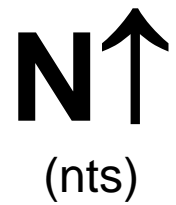
---

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

Date



Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 21-54000049  
Address: 0 4<sup>th</sup> Street South







# VARIANCE

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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> Christine Stover	
Street Address:	4720 SUNRISE DR S ST PETERSBURG FL 33705-4714
City, State, Zip:	ST PETERSBURG FL 33705-4714
Telephone No:	727-403-7161
Email Address:	groovygir25@yahoo.com
<b>NAME of AGENT or REPRESENTATIVE:</b> Alicia Warburton	
Street Address:	100 Beach Drive, #102
City, State, Zip:	St. Petersburg FL 33701
Telephone No:	201-424-3042
Email Address:	alicia.warburton@elliman.com
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location:	located next to 4326 4th Street S
Parcel ID#(s):	06-32-17-03708-008-0220
<b>DESCRIPTION OF REQUEST:</b> Variance (1) to build new structure on a non-conforming lot; Variance (2) to reduce set-backs since lot cannot accomodate new build with NS-1 setback guidelines.	
<b>PRE-APPLICATION DATE:</b>	12/18/20
<b>PLANNER:</b>	Candace Scott, Jennifer Bryia

FEE SCHEDULE					
<input checked="" type="checkbox"/>	1 & 2 Unit, Residential - 1 <sup>st</sup> Variance	\$350.00	Each Additional Variance	\$100.00	<input checked="" type="checkbox"/>
	3 or more Units & Non-Residential - 1 <sup>st</sup> Variance	\$350.00	After-the-Fact	\$500.00	
			Docks	\$400.00	
			Flood Elevation	\$300.00	
Cash, credit, checks made payable to "City of St. Petersburg"					

## AUTHORIZATION

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

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

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

Signature of Owner / Agent\*: C. Stover

Date: 01/11/2021

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

Typed Name of Signatory: Christine Stover







# Pre-Application Meeting Notes

Meeting Date: 12/18/2020 Zoning District: NS-1

Address/Location: Parcel ID: 06-32-17-03708-008-0220

Request: Approval of variances to the district min. lot width and and min. lot area to construct a new single family home.

Type of Application: Variance Staff Planner for Pre-App: CAS

Attendees: Christine Stover, Alicia Warburton, Jennifer Bryla, Candace Scott

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:

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

Notes: Lot was determined to be not buildable by previously filed buildable lot letter.

The lot is substandard in lot width and area. The required lot area for properties in the NS-1  
5800 sq ft and the required lot width is 75-ft. Applicant must provide drawings to to show setbacks can be met.

Staff to provide setback information. Notice of intent to file must be sent to CONA and FICO  
10 days prior to submission. The next application deadline is January 11th.

**The applicant purchased the parcel which was approved by the city to build on in 2012. Thus the owners should be allowed a variance to construct a new home on this land.**



# VARIANCE

## NARRATIVE (PAGE 2)

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

### ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?	<p>The owners plan on constructing a new home which will enhance the property values of the surrounding homes.</p>
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?	<p>The lot has been deemed not buildable . Thus a variance is required in order to make proper use of the lot.</p>
6. In what ways will granting the requested variance enhance the character of the neighborhood?	<p>The owners will construct a new home which increases the property values plus eliminates an empty lot which is currently not being used efficiently.</p> <p>Plus it will add an additional income for the City Of St. Petersburg - the proposed home will be sold for approximately \$250 - \$300K which allows the city to tax the property at higher tax base.</p>

**Re: Intent to File Variance/ Parcel ID 06-32-17-03708-008-0220**

**Warburton, Alicia <Alicia.Warburton@elliman.com>**

Mon 1/11/2021 9:48 PM

**To: variance@stpetecona.org <variance@stpetecona.org>**

 1 attachments (7 MB)

Multiple Documents (28).pdf;

Please find an initial application attached for parcel ID: **06-32-17-03708-008-0220**

Best,  
Alicia

---

**From: Warburton, Alicia <Alicia.Warburton@elliman.com>**

**Sent: Wednesday, December 30, 2020 3:05 PM**

**To: variance@stpetecona.org <variance@stpetecona.org>**

**Subject: Intent to File Variance/ Parcel ID 06-32-17-03708-008-0220**

Good Afternoon Ms. Landon -

Hope all is well. We are in the process of compiling a variance application for parcel id / 06-32-17-03708-008-0220, and we have had a pre-application meeting (see attached notes). The owner's intent is to file for the next deadline January 11th. I apologize upfront but do we email you the application or is a hard copy dropped at the Zoning/Permit office located downtown.

Thanks for your help and Happy New Year!

Best regards,  
Alicia

---

**From: Dylan J. Carlson <Dylan.Carlson@stpete.org>**

**Sent: Tuesday, December 1, 2020 1:45 PM**

**To: Warburton, Alicia <Alicia.Warburton@elliman.com>**

**Subject: RE: Buildable Lot Application / Tax ID 06-32-17-03708-008-0220**

Good Afternoon Alicia,

I received your check this morning. Please see the attached Buildable Lot Letter and let me know if you have any questions or concerns.

Best regards,

Dylan Carlson, Planner I  
City of St. Petersburg, Planning and Development Services  
1 Fourth Street North, St. Petersburg, FL 33701



**[click here to hide] 2021 Extra Features**

[click here to hide] 2021 Extra Features				
Description	Value/Unit	Units	Total Value as New	Depreciated Value Year
No Extra Features on Record				
[click here to hide] Permit Data				
<p>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). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.</p>				
Permit Number	Description	Issue Date	Estimated Value	
No Permit Data Found				



**If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.**

[Interactive Map of this parcel](#)

### Map Legend

[Back to Query Results](#)

**New Search**

[Tax Collector Home Page](#)

### Contact Us



[Interactive Map of this parcel](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**06-32-17-03708-008-0220**[Compact Property Record Card](#)[Tax Estimator](#)**Updated May 7, 2021**[Email Print](#)[Radius Search](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
STOVER, CHRISTINE 4720 SUNRISE DR S ST PETERSBURG FL 33705-4714	4TH ST S ST PETERSBURG



**Property Use:** 0000 (Vacant Residential - lot & acreage less than 5 acres)

**Current Tax District:** ST PETERSBURG (SP)

**Total Living:** SF:

**Total Gross:** SF:

[\[click here to hide\]](#) **Legal Description**

BAYOU BONITA BLK 8, LOT 22

<a href="#">Tax Estimator</a> <a href="#">File for Homestead Exemption</a>			2021 Parcel Use	
Exemption	2021	2022		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
17763/2080	\$51,800	121030203011	B	<a href="#">Compare Preliminary to Current FEMA Maps</a>	5/4

