



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

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## **MEMORANDUM**

TO: Development Review Commission

FROM: Cheryl Bergailo, AICP, LEED Green Assoc., Planner II

DATE: April 25, 2022

RE: 21-54000097 – 3538 Bayshore Drive NE  
Revised plans

Attached please find the revised house plans submitted by the Applicant, per your request.

For your convenience I have also attached the Staff Report and my PowerPoint presentation from the March 2<sup>nd</sup> hearing. The Applicant will return before the Commission on May 4<sup>th</sup> to present the revised drawings.

Attach.: Revised house plans, Staff Report, Staff PowerPoint presentation

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## St. Petersburg DRC Case # 21-54000097

3538 Bayshore Blvd., NE

### Submittal of Revised Elevations and Plans: Modifications Completed

1) In regard to comments at the last public hearing, the project is not a townhome development. The project is replacement of 2 single family homes with 2 new single family homes. Lot 27's home is architecturally defined as, "American Vernacular". Lot 28's home is architecturally defined as, "Mediterranean & Spanish Period Homes- Subcategory 'Monterey Style'".

2) One critical factor of this submittal is to highlight the FEMA & City requirement of these 2 new homes. The prior two homes had no FEMA elevation requirement. The FEMA new requirement is reflected by the existing home directly across the street and 2 new homes under construction a couple of lots South of the existing home just referred to. For these two proposed homes under the application, the FEMA & St. Petersburg Building Department is 7' 6" BFF.

### **3) Height Reduced:**

Lot 27: Height from base floor elevation to the highest pick of the roof was reduced from 33'-5 3/4" to 31'-4 1/4"

Lot 28: Height from base floor elevation to the highest pick of the roof was reduced from 30'-5 3/4" to 28'-3 1/4"

### **4) Setback Increased:**

The setback has been more centralized.

Lot 27. The West side setback was 7' 6" prior. It is now increased at 11' and 13' (irregular).

The corresponding East side was reduced from 17' 1 3/4" changed to 12 3 1/2".

### **5) Architectural Improvements.**

Please see the many color elevations. There have been many improvements to the rear of the structures, lot 28 will be a stucco finish and lot 27 will be siding finished to provide a more varied look to the homes. There have been more architectural "humps and bumps" added along with some distinctive Architectural features. More roof lines have been added.



**BOTH HOUSES  
FRONT/ RIGHT SIDE ELEVATIONS**



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**New Construction**

**Lot 27 & 28**  
**Parcel ID,**  
**Bayshore Blvd. NE**  
**St. Petersburg,**  
**Florida**

**3-D Renderings**

Project No. 2022-032R	Revisions:
Date April 8, 2022	



MICHAEL ARRIGO  
 LIC. NO. AR0017335

**a4.1**



**BOTH HOUSES  
FRONT ELEVATIONS**



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**Florida**

**3-D Renderings**

Project No. 2022-032R	Revisions:
Date April 8, 2022	



MICHAEL ARRIGO  
 LIC. NO. AR0017335

**a4.2**



**HOUSE LOT 27  
FRONT/ RIGHT SIDE ELEVATION**



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**St. Petersburg,**  
**Florida**

**3-D Renderings**

Project No. 2022-032R	Revisions:
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MICHAEL ARRIGO  
 LIC. NO. AR0017335

**a4.3**



**BOTH HOUSES  
FRONT/ LEFT SIDE ELEVATIONS**



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**Parcel ID.**  
**Bayshore Blvd. NE**  
**St. Petersburg,**  
**Florida**

**3-D Renderings**

Revisions:	
Project No.	2022-032R
Date:	April 8, 2022



MICHAEL ARRIGO  
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**a4.4**



**HOUSE LOT 28  
FRONT/ LEFT SIDE ELEVATION**



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**New Construction**  
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 Parcel ID:  
**Bayshore Blvd. NE** Florida  
**St. Petersburg,**

**3-D Renderings**

Project No. 2022-032R	Revisions:
Date April 8, 2022	



MICHAEL ARRIGO  
 LIC. NO. AR0017335

**a4.5**



**BOTH HOUSES  
FRONT/ RIGHT SIDE ELEVATIONS**



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**New Construction**  
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 Parcel ID.  
**Bayshore Blvd. NE** Florida  
**St. Petersburg,**

**3-D Renderings**

Project No. 2022-032R	Revisions:
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**a4.6**





**HOUSE LOT 28  
RIGHT SIDE ELEVATION**



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**New Construction**  
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**St. Petersburg,**  
**Florida**

**3-D Renderings**

Revisions:	
Project No.	2022-032R
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 LIC. NO. AR0017335

**a4.7**



**BOTH HOUSES  
REAR ELEVATIONS**



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**New Construction**  
**Lot 27 & 28**  
 Parcel ID:  
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**St. Petersburg,**  
**Florida**

**3-D Renderings**

Project No. 2022-032R	Revisions:
Date April 8, 2022	



MICHAEL ARRIGO  
 LIC. NO. AR0017335

**a4.8**



**BOTH HOUSES  
REAR ELEVATIONS**

**3-D Renderings**

Project No. 2023-032R	Revisions:
Date April 8, 2023	

**New Construction**  
**Lot 27 & 28**  
**Parcel ID,**  
**Bayshore Blvd. NE**  
**St. Petersburg,**  
**Florida**



MICHAEL ARRIGO  
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**a4.9**



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**HOUSE LOT 27  
REAR/ RIGHT SIDE ELEVATION**



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**New Construction**  
**Lot 27 & 28**  
 Parcel ID.  
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**Florida**

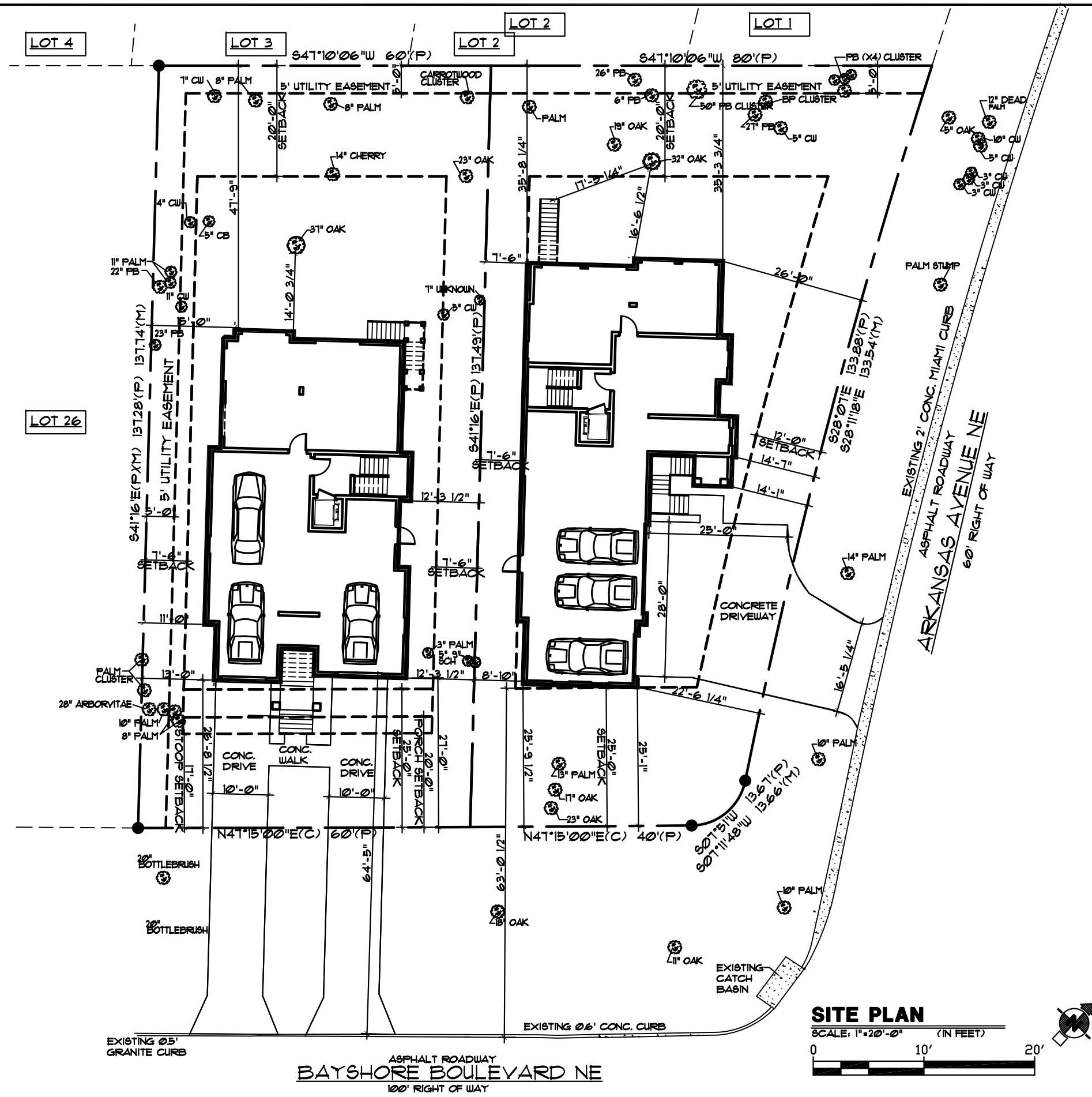
**3-D Renderings**

Project No. 2022-032R	Revisions:
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MICHAEL ARRIGO  
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**a4.10**



**SITE PLAN**  
 SCALE: 1"=20'-0" (IN FEET)  
 0 10' 20'



**New Construction**  
**Lot 27 & 28**  
 Parcel ID:  
**Bayshore Blvd. NE**  
**St. Petersburg,**  
**Florida**

**Both Houses**  
**Site Plan**

Project No. 2022-032R	Revisions:
Date: April 8, 2022	



MICHAEL ARRIGO  
 LIC. NO. AR0017335

**sp2.1**



**LOT 27**



**LOT 28**

**NOTE:**  
 PER FEMA AND ST.-PETE  
 BUILDING DEPARTMENT:  
 NO AIR-CONDITIONED  
 AREA ALLOWED BELOW  
 THIS LINE (EXCEPTION:  
 SMALL AREA FOR FIRST  
 FLOOR STAIR FOYER)

1'-10"

**BOTH HOUSES  
 FRONT ELEVATIONS**  
 SCALE: 1/8"=1'-0" (IN FEET)

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**New Construction**  
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**Both Houses  
 Front Elevations**

Project No. 2022-032R	Revisions:
Date: April 8, 2022	



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 LIC. NO. AR0017335

**a3.1**



**LOT 28**

**LOT 27**

**NOTE:**  
 PER FEMA AND ST.-PETE  
 BUILDING DEPARTMENT:  
 NO AIR-CONDITIONED  
 AREA ALLOWED BELOW  
 THIS LINE (EXCEPTION:  
 SMALL AREA FOR FIRST  
 FLOOR STAIR FOYER)

1'-10"

**BOTH HOUSES  
 REAR ELEVATIONS**  
 SCALE: 1/8"=1'-0" (IN FEET)  
 0 4' 8' 16'

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**New Construction**  
**Lot 27 & 28**  
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**Florida**

**Both Houses  
 Rear Elevations**

Project No. 2022-032R	Revisions:
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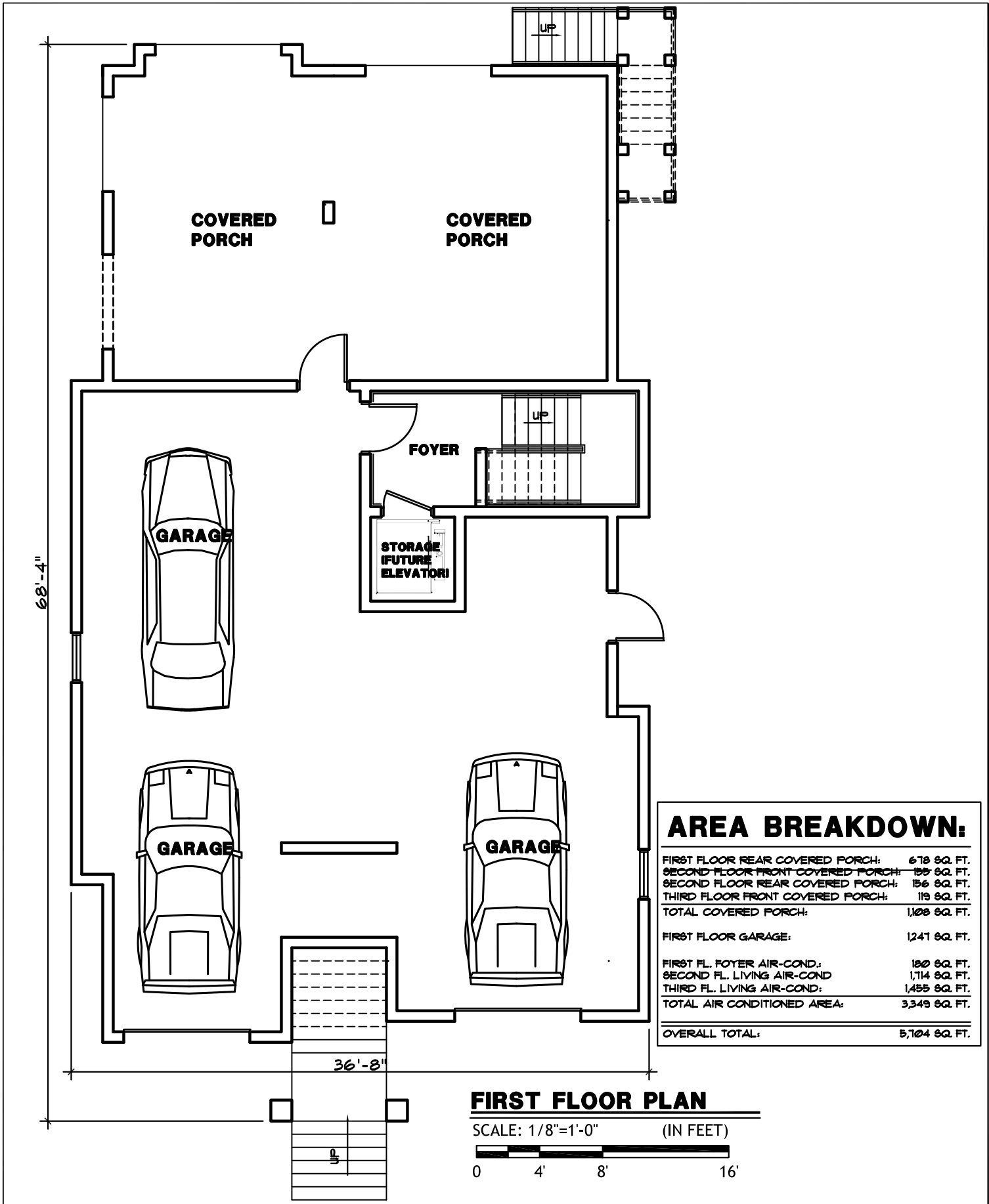


MICHAEL ARRIGO  
 LIC. NO. AR0017335

**a3.2**







**AREA BREAKDOWN:**

FIRST FLOOR REAR COVERED PORCH:	678 SQ. FT.
SECOND FLOOR FRONT COVERED PORCH:	155 SQ. FT.
SECOND FLOOR REAR COVERED PORCH:	156 SQ. FT.
THIRD FLOOR FRONT COVERED PORCH:	119 SQ. FT.
<b>TOTAL COVERED PORCH:</b>	<b>1,108 SQ. FT.</b>
<b>FIRST FLOOR GARAGE:</b>	<b>1,241 SQ. FT.</b>
FIRST FL. FOYER AIR-COND.	180 SQ. FT.
SECOND FL. LIVING AIR-COND.	1,714 SQ. FT.
THIRD FL. LIVING AIR-COND.	1,455 SQ. FT.
<b>TOTAL AIR CONDITIONED AREA:</b>	<b>3,349 SQ. FT.</b>
<b>OVERALL TOTAL:</b>	<b>5,704 SQ. FT.</b>

**FIRST FLOOR PLAN**  
 SCALE: 1/8"=1'-0" (IN FEET)  
 0 4' 8' 16'

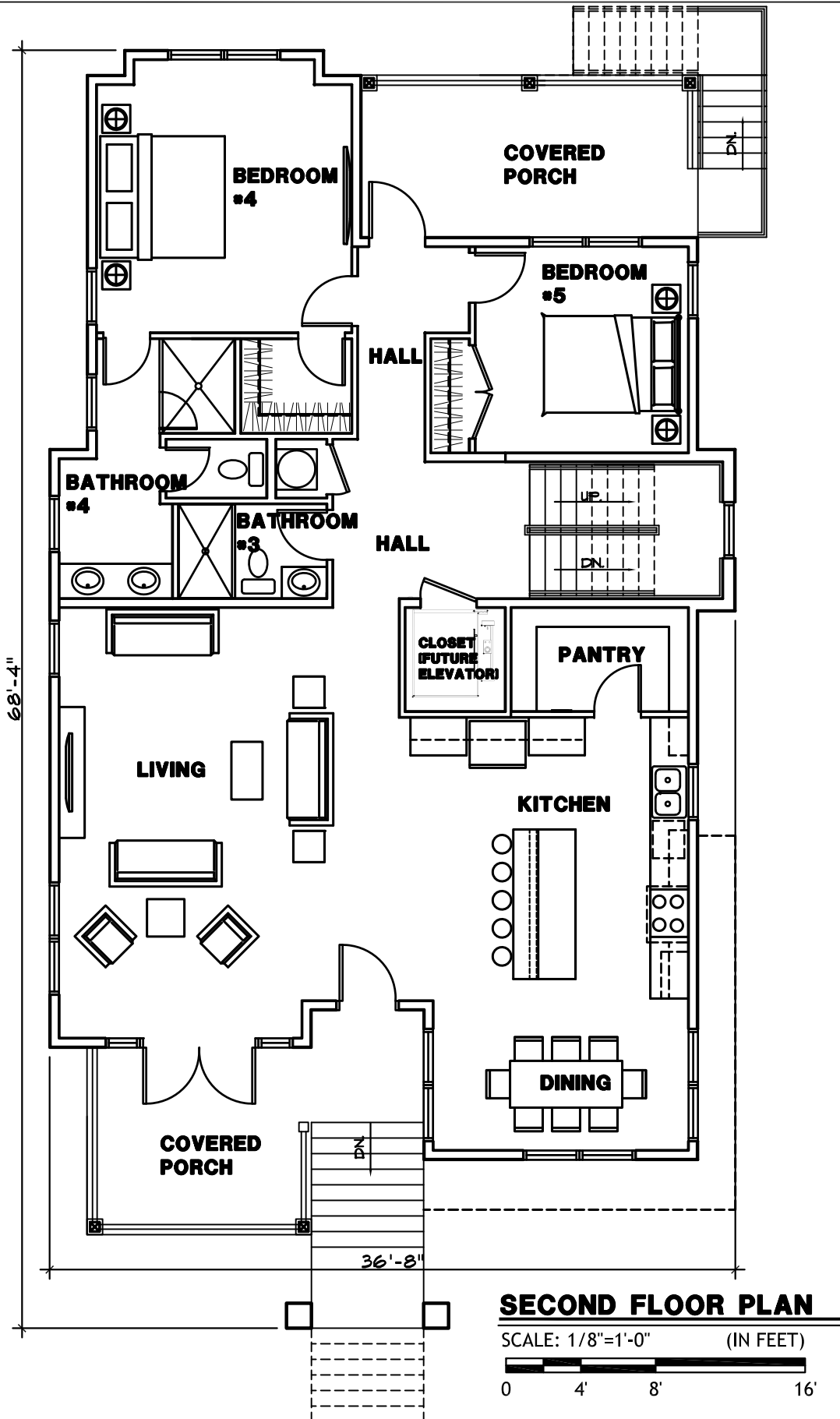
**a1.1**



**Floor Plan**  
 Project No. 2022-032R  
 Date: April 8, 2022

**New Construction  
 Lot 27  
 Bayshore Blvd. NE  
 St. Petersburg, Florida**

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**SECOND FLOOR PLAN**  
 SCALE: 1/8"=1'-0" (IN FEET)  
 0 4' 8' 16'

