



**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 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, July 6, 2022 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO.: 22-11000014

PLAT SHEET: K-1

REQUEST: Approval of a lot line adjustment with variance to lot width and area to create two (2) buildable lots from two (2) platted lots in common ownership.

OWNER: Redev Real Estate, LLC
9993 86th Street
Seminole, FL 33777

APPLICANT: Jonathan Lee Quality Construction Consulting, LLC
3557 63rd Street N
St. Petersburg, FL 33710

ADDRESS: 3625 2nd Avenue S

PARCEL ID NO.: 22-31-16-96228-003-0130

ZONING: Neighborhood Traditional - 2 (NT-2)

REQUEST: The applicant requests approval of a lot line adjustment with variance to lot width and area to create two (2) buildable lots from two (2) platted lots in common ownership.

	Required	Requested	Variance	Magnitude
Lot Area – Lot 13	5,800 sq. ft.	5,316.25 sq. ft.	483.75 sq. ft.	8%
Lot Area – Lot 14	5,800 sq. ft.	5,316.25 sq. ft.	483.75 sq. ft.	8%
Lot Width – Lot 13	50 ft.	42.53 ft.	7.47 ft.	15%
Lot Width – Lot 14	50 ft.	42.53 ft.	7.47 ft.	15%

BACKGROUND: The subject property consists of platted Lots 13 and 14 in Block 3 of the West Central Avenue subdivision. The lots are currently combined under one Parcel ID Number and contain a two-family dwelling (on Lot 13) in the Neighborhood Traditional - 2 (NT-2) Zoning District (see Attachment A – Location Map). Lots 13 and 14 are platted lots of record; Lot 13 is 44.3 feet wide, 125 feet deep and 5,537 square feet, and Lot 14 is approximately 40.7 feet wide, 125 feet deep and 5,070 square feet (see Attachment B – Plat). Both lots are deficient in width and area for the NT-2 Zoning District.

A Property Card Interpretation issued by the City on March 10, 2022 (22-41000004) determined that two units were legally constructed on the property, however because Business Tax was not paid on the two units since 2011, one of the units lost its legal status and would have to be Reinstated to regain that status.

The applicant proposes to demolish the on-site structures and create two (2) equal-sized buildable lots to construct two (2) new single-family dwelling units. The new lots would each be 42.53 feet wide, 125 feet deep and 5,316.25 square feet in area.

The applicant has submitted a site plan, floor plans and façade sketches that depict new houses which can be built in compliance with the zoning standards of the NT-2 Zoning District (see Attachment C – Application).

VARIANCE REVIEW CRITERIA:

Physical Hardship Related to the Subject Property:

The hardship related to the property is the original platted configuration, that created lots deficient in area. Since their platting, the lots were re-zoned to RS-75, then NT-2, that required minimum 50-foot-wide and 5,800-square-foot lots.

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 because the existing duplex will 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:

- The lots are nonconforming platted lots of record and have been combined into one parcel. Because they are under common ownership and are nonconforming, they cannot be unmerged unless variance approval is obtained.
- c. Preservation district. If the site contains a designated preservation district:
 - This criterion is not applicable.
- d. Historic Resources. If the site contains historical significance:
 - This criterion is not applicable.
- 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:
 - Development on nonconforming lots in common ownership was restricted by City Code 1973 through 2003. The Code was then amended in 2003, allowing development on any platted lot of record, loosening the previous restriction. After concerns that some of the consequent development was inconsistent with the neighborhood pattern in certain instances, City Council again amended the regulation on September 17, 2015, eliminating the right to build on substandard lots without first obtaining a variance, while also making clear the intent of the variance review is to determine whether such development would be consistent with the surrounding neighborhood pattern.
 - Lot Dimensions:
 - The Study Area for lot width and area variances is typically established as the subject block and surrounding blocks in the same zoning district and on the same side of a major street (see Attachment D – Study Area Location Map). In this case the Study Area includes the subject block, Block 2 to the east, Block 4 to the south and Block 5 to the southeast. 37th Street S. is considered a major street.
 - Per the attached analyses (see Attachment E - Map Analysis and Attachment F - Tabular Analysis), 39 percent of lots in this area are substandard in width or area, and 66 percent of parcels contain one house per platted lot.
 - Per the foregoing analyses, the predominant pattern of the neighborhood is not substandard lots, however it is one house per platted lot, which this application proposes. See also Attachment G – Photos.
 - Setbacks, Building Height and Other Dimensional Requirements:
 - The applicant submitted plans for development of the lots that depict houses which comply with the requirements of the zoning district.
 - The City Arborist reviewed the trees on site. The 36-inch tree on the survey is a Laurel Oak which is in declining condition with cavities present, decay occurring, an excessive percentage of canopy dieback, evidence of a failed limb and the tree appears to be advanced in age for the species. Removal

satisfies the City Code criteria for removal under the tree removal permitting process; a tree removal permit will be required to remove the tree.

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 deprive the applicant of use of land equivalent to the use made of lands in the subject neighborhood.
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 allow the applicant to construct one single-family residential use, or a new duplex dwelling if a Reinstatement Application were to be approved, on two platted lots where the predominant pattern in the neighborhood is one house per platted lot.
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 to provide equal width and area across the two commonly owned lots, which can be considered the minimum variance.
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 generally be in harmony with the permitted density in the Zoning District, and the submitted plans demonstrate sufficiency of the dimensions of the proposed building site 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 is not anticipated to be directly injurious to neighboring properties.
8. The reasons set forth in the application justify the granting of a variance;
 - The reasons set forth in the application narrative do justify granting of the 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.
 - This criterion is not applicable. No nearby nonconforming use situations are being considered, only lot dimensions of neighboring lands.

Additional Review Criteria for Lot Line Adjustments:

16.40.140.2.4.C – Standards for Review. In reviewing an application for a Lot Line Adjustment, the Development Review Commission shall consider the following criteria:

1. Easements for public utilities including stormwater drainage shall be provided as required. The applicant shall pay any costs of utility adjustments, extensions, relocations and connections.
 - No public easements are required. Engineering conditions contained in the Engineering Review Memo dated June 30, 2022 are recommended conditions of approval (see Attachment H).
2. Any unpaid outstanding liens and assessments owed to the City shall be satisfied as a condition of lot line adjustment or lot split.
 - This is included as a condition of approval at the end of this report.
3. Consistency with the established neighborhood pattern shall be maintained, including lot dimensions, utility and parking functions, alley access and sanitation services.
 - Both lots would be consistent with neighborhood utility and parking functions, and sanitation services.
 - Further analysis is provided under Variance Review Criteria, above.
4. All lots must be owned by the same entity or have the written consent of the property owner.
 - All lots will be owned by the current owner until sold.
5. Lot line adjustments and lot splits shall not create more than two additional buildable lots.
 - The Lot Line Adjustment creates two buildable lots.
6. For lot line adjustments, all lots shall meet the minimum lot size of the zoning district, unless one or more of the original lots do not meet the minimum lot size, then no lot having less area than the smallest of the lots included in the application shall be created.
 - No lot having less area than the smallest of the lots included in the application will be created.
7. For lot splits, no variance to the minimum lot area requirements of the zoning district is allowed.
 - This criterion is Not Applicable because the application is for a Lot Line Adjustment.

PUBLIC COMMENTS: As of the date of this report, Staff received an objection from Don Brown of 3651 3rd Avenue S. on the application. No comments were received from the Central Oak Park Neighborhood Association, the Central Avenue Council Business 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 & Development Services Department Staff recommends that the approval be subject to the following:

1. All structures shall be removed from the parcel before a new Parcel ID number is requested from the Pinellas County Property Appraiser's Office.
2. The plans submitted for permitting of the new dwelling units shall substantially resemble those submitted with the approved variance application. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.
3. Site plans for any future development shall show the location of all protected and grand trees. Any application to remove trees shall comply with Section 16.40.060.53.4 at time of permitting, including submittal of any necessary reports. Separate tree removal permits shall be required for removal of any code protected trees.
4. The applicant, successors, or assigns shall comply with the conditions included in the Engineering Department Memorandum dated June 30, 2022.
5. This variance approval shall be valid through July 6, 2025. Substantial construction shall commence prior to the 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.
6. Any public liens and assessments shall be satisfied.

Report Prepared By:

/s/Cheryl Bergailo

6/30/22

Cheryl Bergailo, AICP, LEED Green Assoc., Planner II
Development Review Services Division
Planning & Development Services Department

Date

Report Approved By:

/s/Joe Moreda

6/30/22

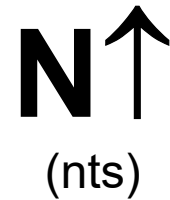
Joseph Moreda, III, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