**2020 Final Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2020	\$44,358	\$18,272	\$18,272	\$44,358	\$18,272

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2019	No	\$32,397	\$16,611	\$16,611	\$32,397	\$16,611
2018	No	\$29,128	\$15,101	\$15,101	\$29,128	\$15,101
2017	No	\$22,072	\$13,728	\$13,728	\$22,072	\$13,728
2016	No	\$15,919	\$12,480	\$12,480	\$15,919	\$12,480
2015	No	\$11,345	\$11,345	\$11,345	\$11,345	\$11,345
2014	No	\$17,891	\$17,891	\$17,891	\$17,891	\$17,891
2013	No	\$17,008	\$17,008	\$17,008	\$17,008	\$17,008
2012	No	\$17,728	\$17,728	\$17,728	\$17,728	\$17,728
2011	No	\$24,887	\$24,887	\$24,887	\$24,887	\$24,887
2010	No	\$23,394	\$23,394	\$23,394	\$23,394	\$23,394
2009	No	\$30,897	\$30,897	\$30,897	\$30,897	\$30,897
2008	No	\$52,600	\$52,600	\$52,600	\$52,600	\$52,600
2007	No	\$52,500	\$52,500	\$52,500	N/A	\$52,500
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
1997	No	\$5,900	\$5,900	\$5,900	N/A	\$5,900
1996	No	\$5,900	\$5,900	\$5,900	N/A	\$5,900

**2020 Tax Information**

[2020 Tax Bill](#)

**Tax District:** SP

**2020 Final Millage Rate** 21.3868

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

**Ranked Sales (What are Ranked Sales?) [See all transactions](#)**

Sale Date	Book/Page	Price	Q/U	V/I
02 Oct 2012	17763 / 2080	\$4,000	U	V
02 Feb 2007	15616 / 0778	\$142,900	U	V
27 Aug 1996	09445 / 2333	\$58,700	U	V
29 Jul 1996	09416 / 1051	\$22,500	U	V
24 Apr 1996	09320 / 1549	\$53,000	U	V

**2020 Land Information**

**Seawall:** No

**Frontage:**

**View:** None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant (00)	45x78	1425.00	45.0000	0.8200	\$52,582	FF

Survey

JOB NO.: <b>130144</b>		<b>MURPHY'S LAND SURVEYING, INC.</b> PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYLANDSURVEYING.COM		L.B. #7410	
DRAWN BY: <b>MRB</b>		CHECKED BY: <b>EDM</b>		PH. (727) 347-8740	
DATE OF FIELD WORK: <b>2/05/13</b>				FAX (727) 344-4640	
CERTIFIED TO: <b>Christine Stover</b>					

**SCALE:** 1" = 20'

**NOTES:**  
 6.95' = ELEVATIONS  
 ELEVATIONS BASED ON CITY OF ST. PETE B.M. #36  
 NAVD 1983 ELEVATION = 9.95'  
 NAVD 1929 ELEVATION = 10.85'

Survey not valid for more than one (1) year from date of field work.

**SEC. 06 TWP. 32 S. RGE. 17 E.**

PLAT NORTH //

**4TH STREET S.**  
 (24.8' ASPH)

A BOUNDARY SURVEY OF: Lot 22, Block 8, BAYOU BONITA, as recorded in Plat Book 5, Pages 4-5 of the Public Records of Pinellas County, Florida.

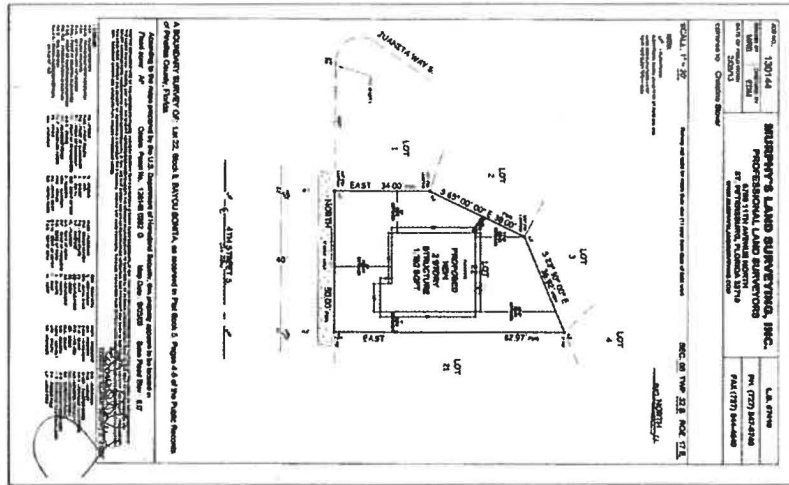
According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in  
 Flood zone: AE Comm. Panel No. : 125148 0282 G Map Date : 9/03/03 Base Flood Elev : 8.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTIES, I HEREBY CERTIFY TO ITS ACCURACY EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE, AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND REVISIONS UNLESS EMPLOYED WITH SURVEYOR. BEAL BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

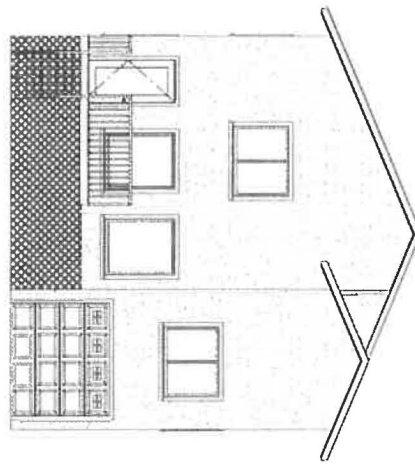
EDWARD D. MURPHY REG. P.L.S. # 5383

<b>LEGEND:</b> F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FL. - FINISHED FLOOR ELEVATION N.A.D. - NAD AND DISK N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1983	F.D. - FOUND P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION R.A.W. - RIGHT OF WAY N.X.X. - FENCE A.A. - ADJACENT FENCE C.L.F. - CHAIN LINK FENCE F.E. - FENCE A.D.L. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA S. - NUMBER M.B. - MASONRY F.R.M. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN	A.L.U.M. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT P.L. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	W.W. - WING WALL Q. - CENTERLINE M.B. - METAL SHED (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	E.B.M.T. - EASEMENT M.H. - MANHOLE C.I. - COVERED IRON C.C. - COVERED CONCRETE C.L.R. - CLEAR C.O.L. - COLUMN W.D. - WOOD B.L.K. - BLOCK S.W. - SEAWALL A.S.P.H. - ASPHALT U.T.I.L. - UTILITY D.R. - DRAINAGE	O.H. - OVERHANG G.A.R. - GARAGE C.I. - COVERED WOOD C.P.S. - COVERED PATIO STONE C.C. - COVERED CONCRETE A.C. - AIR CONDITIONER S.P. - SCREENED PORCH P.P. - OVERHEAD POWER LINES T.T. - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
--	---	---	---	---	--	---