**a1.2**

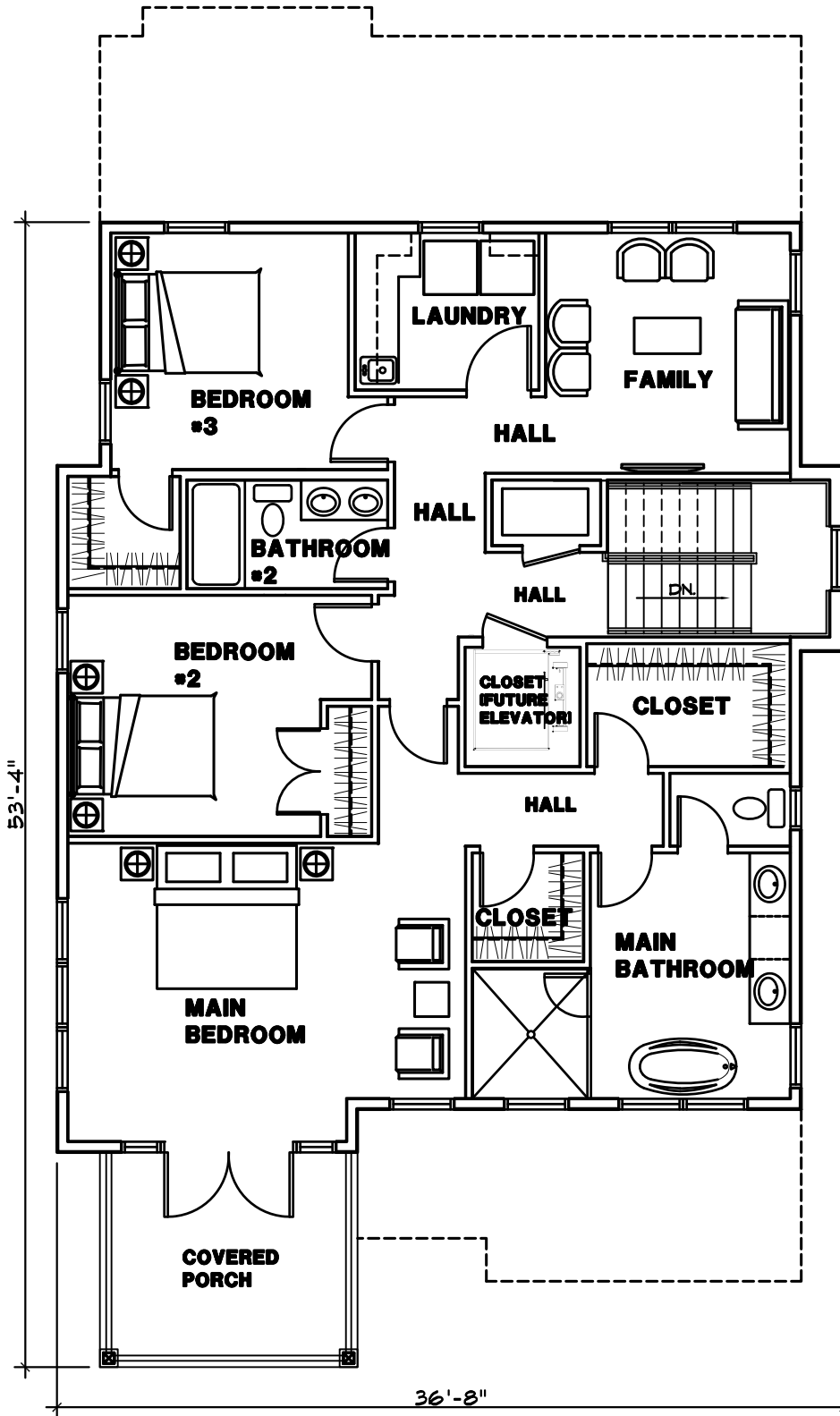
**Floor Plan**

Project No. 2022-032R  
 Date: April 8, 2022

**New Construction  
 Lot 27  
 Bayshore Blvd. NE  
 St. Petersburg, Florida**

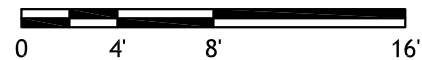
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**THIRD FLOOR PLAN**

SCALE: 1/8"=1'-0" (IN FEET)



**a1.3**



**Floor Plan**

Project No.  
**2022-032R**  
Date:  
**April 8, 2022**

MICHAEL ARRIGO  
L.I.C. NO. AR0201335

**New Construction  
Lot 27  
Bayshore Blvd. NE  
St. Petersburg, Florida**

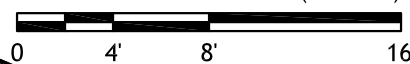


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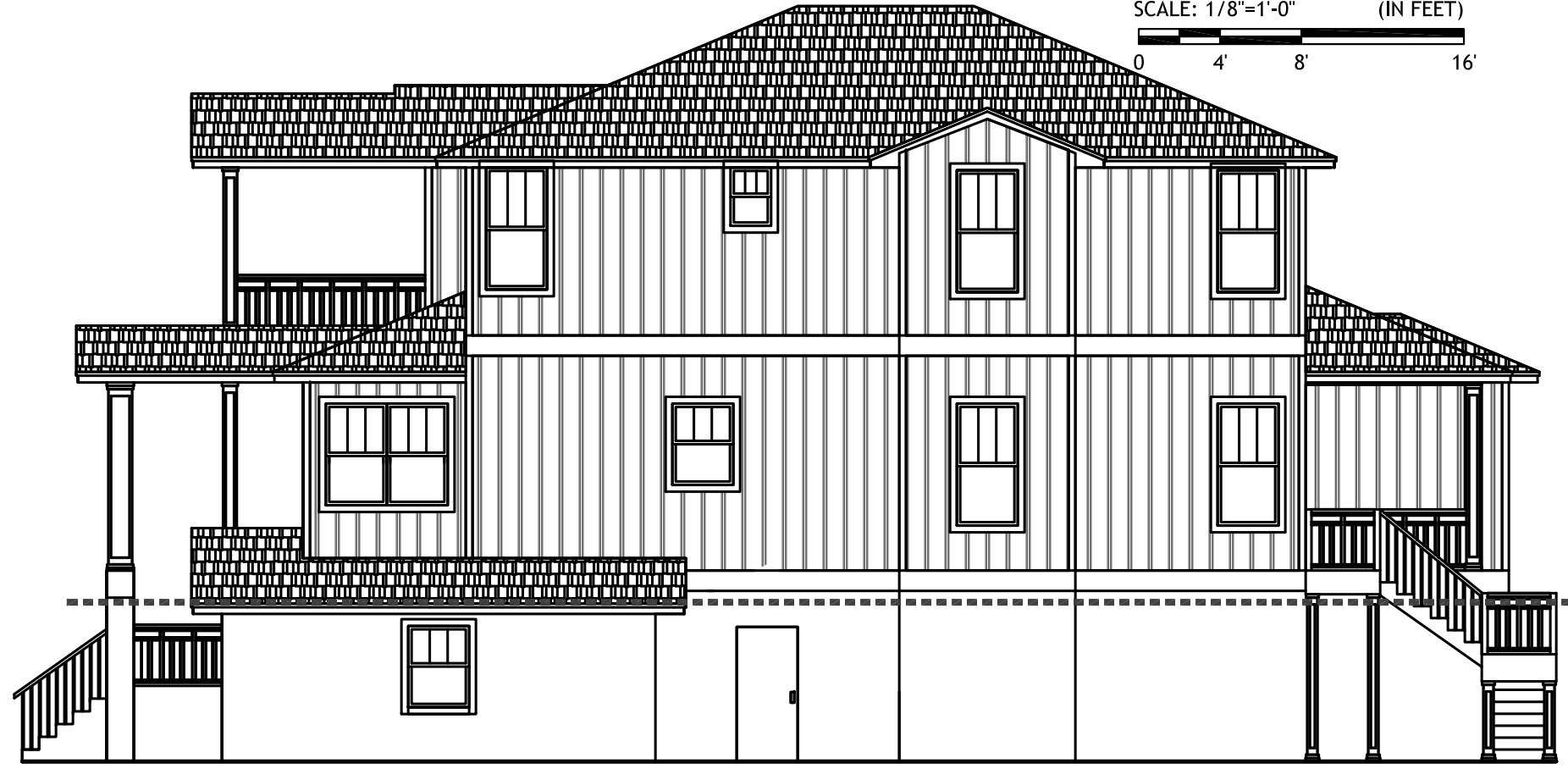


**FRONT ELEVATION**

SCALE: 1/8"=1'-0" (IN FEET)

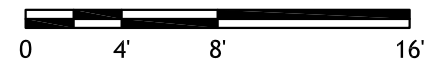


**NOTE:**  
SELECTED ARCHITECTURAL STYLE OF HOUSE AS DEFINED BY "FIELD GUIDE TO AMERICAN HOUSES" IS "AMERICAN VERNACULAR"



**RIGHT SIDE ELEVATION**

SCALE: 1/8"=1'-0" (IN FEET)



**Elevations**

Revisions:
Project No. 2022-032R
Date: April 8, 2022



MICHAEL ARRIGO  
LIC. NO. AR0017335

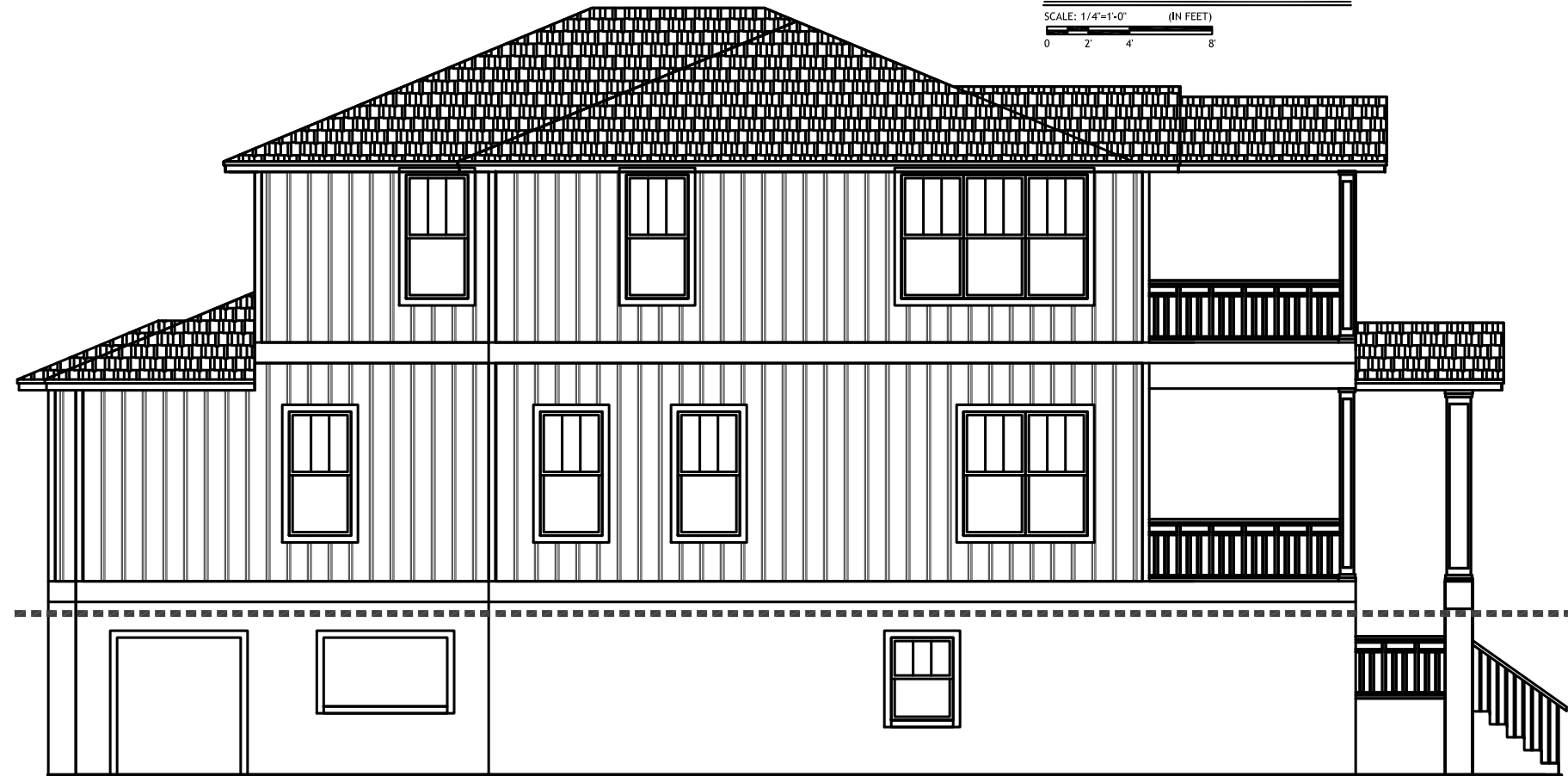
**a2.1**



**NOTE:**  
PER FEMA AND ST.-PETE  
BUILDING DEPARTMENT:  
NO AIR-CONDITIONED  
AREA ALLOWED BELOW  
THIS LINE (EXCEPTION:  
SMALL AREA FOR FIRST  
FLOOR STAIR FOYER)

**REAR ELEVATION**

SCALE: 1/4"=1'-0" (IN FEET)  
0 2' 4' 8'



**NOTE:**  
PER FEMA AND ST.-PETE  
BUILDING DEPARTMENT:  
NO AIR-CONDITIONED  
AREA ALLOWED BELOW  
THIS LINE (EXCEPTION:  
SMALL AREA FOR FIRST  
FLOOR STAIR FOYER)

**LEFT SIDE ELEVATION**

SCALE: 1/8"=1'-0" (IN FEET)

0 4' 8' 16'

**NOTE:**  
SELECTED  
ARCHITECTURAL  
STYLE OF HOUSE AS  
DEFINED BY "FIELD  
GUIDE TO AMERICAN  
HOUSES" IS "AMERICAN  
VERNACULAR"

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**New Construction**  
**Lot 27**  
**Parcel ID.**  
**Bayshore Blvd. NE**  
**St. Petersburg,**  
**Florida**

**Elevations**

Revisions:	
Project No.	2022-032R
Date:	April 8, 2022



MICHAEL ARRIGO  
LIC. NO. AR0017335

**a2.2**

**Zoning District**  
NS-1 and NS-2

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

**Neighborhood Suburban Analysis Calculator**

Site Address:	Bayshore Blvd. NE, Lot 28
Parcel ID or Lot #:	
Zoning District:	NS-1
Permit # if Known:	
1st Submittal Date:	
Revision Date:	

Note: Lot Area and One of the two below lines must be filled in for results to show in grey fields below.

Lot Area in Sq Ft	8,562
Front Yard Area in Sq Ft (area between the front building setback line & the front property line)	1,245
OR	
Front and Street Side yard Area Combined in Sq Ft (Front = area between the front building setback line & the front property line, Side = area between the Street Side building setback line & the Street Side property line)	2,638

Only fill in numerical values in this calculator in the white cells, grey cells have formulas embedded

**16.20.010.5 Maximum Development Potential**

**BUILDING COVERAGE**

Includes all enclosed structures.

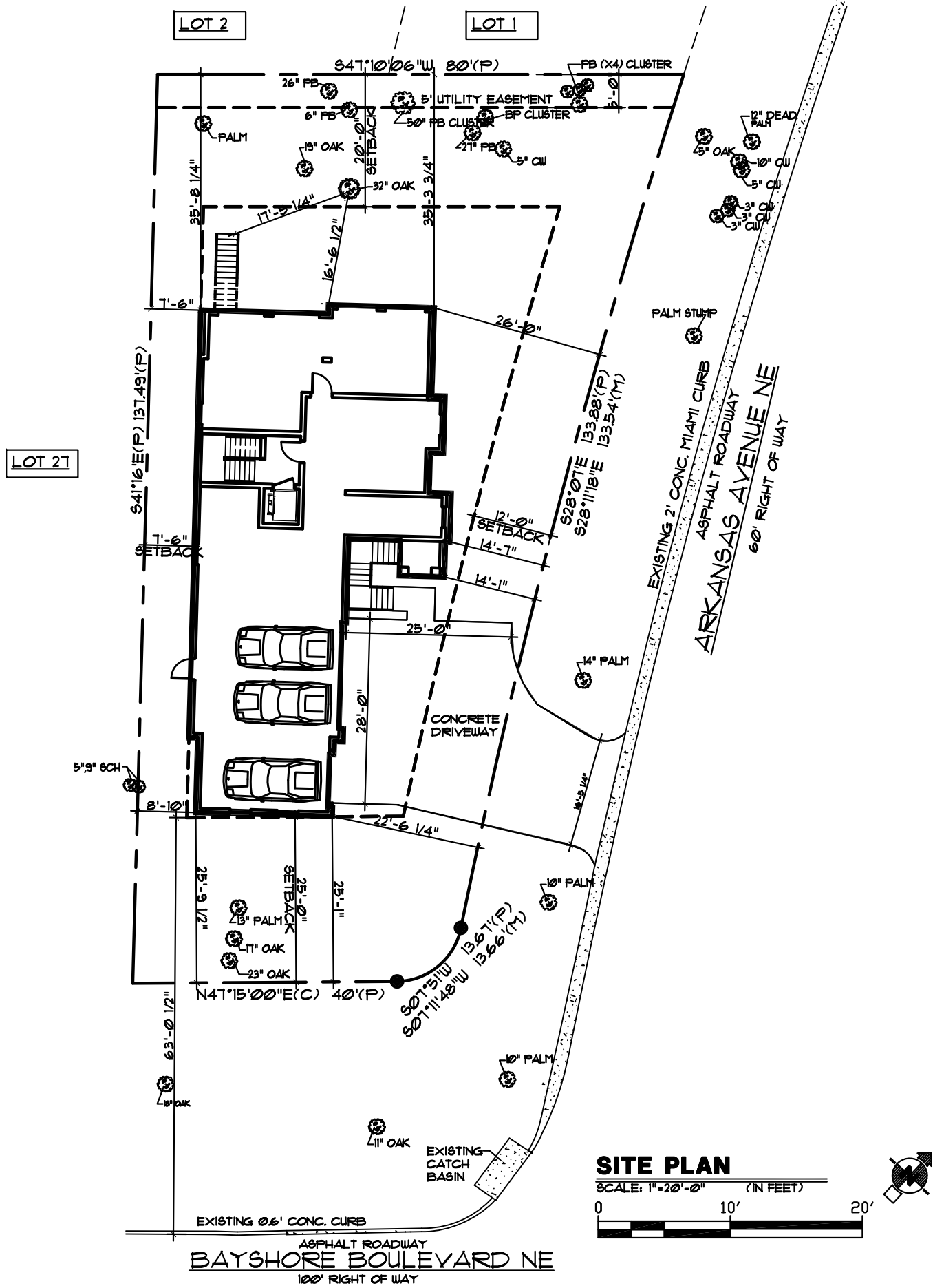
	Lot Total Square Feet	% of Building Coverage Area Allowed	Square Feet of Building Coverage Allowed	Actual Building Coverage in Square Feet	Actual Building Coverage in Percentage
If primary is not one story	8,562	55%	4,709	2,205	25.75%
OR					
If primary is one story	8,562	60%	5,137		0.00%

**IMPERVIOUS SURFACE RATIO (Site Ratio)**

Impervious surface means a surface that has been compacted or covered with a layer of material so that it is resistant to or prevents infiltration by stormwater. It includes, but is not limited to, roofed areas, pools, and surfaces such as compacted sand, limestone, or clay, as well as conventionally surfaced streets, sidewalks, parking lots, pavers, and other similar surfaces. For purposes of calculating the ISR, 50 percent of the surface area of decks shall be included as impervious surface.

Deck means a structure consisting of a floor that is raised above the finished grade of the lot, typically, the structure is elevated on piers and constructed of wood or simulated wood materials. The pier construction eliminates the need for changes to the existing grade.