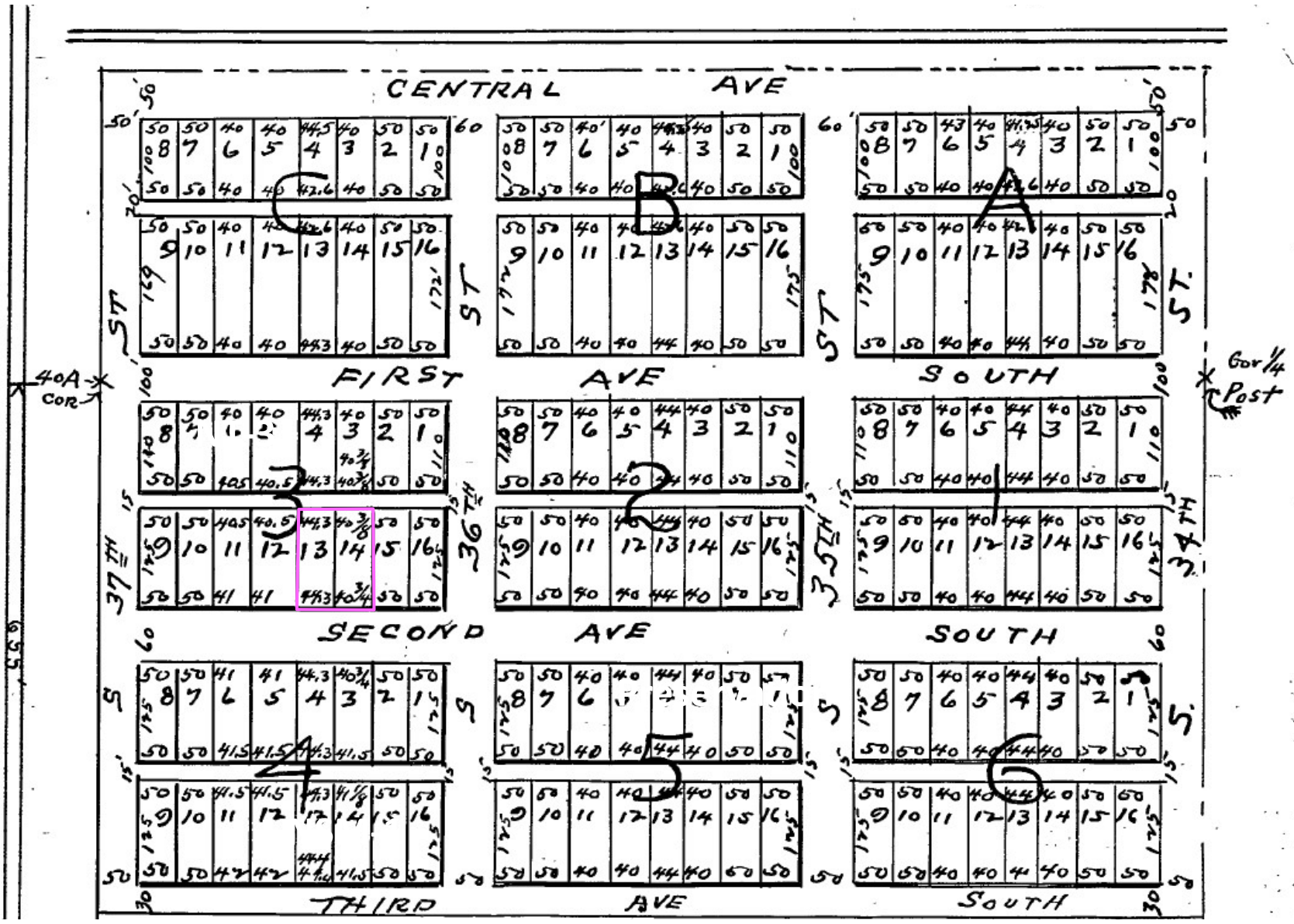
Date

ATTACHMENTS: A) Location Map, B) Plat, C) Application, D) Study Area Location Map, E) Map Analysis, F) Tabular Analysis, G) Photos, H) Engineering Review Memo



ATTACHMENT – A
 Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services Department
 Case No.: 22-11000014
 Address: 3625 2nd Avenue S.





ATTACHMENT—B

Plat





SUBDIVISION DECISION Application

Application No. 22-11000014

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

- Application Type:**
- Per: 16.40.140 & 16.70.050
- X Lot Line Adjustment
 - Vacating – Street Right-of-Way
 - Lot Split
 - Vacating – Alley Right-of-Way
 - Lot Refacing
 - Vacating – Walkway Right-of-Way
 - Street Name Change
 - Vacating – Easement
 - Street Closing
 - Vacating – Air Rights

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner):	
Street Address: 999386th st n	
City, State, Zip: Seminole FL	
Telephone No: 727.225.4365	Email Address: Kristina@maybuilt homes.com
NAME of AGENT or REPRESENTATIVE: Jonathan Lee Quality Construction COnsulting LLC	
Street Address: 3557 63rd st N	
City, State, Zip: St Petersburg FL 33710	
Telephone No: 727.390.9727	Email Address: Qccmgr@gmail.com
PROPERTY INFORMATION:	
Street Address or General Location: 3625 2nd ave s	
Parcel ID#(s): 22-31-16-96228-003-0130	
DESCRIPTION OF REQUEST: lot line adjustment to create two approx. 42-foot-wide lots (44.3 and 40.56 feet wide).	
PRE-APPLICATION DATE: 4/1/22	PLANNER: Cheryl Bergailo

FEE SCHEDULE

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

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

AUTHORIZATION

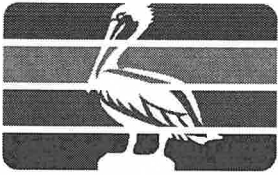
City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

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

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

Signature of Owner/Agent: Date: 4/1/22

*Affidavit to Authorize Agent required, if signed by Agent.
Typed name of Signatory: Jonathan Lee



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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 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Redev real estate LLC	
Street Address: 9993 86th ave n	
City, State, Zip: Seminole FL	
Telephone No: 727.225.4365	Email Address: kristina@maybuilt homes.com
NAME of AGENT or REPRESENTATIVE: Quality Construction Consulting LLC	
Street Address: 3557 63rd st n	
City, State, Zip: St. Petersburg FL 33710	
Telephone No: 727.390.9727	Email Address: Qccmgr@gmail.com
PROPERTY INFORMATION:	
Street Address or General Location: 3625 2nd ave s	
Parcel ID#(s): 22-31-16-96228-003-0130	
DESCRIPTION OF REQUEST: Variance to lot width and Square foot area	
PRE-APPLICATION DATE: 4/1/2022	PLANNER: Cheryl Bergailo

FEE SCHEDULE

1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st 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: 4/1/2022

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

Typed Name of Signatory: Jonathan P Lee



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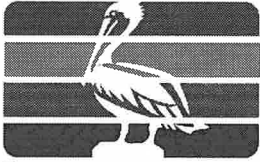
VARIANCE

NARRATIVE (PAGE 1)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 3625 2nd ave s	Case No.:
Detailed Description of Project and Request:	Divide the lot in the single family neighborhood and build two single family houses to increase th character and taxable base of the neighborhood.
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
The NT-2 neighborhood has a combination of lot sizes platted long ago that are consistent with creating th enarrower lots ont he interior of the blocks	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
2334 and 2336 2nd Ave S not immediate adjacent	
3605 1st ave S and adjoining multi units ofer higher density but a similiar redevelopment fash=ion these address abut the thouroughfare and do not eacly resemble the proposed two single families	
3an overwhelming majority of th interior lots reflect 40-43' with single family residneces	
3. How is the requested variance not the result of actions of the applicant?	
The applicant did not plat the lots originally.	
The proposed structures will sit within the setbacks as proposed	



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VARIANCE

NARRATIVE (PAGE 2)

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

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
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?	Every adjacent structure in the neighborhood is a singly family residence The proposed structures will change the lot from a run down existing structure to be replaced with two new single family residences with detached garages to include conditioned space above. The goal is to develop inside the parameters of the NT-2 zoning and expand the charm.
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?	Other ways to increase the character and taxable base of the neighborhood are not commercially viable the existing structure is beyond repair or renovation and is not structurally sound for renovation
6. In what ways will granting the requested variance enhance the character of the neighborhood?	Two NEW beautiful custom homes will be developed inline with the zoning parameters. The developer looks forward to delivering two neatly designed homes that are asvisually appealing as they are well constructed. Effort was made to distinguish two different elevations to enhance the diverse and custom character of the NT2 district.

VARIANCE

NEIGHBORHOOD WORKSHEET

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

NEIGHBORHOOD WORKSHEET	
Street Address: 3625 2nd Ave S	Case No.:
Description of Request: variance to lot width and area	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
	9. 3614 1ST AVE S ST PETERSBURG DILDINE, BRUCE C/O BARBARA A. LEWERS POA
1. Affected Property Address: 3626 2nd ave s	owner Signature :
Owner Name (print): barbara williams	
Owner Signature:	
2. Affected Property Address: 3618 2nd ave s	
Owner Name (print): jessica weidner	
Owner Signature:	
3. Affected Property Address: 3610 2nd ave s	
Owner Name (print): Elizabeth Sanichar	
Owner Signature:	
4. Affected Property Address: 3611 2nd ave s	
Owner Name (print): thomas and Kristin Enright	
Owner Signature:	
5. Affected Property Address: 3637 2ND AVE S ST PETERSBURG	
Owner Name (print): Zoma Beta LLC	
Owner Signature:	
6. Affected Property Address: 3634 2nd Ave S	
Owner Name (print): Mattie Wright	
Owner Signature:	
7. Affected Property Address: 3634 1ST AVE S ST PETERSBURG	
Owner Name (print): Edward and Edna Terry	
Owner Signature:	
8. Affected Property Address: 3626 1ST AVE S ST PETERSBURG	
Owner Name (print): Christopher Jackson	
Owner Signature:	



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		
Meeting Date	July 6th	
Mailout of notifications from the city provided packet of addresses		
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications		
Letter provided by the city will be mailed and proof returned to the city		
Central Oak Park Neighborhood Assn.		president@centraloakpark.com;
michellelanderson@hotmail.com		
Central Avenue Council Business Assn.		tami@simmsteam.com
CONA	President	president@stpetecon.org
FICO	President	No email available.
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located		
the property will be posted with the public notice when received via the city	notify association	4/29
The letters will be mailed out		mailout 6/17/2022
Jonathan Lee of Quality construction knocked on all doors in person 4/28/2022 to request signatures in support		
2. Summary of concerns, issues, and problems expressed during the process		
none as of 4/28/2022		

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), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th 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: 4/28/2022

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

SECTION 22, TOWNSHIP 31S, RANGE 16E

CERTIFIED TO:

REDEV REAL ESTATE LLC
QUALITY CONSTRUCTION CONSULTING LLC



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

Job Number
2205-32
DRW: JM

John C. Brenda & Associates, Inc.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North ~ Pinellas Park, Florida 33781
phone (727) 576-7546 fax (727) 577-9932