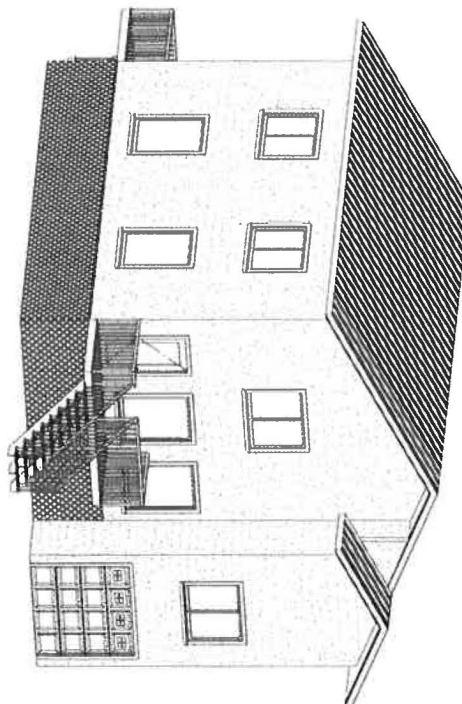
# Elevation Drawings



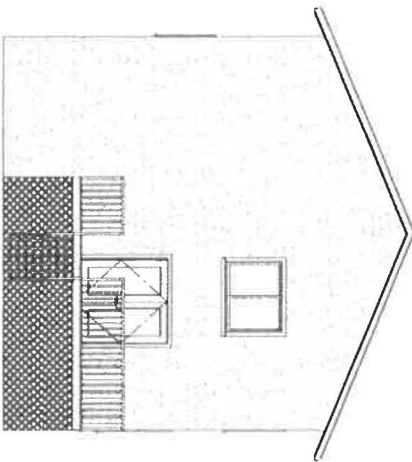
PROPOSED WEST ELEVATION



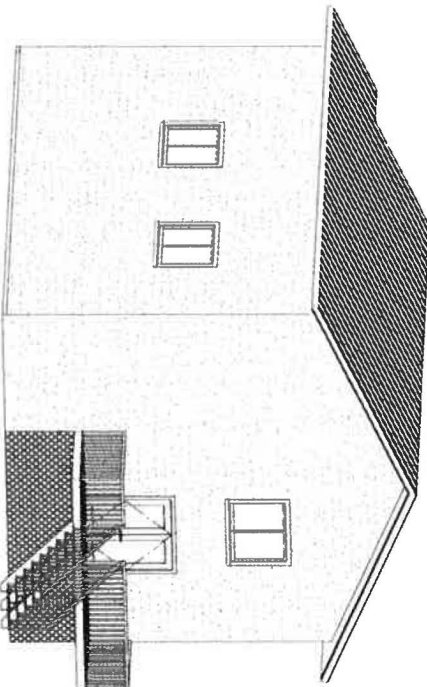
PROPOSED NORTHWEST ISOMETRIC



PROPOSED EAST ELEVATION



PROPOSED SOUTHEAST ISOMETRIC



**PROPOSED NEW 2 STORY STRUCTURE**  
**LOT 22, BLOCK 8, BAYOU BONITA**

**PROPOSED EAST AND WEST ELEVATION**  
**PROPOSED N.W. AND S.E. ISOMETRIC**

**SCALE: 1" = 20'**  
**DATE: APRIL 2021**  
**FILE REF: LOT 22 BLOCK 8**  
**DESIGNER: CSE DESIGN**  
**2041 BROWDER CT N., CLEARWATER, FL 34622**  
**PH: 813-404-8821**

**DWG. No. 1 of 1**



Site plan w/survey

JOB NO.: 130144		<b>MURPHY'S LAND SURVEYING, INC.</b> <b>PROFESSIONAL LAND SURVEYORS</b> 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 2/05/13			FAX (727) 344-4840

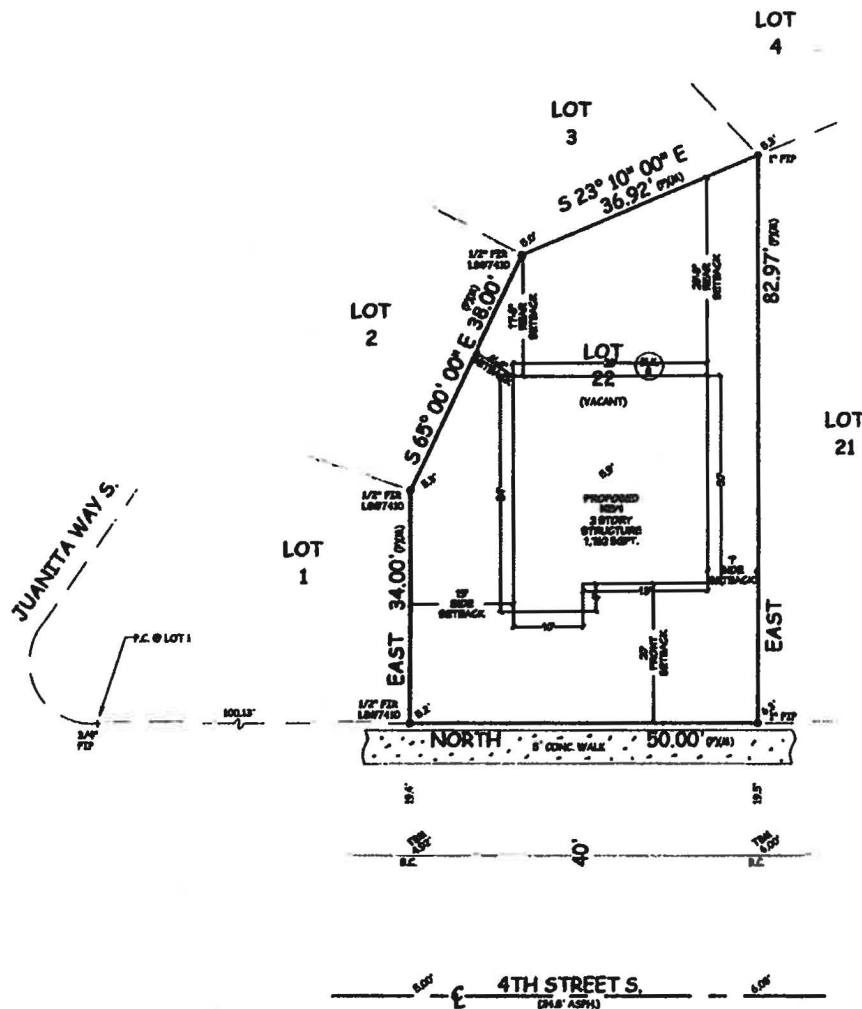
CERTIFIED TO: Christine Stover

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 06 TWP. 32 S. RGE. 17 E.