	Lot Total Square Feet	% of Impervious Area Allowed	Sq Ft Allowed	Actual Impervious Area In Square Feet	Actual Impervious Area In Percentage
Entire Site	8,562	60%	5,137	2,991	34.93%
Interior Lot - Front Yard	1,245	45%	560	4	0.32%
OR					
Corner Lots Only - Front Yard and Street Side Yard Combined	2,638	25%	660	349	13.23%



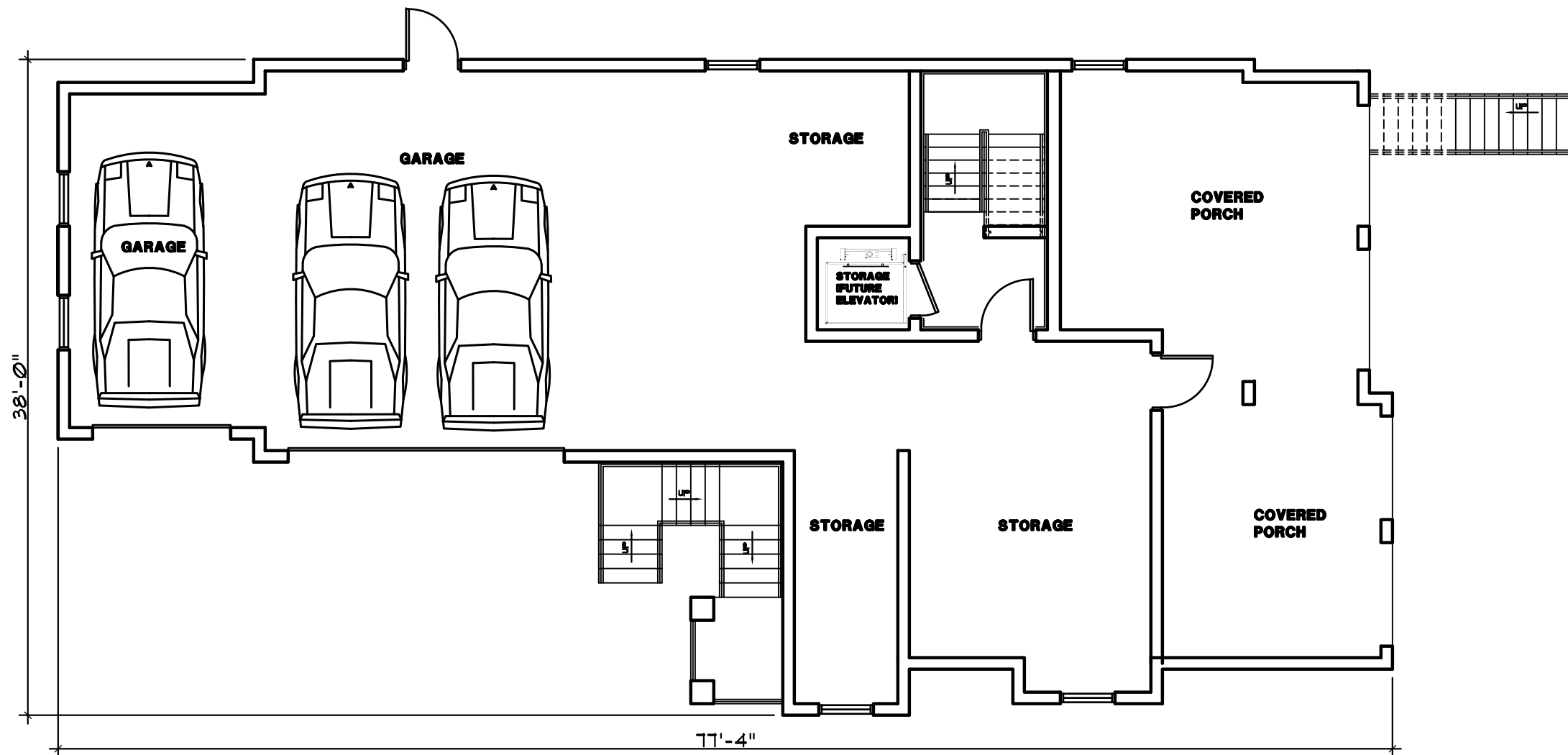
**New Construction**  
**Lot 28**  
**Parcel ID.**  
**Bayshore Blvd. NE**  
**St. Petersburg, Florida**

**Site Plan**

Project No. 2022-033R	Revisions:
Date April 8, 2022	

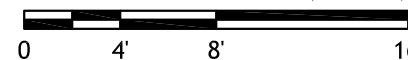


**sp1.1**



**FIRST FLOOR PLAN**

SCALE: 1/8"=1'-0" (IN FEET)



**AREA BREAKDOWN:**

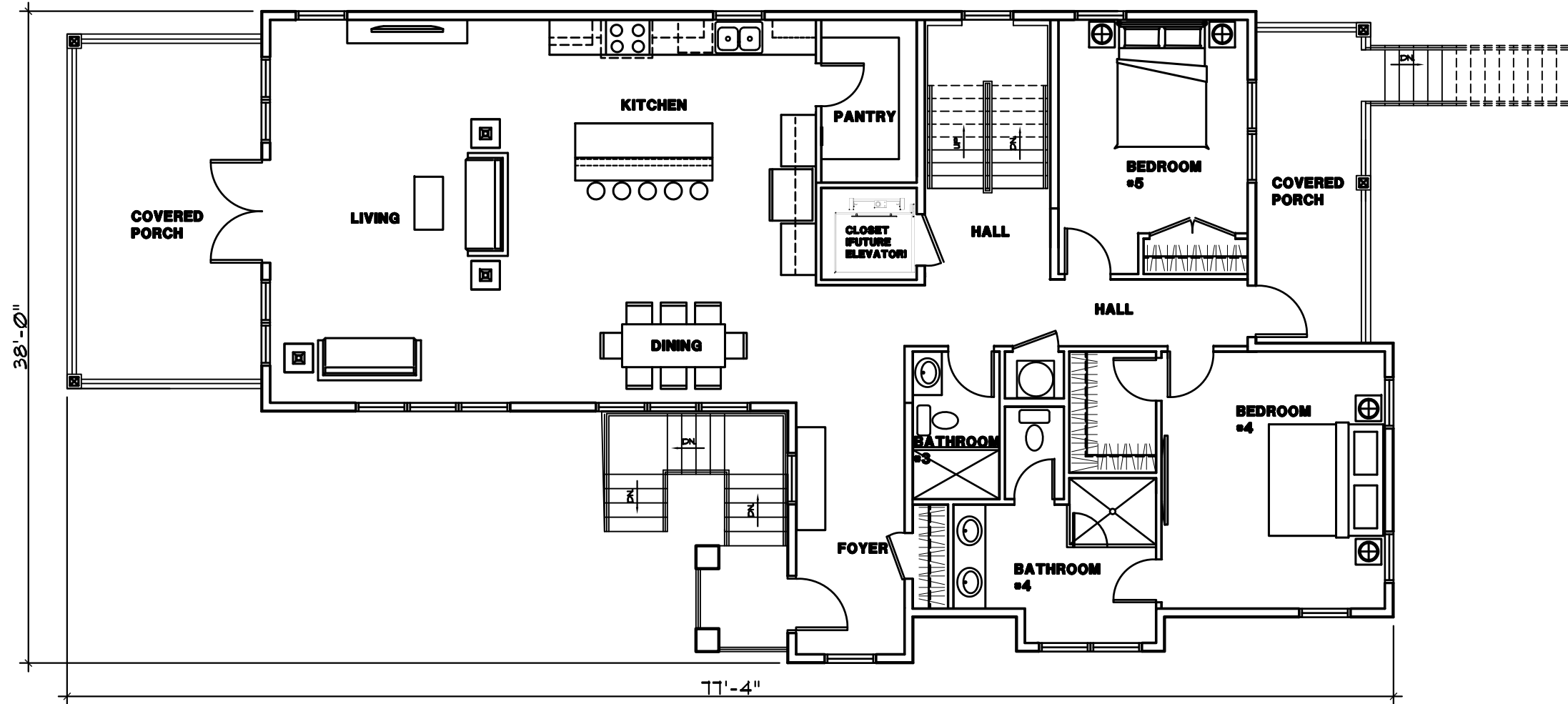
NEW FIRST FLOOR REAR COVERED PORCH:	548 SQ. FT.
NEW SECOND FLOOR FRONT ENTRY COV. PORCH:	33 SQ. FT.
NEW SECOND FLOOR FRONT COVERED PORCH:	234 SQ. FT.
NEW SECOND FLOOR REAR COVERED PORCH:	125 SQ. FT.
NEW THIRD FLOOR FRONT COVERED PORCH:	234 SQ. FT.
<b>TOTAL NEW COVERED PORCH:</b>	<b>1,174 SQ. FT.</b>
<b>NEW FIRST FLOOR GARAGE:</b>	<b>1,492 SQ. FT.</b>
NEW FIRST FL. FOYER AIR-COND.:	165 SQ. FT.
NEW SECOND FL. LIVING AIR COND.:	1,845 SQ. FT.
NEW THIRD FL. LIVING AIR COND.:	1,599 SQ. FT.
<b>TOTAL NEW AIR CONDITIONED AREA:</b>	<b>3,609 SQ. FT.</b>
<b>OVERALL TOTAL:</b>	<b>6,275 SQ. FT.</b>

Revisions

Project No. 2022-033R  
 Date: April 8, 2022

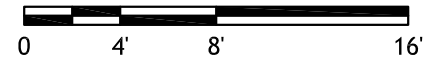


MICHAEL ARRIGO  
 LIC. NO. AR0017335



**SECOND FLOOR PLAN**

SCALE: 1/8"=1'-0" (IN FEET)



**New Construction**  
**Lot 28**  
**Parcel ID.**  
**Bayshore Blvd. NE**  
**St. Petersburg,**  
**Florida**

**Floor Plan**

Revisions:

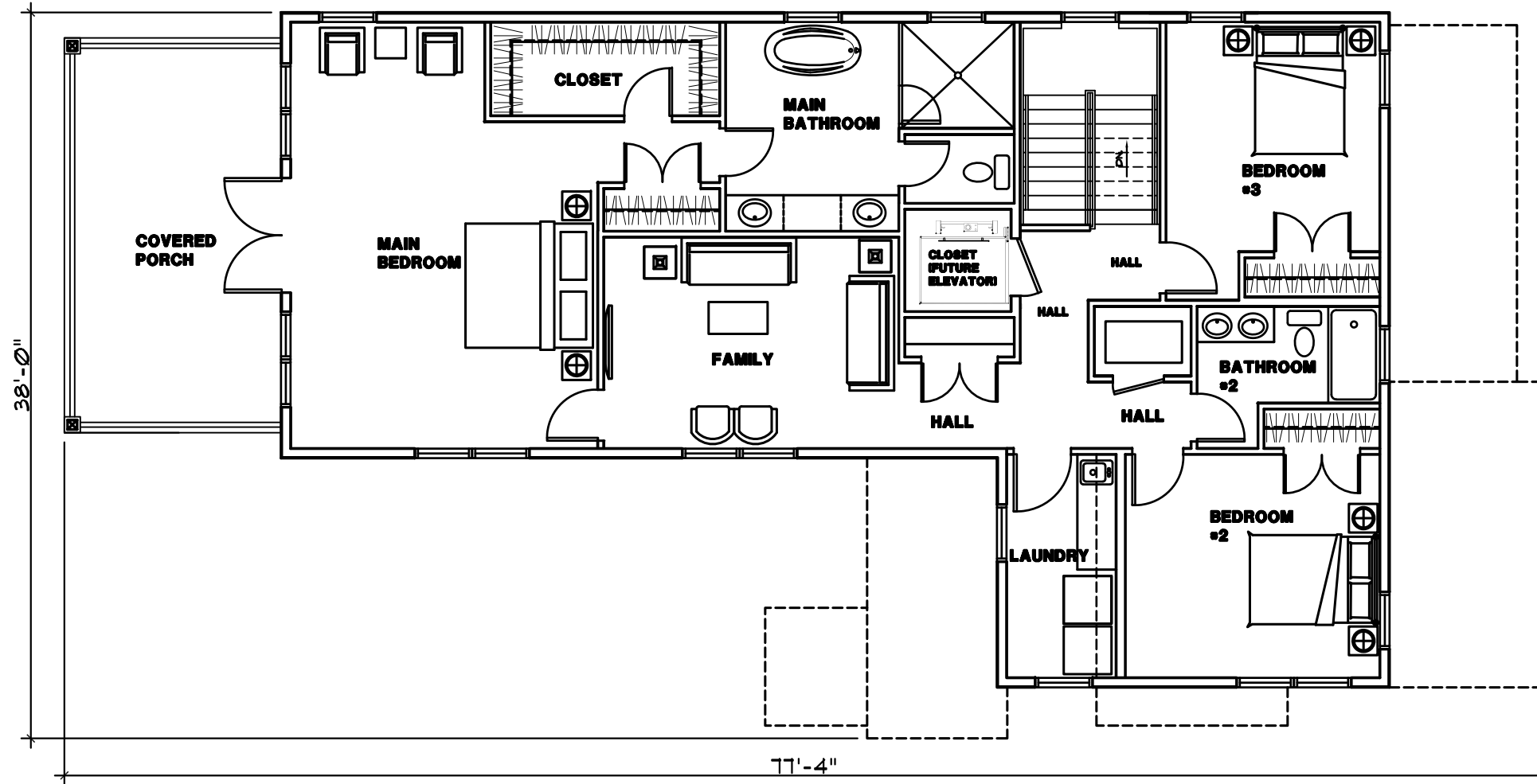
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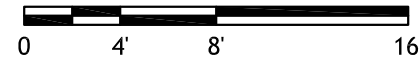
**a1.2**





**THIRD FLOOR PLAN**

SCALE: 1/8"=1'-0" (IN FEET)



**New Construction**  
**Lot 28**  
**Parcel ID.**  
**Bayshore Blvd. NE**  
**St. Petersburg, Florida**

**Floor Plan**

Revisions:

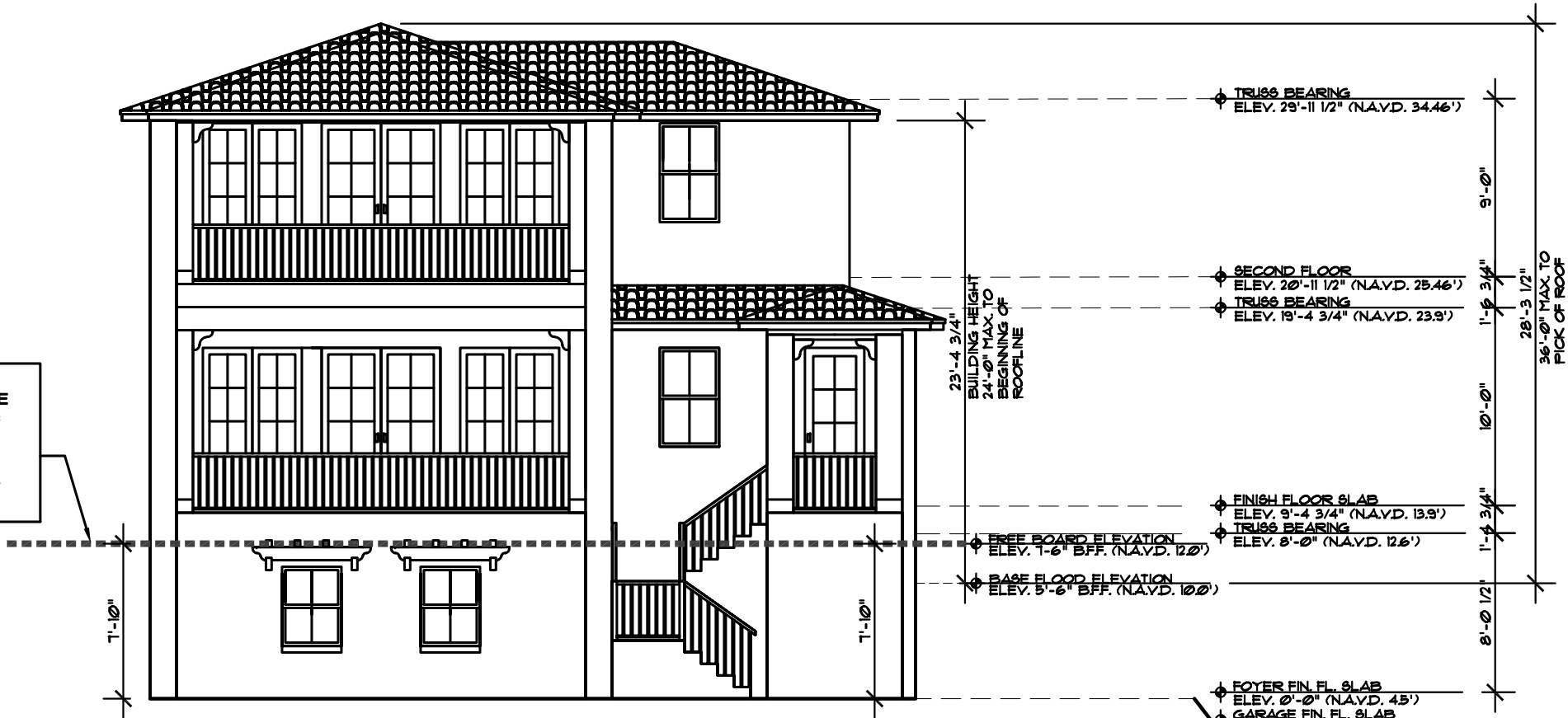
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MICHAEL ARRIGO  
 LIC. NO. AR0017335

**a1.3**

NOTE:  
PER FEMA AND ST.-PETE  
BUILDING DEPARTMENT:  
NO AIR-CONDITIONED  
AREA ALLOWED BELOW  
THIS LINE (EXCEPTION:  
SMALL AREA FOR FIRST  
FLOOR STAIR FOYER)



NOTE:  
SELECTED  
ARCHITECTURAL  
STYLE OF HOUSE AS  
DEFINED BY "FIELD  
GUIDE TO AMERICAN  
HOUSES" IS  
MEDITERRANEAN AND  
SPANISH PERIOD  
HOMES-SUBCATEGORY  
"MONTEREY STYLE"

**FRONT ELEVATION**  
SCALE: 1/8"=1'-0" (IN FEET)  
0 4' 8' 16'

- TRUSS BEARING  
ELEV. 29'-11 1/2" (N.A.V.D. 34.46')
- SECOND FLOOR  
ELEV. 20'-11 1/2" (N.A.V.D. 25.46')
- TRUSS BEARING  
ELEV. 19'-4 3/4" (N.A.V.D. 23.9')
- FINISH FLOOR SLAB  
ELEV. 9'-4 3/4" (N.A.V.D. 13.9')
- TRUSS BEARING  
ELEV. 8'-0" (N.A.V.D. 12.6')
- FOYER FIN. FL. SLAB  
ELEV. 0'-0" (N.A.V.D. 4.5')
- GARAGE FIN. FL. SLAB  
ELEV. (-) 0'-4" (N.A.V.D. 4.11')

23'-4 3/4"  
BUILDING HEIGHT  
MAX. TO  
BEGINNING OF  
ROOFLINE

9'-0"  
1'-0 3/4"  
28'-3 1/2"  
36'-0" MAX. TO  
PICK OF ROOF

FREE BOARD ELEVATION  
ELEV. 1'-6" B.F.F. (N.A.V.D. 12.0')

BASE FLOOD ELEVATION  
ELEV. 5'-6" B.F.F. (N.A.V.D. 10.0')



NOTE:  
PER FEMA AND ST.-PETE  
BUILDING DEPARTMENT:  
NO AIR-CONDITIONED  
AREA ALLOWED BELOW  
THIS LINE (EXCEPTION:  
SMALL AREA FOR FIRST  
FLOOR STAIR FOYER)

**RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'-0" (IN FEET)  
0 4' 8' 16'

**Elevations**

Revisions:	
Project No.	2022-033R
Date:	April 8, 2022

STATE OF FLORIDA  
MICHAEL ARRIGO  
REGISTERED ARCHITECT  
AR-0017335  
MICHAEL ARRIGO  
LIC. NO. AR0017335

**a2.1**

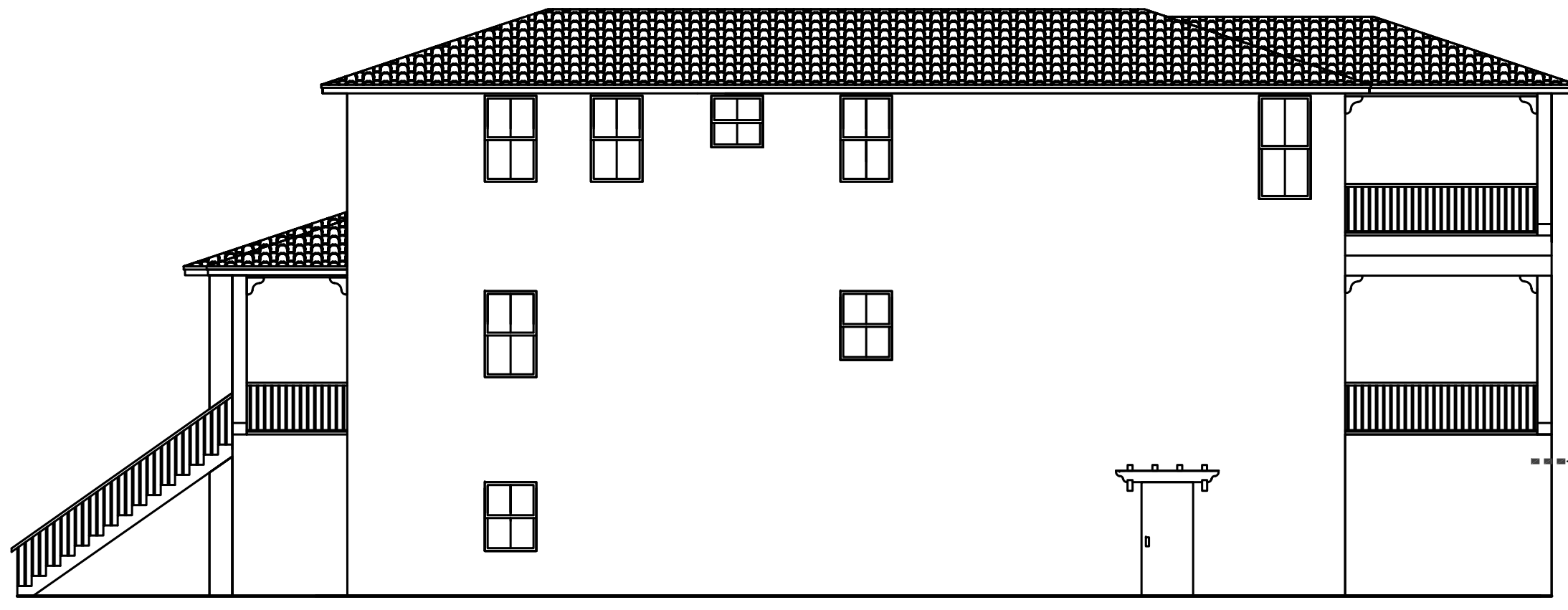
**NOTE:**  
 SELECTED  
 ARCHITECTURAL  
 STYLE OF HOUSE AS  
 DEFINED BY "FIELD  
 GUIDE TO AMERICAN  
 HOUSES" IS  
 MEDITERRANEAN AND  
 SPANISH PERIOD  
 HOMES-SUBCATEGORY  
 "MONTEREY STYLE"



**NOTE:**  
 PER FEMA AND ST.-PETE  
 BUILDING DEPARTMENT:  
 NO AIR-CONDITIONED  
 AREA ALLOWED BELOW  
 THIS LINE (EXCEPTION:  
 SMALL AREA FOR FIRST  
 FLOOR STAIR FOYER)

**REAR ELEVATION**

SCALE: 1/4"=1'-0" (IN FEET)  
 0 2' 4' 8'



**NOTE:**  
 PER FEMA AND ST.-PETE  
 BUILDING DEPARTMENT:  
 NO AIR-CONDITIONED  
 AREA ALLOWED BELOW  
 THIS LINE (EXCEPTION:  
 SMALL AREA FOR FIRST  
 FLOOR STAIR FOYER)

**LEFT SIDE ELEVATION**

SCALE: 1/8"=1'-0" (IN FEET)

0 4' 8' 16'



LIC. # AA-0003347  
 2600 Dr. MLK Jr. Street N. Suite 600,  
 (P) 727-323-5676  
 info@architectonicsstudio.com  
 St. Petersburg, FL 33704  
 (P) 727-323-5626  
 www.architectonicsstudio.com

**New Construction**  
**Lot 28**  
**Parcel ID.**  
**Bayshore Blvd. NE**  
**St. Petersburg,**  
**Florida**

**Elevations**

Revisions

Project No.  
 2022-033R  
 Date  
 April 8, 2022



MICHAEL ARRIGO  
 LIC. NO. AR0017335

**a2.2**



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

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## **STAFF REPORT**

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

According to Planning & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). 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 **Wednesday, March 2, 2022 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida.

CASE NO.: 21-54000097

PLAT SHEET: A-20

REQUEST: Approval of a variance to lot width from 75 feet to 60 feet for two (2) platted lots to create two (2) buildable lots to allow construction of two (2) single-family homes.

OWNER: Bay to Bay Remodel and Design, LLC  
2009 Forest Drive  
Clearwater, FL 33763

AGENT: Todd Pressman  
200 2<sup>nd</sup> Avenue S #451  
St. Petersburg, FL 33701

ADDRESS: 3538 Bayshore Boulevard NE

PARCEL ID NO.: 04-31-17-81522-004-0270

ZONING: Neighborhood Suburban – 1 (NS-1)

**REQUEST:** The applicant requests a variance to lot width from 75 feet to 60 feet for two (2) platted lots in common ownership to create two (2) buildable lots to allow construction of two (2) single-family homes.

<b>Lot Width:</b>			
<b>Required</b>	<b>Requested</b>	<b>Variance</b>	<b>Magnitude</b>
75 feet	60 feet	15 feet	20 percent

**BACKGROUND:** The subject property consists of Lots 27 and 28 in Block 4 of the “Blocks 3 to 21 of Overlook Section Shore Acres” subdivision of 1925. The lots are currently combined under one Parcel ID Number and contain one single-family dwelling in the Neighborhood Suburban - 1 (NS-1) Zoning District (see Attachment A – Location Map). Both are platted lots of record 60 feet wide and over 130 feet long. Lot 28 is approximately 8,500 square feet in area and Lot 27 is 6,600 square feet. They are both deficient in lot width for the NS-1 Zoning District and compliant with lot area. The applicant proposes to demolish the existing house and create two (2) buildable lots. The applicant has submitted site plan, floor plan and façade sketches that depict houses that can be built on the lots and would comply with the zoning standards of the NS-1 Zoning District (see Attachment B – Application).

**VARIANCE REVIEW CRITERIA:**

Physical Hardship Related to the Subject Property:

The hardship related to the property is the original platted configuration, that created 60-foot-wide lots. Since their platting, the lots were re-zoned to RS-75, then NS-1, that required minimum 75-foot lot widths.

Consistency Review of Standards at Section 16.70.040.1.6 Variances, Generally:

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 criterion is not applicable. The house and improvements are proposed to be demolished.
  - b. Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.
    - Lots 27 and 28 are platted lots of record, however they were developed as one parcel under common ownership and are considered merged because they are deficient in lot width.
  - c. Preservation district. If the site contains a designated preservation district.
    - The property is not located in a preservation district.
  - d. Historic Resources. If the site contains historical significance.
    - The property is not historically significant.

- e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features.
    - This is not a factor in this application.
  - 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.
    - Lot Dimensions:
      - The surrounding blocks were analyzed in terms of lot width. Most of the lots in this section of Shore Acres, and the surrounding blocks in particular, were platted at between 55 and 60 feet wide and were developed that way.
      - The lots across Bayshore Boulevard NE in the “Blocks One and Two of Overlook Section of Shore Acres” subdivision were also platted at 60 feet wide, however most have been developed on more than one lot and the parcels are generally between 80 to 90 feet wide (see Attachment C – Plats and Attachment D – Neighborhood Study Area & Block Location Map.)
      - Over 95 percent of the lots on the subject Block and Block 12 to the northwest are substandard in width, and over 93 percent were developed on one platted lot. On Block 13 to the north, 85 percent of lots are substandard, and 81 percent were developed on one platted lot. On Block 3 to the northeast, 72 percent of lots are substandard, and 76 percent were developed on one platted lot. On Block 2, across Bayshore Boulevard NE, only 14 percent of lots are substandard in width and only 5 percent were developed on one platted lot (see Attachment E – Lot Width Analysis, and Attachment F – Aerial Photos). It should be noted that the lots on Block 2 are all waterfront lots and have significantly different market characteristics and development character.
      - Per this analysis, the application is consistent with the lot dimensions of the subject block and three out of the four surrounding blocks.
    - Setbacks, Building Height and Other Dimensional Requirements:
      - Submitted plans depict houses that comply with the required building setbacks for the zoning district. The lots are located in the AE Flood Hazard Zone that has a Base Flood Elevation of 10.00 feet, and a Design Flood Elevation (DFE) of 12.00 feet, so any new construction in this flood zone requires the habitable floors of the structure to be raised above the DFE. Therefore, the houses will need to be taller than the one-story houses which predominate the neighborhood, which are not raised above the flood elevation, however the elevation sketches appear to comply with the maximum height limitations of the NS-1 Zoning District.
2. The special conditions existing are not the result of the actions of the applicant;
    - The special conditions related to the case are not the result of the actions of the applicant.
  3. Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;
    - Literal enforcement of this Chapter would not result in unnecessary hardship. A single-family dwelling is allowed on the parcel.

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;
  - Strict application of the applicable provisions would still provide the applicant with means for reasonable use of the property. It is currently zoned and developed for single-family residential use.
5. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;
  - This criterion does not apply because Criterion 4 does not apply.
6. The granting of the variance will be in harmony with the general purpose and intent of this chapter;
  - The following purposes of the Land Development Regulations apply in this case:
    - *D. Development standards. The development standards contained within this chapter have been established in order to ensure adequate levels of light, air and density of development, to maintain and enhance locally recognized values of community appearance and to promote the safe and efficient circulation of pedestrian and vehicular traffic. The standards are in furtherance of the goals and objectives of the plan and are found to be necessary for the preservation of the community, health, safety and general welfare.*
    - *E. Site requirements. The required area and dimensions of all building sites is sufficient to accommodate the anticipated density of development, open spaces, setbacks and parking spaces.*
  - The application would be in harmony with the permitted density in the Zoning District, the density range in the neighborhood and the predominant pattern of lot dimensions in the neighborhood. Submitted plans demonstrate sufficiency of the dimensions of the proposed building sites to accommodate the density of development.
7. The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;
  - The granting of the variance would allow the creation of lots with dimensions which are consistent with the predominant pattern of the neighborhood. In terms of neighboring properties, the required side yard setback to adjacent Lot 26 to the southwest is currently 7.5 feet and it would remain 7.5 feet. There are three (3) lots abutting the rear of the subject property whereas only two (2) building lots are proposed on the subject property, and the 20-foot rear yard setback to those three (3) lots would be in place whether one or two dwellings are constructed.
8. The reasons set forth in the application justify the granting of a variance;
  - The reasons set forth in the application narrative are not particularly persuasive.
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.
  - This criterion is not applicable. No nearby nonconforming use situations are being considered, only lot dimensions of neighboring lands.

**PUBLIC COMMENTS:** As of the date of this report, Staff received two objections from members of the public. The owner of #3600 Bayshore Boulevard NE, across Arkansas Avenue NE from the subject parcel, objects to the application and plans to attend the hearing to speak. The owners of

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#3547 Bayshore Boulevard NE across the street from the subject property intend to become Registered Opponents at the hearing. No comments were received from the Shore Acres Civic Association, CONA or FICO. No signatures of support were submitted.

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

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

1. The plans submitted for permitting should substantially resemble those submitted with the approved variance application, except that revisions may be made to bring the plans into closer compliance with the Land Development Regulations. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.
2. This variance approval shall be valid through March 2, 2025. All existing improvements shall be demolished and a new Parcel ID shall be obtained from the County Property Appraiser's Office prior to this expiration date unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
3. A tree removal permit shall be required for any protected trees and shall be submitted for review and approval prior to submittal of a permit to demolish the existing improvements.
4. Prior to approval of the Building Permit, the applicant shall engage a Certified Arborist to prepare a tree preservation plan for review, approval, and implementation. The Plan shall include details of methods to protect and preserve the vitality of the two Grand Trees on site, including the 32- and 37-inch oaks at the rear of the property, such as but not limited to root pruning, canopy pruning, fertilization program, and detailed methods of construction to avoid major roots. Upon approval of the tree preservation plan, prior to initiation of construction, the applicant shall mark the footprint of the proposed structure(s) within 20 feet of the tree and schedule a field review with the City Urban Forester.

Report Prepared By:

<u>/s/Cheryl Bergailo</u>	<u>2/22/22</u>
Cheryl Bergailo, AICP, LEED Green Assoc., Planner II	Date
Development Review Services Division	
Planning & Development Services Department	

Report Approved By:

<u>/s/Dave Goodwin</u>	<u>2/22/22</u>
David Goodwin, Interim Zoning Official (POD)	Date
Development Review Services Division	
Planning & Development Services Department	

ATTACHMENTS: A) Location Map, B) Application, C) Plats, D) Neighborhood Study Area & Block Location Map, E) Lot Width Analysis, F) Aerial Photos



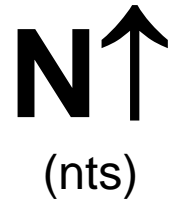
3538 BAYSHORE BLVD NE X

Show search results for 3538 B...

Layer List



**ATTACHMENT – A**  
 Project Location Map  
 City of St. Petersburg, Florida  
 Planning and Development Services Department  
 Case No.: 21-54000097  
 Address: 3538 Bayshore Boulevard NE





ATTACHMENT - B

VARIANCE

Application No. 21-5400097

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> Bay to Bay Remodel & Design, LLC. SEE NEW DEED	
Street Address:	Please use agent
City, State, Zip:	
Telephone No:	Email Address:
<b>NAME of AGENT or REPRESENTATIVE:</b> todd pressman	
Street Address: 200 2nd Ave., South #451, St. Petersburg, FL 33701	
City, State, Zip:	
Telephone No: 727-804-1760	Email Address: Todd@Pressmaninc.com
PROPERTY INFORMATION:	
Street Address or General Location: 3538 Bayshore Blvd., NE	
Parcel ID#(s): 04-31-17-81522-004-0270	
<b>DESCRIPTION OF REQUEST:</b> Reduction of width for 2 proposed lots (lot split). see attached. Lot 27 proposed at 60' wide and lot 28 proposed at 40' (irregular) wide where both are required to be at 75'	
<b>PRE-APPLICATION DATE:</b> 12/7/21	<b>PLANNER:</b> Cheryl Bergailo


FEE SCHEDULE			
1 & 2 Unit, Residential - 1 <sup>st</sup> Variance	\$350.00	Each Additional Variance	\$100.00
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\*:  Date: 12.16.21  
 \*Affidavit to Authorize Agent required, if signed by Agent.  
 Typed Name of Signatory: Todd Pressman, Pres., Pressman & Assoc., Inc.







# PUBLIC PARTICIPATION REPORT

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

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a 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:

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

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

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

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

## 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@stpetecon.org](mailto:variance@stpetecon.org)), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24<sup>th</sup> 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.

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: \_\_\_\_\_

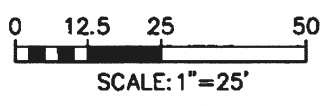
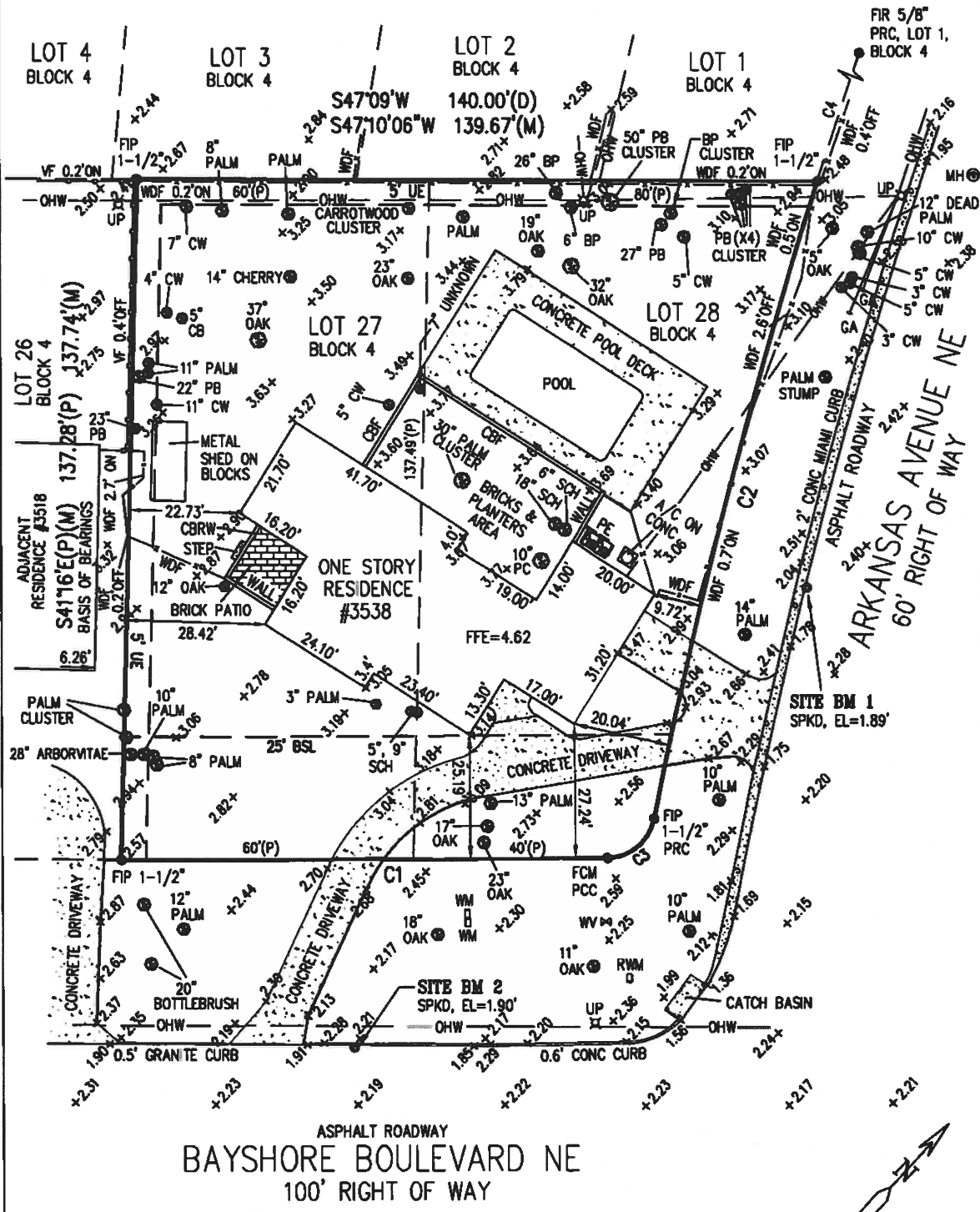
Attach the evidence of the required notices to this sheet such as Sent emails.