F.B.: 975 PG: 28-29

2205-32.CRD

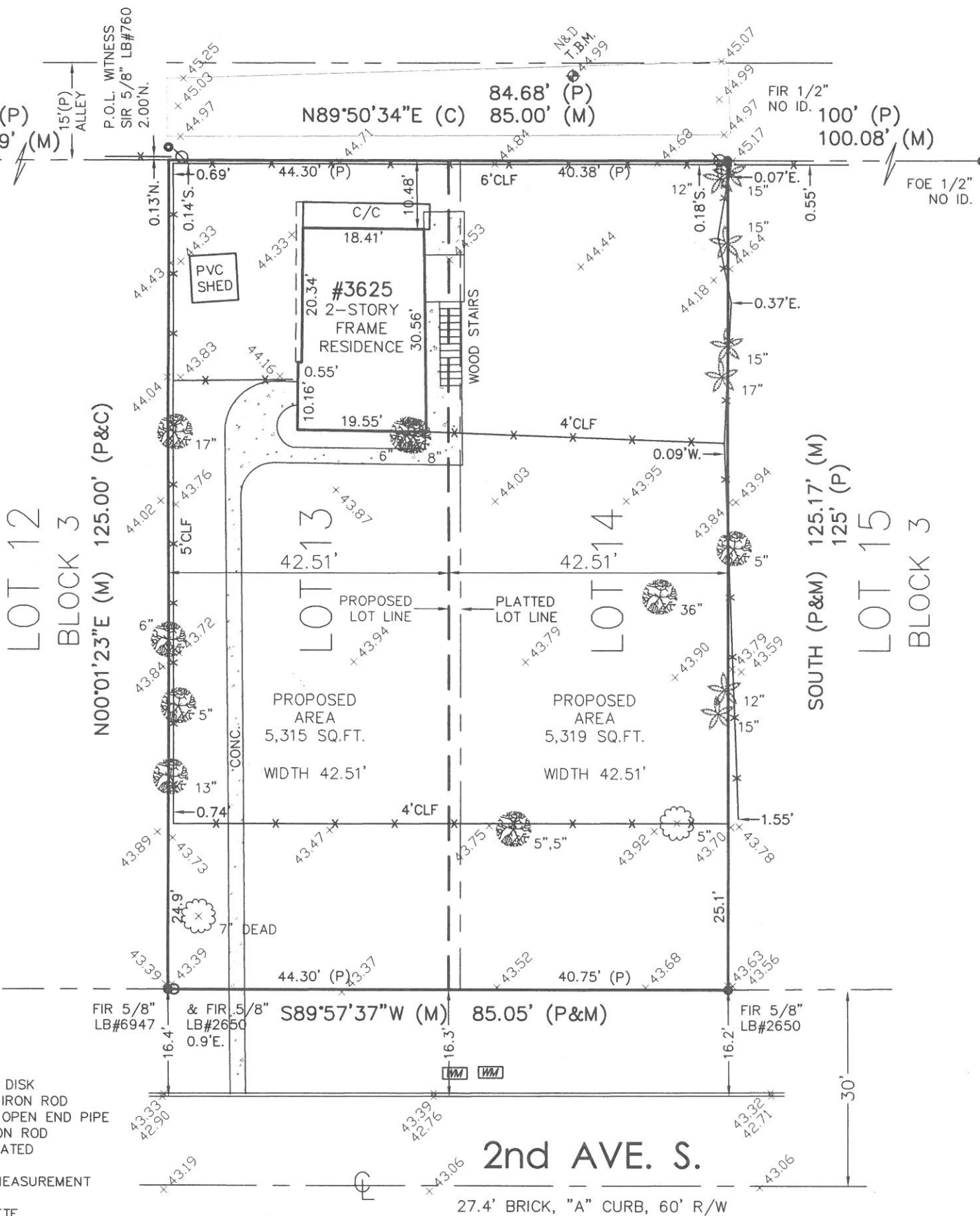
NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

This Survey was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record. Survey not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

37th ST. S.

36th ST. S.

All improvements to be removed.



LEGEND:

- N&D = NAIL & DISK
- FIR = FOUND IRON ROD
- FOE = FOUND OPEN END PIPE
- SIR = SET IRON ROD
- (C) = CALCULATED
- (D) = DEED
- (M) = FIELD MEASUREMENT
- (P) = PLAT
- CONC = CONCRETE
- R/W = RIGHT OF WAY
- P.O.L. = POINT ON LINE
- T.B.M. = TEMPORARY BENCHMARK
- C/C = COVERED CONCRETE
- CLF = CHAIN LINK FENCE
- WM = WATER METER
- ☐ = CLEANOUT
- ⊗ = CABLE T.V.
- ⊕ = POWER POLE
- 🌳 DIA" = OAK TREE
- 🌴 DIA" = PALM TREE
- 🌳 DIA" = UNKNOWN TREE
- x 0.00 = SPOT ELEVATION

Zoning
NT-2
Flood Zone
"X" AREA OF MINIMAL FLOOD HAZARD
COMMUNITY PANEL #125148 12103C0218 G,
REVISED 9/3/03
Basis of Bearings:
EAST BOUNDARY LOT 14
ASSUMED NORTH
Benchmark:
COUNTY #907 PET H
EL. = 45.844' N.G.V.D., ADJUSTED TO
EL. = 45.18' N.A.V.D. M.S.L. = 0.00'

2nd AVE. S.

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

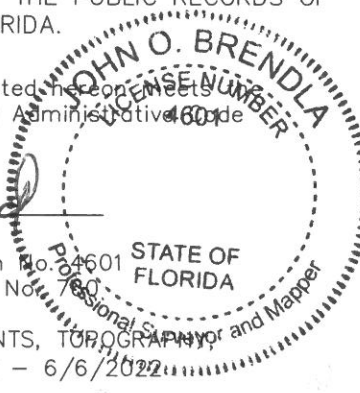
LEGAL DESCRIPTION

LOTS 13 AND 14, BLOCK 3,
RESUBDIVISION OF WEST CENTRAL AVENUE SUBDIVISION,
ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 4, PAGE 1 OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.

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

JOHN O. BRENDA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 1601

BOUNDARY SURVEY WITH IMPROVEMENTS, TOPOGRAPHY, TREES, AND PROPOSED LOT LINE - 6/6/2022



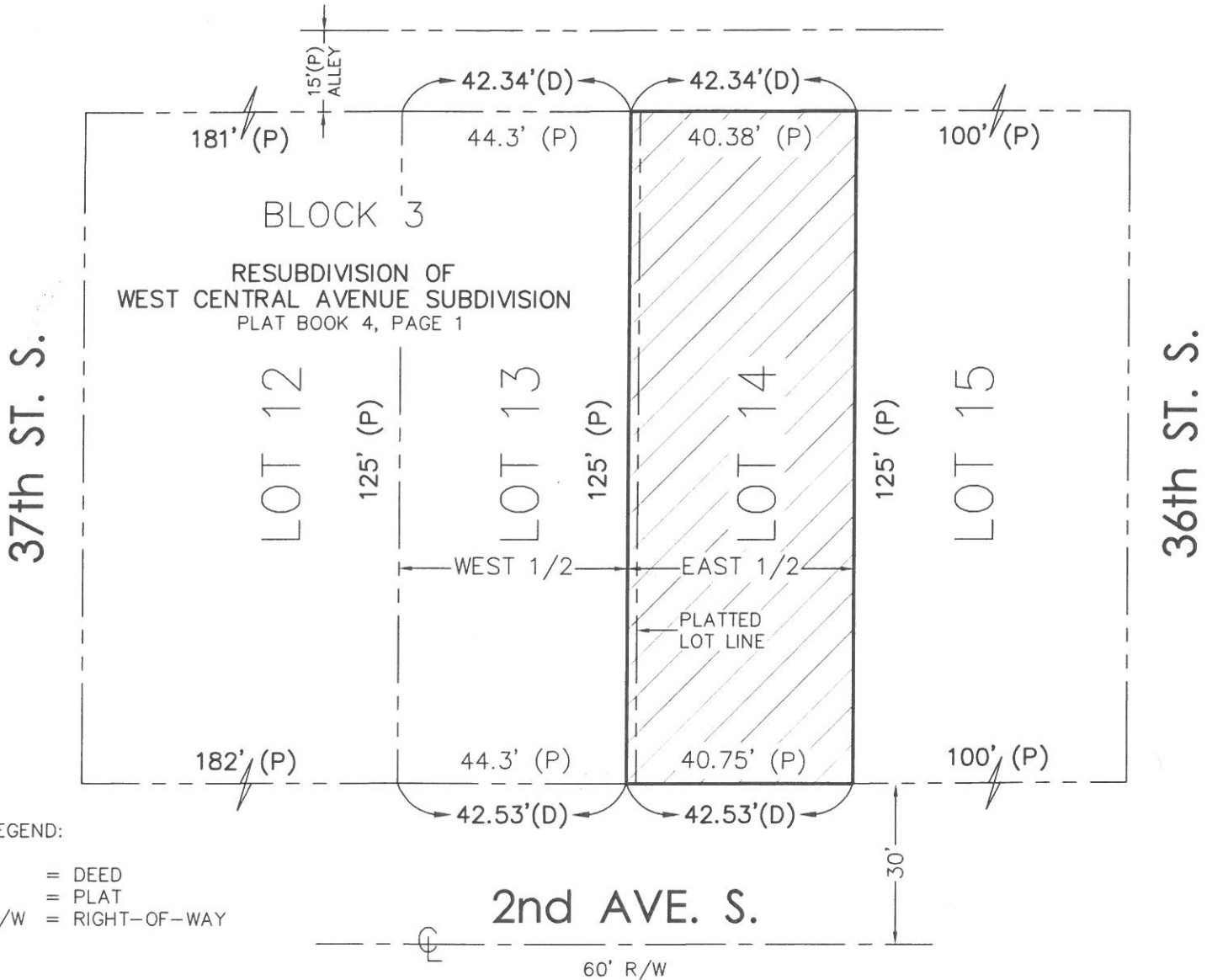
SECTION 22, TOWNSHIP 31S, RANGE 16E

SKETCH AND LEGAL DESCRIPTION:

THE EAST 1/2 OF THE FOLLOWING DESCRIBED LAND TO WIT:
 LOTS 13 AND 14, BLOCK 3, RESUBDIVISION OF WEST CENTRAL AVENUE SUBDIVISION,
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1 OF THE
 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



NORTH BASIS:
 ASSUMED
 SCALE: 1" = 30'



LEGEND:

- D = DEED
- P = PLAT
- R/W = RIGHT-OF-WAY

PREPARED: JUNE 7, 2022

THIS IS NOT A SURVEY

This Sketch and Legal Description was prepared without the benefit of title search and is subject to all easements, Rights-of-way, and other matters of record. NOTE: Sketch and Legal Description not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job Number
 DWN JM
 2205-32E

I hereby certify that the sketch and Legal Description represented hereon meet the requirements of Chapter 53-17, Florida Administrative Code.