**NOTES:**

8.5' = ELEVATIONS  
 ELEVATIONS BASED ON CITY OF ST. PETERSBURG  
 NAVD 1988 ELEVATION = 9.36'  
 NAVD 1989 ELEVATION = 10.36'

PLAT NORTH //



A BOUNDARY SURVEY OF: Lot 22, Block 8, BAYOU BONITA, as recorded in Plat Book 5, Pages 4-5 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in  
 Flood zone: AE Comm. Panel No.: 125148 0282 G Map Date: 9/03/03 Base Flood Elev.: 8.0'

FOR THE EXCLUSIVE USE OF THIS HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND, OR ON THE SURFACE OF THE LAND AND NOT VISIBLE, AND THAT THE SURVEY REPRESENTED HEREIN MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 85-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS COMPLETED WITHIN 180 DAYS OF DEED. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

EDWARD D. MURPHY REG. P.L.S. #6351

**LEGEND:**

F.I.P. - FOUND IRON PIPE  
 F.C.M. - FOUND CONCRETE MONUMENT  
 F.I.R. - FOUND IRON ROD  
 S.I.R. - SET IRON ROD 1/2" LB #7410  
 P.C.D. - POINT OF CURVATURE  
 P.T. - POINT OF TANGENCY  
 P.I. - POINT OF INTERSECTION  
 J.I.S. - FENCE  
 A.A. - ADJACENT FENCE  
 C.L.F. - CHAIN LINK FENCE  
 N.A.D. - NAIL AND DIG  
 N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988

F.D. - FOUND  
 P.O.L. - POINT ON LINE  
 P.C. - POINT OF CURVATURE  
 P.T. - POINT OF TANGENCY  
 P.I. - POINT OF INTERSECTION  
 J.I.S. - FENCE  
 A.A. - ADJACENT FENCE  
 C.L.F. - CHAIN LINK FENCE  
 N.A.D. - NAIL AND DIG  
 N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988

R. - RADIUS  
 A. - ARC  
 C. - CURVE  
 D.D. - DISTANCE  
 R.W. - RIGHT OF WAY  
 S. - SETBACK  
 M.S. - MASONRY  
 F.M. - FENCE  
 G.L. - GRAVEL DRAIN  
 C.B. - CATCH BASIN  
 A.D. - ADJACENT

A.L.M. - ALLUMINUM  
 W.H. - WATER HEATER  
 P.S. - PATIO STONE  
 C.P. - CARPORT  
 S.C. - BACK OF CURB  
 E.P. - EDGE OF PAVEMENT  
 E.R. - EDGE OF ROAD  
 E.O.R. - EDGE OF WATER  
 T.O.B. - TOP OF BANK

W.W. - WIND WALL  
 C. - CENTERLINE  
 M.B. - METAL BIRD  
 P. - PLANT  
 C. - CALCULATION  
 C. - CEMENT  
 M. - MEASURED  
 N. - NORTH  
 S. - SOUTH  
 E. - EAST  
 W. - WEST

E.S.M. - EASEMENT  
 M.H. - MANHOLE  
 C.C. - CONCRETE  
 C.C. - COVERED PATIO STONE  
 C.C. - COVERED CONCRETE  
 A.C. - AIR CONDITIONER  
 S.P. - SCREENED PORCH  
 P.P. - OVERHEAD POWER LINES  
 T.T. - OVERHEAD TELEPHONE LINES  
 P.P. - POWER POLE  
 L.P. - LIGHT POLE

O.H. - OVERHANG  
 G.R. - GARAGE  
 C.W. - COVERED WOOD  
 C.P. - COVERED PATIO STONE  
 C.C. - COVERED CONCRETE  
 C.C. - COVERED CONCRETE  
 A.C. - AIR CONDITIONER  
 S.P. - SCREENED PORCH  
 P.P. - OVERHEAD POWER LINES  
 T.T. - OVERHEAD TELEPHONE LINES  
 P.P. - POWER POLE  
 L.P. - LIGHT POLE

---

# Comparable Properties

*(Similar lot size to parcel id 06-32-17-03708-008-0220)*

4th Street S, St Petersburg, FL 33702 Pending 02/16/2021

## Last Listing

**U8099753 4TH ST S, ST PETERSBURG, FL 33702**

1 / 15

County: Pinellas

Subdiv: BAYOU BONITA  
 Style: Residential  
 On Market Date: 10/06/2020  
 Total Acreage: 0 to less than 1/4  
 Price Per Acre: \$497,500.00  
 For Lease: No  
 Flood Zone Code: AE

Status: Pending  
 Backups Requested: Yes  
 List Price: \$39,800

Special Sale: None  
 ADOM: 131  
 CDOM: 131  
 Pets:

LOT IS LOCATED NEXT TO 4236 4TH ST S Ready to build? Amazing vacant lot waiting for it's next owner - a short distance from downtown St. Pete, boating, beaches and quick access to I-275. The dimensions of this parcel are 45 x 78. Great opportunity for home buyer looking to build or builder/investor. Make sure to take a look at this lot before it is gone. LOT IS LOCATED NEXT TO 4236 4TH ST S.

**Land, Site, and Tax Information**

Legal Desc: BAYOU BONITA BLK 8, LOT 22

SE/TP/RG: 06-32-17

Subdivision #:

Tax ID: 06-32-17-03708-008-0220

Taxes: \$558

Homestead:

Add Parcel: No

Ownership: Fee Simple

Book/Page: 5-4

Lot Dimensions: 45x78

Water Frontage: No

Utilities: Electricity Available, Other, Public, Sewer Available, Utility Pole, Water Available

Water: Public

Sewer: Public Sewer

CDD:  
 # of Parcels:

Zoning:  
 Future Land Use:  
 Zoning Comp:  
 Tax Year: 2020  
 Annual CDD Fee:  
 Additional Tax IDs:  
 Complex/Comm Name:  
 Land Lease Fee:  
 Lot Size Acres: 0.08  
 Waterfront Ft: 0

Block/Parcel: 8  
 Front Footage: 45  
 Front Exposure:  
 Lot #: 22  
 Other Exemptions:  
 Lot Size: 3,489 SqFt / 324 SqM

**Community Information**

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:

Mo Maint\$(add HOA):

Elementary School: Lakewood Elementary-PN

Middle School: Bay Point Middle-PN

High School: Lakewood High-PN

**Realtor Information**

List Agent: Alicia Warburton

E-mail: [Alicia.Warburton@elliman.com](mailto:Alicia.Warburton@elliman.com)

Office: DOUGLAS ELLIMAN

Original Price: \$39,800

Previous Price:

Owner: OWNER ON RECORD

Contract Status: Other Contract

Contingencies

Contract: 02/14/2021

Selling Agent: Darek Drake

Listing Service Type: Limited Service

Single Agent: 2.5%-\$295

Dual Variable Compensation YN: No

Showing Instructions: Call Listing Agent

Driving Directions: From Downtown St Petersburg take 4th Street South to 42nd Ave South Take a Left turn heading East, property is on the Left. LOT IS LOCATED NEXT TO 4236 4TH ST S.