12/11/21

**BOUNDARY, TOPOGRAPHIC  
AND TREE SURVEY OF  
3538 BAYSHORE BOULEVARD NE  
ST. PETERSBURG, FL 33703**

**KNOW IT NOW, INC.**  
aka Affordable Surveys  
**727-415-8305**

2011 HEIDELBERG AVENUE  
DUNEDIN, FL 34898 USA

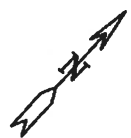


(C) 2021

  
**BILL H HYATT**  
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15:45:10 -05'00"

**BILL HYATT**  
Surveyor & Mapper Number 4836  
LB 6912  
FLORIDASURVEYOR@AOL.COM  
727-415-8305

SHEET 2 OF 2



**BOUNDARY, TOPOGRAPHIC  
AND TREE SURVEY OF  
3538 BAYSHORE BOULEVARD NE  
ST. PETERSBURG, FL 33703**

**KNOW IT NOW, INC.  
aka Affordable Surveys  
727-415-8305**

2011 HEIDELBERG AVENUE  
DUNEDIN, FL 34698 USA

**Legal Description:**

**Lots 27 and 28, Block 4, OVERLOOK SECTION,  
SHORE ACRES, according to the map or plat  
thereof as recorded in Plat Book 7, Page 56,  
Public Records of Pinellas County, Florida.**

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1(D)	11725'	100'	100'	N47°15'00"E(C)
C1(M)	11725'	100.02'	100.02'	N46°54'43"E
C2(P)	1206.65'	133.88'	133.81'	S28°07'E
C2(M)	1206.65'	133.54'	133.47'	S28°11'18"E
C3(P)	10'	13.67'	12.63'	S07°51'W
C3(M)	10'	13.66'	12.62'	S07°11'48"W
C4(P)	1206.65'	130'	129.94'	S21°51'E
C4(M)	1206.65'	130.04'	129.98'	S22°09'13"E

SHEET 1 OF 2



SCALE: 1"=25'

A/C	AIR CONDITIONER	FCR	FIR CAPPED	PCC	POINT OF COMPOUND CURVATURE
BP	BRAZILIAN PEPPERTREE	FCM	FOUND CONC MONUMENT	PE	POOL EQUIPMENT
BSL	BUILDING SETBACK LINE	FTE	FINISHED FLOOR ELEVATION	PRC	POINT OF REVERSE CURVATURE
(C)	CALCULATED	FIP	FOUND IRON PIPE	RW	RIGHT OF WAY
CS	CHINABERRY TREE	FIR	FOUND IRON ROD	SCH	SCHEFFLERA (UMBRELLA) TREE
CBF	CONCRETE BLOCK FOOTER	FND	FOUND NAIL AND DISK	SPKD	SET PK NAIL AND DISK LB 6912
CBRW	CONCRETE BLOCK RETAINING WALL	GA	GUY ANCHOR	TOB	TOP OF BANK
CLF	CHAIN LINK FENCE	LP	LIGHT POLE	TOS	TOE OF SLOPE
CONC	CONCRETE	(M)	MEASURED	TP	TELEPHONE PEDESTAL
CSW	CONCRETE SIDEWALK	MH	MANHOLE	UE	UTILITY EASEMENT
CW	CARROTWOOD TREE	OHW	OVERHEAD WIRES	UP	UTILITY POLE
(D)	DEED	O/A	OVER-ALL	VF	VINYL FENCE
DE	DRAINAGE EASEMENT	(P)	PLAT	WM	WATER METER
EB	ELECTRIC BOX	PB	PAPERBARK TREE	WDF	WOOD FENCE
EP	EDGE OF PAVEMENT	PC	PODOCARPUS TREE		

IF ELEVATIONS ARE SHOWN, THEY ARE ON NAVD 1988 DATUM, USING GPS EQUIPMENT ON SITE.

FLORIDA ADMINISTRATIVE CODE STATES IF LOCATION OF EASEMENTS OR RIGHTS OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR - IF FENCES ARE SHOWN, DISTANCES INDICATE APPROXIMATE DISTANCE ON OR OFF PROPERTY - OVERHANGS AND UNDERGROUND FOUNDATIONS OR UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.

BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE

(1) UNLESS STATED OTHERWISE THIS SURVEY IS AN AS-BUILT SURVEY SHOWING VISIBLE IMPROVEMENTS IN RELATION TO SURVEY MARKERS FOUND

CERTIFIED EXCLUSIVELY TO:  
BAY TO BAY REMODEL AND DESIGN, LLC.  
CAPPA TITLE INC.  
OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY

(C) 2021

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT USING FIELD SURVEY PREPARED UNDER MY DIRECTION AND IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.



BILL H HYATT  
2021.12.13  
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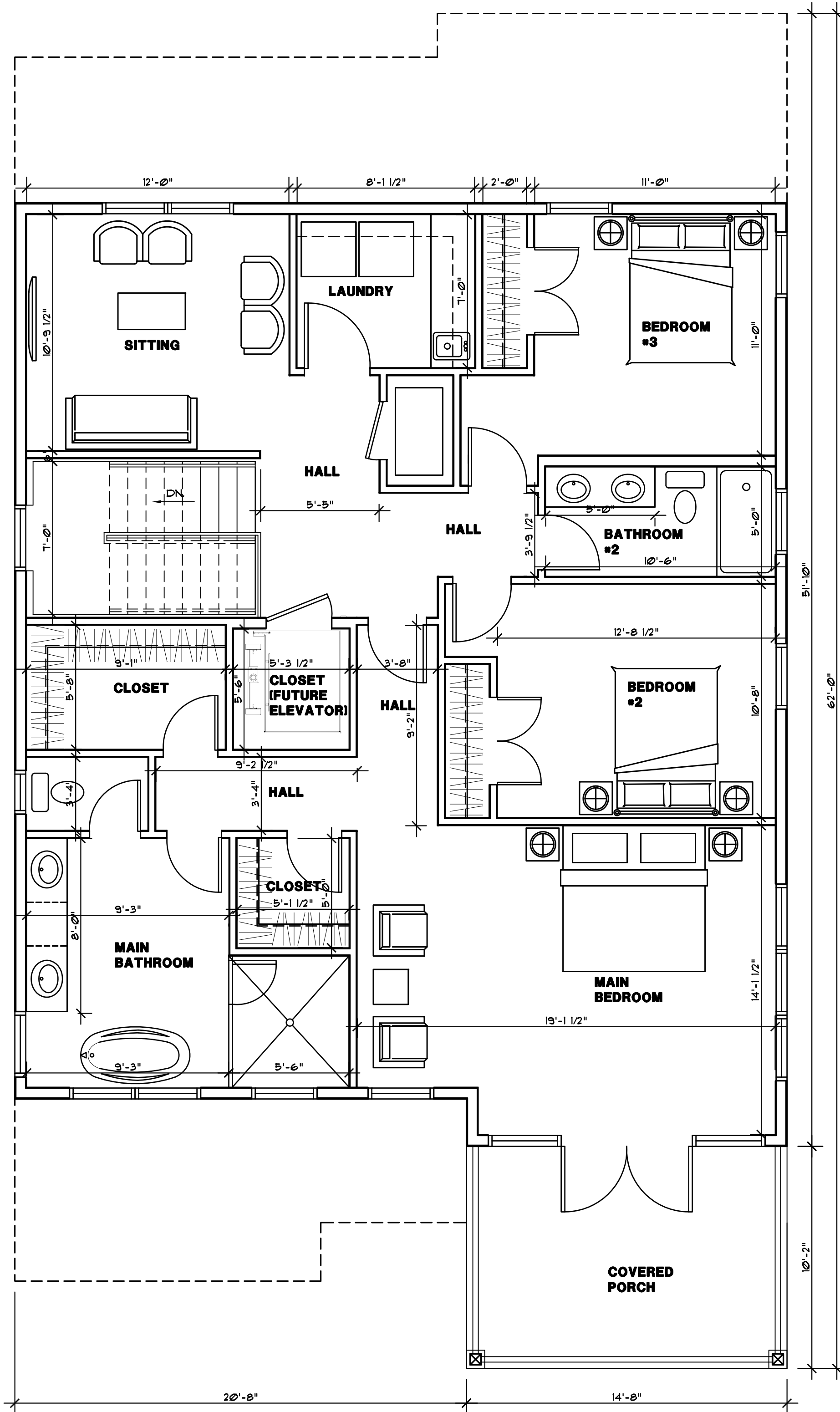
DATE OF FIELD SURVEY: 12/10/2021

**BILL HYATT**  
Surveyor & Mapper Number 4636  
LB 6912

FLORIDASURVEYOR@AOL.COM  
727-415-8305

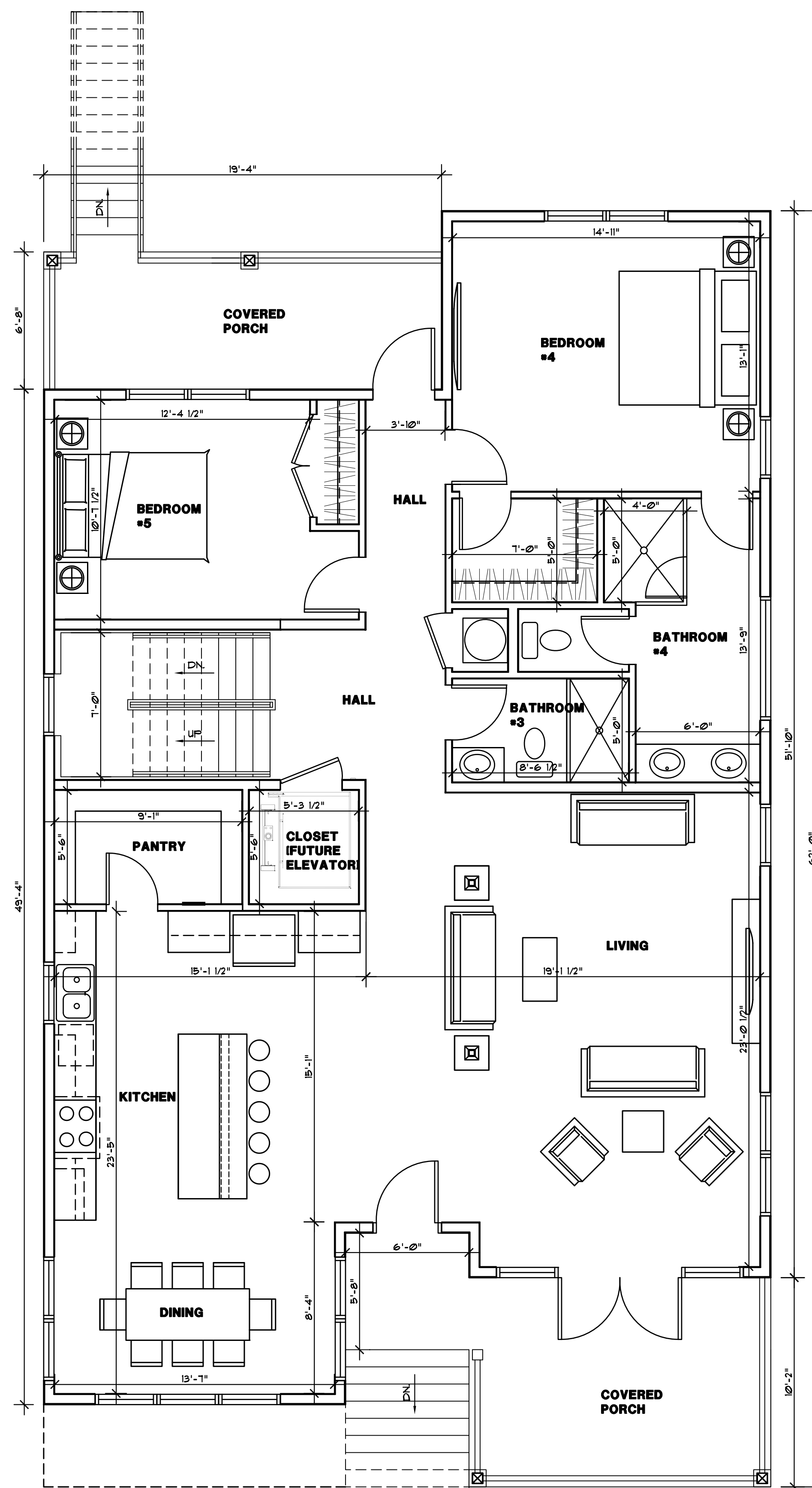






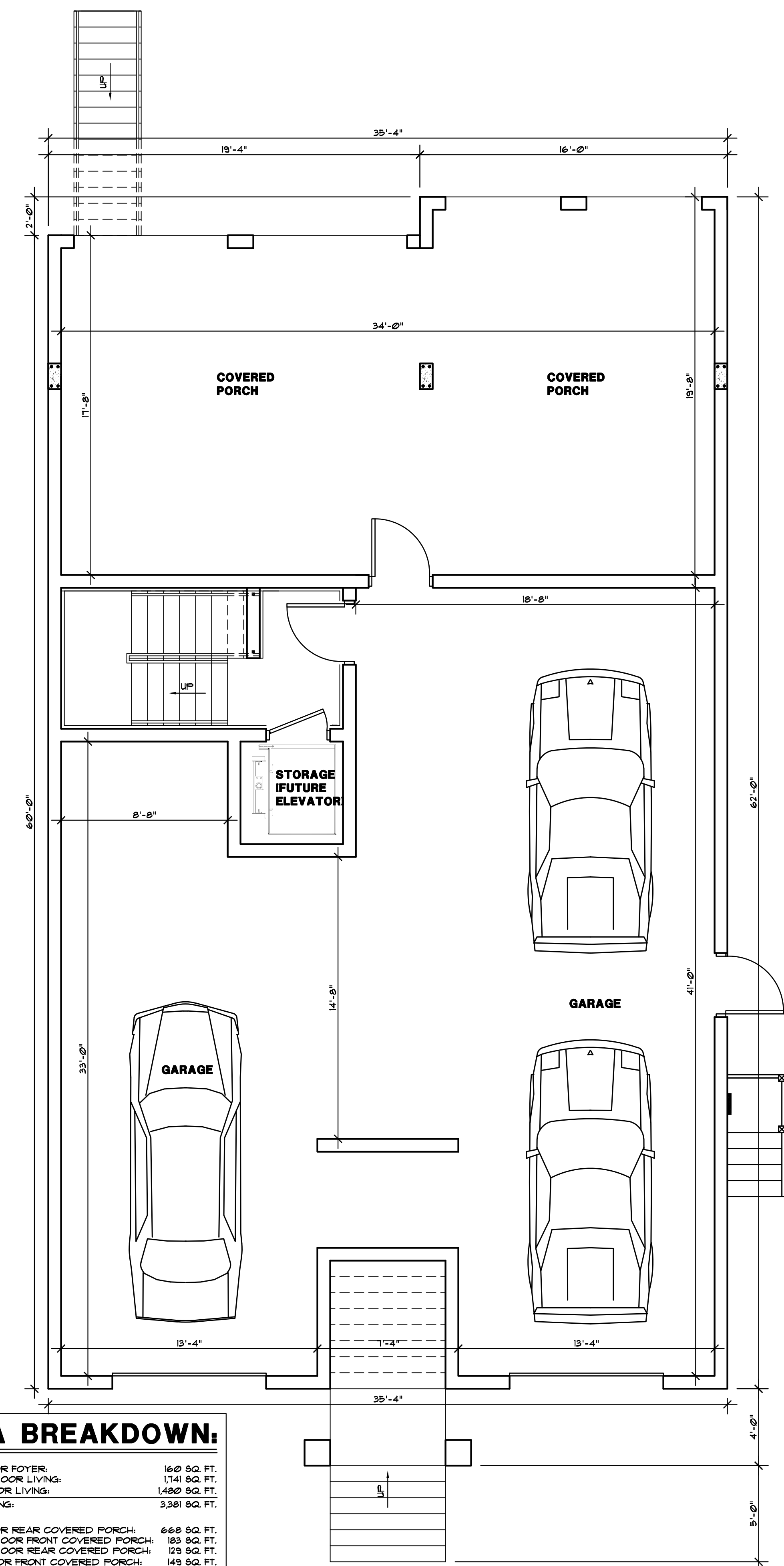
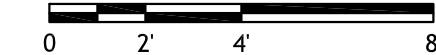
**THIRD FLOOR PLAN**

SCALE: 1/4"=1'-0" (IN FEET)



**SECOND FLOOR PLAN**

SCALE: 1/4"=1'-0" (IN FEET)



**FIRST FLOOR PLAN**

SCALE: 1/4"=1'-0" (IN FEET)



**AREA BREAKDOWN:**

NEW FIRST FLOOR FOYER:	160 SQ. FT.
NEW SECOND FLOOR LIVING:	1,741 SQ. FT.
NEW THIRD FLOOR LIVING:	1,480 SQ. FT.
TOTAL NEW LIVING:	3,381 SQ. FT.
NEW FIRST FLOOR REAR COVERED PORCH:	668 SQ. FT.
NEW SECOND FLOOR FRONT COVERED PORCH:	183 SQ. FT.
NEW SECOND FLOOR REAR COVERED PORCH:	129 SQ. FT.
NEW THIRD FLOOR FRONT COVERED PORCH:	149 SQ. FT.
TOTAL NEW COVERED PORCH:	1,129 SQ. FT.
NEW FIRST FLOOR GARAGE:	1,283 SQ. FT.
<b>OVERALL TOTAL:</b>	<b>4,793 SQ. FT.</b>

**New Construction**

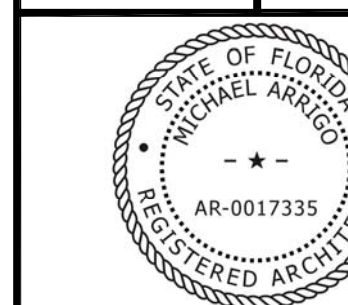
**Lot 27**  
**Parcel ID:**  
**Bayshore Blvd. NE**  
**St. Petersburg,**

**Florida**

**Floor Plan**

Revisions:

**Project No.**  
**2022-032R**  
**Date:**  
**February 10, 2022**



MICHAEL ARRIGO  
LIC. NO. AR0017335

**a1.1**



**FRONT ELEVATION**

SCALE: 1/4"=1'-0" (IN FEET)  
 0 2 4 8



**RIGHT SIDE ELEVATION**

SCALE: 1/4"=1'-0" (IN FEET)  
 0 2 4 8



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 St. Petersburg, FL 33704  
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 www.architectonicsstudio.com

**New Construction**

**Lot 27**

**Parcel ID:**

**Bayshore Blvd. NE**

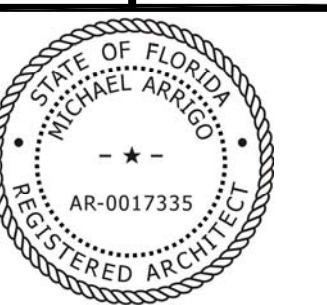
**St. Petersburg,**

**Florida**

**Elevations**

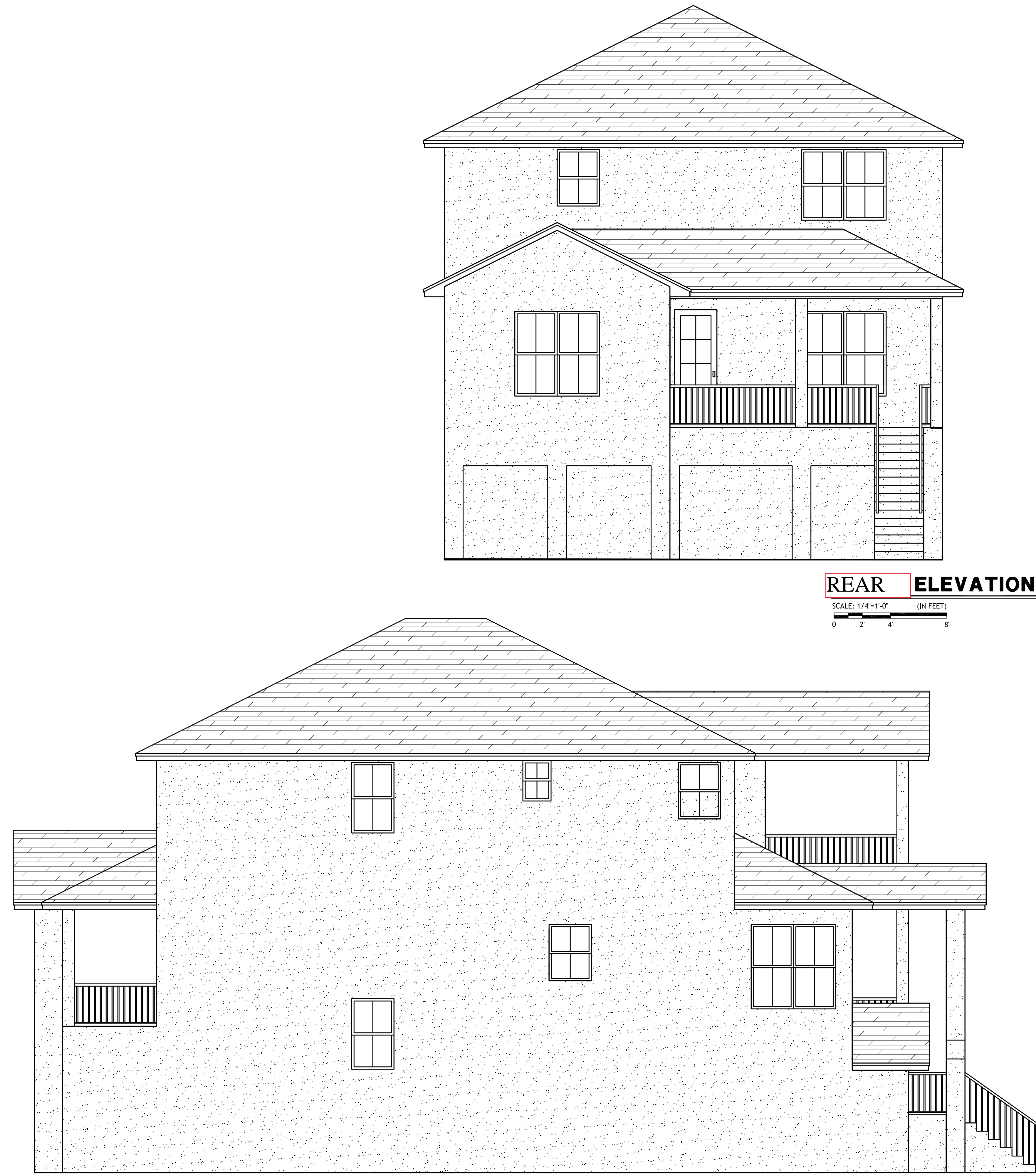
Revisions:

**Project No.**  
 2022-032R  
**Date:**  
 February 10, 2022



MICHAEL ARRIGO  
 LIC. NO. AR0017335

**a2.1**



**REAR ELEVATION**

SCALE: 1/4"=1'-0" (IN FEET)  
 0 2 4 8

**RIGHT SIDE ELEVATION**

SCALE: 1/4"=1'-0" (IN FEET)  
 0 2 4 8



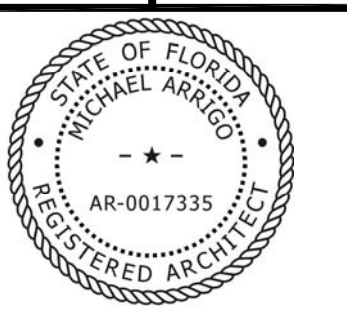
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**New Construction**

**Lot 27**  
**Parcel ID:**  
**Bayshore Blvd. NE**  
**St. Petersburg,**  
**Florida**

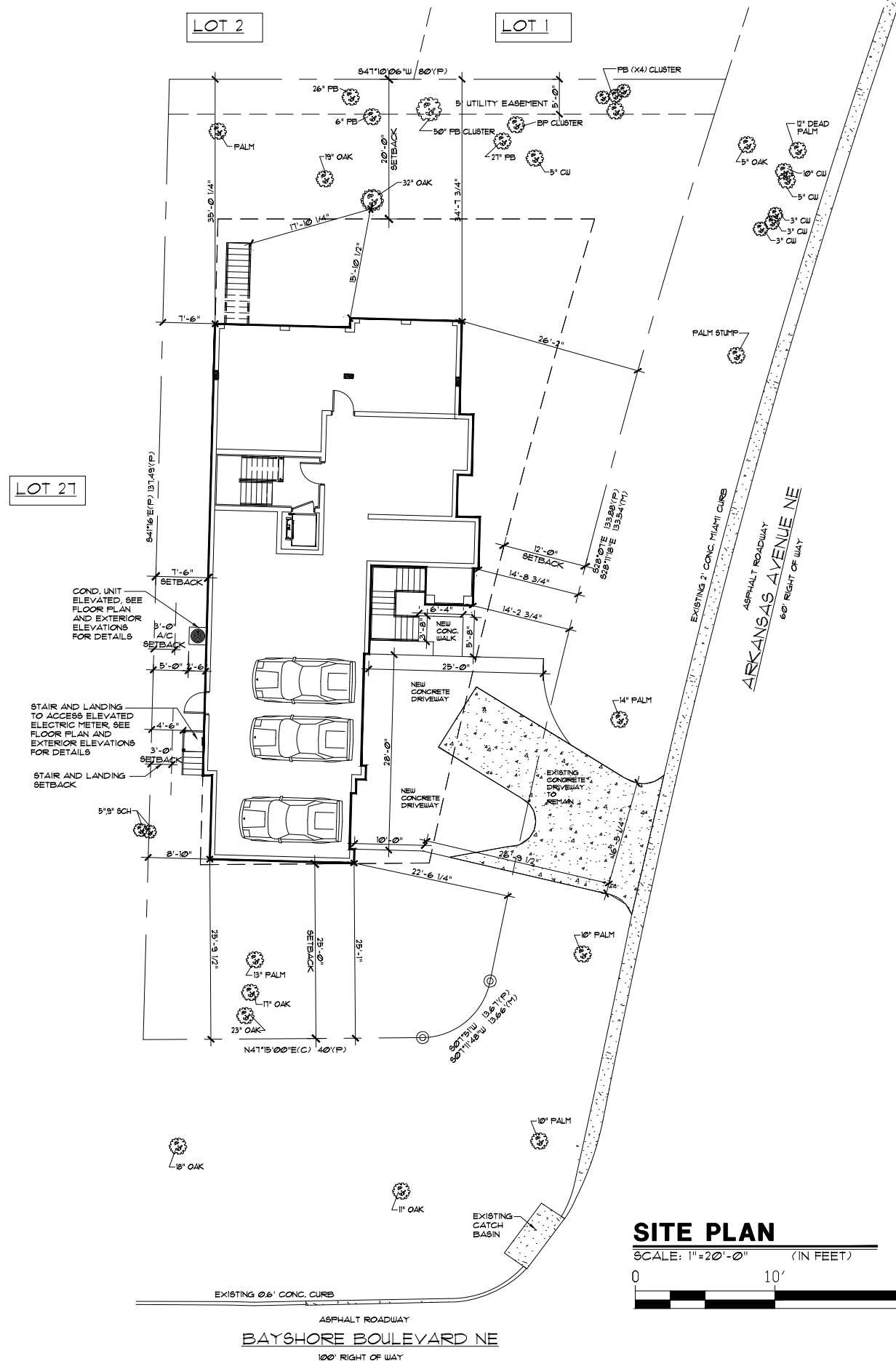
**Elevations**

Project No. 2022-032R	Revisions:
Date: February 10, 2022	



MICHAEL ARRIGO  
 LIC. NO. AR0017335

**a2.2**



**Zoning District**  
NS-1 and NS-2

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

**Neighborhood Suburban Analysis Calculator**

Site Address:	Bayshore Blvd. NE, Lot 28
Parcel ID or Lot #:	
Zoning District:	NS-1
Permit # if Known:	
1st Submittal Date:	
Revision Date:	

Note: Lot Area and One of the two below lines must be filled in for results to show in grey fields below.

Lot Area in Sq Ft	8,562
Front Yard Area in Sq Ft (area between the front building setback line & the front property line)	1,245
OR	
Front and Street Side yard Area Combined in Sq Ft (Front = area between the front building setback line & the front property line, Side = area between the Street Side building setback line & the Street Side property line)	2,638

Only fill in numerical values in this calculator in the white cells, grey cells have formulas embedded

**16.20.010.5 Maximum Development Potential**

**BUILDING COVERAGE**

Includes all enclosed structures.

	Lot Total Square Feet	% of Building Coverage Area Allowed	Square Feet of Building Coverage Allowed	Actual Building Coverage in Square Feet	Actual Building Coverage in Percentage
If primary is not one story	8,562	55%	4,709	2,228	26.02%
OR					
If primary is one story	8,562	60%	5,137		0.00%

**IMPERVIOUS SURFACE RATIO (Site Ratio)**

Impervious surface means a surface that has been compacted or covered with a layer of material so that it is resistant to or prevents infiltration by stormwater. It includes, but is not limited to, roofed areas, pools, and surfaces such as compacted sand, limestone, or clay, as well as conventionally surfaced streets, sidewalks, parking lots, pavers, and other similar surfaces. For purposes of calculating the ISR, 50 percent of the surface area of decks shall be included as impervious surface.

Deck means a structure consisting of a floor that is raised above the finished grade of the lot, typically, the structure is elevated on piers and constructed of wood or simulated wood materials. The pier construction eliminates the need for changes to the existing grade.

	Lot Total Square Feet	% of Impervious Area Allowed	Sq Ft Allowed	Actual Impervious Area In Square Feet	Actual Impervious Area In Percentage
Entire Site	8,562	60%	5,137	2,991	34.93%
Interior Lot - Front Yard	1,245	45%	560	4	0.32%
OR					
Corner Lots Only - Front Yard and Street Side Yard Combined	2,638	25%	660	349	13.23%



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**New Construction**  
**Lot 27**  
**Parcel ID:**  
**Bayshore Blvd. NE**  
**St. Petersburg,**  
**Florida**

**Site Plan**

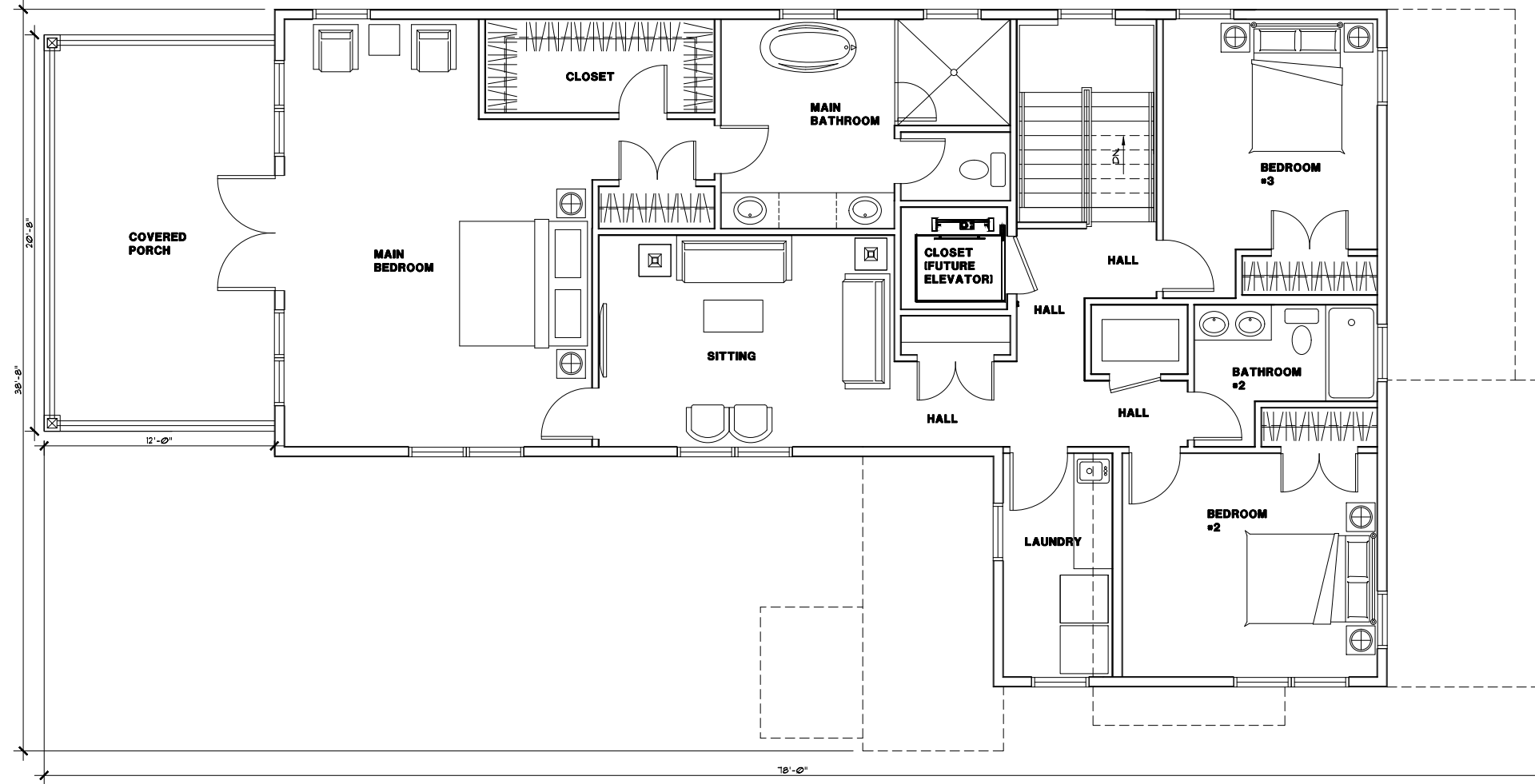
Project No.	2022-032R
Date:	February 10, 2022
Revisions:	



MICHAEL ARRIGO  
LIC. NO. AR0017335

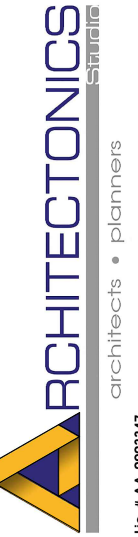
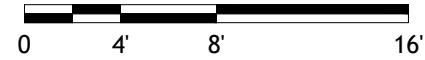
**sp1.1**





**SECOND FLOOR PLAN**

SCALE: 1/8"=1'-0" (IN FEET)



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**New Construction**

**Lot 27**  
**Parcel ID:**  
**Bayshore Blvd. NE**  
**St. Petersburg, Florida**

**Floor Plan**

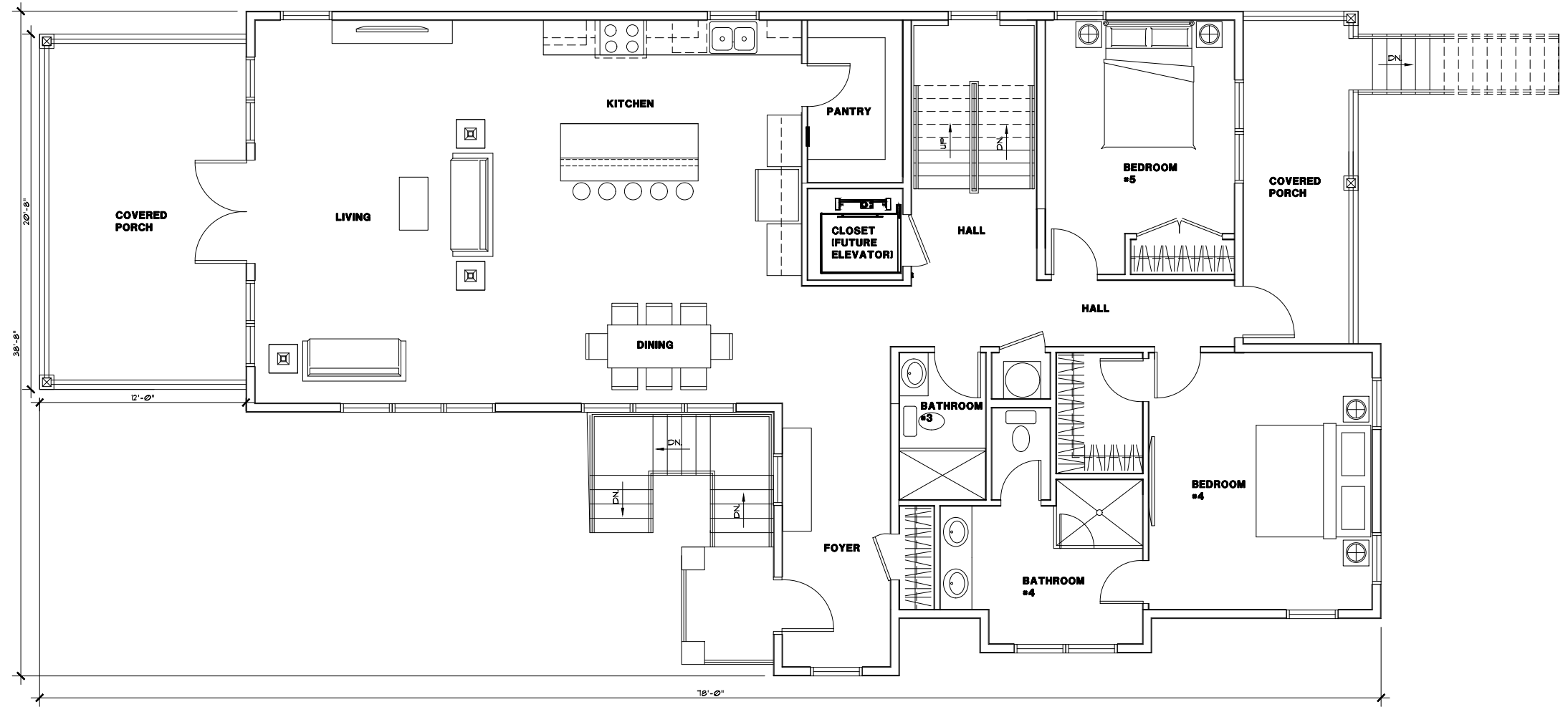
Revisions:

**Project No.**  
 2022-032R  
**Date:**  
 February 10, 2022



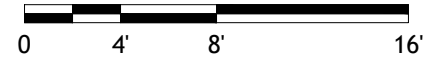
MICHAEL ARRIGO  
 LIC. NO. AR0017335

**a1.2**



**THIRD FLOOR PLAN**

SCALE: 1/8"=1'-0" (IN FEET)



**Floor Plan**

Project No. 2022-032R	Revisions:
Date: February 10, 2022	



MICHAEL ARRIGO  
 LIC. NO. AR0017335

**a1.3**



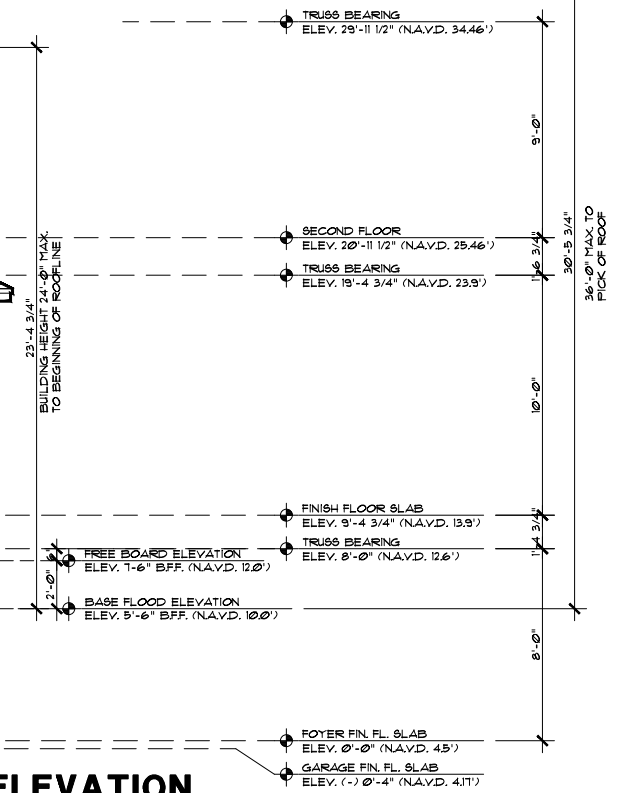
**RIGHT SIDE ELEVATION**

SCALE: 1/8"=1'-0" (IN FEET)



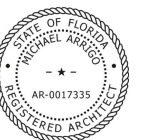
**FRONT ELEVATION**

SCALE: 1/8"=1'-0" (IN FEET)



**Elevations**

Project No.	2022-032R
Date	February 10, 2022
Revisions:	