John O. Brendla
 JOHN O. BRENDLA
 Florida Surveyor's Registration No. 4601
 Certificate of Authorization No. LB 760
 STATE OF FLORIDA
 Professional Surveyor and Mapper

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

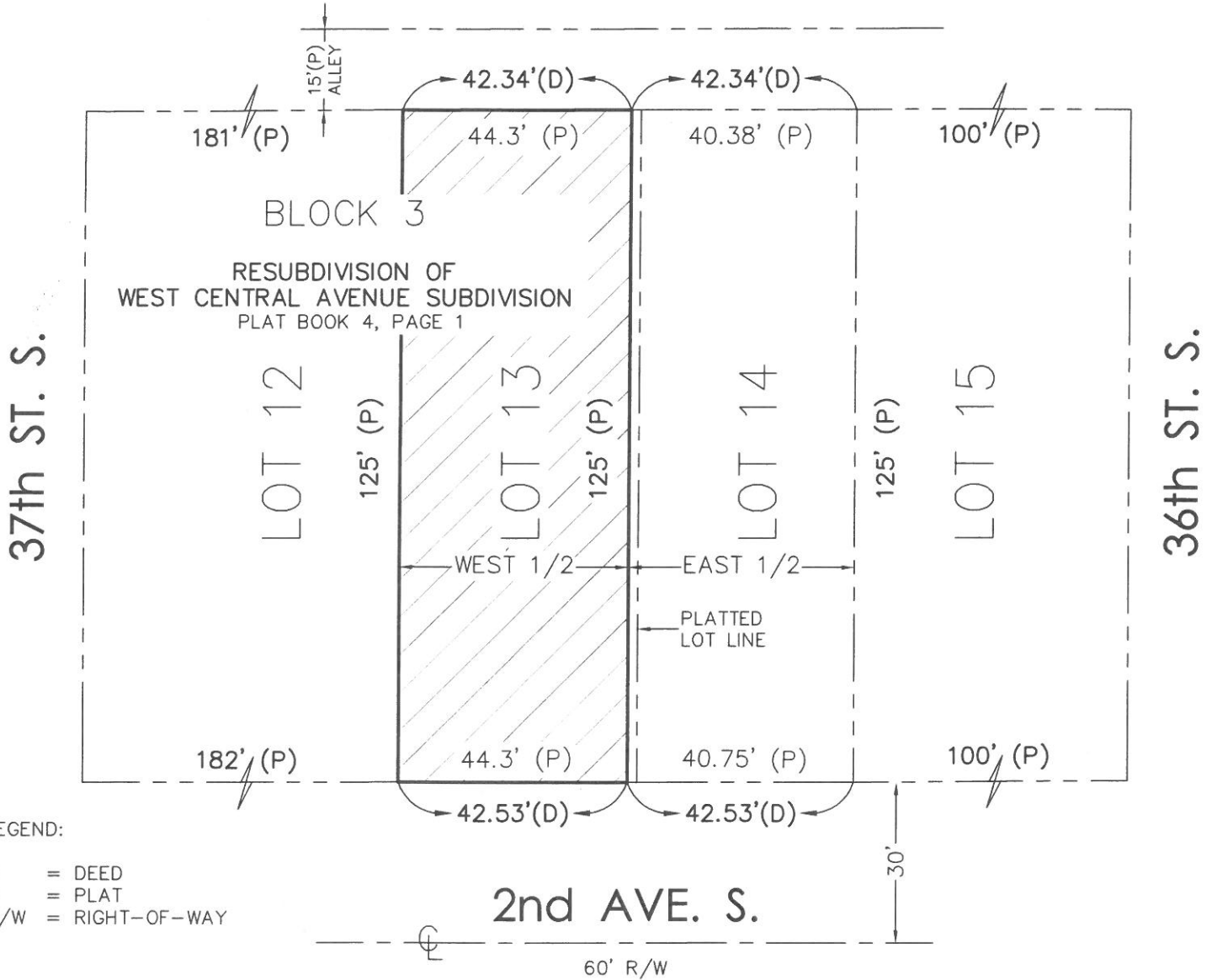
SECTION 22, TOWNSHIP 31S, RANGE 16E

SKETCH AND LEGAL DESCRIPTION:

THE WEST 1/2 OF THE FOLLOWING DESCRIBED LAND TO WIT:
 LOTS 13 AND 14, BLOCK 3, RESUBDIVISION OF WEST CENTRAL AVENUE SUBDIVISION,
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1 OF THE
 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



NORTH BASIS:
 ASSUMED
 SCALE: 1" = 30'



LEGEND:

- D = DEED
- P = PLAT
- R/W = RIGHT-OF-WAY

PREPARED: JUNE 7, 2022

THIS IS NOT A SURVEY

This Sketch and Legal Description was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters in force or effect.

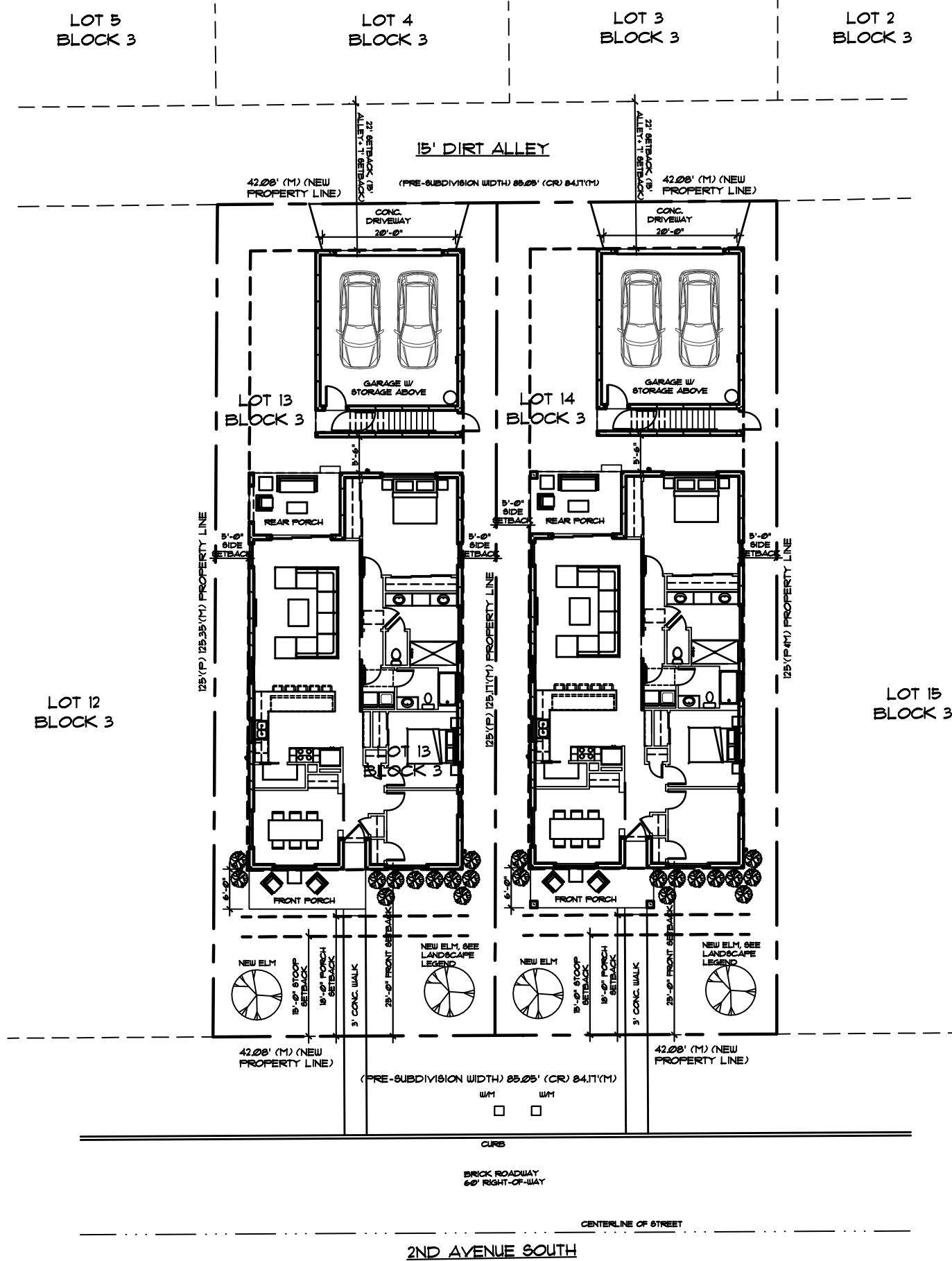
NOTE: Sketch and Legal Description not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job Number DWN JM
 2205-32W

I hereby certify that the sketch and Legal Description represented hereon meet the requirements of Chapter 51-17, Florida Administrative Code.

John O. Brendla
JOHN O. BRENDLA
 Florida Surveyor's Registration No. 4601
 Certificate of Authorization No. 180150
 Surveyor and Mapper
 STATE OF FLORIDA

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



Zoning District
NT-2 and NT-3

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

Neighborhood Traditional Analysis Calculator

Site Address: 3625 2nd Ave S
Parcel ID or Lot #: Lot 13 & 14
Zoning District: NT-2
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 (Sq Ft)	5,274
Front Yard Area in Sq Ft (Area between the front building setback line & the front property line)	1,052

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)	
---	--

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

16.20.010.5 Maximum Development Potential

Includes all enclosed structures.

	Lot Total Square Feet	% of Building Coverage	Square Feet of Building Coverage Allowed	Actual Building Coverage in Square Feet	Actual Building Coverage in Percentage
If primary is not one story	1,200	55%	660		0.00%
OR					
If primary is one story	5,274	60%	3,164	2,379	45.11%

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 conventional surfaced streets, sidewalks, parking lots, pavers, and other similar surfaces. For purposes of calculating the ISR, 30 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	5,274	60%	3,164	2,846	53.96%
Interior Lot - Front Yard	1,052	40%	479		0.00%
OR					
Corner Lots Only - Front Yard and Street Side Yard Combined	0	25%	0	403/09	

email: devrev@stpete.org for a digital version or download at www.stpete.org/ADR

FLOOR AREA RATIO

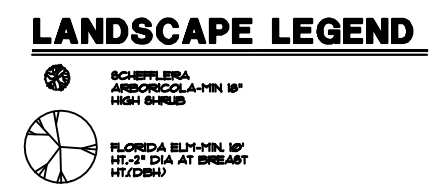
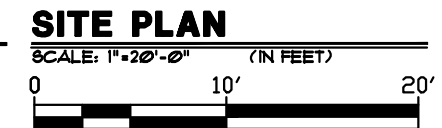
Floor area ratio (FAR) is the measurement of intensity of building development of a site. A floor area ratio is the relationship between gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor area of all buildings on the site and dividing the sum by the net land area. For example, a floor area ratio of 1.0 means one square foot of building may be constructed for every one square foot of lot area.