Realtor Remarks: Sign, Sold As-Is, Survey Available

List Agent ID: 260041062  
 List Agent Fax: 305-695-6301

List Agent Direct: 201-424-3042  
 List Agent Cell:

Office Fax: 305-695-6301

Price Change:

Owner Phone:

Days to Cont: 131

Office ID: 260032769

Office Phone: 727-698-5708

Expiration Date: 06/01/2021

Listing Type: Exclusive Agency

Exp Csig Date: 06/01/2021

Sell Office: KELLER WILLIAMS REALTY SOUTH TAMPA

Bonus:

Bonus Exp Date:

Non-Rep: 0%

Trans Broker: 2.5%-\$295

Distribute To: Homes.com, HomeSnap, International MLS, Realtor.com, Zillow/Trulia

**Seller's Preferred Closing Agent**

Closing Agent Name: Jane Koy

Email: [jane.koy@htitle.com](mailto:jane.koy@htitle.com)

Address: 350 E Bloomingdale Ave Brandon, Florida 33511

Closing Company Name: Hillsborough Title

Phone: 813-655-4000

Fax:



**U8079819 3161 EMERSON AVE S, ST PETERSBURG, FL 33712**

County: Pinellas  
 Property Style: Single Family Residence  
 Subdiv: ROOSEVELT PARK ADD  
 Beds: 3, Baths: 2/0  
 Pool: None  
 Garage: Yes Attch: Yes Spcs: 1  
 Home Warranty Y/N:  
 New Construction: Yes  
 Proj Comp Date: 12/31/2021  
 Total Annual Fees: 0.00  
 Average Monthly Fees: 0.00

Status: Active  
 List Price: \$184,900  
 LP/SqFt: \$173.13  
 Year Built: 2021  
 ADOM: 311 CDOM: 311  
 Heated Area: 1,068 SqFt / 99 SqM  
 Total Area:  
 Total Acreage: 0 to less than 1/4  
 Lot Features:  
 Flood Zone Code: X

Pre-Construction. To be built. This home could be yours if you take advantage of this great deal for a brand new home. Enjoy the benefits of a new home such as lower insurance cost and energy efficiency. Buyer can pick own colors, custom cabinets, countertops and other finishes. Hurricane hardened home built to today's most current building codes. Custom changes to the plan can still be made, including increased square footage.

**Land, Site, and Tax Information**

Legal Desc: ROOSEVELT PARK ADD BLK 12, LOT 10

SE/TP/RG: 23-31-16

Subdivision #:

Tax ID: [23-31-16-76590-012-0100](#)

Taxes: \$151

Homestead: No

CDD: No

Ownership: Fee Simple

Zoning:

Future Land Use:

Zoning Comp:

Tax Year: 2019

Annual CDD Fee:

Complex/Comm Name:

Flood Zone Date:

Floor #:

Census Block:

Total Units:

Lot Size Acres: 0.09

Block/Parcel: 12

Book/Page: 5-52

Front Exposure: South

Lot #: 10

Other Exemptions:

Bldg Name/#:

Total # of Floors:

Land Lease Fee:

Lot Dimensions: 42x90

Planned Unit Dev:

Census Tract:

Lot Size: 3,872 SqFt / 360 SqM

**Interior Information**

A/C: Central Air

Heat/Fuel: Central, Electric

Utilities: Cable Available, Electricity Available, Phone Available

Sewer: Public Sewer

Water: Public

Fireplace: No

Heated Area Source: Builder

Total Area Source:

Appliances Incl: Range Hood

Flooring Covering: Carpet, Vinyl

Interior Feat: Ceiling Fans(s), Walk-In Closet(s)

# of Wells:

# of Septics:

3489 SqFt

Room Type	Level	Dimen	Flooring	Features
Great Room	First	17.2x13		
Kitchen	First	10x5		
Master Bedroom	First	12.1x10.4		
Master Bathroom	First	8x5		
Bedroom 2	First	12.6x10.4		
Bedroom 3	First	11.6x10		
Bathroom 2	First	8x5		

**Exterior Information**

Ext Construction: Block, Stucco

Roof: Shingle

Foundation: Slab, Stem Wall

Property Description:

Ext Features: Other

Pool: None

Garage Dim: 12x23, Attached Garage Y/N: Yes

Property Attached:

Architectural Style:

Pool Dimensions:

**Green Features****Community Information**

Condo Fee:

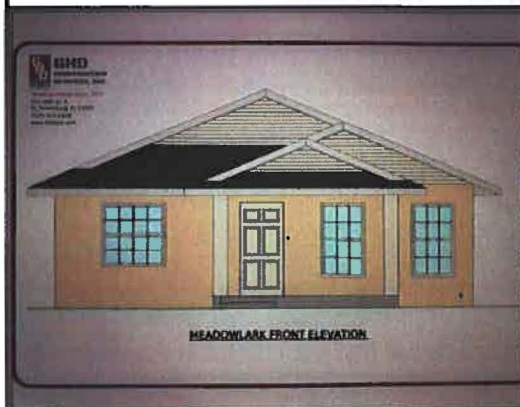
Other Fee:

Housing for Older Per: No

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millennium Copyright Act Take-Down Notice](#)

**Accessibility Issues?**

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at 844-209-0134 to report the issue and for assistance getting the information you need.