MICHAEL ARRIGO  
LIC. NO. AR0017335

**a2.1**

**New Construction**  
**Lot 27**  
**Parcel ID:**  
**Bayshore Blvd. NE**  
**St. Petersburg, Florida**



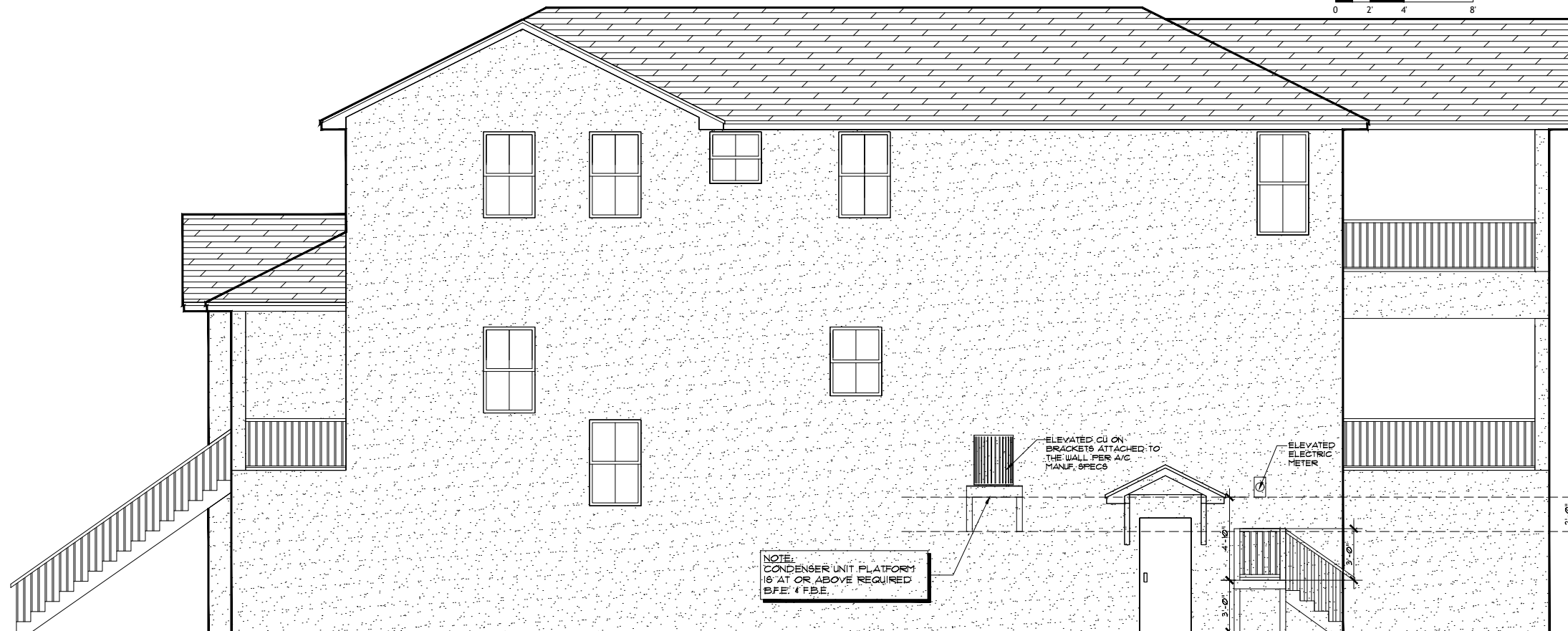
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 St. Petersburg, FL 33704  
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 www.architectonicsstudio.com





**REAR ELEVATION**

SCALE: 1/4"=1'-0" (IN FEET)



**LEFT SIDE ELEVATION**

SCALE: 1/8"=1'-0" (IN FEET)

0 4 8 16'

NOTE:  
CONDENSER UNIT PLATFORM  
IS AT OR ABOVE REQUIRED  
BFE: 4' F.B.E.

ELEVATED CU ON  
BRACKETS ATTACHED TO  
THE WALL PER A/C  
MANUF. SPECS

ELEVATED  
ELECTRIC  
METER

FREE BOARD ELEVATION  
ELEV. 1'-6" BFF. (N.A.V.D. 12.0')

BASE FLOOD ELEVATION  
ELEV. 5'-6" BFF. (N.A.V.D. 10.0')

GARAGE FIN. FL. SLAB  
ELEV. (-) 0'-4" (N.A.V.D. 4.11')



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St. Petersburg, FL 33704  
(p) 727-323-5626

**New Construction**  
**Lot 27**  
**Parcel ID:**  
**Bayshore Blvd. NE**  
**St. Petersburg,**  
**Florida**

**Elev & Elevations**

Revisions:  
Project No.  
2022-032R  
Date:  
February 10, 2022



MICHAEL ARRIGO  
LIC. NO. AR0017335

**a2.2**

RESOLUTION OF PARTIAL VACATION OF  
 Overlook Section Shore Acres  
 SUBDIVISION HAS BEEN RECORDED IN  
 O. R. BOOK 7812a PAGE 16-99  
 ON 3-27-19-90  
 WITNESSED BY CLERK  
 Clerk of the Circuit Court  
 K. J. [Signature]

ATTACHMENT - C

# BLOCKS 3 to 21 INCL. AND 28 & 29 of OVERLOOK SECTION SHORE ACRES

BEING A PORTION OF THE SW 1/4 OF SECTION 4, A PORTION OF THE W 1/2 AND FRACTIONAL E 1/2 OF SE 1/4 OF SECTION 4, A PORTION OF THE FRACTIONAL N 1/2 OF SECTION 9, ALSO KNOWN AS GOVERNMENT LOTS 1 & 2 SECTION 9; ALL IN TOWNSHIP 31 SOUTH, RANGE 17 EAST. ALL OF SAID PROPERTY BEING SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA.

### LEGEND

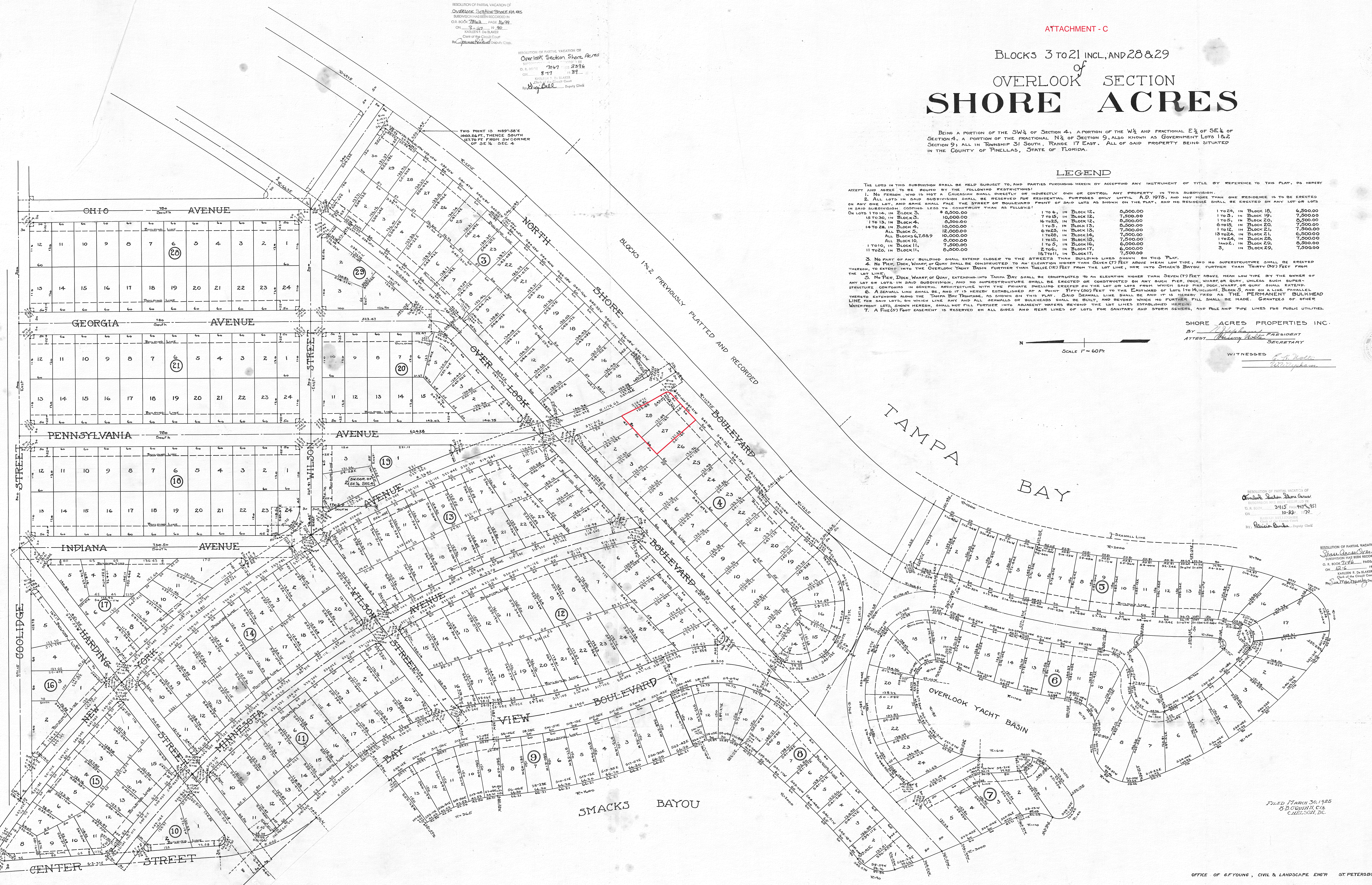
THE LOTS IN THIS SUBDIVISION SHALL BE HELD SUBJECT TO, AND PARTIES PURCHASING HEREIN BY ACCEPTING ANY INSTRUMENT OF TITLE BY REFERENCE TO THIS PLAN, DO HEREBY ACCEPT AND AGREE TO BE BOUND BY THE FOLLOWING RESTRICTIONS:

1. NO PERSON WHO IS NOT A CITIZENSHIP SHALL DIRECTLY OR INDIRECTLY OWN OR CONTROL ANY PROPERTY IN THIS SUBDIVISION.
2. ALL LOTS IN SAID SUBDIVISION SHALL BE RESERVED FOR RESIDENTIAL PURPOSES ONLY UNTIL A.D. 1975, AND NOT MORE THAN ONE RESIDENCE IS TO BE ERRECTED ON ANY ONE LOT, AND SAME SHALL FACE THE STREET OR BOULEVARD FRONT OF SAID LOTS AS SHOWN ON THE PLAN, AND NO RESIDENCE SHALL BE ERRECTED ON ANY LOT OR LOTS IN SAID SUBDIVISION COSTING LESS TO CONSTRUCT THAN AS FOLLOWS:
 

ON LOTS 1 TO 14, IN BLOCK 3,	10,000.00	1 TO 8, IN BLOCK 12,	5,500.00	1 TO 24, IN BLOCK 18,	6,500.00
1 TO 13, IN BLOCK 4,	8,500.00	7 TO 15, IN BLOCK 12,	7,500.00	1 TO 3, IN BLOCK 19,	7,500.00
14 TO 28, IN BLOCK 4,	10,000.00	16 TO 25, IN BLOCK 12,	8,500.00	6 TO 15, IN BLOCK 20,	7,500.00
ALL BLOCK 5,	12,000.00	1 TO 5, IN BLOCK 13,	6,500.00	6 TO 23, IN BLOCK 21,	7,500.00
ALL BLOCKS 6, 7, 8 & 9,	10,000.00	6 TO 23, IN BLOCK 13,	7,500.00	13 TO 24, IN BLOCK 21,	6,500.00
ALL BLOCK 10,	8,000.00	1 TO 5, IN BLOCK 14,	7,500.00	1 TO 24, IN BLOCK 22,	7,500.00
1 TO 10, IN BLOCK 11,	7,500.00	1 TO 5, IN BLOCK 15,	6,500.00	1 TO 24, IN BLOCK 23,	6,500.00
11 TO 20, IN BLOCK 11,	8,000.00	1 TO 5, IN BLOCK 16,	6,000.00	1 TO 24, IN BLOCK 24,	6,500.00
		15 TO 21, IN BLOCK 17,	7,500.00		
3. NO PART OF ANY BUILDING SHALL EXTEND CLOSER TO THE STREETS THAN BUILDING LINES SHOWN ON THIS PLAN.
4. NO PIER, DOCK, WHARF, OR QUAY SHALL BE CONSTRUCTED TO AN ELEVATION HIGHER THAN SEVEN (7) FEET ABOVE MEAN LOW TIDE, AND NO SUPERSTRUCTURE SHALL BE ERRECTED THEREON, TO EXTEND INTO THE OVERLOOK YACHT BASIN FURTHER THAN TWELVE (12) FEET FROM THE LOT LINE, NOR INTO SMACK'S BAYOU FURTHER THAN THIRTY (30) FEET FROM THE LOT LINE.
5. NO PIER, DOCK, WHARF, OR QUAY, EXTENDING INTO TAMPA BAY SHALL BE CONSTRUCTED TO AN ELEVATION HIGHER THAN SEVEN (7) FEET ABOVE MEAN LOW TIDE, BY THE OWNER OF ANY LOT OR LOTS IN SAID SUBDIVISION, AND NO SUPERSTRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON ANY SUCH PIER, DOCK, WHARF, OR QUAY, UNLESS SUCH SUPERSTRUCTURE CONFORMS IN GENERAL ARCHITECTURE WITH THE PRIVATE DWELLING ERRECTED ON THE LOT OR LOTS FROM WHICH SAID PIER, DOCK, WHARF, OR QUAY SHALL EXTEND.
6. A SEAWALL LINE SHALL BE, AND IT IS HEREBY ESTABLISHED AT A POINT FIFTY (50) FEET TO THE EASTWARD OF LOTS 1 TO 14, INCLUSIVE, BLOCK 5, AND ON A LINE PARALLEL THERETO EXTENDING ALONG THE TAMPA BAY TOWNSHIP, AS SHOWN ON THIS PLAN. SAID SEAWALL LINE SHALL BE AND IT IS HEREBY FIRED AS THE PERMANENT BULKHEAD LINE FOR SAID LOTS, ON WHICH LINE ANY AND ALL SEAWALLS OR BULKHEADS SHALL BE BUILT, AND BEYOND WHICH NO FURTHER FILL SHALL BE MADE. GRANTEEES OF OTHER WATERFRONT LOTS, SHOWN HEREON, SHALL NOT FILL FURTHER INTO ADJACENT WATERS BEYOND THE LOT LINES ESTABLISHED HEREIN.
7. A FIVE (5) FOOT EASEMENT IS RESERVED ON ALL SIDES AND REAR LINES OF LOTS FOR SANITARY AND STORM SEWERS, AND GAS AND PIPE LINES FOR PUBLIC UTILITIES.

SHORE ACRES PROPERTIES INC.  
 BY [Signature] PRESIDENT  
 ATTEST [Signature] SECRETARY  
 WITNESSES [Signature]

SCALE 1" = 60 FT



RESOLUTION OF PARTIAL VACATION OF  
 Overlook Section Shore Acres  
 SUBDIVISION HAS BEEN RECORDED IN  
 O. R. BOOK 3415 PAGE 947 & 451  
 ON 10-28-79  
 WITNESSED BY CLERK  
 Clerk of the Circuit Court  
 K. J. [Signature]

RESOLUTION OF PARTIAL VACATION OF  
 Overlook Section Shore Acres  
 SUBDIVISION HAS BEEN RECORDED IN  
 O. R. BOOK 7812a PAGE 16-99  
 ON 3-27-19-90  
 WITNESSED BY CLERK  
 Clerk of the Circuit Court  
 K. J. [Signature]

FILED MARCH 30, 1985  
 B. D. QUINN, CLERK  
 CHIEF CLERK

BLOCKS ONE AND TWO OF OVERLOOK SECTION  
OF  
SHORE ACRES

Being a portion of the fractional Southwest Quarter (SW $\frac{1}{4}$ ) of Section three (3) and a portion of the fractional East One Half (E $\frac{1}{2}$ ) of Section four (4) and a portion of the fractional North one-half (N $\frac{1}{2}$ ) known as Government Lots One (1) and Two (2) of Section nine (9), all in Township Thirty-one (31) South, Range Seventeen (17) East, All of said property being situated in the County of Pinellas, State of Florida.

LEGEND

The lots in this subdivision shall be held subject to, and parties purchasing herein by accepting any instrument of Title by reference to this Plat do hereby accept and agree to be bound by the following restrictions:

1. No person who is not a Caucasian shall directly or indirectly own or control any property in this Subdivision.
2. All Lots in said subdivision shall be reserved for residential purposes only until A.D. 1975, and no Private Dwelling shall be erected on any Lot or Lots in said Subdivision costing less than Twelve Thousand Dollars (\$12,000.00) to construct, PROVIDED HOWEVER, that this restriction shall not prevent the erection and construction of Hotels, or Apartment Houses, Provided That each of said Hotels or Apartment Houses shall cost to construct not less than One Hundred Thousand Dollars (\$100,000.00)
3. The Building Line on any and all Lots contained in said Subdivision shall be and it is hereby fixed at a point Twenty-five Feet (25') back from the property line fronting the Boulevard and no part of any Building shall extend closer to the Boulevard than said Building Line.
4. All Dwellings, Hotels, or Apartment Houses erected on any of the Lots in said Subdivision must face the Boulevard.
5. No Pier, Dock, Wharf or Quay extending into Tampa Bay shall be constructed to an elevation higher than Seven Feet (7') above mean low tide, by the owner of any lot or lots in said Subdivision, and no superstructure shall be erected or constructed on any such Pier, Dock, Wharf or Quay unless such superstructure conform in general architecture with the Private Dwelling, Hotel or Apartment House erected on the lot or Lots from which said Pier, Dock, Wharf or Quay shall extend.
6. A Seawall line shall be and it is hereby established at a point Fifty Feet (50') East and Southeast of the property shown in said Subdivision and on a line parallel thereto and extending along the entire Tampa Bay frontage of all the Lots contained in said Subdivision and as shown on Plat or Map thereof. Said Seawall line shall be and it is hereby fixed as the PERMANENT BULKHEAD LINE for all Lots of said Subdivision on which line any and all Sea Walls and/or Bulkheads shall be built, and beyond which no further fill shall be made.
7. The right of way for the One Hundred Foot (100') Boulevard and the three Sixty Foot (60') Streets extending from the Boulevard into Tampa Bay, as shown on the Map or Plat of said Subdivision, are hereby dedicated for Public Street purposes, it being expressly understood and agreed, however, that the Dedicator reserves the right to erect Pole and Pipe Lines as may be necessary for Public Utilities, Sewers and Drainage.

WITNESSETH:

*J. J. Johnson*  
*Jane P. Riggs*

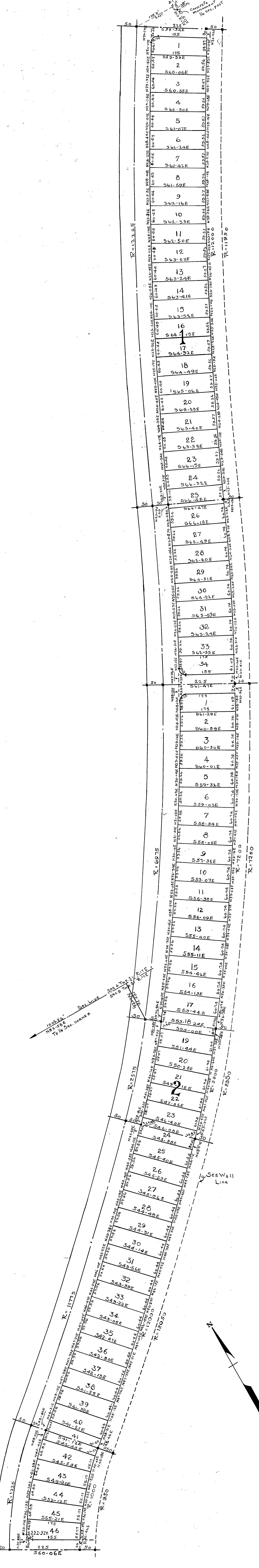
SHORE ACRE PROPERTIES, INC.