In the NT zoning districts the FAR includes any enclosed space above the required design flood elevation line, including enclosed garage spaces, but excludes that portion of the enclosed space that is below the required design flood elevation and up to 300 sf of the floor area of any detached accessory dwelling unit.

	Total Square Feet
Total Allowed FAR Base	0.40
FAR Potential with Bonuses Requested from Next Page - But cannot exceed max immediately below this row	0.00
Max FAR Allowed is .40 base plus potential of .20	0.60
	3,164

Proposed Gross Floor Area New Plus Existing

	Total Square Feet
Actual First Floor (Exclude Percentage of Space Below Design Flood Elevation)	1,763
Actual Second Floor	636
Attic if Accessible via Stair	
Actual Garage	636
Actual Other Enclosed 500 Square Foot Exemption for Accessory Dwelling Unit (Enter as Negative 500)	
Total FAR Requested	2,995
Max FAR allowed	3,164



ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ARCHITECTONICS Studio
architects • planners

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

New Construction
Lot 13 & 14
3625 2nd Ave S
St. Petersburg, Florida

Site Plan

Revisions:

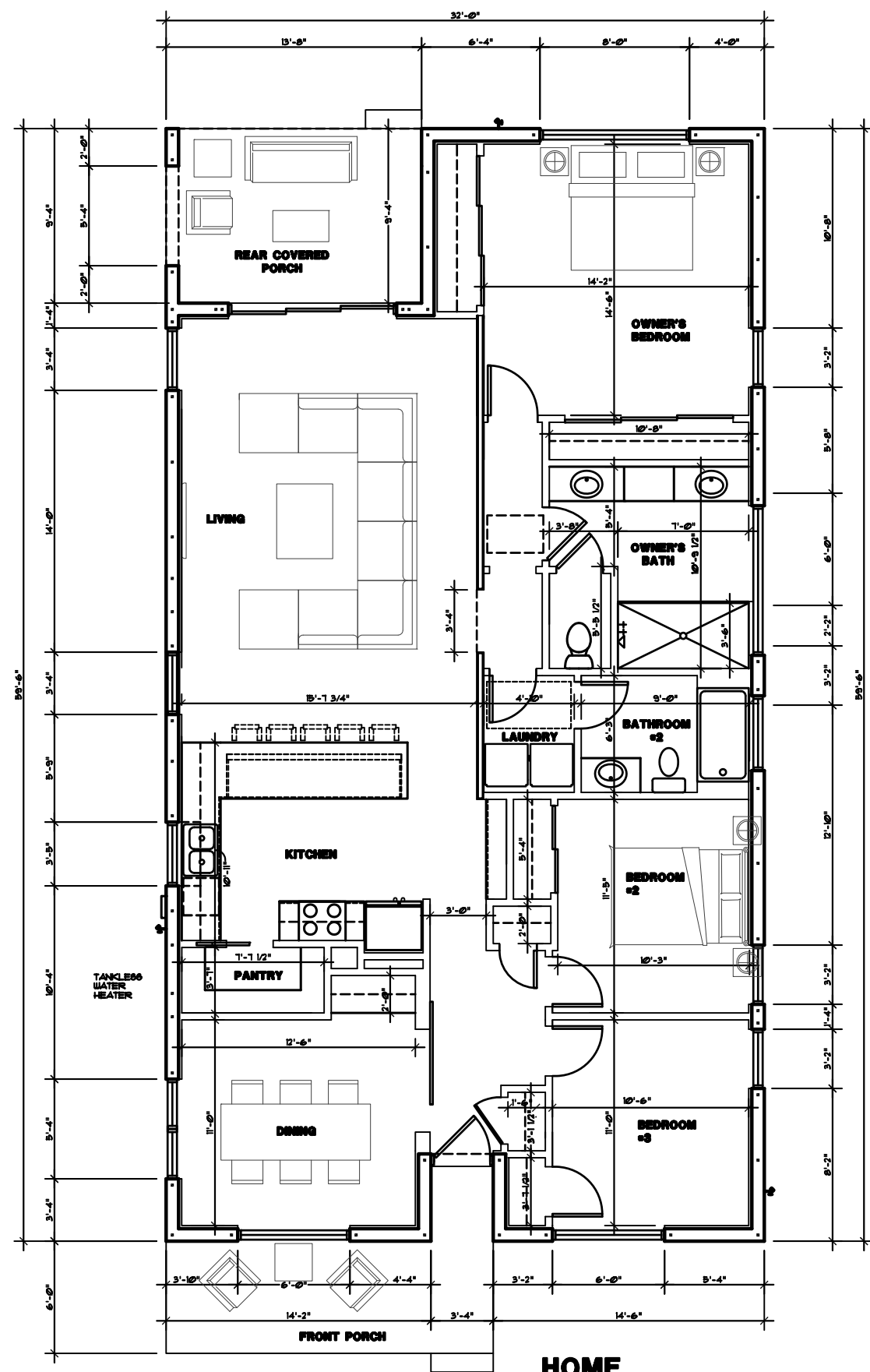
Project No. 2023-063R
Date: April 20th, 2022