**U8079742 2551 LANGDON AVE S, ST PETERSBURG, FL 33712**

County: Pinellas  
 Property Style: Single Family Residence  
 Subdiv: PRATHERS FIFTH ROYAL  
 Beds: 3, Baths: 2/0  
 Pool: None  
 Garage: Yes Attch: Yes Spcs: 1  
 Home Warranty Y/N:  
 New Construction: Yes  
 Proj Comp Date: 07/31/2021  
 Total Annual Fees: 0.00  
 Average Monthly Fees: 0.00

Status: Active  
 List Price: \$184,900  
 LP/SqFt: \$173.13  
 Year Built: 2021  
 ADOM: 311 CDOM: 311  
 Heated Area: 1,068 SqFt / 99 SqM  
 Total Area:  
 Total Acreage: 0 to less than 1/4  
 Lot Features:  
 Flood Zone Code: X

Pre-Construction. To be built. This home could be yours if you take advantage of this great deal for a brand new home. Enjoy the benefits of a new home such as lower insurance cost and energy efficiency. Buyer can pick own colors, custom cabinets, countertops and other finishes. Hurricane hardened home built to today's most current building codes. Custom changes to the plan can still be made, including increased square footage.

**Land, Site, and Tax Information**

Legal Desc: PRATHER'S FIFTH ROYAL LOT 49

SE/TP/RG: 26-31-16

Subdivision #:

Tax ID: [26-31-16-72936-000-0490](#)

Taxes: \$117

Homestead: No

CDD: No

Ownership: Fee Simple

Zoning:

Future Land Use:

Zoning Comp:

Tax Year: 2019

Annual CDD Fee:

Complex/Comm Name:

Flood Zone Date:

Floor #:

Census Block:

Total Units:

Lot Size Acres: 0.08

Block/Parcel: 000

Book/Page: 6-18

Front Exposure: South

Lot #: 49

Other Exemptions:

Bldg Name/#:

Total # of Floors:

Land Lease Fee:

Lot Dimensions: 40x83

Planned Unit Dev:

Census Tract:

Lot Size: 3,341 SqFt / 310 SqM

**Interior Information**

A/C: Central Air

Heat/Fuel: Central

Utilities: Cable Available, Electricity Available, Phone Available, Sewer Available

Sewer: Public Sewer

Water: Public

Fireplace: No

Heated Area Source: Builder

Total Area Source:

Appliances Incl: Range Hood

Flooring Covering: Carpet, Vinyl

Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Walk-In Closet(s)

# of Wells:

# of Septics:

Room Type	Level	Dimen	Flooring	Features
Great Room	First	17.2x18	Vinyl	
Kitchen	First	8x5	Vinyl	
Master Bedroom	First	12.1x10.4	Carpet	
Master Bathroom	First	8x5	Vinyl	
Bedroom 2	First	12.6x10.4	Carpet	
Bedroom 3	First	11.6x10	Carpet	
Bathroom 2	First	8x5		

3489 sqft

**Exterior Information**

Ext Construction: Block

Roof: Shingle

Foundation: Slab

Property Description:

Ext Features: Other

Pool: None

Garage Dim: 12x23, Attached Garage Y/N: Yes

Property Attached:

Architectural Style:

Pool Dimensions:

**Green Features****Community Information**

Condo Fee:

Other Fee:

Housing for Older Per: No

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millennium Copyright Act Take-Down Notice](#)

**Accessibility Issues?**

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at 844-209-0134 to report the issue and for assistance getting the information you need.



**U8095227 2550 12TH AVE S, ST PETERSBURG, FL 33712**

County: Pinellas  
 Property Style: Single Family Residence  
 Subdiv: PRATHERS FIFTH ROYAL  
 Beds: 3, Baths: 2/0  
 Pool: None  
 Home Warranty Y/N:  
 New Construction: Yes  
 Total Annual Fees: 0.00  
 Average Monthly Fees: 0.00

Status: Pending  
 Backups Requested: Yes  
 List Price: \$189,900  
 LP/SqFt: \$151.44  
 Year Built: 2020  
 ADOM: 136 CDOM: 136  
 Heated Area: 1,254 SqFt / 117 SqM  
 Total Area:  
 Total Acreage: 0 to less than 1/4  
 Lot Features:  
 Flood Zone Code: X

**BACK ON THE MARKET!! BUYER'S FINANCING FELL THROUGH!!** Welcome to your newly built 3 bedroom, 2 baths, corner lot home in Sunny St Pete!! This beautiful home features an open floor plan with quartz countertops, vaulted ceilings, recessed lighting, a Kitchen Island and MORE! The owner's suite is equipped with dual closets perfectly aligned in a hallway leading to the en suite bathroom. Throughout the home are gorgeous light fixtures, laminate flooring, and ceiling fans.

#### Land, Site, and Tax Information

Legal Desc: PRATHER'S FIFTH ROYAL LOT 36  
 SE/TP/RG: 26-31-16  
 Subdivision #:  
 Tax ID: 26-31-16-72936-000-0360  
 Taxes: \$117  
 Homestead: No  
 Ownership: Fee Simple

CDD: No

Zoning:  
 Future Land Use:  
 Zoning Comp:  
 Tax Year: 2019  
 Annual CDD Fee:  
 Complex/Comm Name:  
 Flood Zone Date:  
 Floor #: 1  
 Census Block:  
 Total Units:  
 Lot Size Acres: 0.08

Block/Parcel: 000  
 Book/Page: 6-18  
 Front Exposure: East  
 Lot #: 36  
 Other Exemptions:

Bldg Name/#:  
 Total # of Floors: 1  
 Land Lease Fee:  
 Lot Dimensions: 40x83

Planned Unit Dev:  
 Census Tract:

Lot Size: 3,306 SqFt / 307 SqM

#### Interior Information

A/C: Central Air  
 Heat/Fuel: Central  
 Utilities: BB/HS Internet Available, Cable Available, Electricity Available,  
 Phone Available, Water Available  
 Sewer: Public Sewer  
 Water: Public  
 Fireplace: No  
 Heated Area Source: Bullder  
 Total Area Source:

Appliances Incl: Dishwasher, Range, Refrigerator  
 Flooring Covering: Ceramic Tile  
 Interior Feat: Ceiling Fans(s), Eating Space In Kitchen,  
 Kitchen/Family Room Combo, Walk-In Closet(s)  
 # of Wells:  
 # of Septics:

Room Type	Level	Dimen	Flooring
Kitchen	First	12x12	Laminate
Living Room	First	10x8	Laminate
Master Bedroom	First	10x10	Laminate

Features  
 Island

En Suite Bathroom, Tub With Shower, Walk-In  
 Closet(s)

#### Exterior Information

Ext Construction: Block  
 Roof: Shingle  
 Foundation: Slab  
 Property Description: Corner Unit  
 Ext Features: Sidewalk  
 Pool: None

Garage Dim: , Attached Garage Y/N:  
 Property Attached:  
 Architectural Style:

Pool Dimensions:

#### Green Features

#### Community Information

Condo Fee:  
 Elementary School: Melrose Elementary-PN

Other Fee:  
 Middle School: John Hopkins  
 Middle-PN

Building Elevator Y/N: No  
 Housing for Older Per: No  
 High School: Gibbs High-PN

Association Approval Required: No  
 Lease Restrictions: No

Years of Ownership Prior to Leasing Required: No

Additional Lease Restrictions: Buyer responsible for confirming restrictions, if/any, with city of St. Pete.