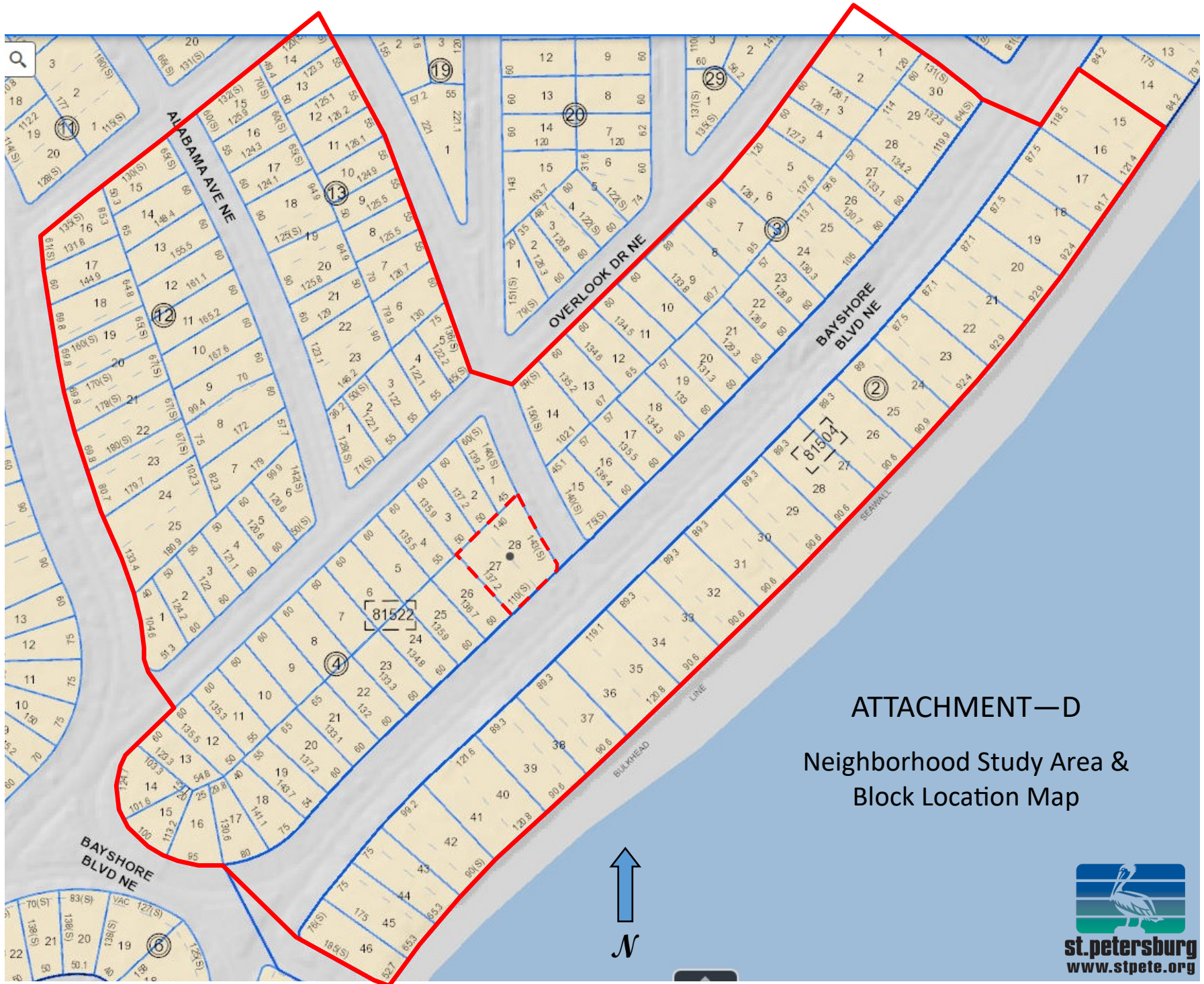
By: *W. J. Johnson*  
President  
*Henry W. Holt*  
Secretary



FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF PINELLAS, STATE OF FLORIDA ON THE 24th DAY OF Dec. 1924 AT 2:30 P.M. RECORDED IN PLAT NO. 7, IN PAGE 31, AND THE RECORD VERIFIED BY J. N. BROWN, CLERK OF THE COURT. Charles Nelson, D.C.

RESOLUTION OF PARTIAL VACATION OF  
*Blocks One and Two Overlook Section Shore Acres*  
SUBDIVISION OF BEING RECORDED IN  
O. R. BOOK 3415 PAGE 947 & 951  
ON 10-22 1920  
HAROLD SCULLICORP  
Clerk of the Circuit Court  
BY: *Patricia R. Bule* Deputy Clerk





## ATTACHMENT—D

Neighborhood Study Area &  
Block Location Map

**ATTACHMENT - E**  
**Average Lot Width Analysis**  
 Site Address: 3538 Bayshore Blvd NE

<b>Block</b>	<b>Conforming</b>	<b># Substandard</b>	<b>% Substandard</b>	<b># One Platted Lot</b>	<b># Multiple Lots</b>	<b>% One Platted Lot</b>
<b>Subject Block</b>	1	26	96%	26	1	96%
<b>Block 12</b>	1	22	96%	25	2	93%
<b>Block 13</b>	3	17	85%	17	4	81%
<b>Block 3</b>	7	18	72%	19	6	76%
<b>Block 2*</b>	18	3	14%	1	20	5%
<b>Average</b>			<b>73%</b>			<b>70%</b>

*\*Between Bayshore Blvd. NE and Arizona Ave. NE*



Aerial view of site and surrounding lots from the south.

*Image from Bing maps.*



Another aerial view of site and surrounding lots from the south.

*Image from Bing maps.*



**3538 Bayshore Blvd. NE**  
**Case #21-54000097**  
**Lot Width Variance**

Cheryl Bergailo, AICP, LEED Green Assoc.  
Development Review Services

March 2, 2022





# Request

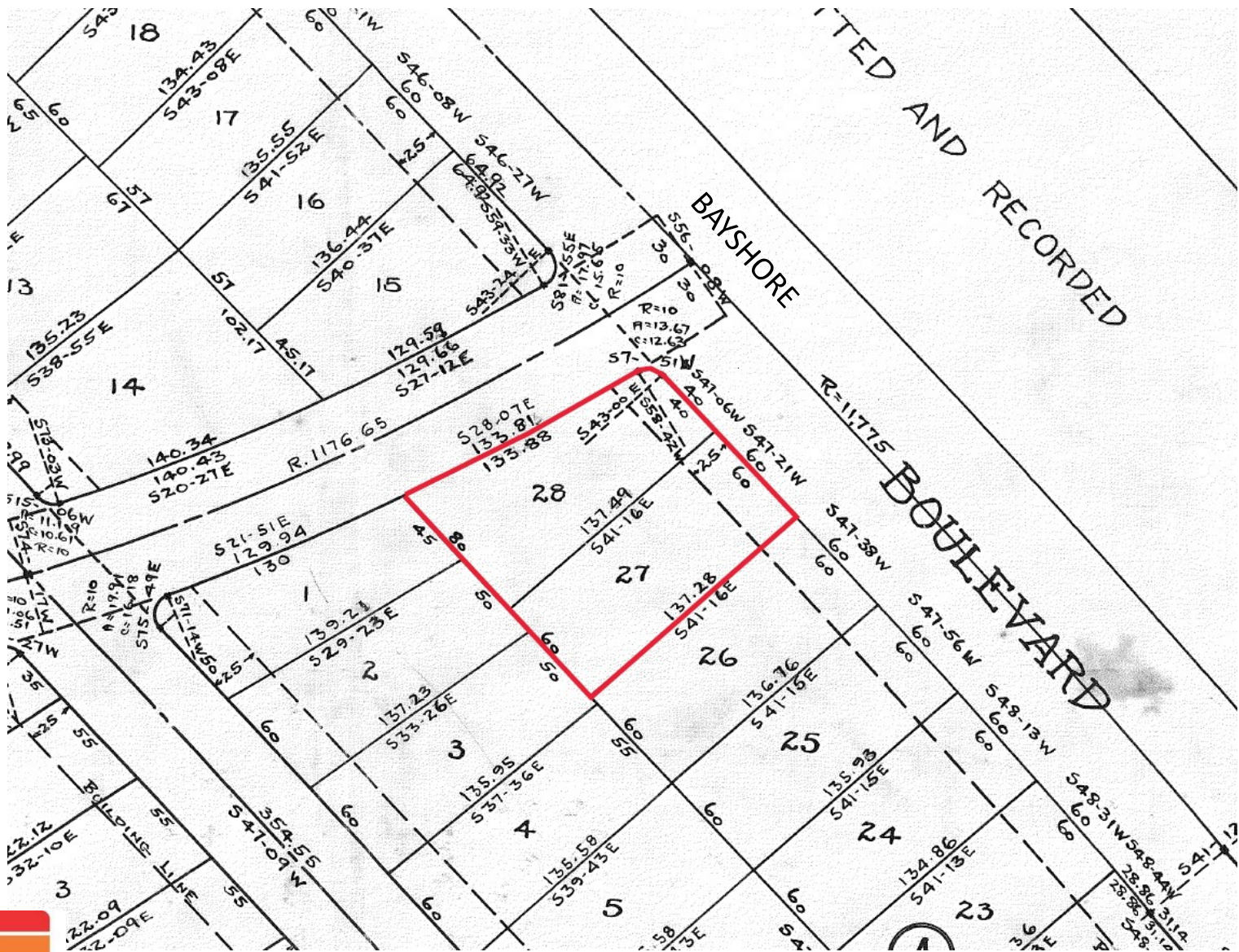
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- Variance to lot width from 75 feet to 60 feet for two (2) platted lots in common ownership to create two (2) buildable lots to allow construction of two (2) single-family homes.

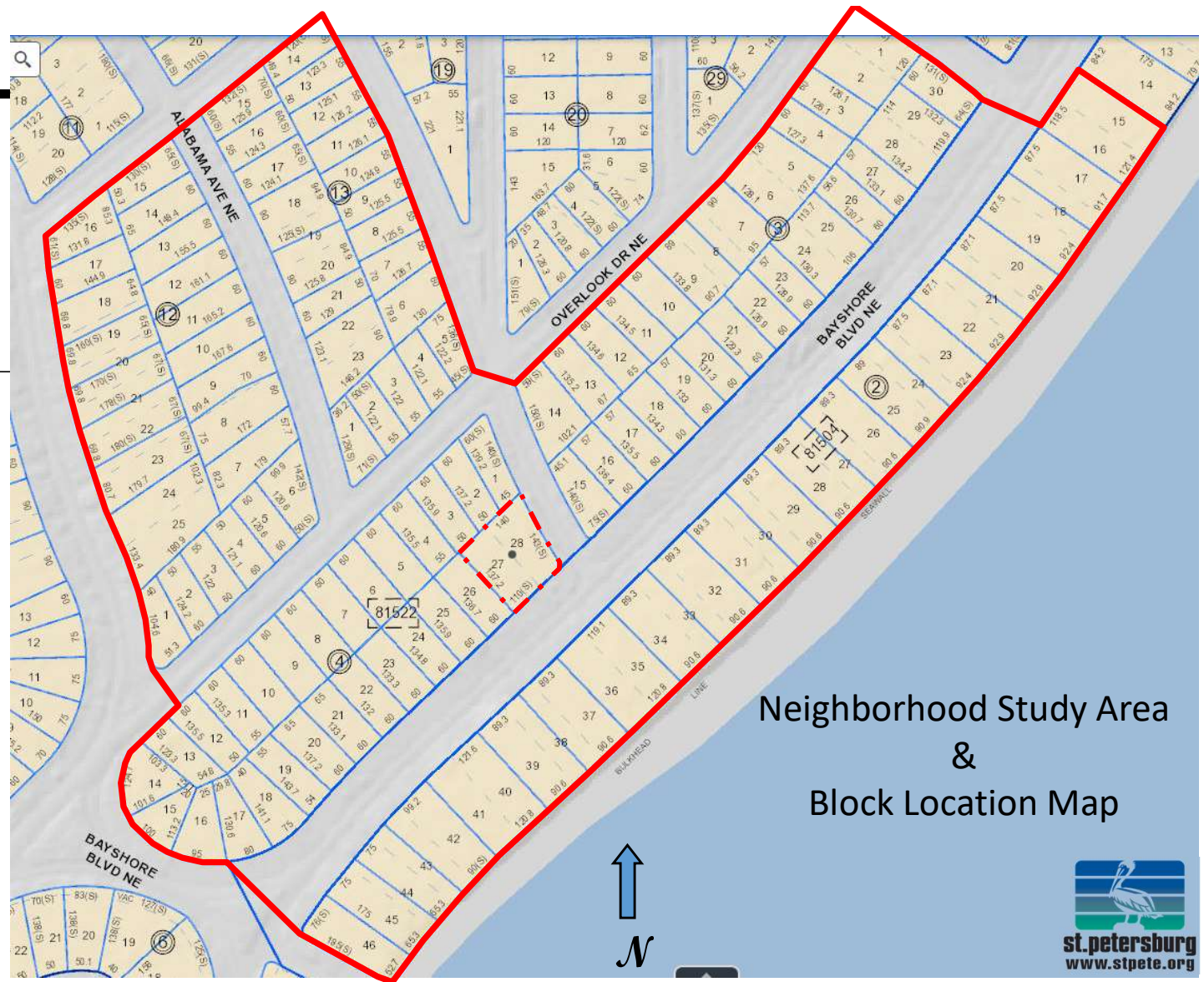
<b>Lot Width:</b>			
<b>Required</b>	<b>Requested</b>	<b>Variance</b>	<b>Magnitude</b>
75 feet	60 feet	15 feet	20 percent

- Return lots to platted configuration.
- Width is measured at the mid-point of the lot.

# Plat



# Neighborhood Analysis



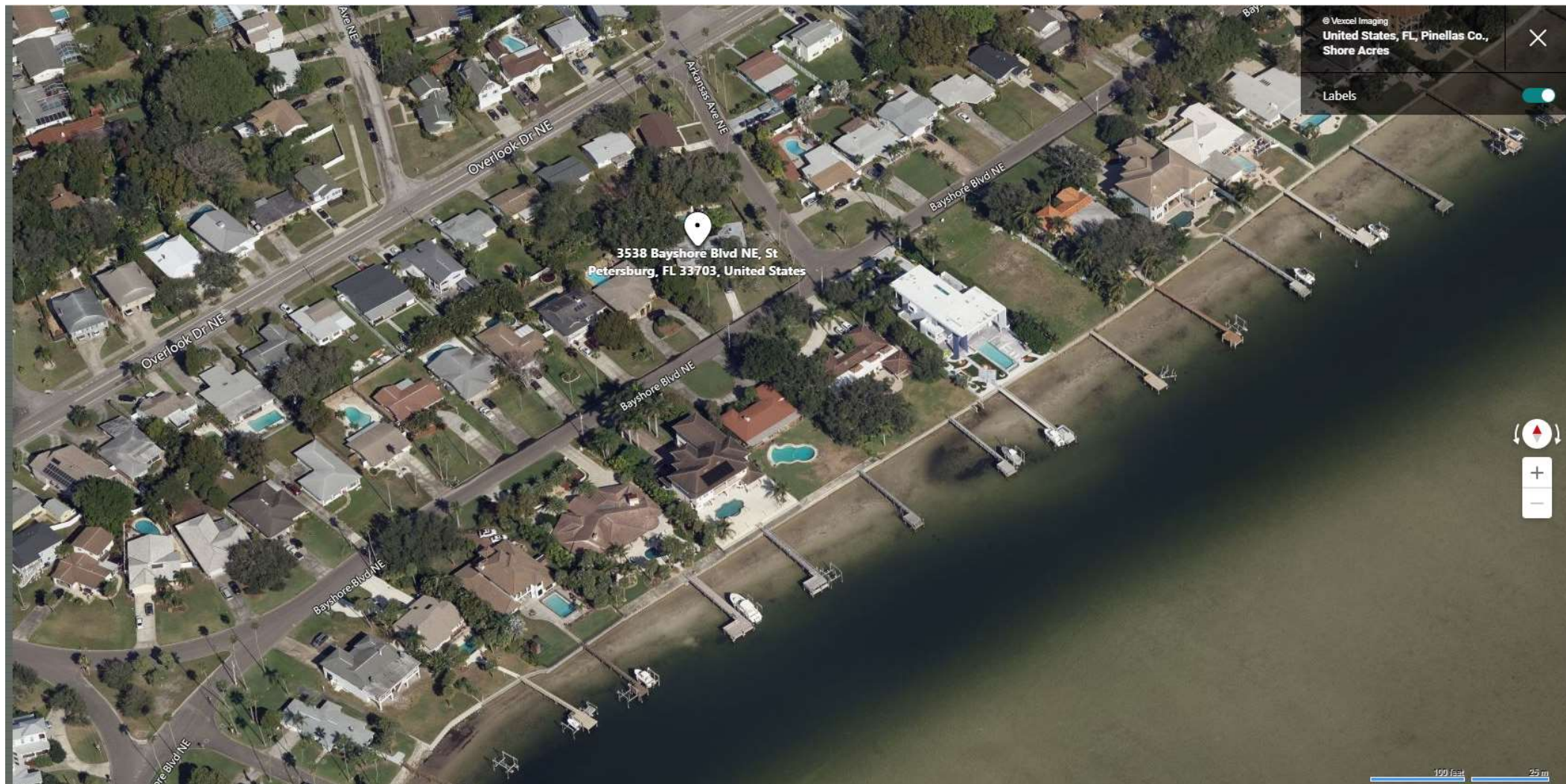
Neighborhood Study Area  
&  
Block Location Map



Block	Conforming	# Substandard	% Substandard	# One Platted Lot	# Multiple Lots	% One Platted Lot
Subject Block	1	26	96%	26	1	96%
Block 12	1	22	96%	25	2	93%
Block 13	3	17	85%	17	4	81%
Block 3	7	18	72%	19	6	76%
Block 2*	18	3	14%	1	20	5%
Average			73%			70%

\*Between Bayshore Blvd. NE and Arizona Ave. NE

# Aerial Photo



Aerial view of site and surrounding lots from the south.

*Image from Bing maps.*



# Front Elevations

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**Lot 27**



**Lot 28**

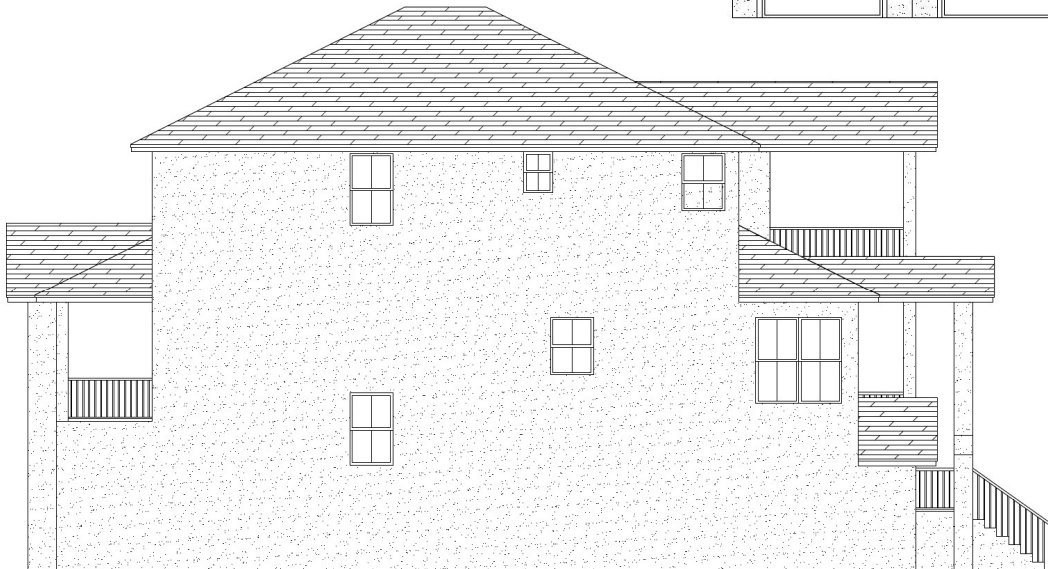
# Side Elevations

---



ESC  
2

**Lot 28**



**Lot 27**



# Rear Elevations

---



**Lot 27**



**Lot 28**

# Comments

---

- No comment from Shore Acres Civic Assn., CONA or FICO.
- No signatures of support.
- Objection from #3600 Bayshore Boulevard NE.
- Five Registered Opponents (with one Representative):
  - 3610 Bayshore Blvd NE
  - 3547 Bayshore Blvd NE (2)
  - 3618 Bayshore Blvd NE (2)

# Objector Map



# Summary & Conclusion

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- Lot widths consistent with the predominant pattern of the neighborhood.
- Proposed dwellings consistent with NS-1 zoning standards.
- Granting of the variances would be in harmony with the general purposes and intent of the LDR, as outlined in the Staff Report.
- Staff recommends Approval, with Special Conditions of Approval as outlined in the Staff Report.