Not For Construction

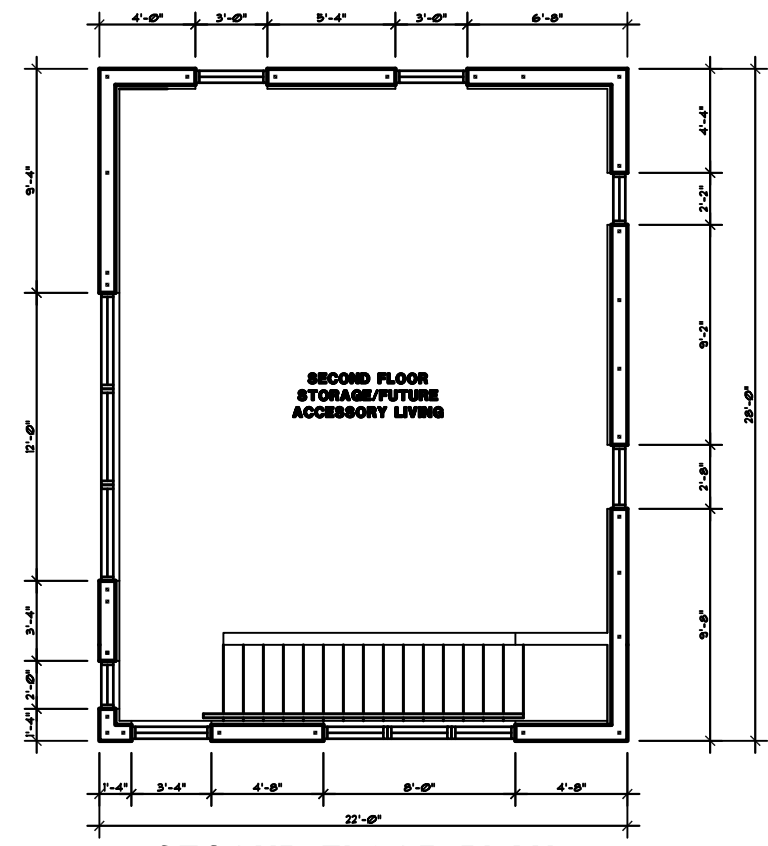
STATE OF FLORIDA
MICHAEL ARRIEGO
AR-0017335
REGISTERED ARCHITECT

MICHAEL ARRIEGO
LIC. NO. AR001335

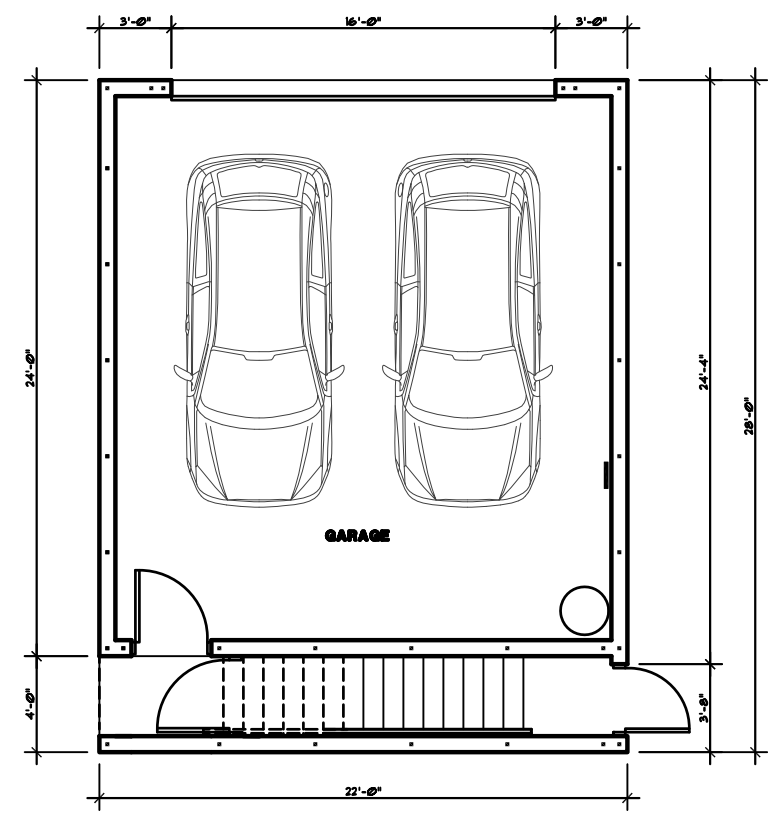
sp1.1



HOME FLOOR PLAN



SECOND FLOOR PLAN



GARAGE FLOOR PLAN

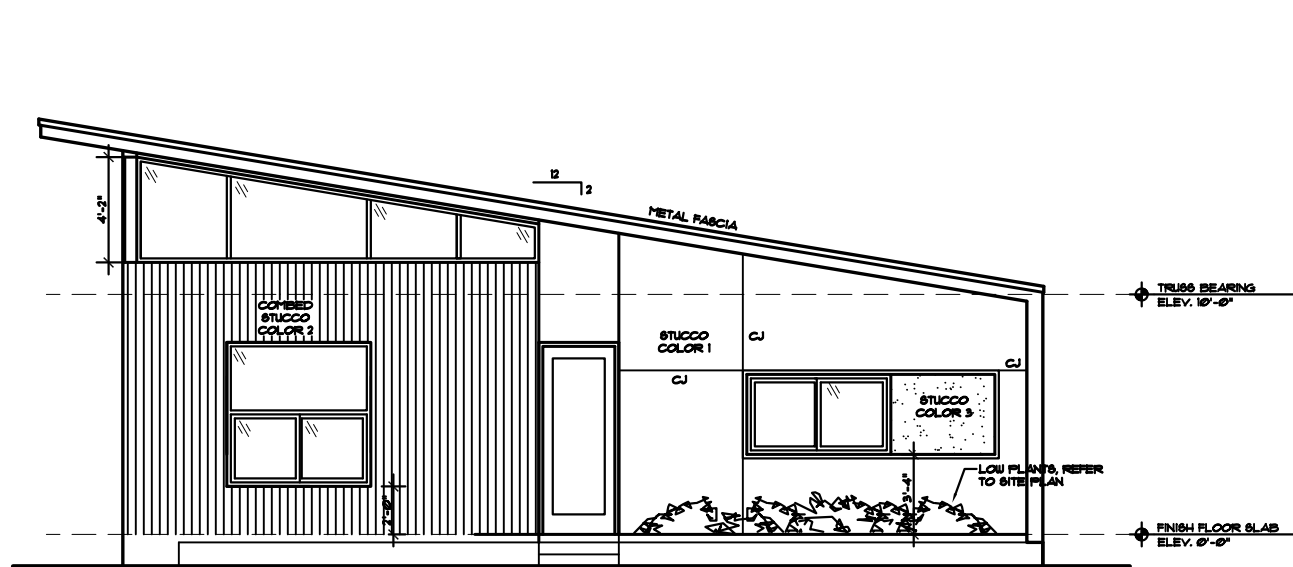
SCALE: 1/8"=1'-0" (IN FEET)

Floor Plan

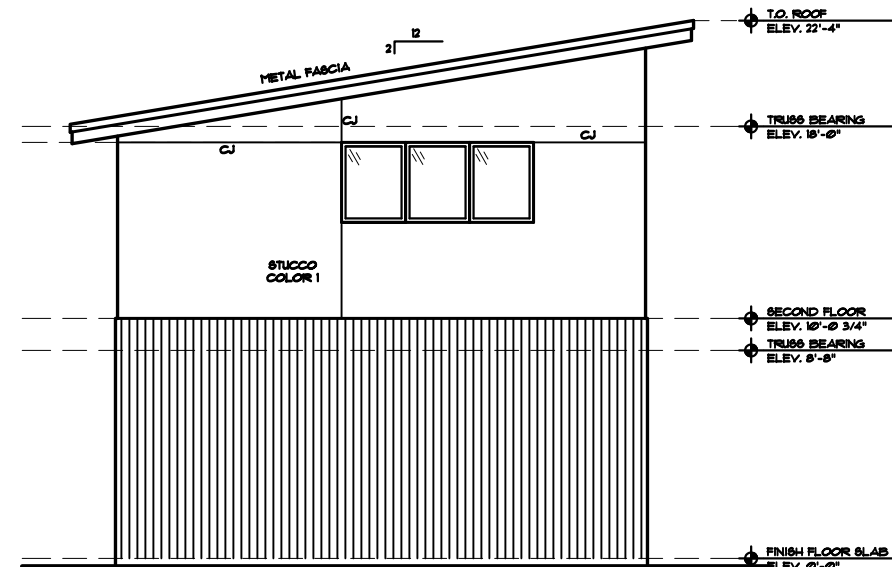
Project No. 2022-063R	Revisions:
Date April 20th, 2022	



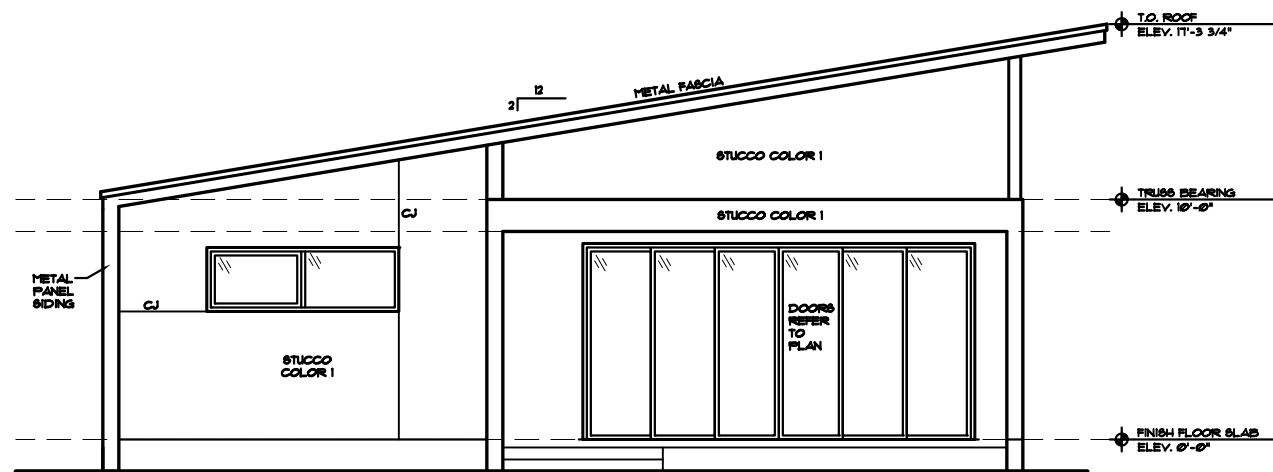
MICHAEL ARRIGO
 LIC. NO. AR017335



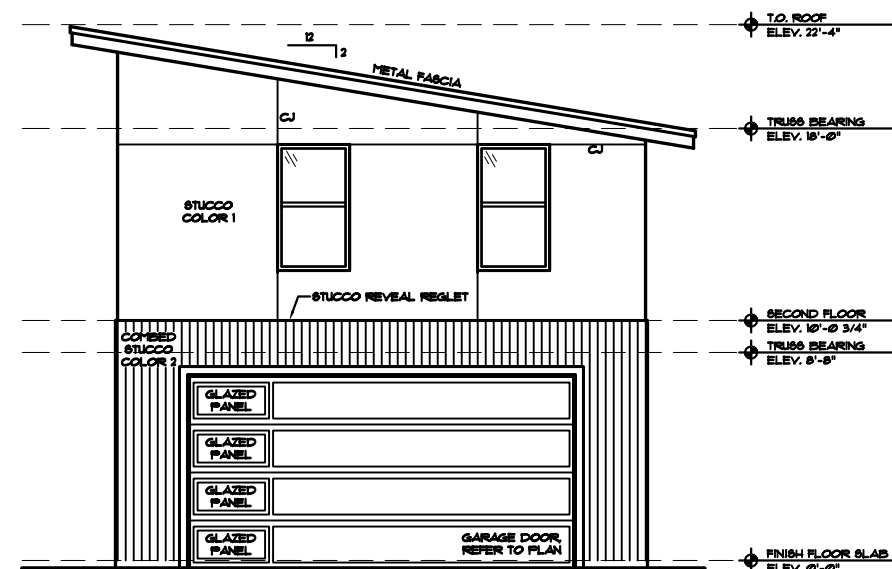
HOUSE FRONT ELEVATION



DETACHED GARAGE FRONT ELEVATION

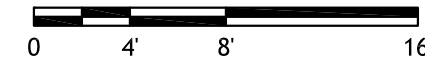


HOUSE REAR ELEVATION



DETACHED GARAGE REAR ELEVATION

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



ARCHITECTURAL STYLE DESIGNATED ARCHITECTURAL STYLE FOR THIS RESIDENCE AS DEFINED BY "A FIELD GUIDE TO AMERICAN HOUSES IS: "SHED" A SUB CATEGORY OF "MAINSTREAM MODERN"