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millennium Copyright Act Take-Down Notice](#)

#### Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.



**U8111227 3143 FREEMONT TER S, ST PETERSBURG, FL 33712**

County: Pinellas

Subdiv: ROOSEVELT PARK ADD  
 Beds: 3  
 Baths: 2/0  
 Pool: None  
 Property Style: Single Family Residence  
 Total Acreage: 0 to less than 1/4  
 Minimum Lease Period: No Rent  
 Garage: Yes Attch: Yes Spcs: 1  
 Garage/Parking Features:  
 LP/SqFt: \$158.67  
 New Construction: Yes  
 Total Annual Fees: 0.00  
 Average Monthly Fees: 0.00  
 Flood Zone Code: X

Status: Active  
 On Market Date: 01/26/2021  
 List Price: \$195,000  
 Year Built: 2020  
 Special Sale: None  
 ADOM: 2  
 CDOM: 2  
 Pets:  
 Max Times per Yr:  
 Carport: No Spcs:

Heated Area: 1,229 SqFt / 114 SqM

NEW CONSTRUCTION, NEVER LIVED IN. Possible down payment assistance up to \$40,000.00 through the City of St. Petersburg for qualifying households. Home is part of an affordable housing program has income restrictions and land lease. 3 bedroom 2 bath 1 car garage great room plan. Home was built with grant money and cooperation with city of St Petersburg. This program is to assist buyers become home owners that have limited income. All the same privileges of ownership at a lower cost, only real restriction is buyer must make less than 80% AMI. Buyer/Buyers agent responsible for verifying all room measurements. HOUSE APPRAISED FOR \$225,000. CITY OF ST PETE IS GOING TO HOLD SECOND \$30K NOTE FORGIVABLE AFTER 15 YEARS OR OWNERSHIP/OCCUPANCY.

**Land, Site, and Tax Information**

Legal Desc: ROOSEVELT PARK ADD BLK 18, LOT 13  
 SE/TP/RG: 23-31-16  
 Subdivision #:   
 Tax ID: [23-31-16-76590-018-0130](#)  
 Taxes: \$1,531  
 Homestead: No

Zoning:  
 Future Land Use:  
 Zoning Comp:  
 Tax Year: 2020

Block/Parcel: 18  
 Front Exposure: South  
 Lot #: 13  
 Other Exemptions:

Ownership: Fee Simple  
 Flood Zone: X  
 Floors in Unit/Home: One  
 Book/Page: 5-52  
 Total # of Floors:  
 Land Lease Fee:  
 Lot Dimensions: 42x90

CDD: No Annual CDD Fee:  
 Complex/Comm Name:  
 Flood Zone Date:  
 Floor #:  
 Census Block:  
 Bldg Name/#:  
 Total Units:  
 Lot Size Acres: 0.09

Flood Zone Panel:  
 Planned Unit Dev:  
 Census Tract:

Lot Size: 3,720 SqFt / 346 SqM

**Interior Information**

A/C: Central Air  
 Heat/Fuel: Central  
 Utilities: BB/HS Internet Available, Cable Available, Electricity Connected,  
 Sewer Connected  
 Sewer: Public Sewer  
 Water: None  
 Fireplace: No  
 Heated Area Source: Builder

Appliances Incl: Dishwasher, Disposal, Electric Water Heater,  
 Range, Refrigerator  
 Flooring Covering: Carpet, Ceramic Tile, Laminate  
 Interior Feat: Ceiling Fans(s), Kitchen/Family Room Combo, Open  
 Floorplan, Solid Surface Counters

Room Type	Level	Dimen	Flooring	Features
Great Room	First	20x20	Laminate	
Bathroom 1	First	10x8	Ceramic Tile	Tub With Shower
Master Bathroom	First	10x8	Ceramic Tile	Shower - No Tub
Bedroom 1	First	15x10	Carpet	Ceiling Fan(s)
Bedroom 2	First	15x10	Carpet	Ceiling Fan(s)
Master Bedroom	First	15x15	Carpet	Ceiling Fan(s)
Kitchen	First	10x10	Laminate	Granite Counters

**Exterior Information**

Ext Construction: Block, Stucco  
 Roof: Shingle  
 Property Description:  
 Ext Features: Lighting, Sidewalk  
 Pool: None  
 Pool Features:  
 Patio And Porch Features:  
 Foundation: Slab  
 Garage/Parking Features:

Garage Dim:  
 Architectural Style:

Pool Dimensions:

Spa:

**Green Features**

Disaster Mitigation:

Green Water Features:

**Community Information**

HOA Pmt Sched:  
 Condo Fee:  
 Association Approval Required: No  
 Lease Restrictions: Yes  
 Additional Lease Restrictions: Home is for owner occupants only

No Maint\$(add HOA):  
 Other Fee:  
 Years of Ownership Prior to Leasing Required: No  
 Number of Ownership Years Prior to Lease: 0

**Realtor Information**

List Agent: [Scott Friedman](#)  
 List Agent E-mail: [friedmansells@gmail.com](mailto:friedmansells@gmail.com)

List Agent ID: 260042029  
 List Agent Fax:

List Agent Direct: 813-625-1490  
 List Agent Cell:



**U8089129 2828 FAIRFIELD AVE S, ST PETERSBURG, FL 33712**

County: Pinellas  
 Property Style: Single Family Residence  
 Subdiv: EAST ROSELAWN  
 Beds: 3, Baths: 2/0  
 Pool: None  
 Home Warranty Y/N:  
 New Construction: Yes  
 Total Annual Fees: 0.00  
 Average Monthly Fees: 0.00

Status: Sold  
 List Price: \$219,999  
 LP/SqFt: \$158.27  
 Year Built: 2018  
 ADOM: 31 CDOM: 31  
 Heated Area: 1,390 SqFt / 129 SqM  
 Total Area:  
 Total Acreage: 0 to less than 1/4  
 Lot Features:  
 Flood Zone Code: X  
 Sold Date: 10/16/2020  
 Sold Price: \$219,900  
 SP/SqFt: \$158.20

(MOTIVATED SELLER) Welcome to this beautiful newly built home. Renovated from top to bottom, brand new everything. The kitchen has stainless steel appliances, granite counter tops and nice tiled floors. Faux wood blinds throughout the home to give it a expensive modern look. Nice size bedrooms with carpet installed. Bathrooms are a simple but still eye catching. This home is ready for its new home owner to make their own. Up and coming neighborhood, will be worth the buy!!!

#### Land, Site, and Tax Information

Legal Desc: EAST ROSELAWN BLK 13, LOT 4  
 SE/TP/RG: 23-31-16  
 Subdivision #:  
 Tax ID: 23-31-16-24138-013-0040  
 Taxes: \$366  
 Homestead: No  
 Ownership: Fee Simple

CDD: No

Zoning:  
 Future Land Use:  
 Zoning Comp:  
 Tax Year: 2019  
 Annual CDD Fee:  
 Complex/Comm Name:  
 Flood Zone Date: 09/03/2003  
 Floor #:  
 Census Block:  
 Total Units:  
 Lot Size Acres: 0.09

Block/Parcel: 13  
 Book/Page: 3-32  
 Front Exposure: South  
 Lot #: 4  
 Other Exemptions:

Bldg Name/#:  
 Total # of Floors:  
 Land Lease Fee:  
 Lot Dimensions:

Planned Unit Dev:  
 Census Tract: 202.01  
 Lot Size: 3,829 SqFt / 356 SqM

#### Interior Information

A/C: Central Air  
 Heat/Fuel: Central  
 Utilities: Public  
 Sewer: Public Sewer  
 Water: Public  
 Fireplace: No  
 Heated Area Source: Public Records  
 Total Area Source:

Appliances Incl: Convection Oven, Microwave, Refrigerator  
 Flooring Covering: Tile  
 Interior Feat: Ceiling Fans(s), Living Room/Dining Room Combo, Walk-In Closet(s)  
 # of Wells:  
 # of Septics:

Room Type	Level	Dimen	Flooring	Features
Master Bedroom	First	17x13.5		
Bedroom 1	First	12x13.5		
Bedroom 2	First	12x13.5		
Living Room	First	26x13.5		
Kitchen	First	10x8		

#### Exterior Information

Ext Construction: Block  
 Roof: Shingle  
 Foundation: Slab  
 Property Description:  
 Ext Features: Fenced, Sidewalk  
 Pool: None  
 Pool Features:

Garage Dim: , Attached Garage Y/N:  
 Property Attached:  
 Architectural Style:

Pool Dimensions:  
 Spa: No

#### Green Features

#### Community Information

Condo Fee:  
 Association Approval Required: No  
 Lease Restrictions: No

Other Fee:  
 Years of Ownership Prior to Leasing Required: No

Housing for Older Per: No

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millennium Copyright Act Take-Down Notice](#)

#### Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at 844-209-0134 to report the issue and for assistance getting the information you need.



**U8104725 2845 6TH AVE S, ST PETERSBURG, FL 33712**

County: Pinellas  
 Property Style: Single Family Residence  
 Subdiv: EAST ROSELAWN  
 Beds: 3, Baths: 2/0  
 Pool: None  
 Home Warranty Y/N:  
 New Construction: Yes  
 Total Annual Fees: 0.00  
 Average Monthly Fees: 0.00

Status: Sold  
 List Price: \$299,900  
 LP/SqFt: \$199.14  
 Year Built: 2020  
 ADOM: 8 CDOM: 8  
 Heated Area: 1,506 SqFt / 140 SqM  
 Total Area:  
 Total Acreage: 0 to less than 1/4  
 Lot Features:  
 Flood Zone Code: X  
 Sold Date: 12/29/2020  
 Sold Price: \$292,500  
 SP/SqFt: \$194.22

Beautiful new construction within walking distance of the Grand Central art district and a short drive to downtown St Petersburg. This house features an open floor plan with a spacious chef's kitchen with island and granite countertops. This house has a split floor plan with a large master bedroom featuring separate tub and shower areas as well as built in storage for the his and her's walk-in closets. Tastefully staged for your buyers approval. Call to show today!

**Land, Site, and Tax Information**

Legal Desc: EAST ROSELAWN BLK 6, LOT 13  
 SE/TP/RG: 23-31-16  
 Subdivision #:  
 Tax ID: [23-31-16-24138-006-0130](#)  
 Taxes: \$270  
 Homestead: No  
 Ownership: Fee Simple

CDD: No

Zoning:  
 Future Land Use:  
 Zoning Comp:  
 Tax Year: 2019  
 Annual CDD Fee:  
 Complex/Comm Name:  
 Flood Zone Date: 09/03/2003  
 Floor #:  
 Census Block:  
 Total Units:  
 Lot Size Acres: 0.09

Block/Parcel: 6  
 Book/Page: 3-32  
 Front Exposure: South  
 Lot #: 13  
 Other Exemptions:

Bldg Name/#:  
 Total # of Floors:  
 Land Lease Fee:  
 Lot Dimensions:

Planned Unit Dev:  
 Census Tract: 219.00  
 Lot Size: 3,737 SqFt / 347 SqM

**Interior Information**

A/C: Central Air  
 Heat/Fuel: Central  
 Utilities: Cable Available, Electricity Connected, Sewer Connected, Sprinkler  
 Well, Street Lights  
 Sewer: Public Sewer  
 Water: Public  
 Fireplace: No  
 Heated Area Source: Builder  
 Total Area Source:

Appliances Incl: Dishwasher, Disposal, Range, Range Hood, Refrigerator  
 Flooring Covering: Vinyl  
 Interior Feat: Ceiling Fan(s), High Ceiling(s), Open Floorplan, Solid Surface Counters, Walk-In Closet(s)  
 # of Wells:  
 # of Septics:

Room Type	Level	Dimen	Flooring
Master Bedroom	First	13x15	Vinyl
Kitchen	First	16x17	Vinyl
Bedroom 2	First	11x12	Vinyl
Bedroom 3	First	11x12	Vinyl
Living Room	First	16x17	Vinyl

Features  
 Built-In Shelving, Ceiling Fan(s), Dual Sinks, Tub with Separate Shower Stall, Walk-In Closet(s)

**Exterior Information**

Ext Construction: Block, Stucco  
 Roof: Shingle  
 Foundation: Slab  
 Property Description:  
 Ext Features: Fenced  
 Pool: None

Garage Dim: , Attached Garage Y/N:  
 Property Attached:  
 Architectural Style:

**Pool Dimensions:****Green Features****Community Information**

Condo Fee:  
 Association Approval Required: No  
 Lease Restrictions: No

Other Fee:  
 Years of Ownership Prior to Leasing Required: No  
 Number of Ownership Years Prior to Lease: 0

Housing for Older Per: No

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millennium Copyright Act Take-Down Notice](#)

**Accessibility Issues?**

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.