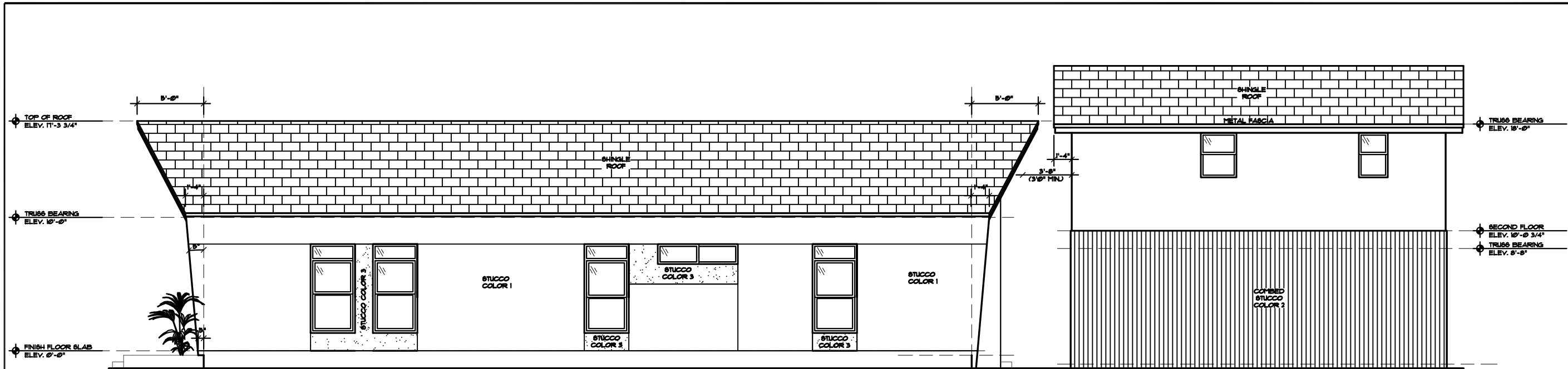
Elevations

Revisions
Project No. 2022-063R
Date: April 20th, 2022

Not For Construction

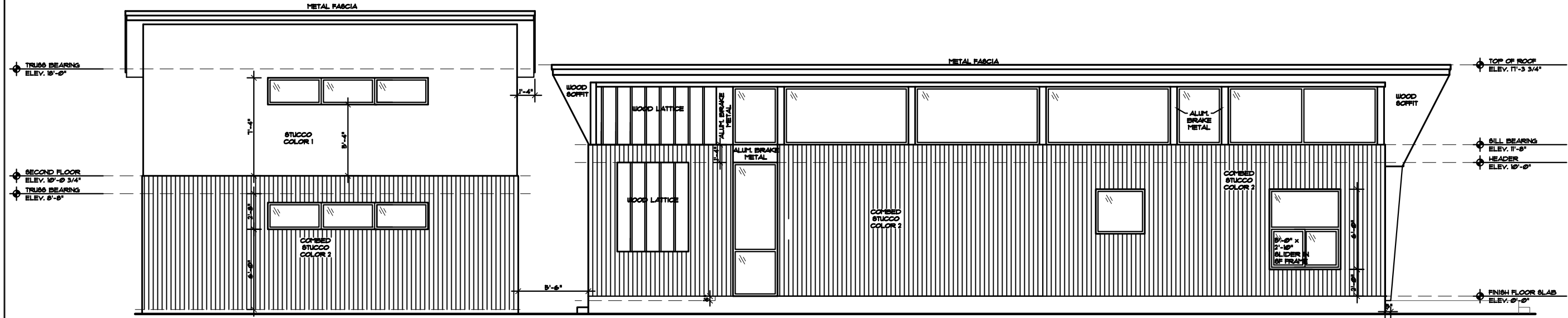
MICHAEL ARRIGO
 LIC. NO. AR001356

a2.1



**HOUSE
LEFT ELEVATION**

**DETACHED GARAGE
LEFT ELEVATION**



**DETACHED GARAGE
RIGHT ELEVATION**

**HOUSE
RIGHT ELEVATION**

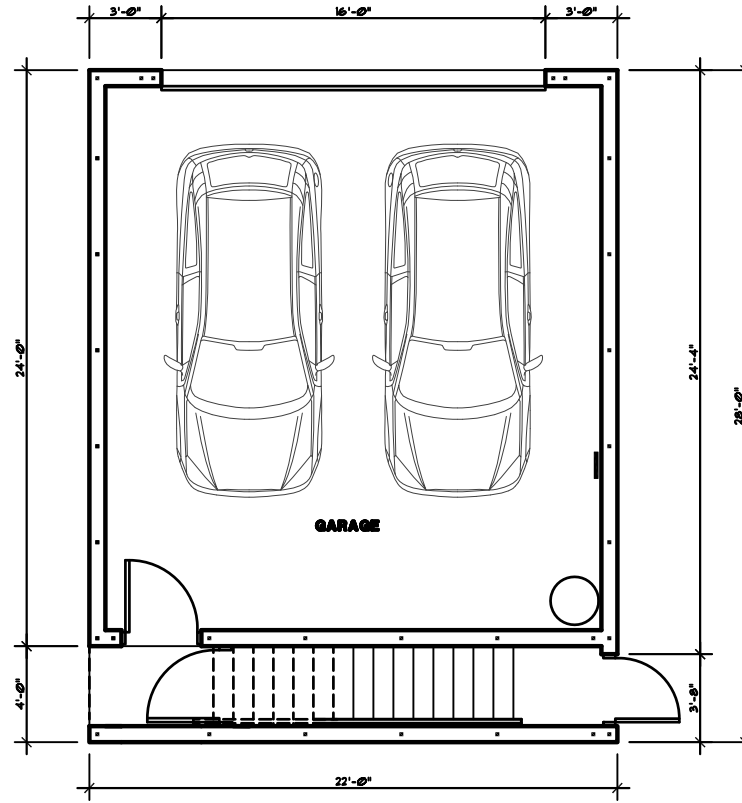
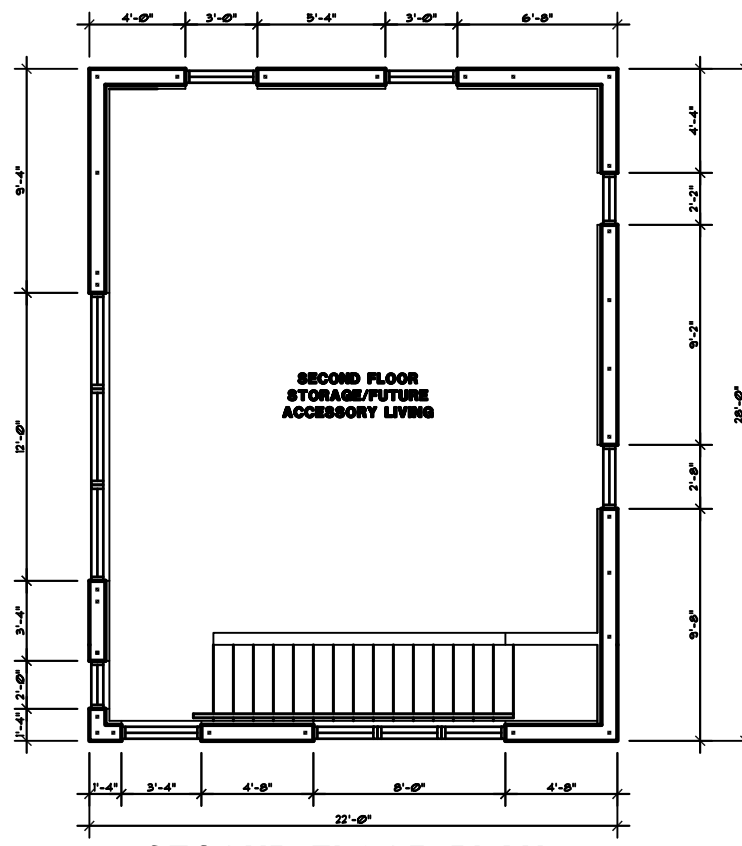
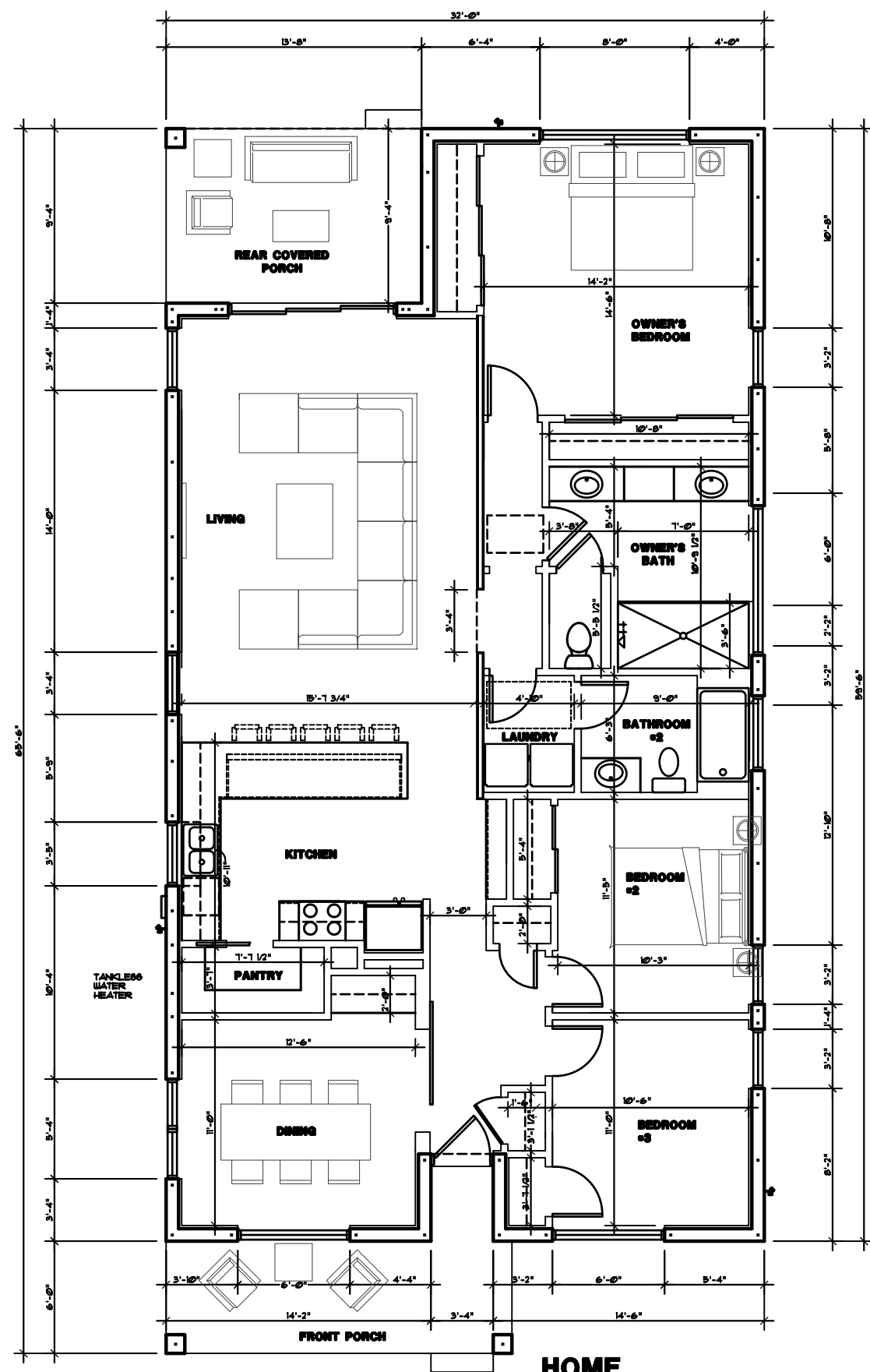
SCALE: 1/8"=1'-0" (IN FEET)
 0 4' 8' 16'

ARCHITECTURAL STYLE:
 DESIGNATED ARCHITECTURAL STYLE FOR
 THIS RESIDENCE AS DEFINED BY "A FIELD
 GUIDE TO AMERICAN HOUSES IS: "SHED" A
 SUB CATEGORY OF "MAINSTREAM MODERN"

Elevations

Revisions:
Project No. 2022-063R
Date: April 20th, 2022





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

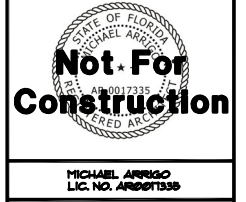
0 4 8 16'



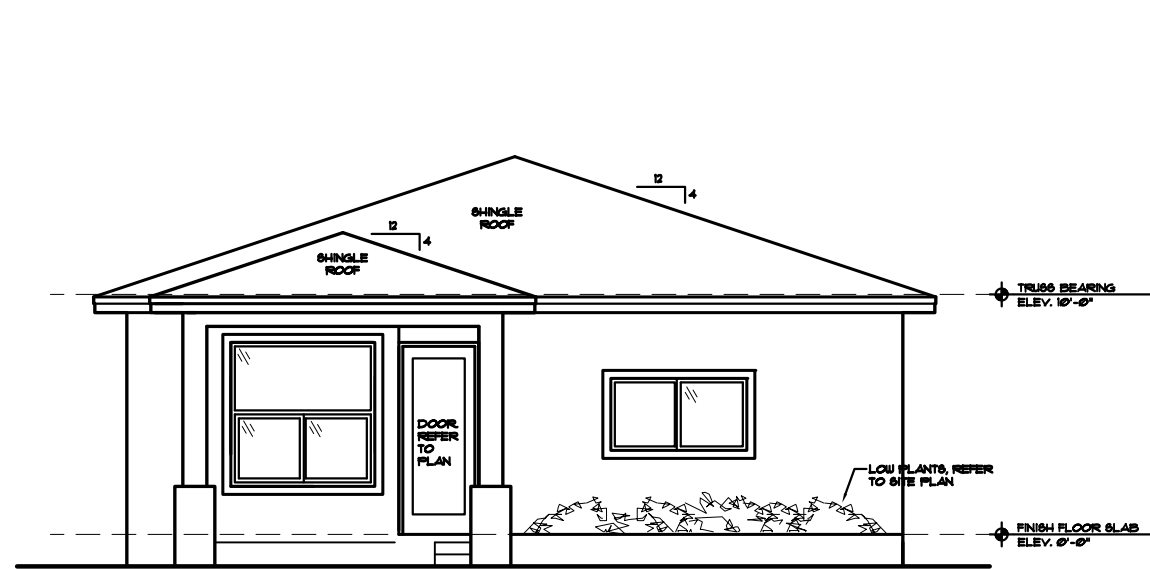
New Construction
Lot 14
3625 2nd Ave S
St. Petersburg, Florida

Floor Plan

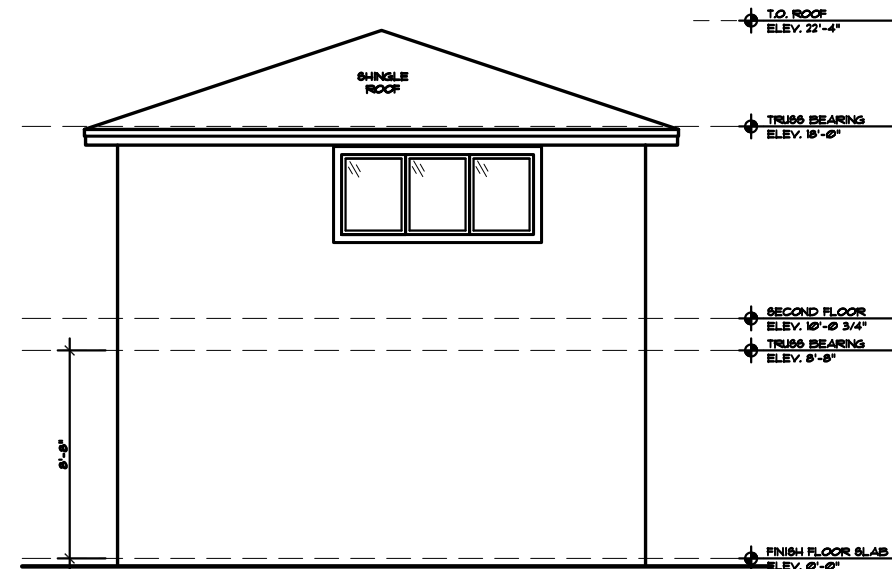
Project No. 2022-063R	Revisions:
Date April 20th, 2022	



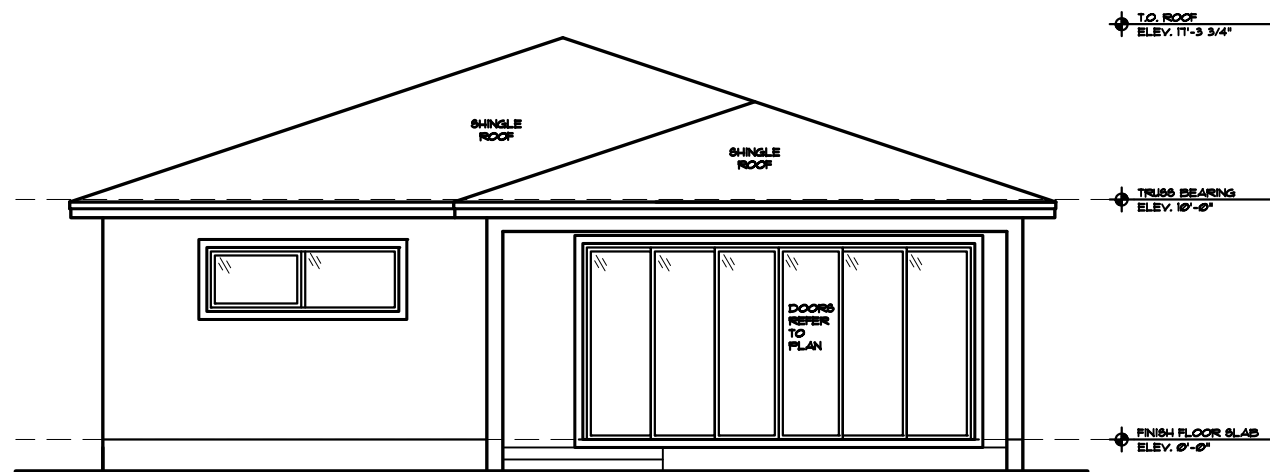
a1.2



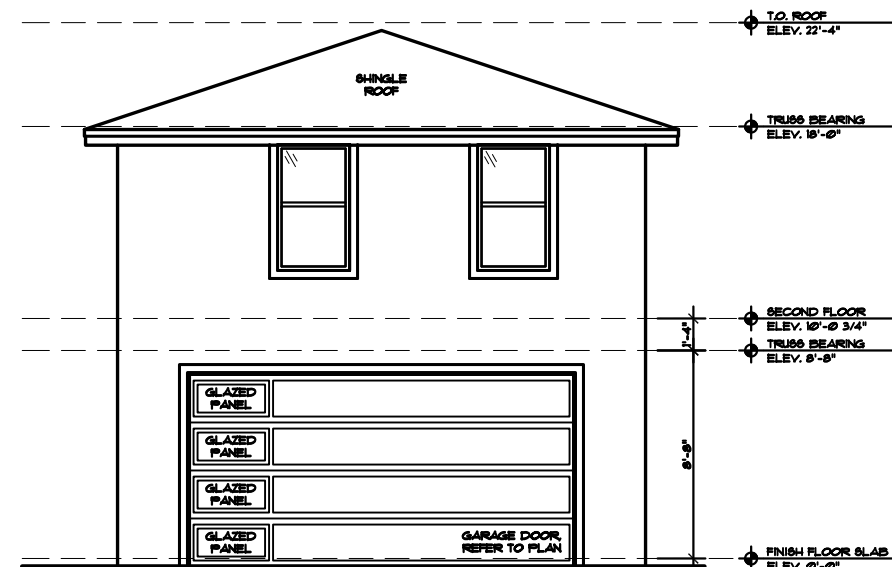
HOUSE FRONT ELEVATION



DETACHED GARAGE FRONT ELEVATION

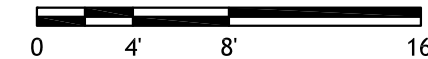


HOUSE REAR ELEVATION



DETACHED GARAGE REAR ELEVATION

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



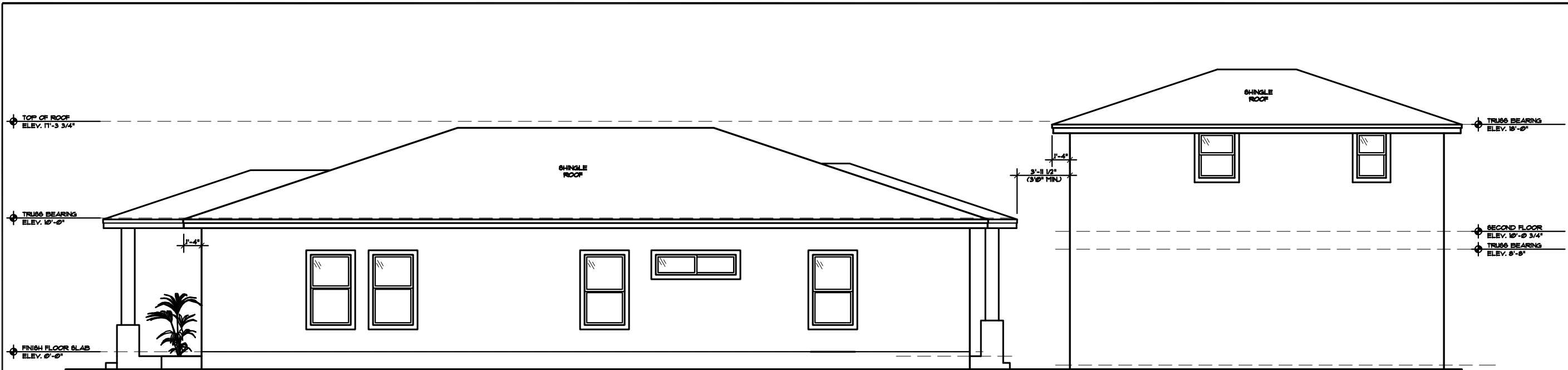
ARCHITECTURAL STYLE FOR THIS RESIDENCE AS DEFINED BY "A FIELD GUIDE TO AMERICAN HOUSES IS: "AMERICAN VERNACULAR"

Elevations	
Project No.	2022-0638
Date	April 20th, 2022
Revisions	

Not For Construction

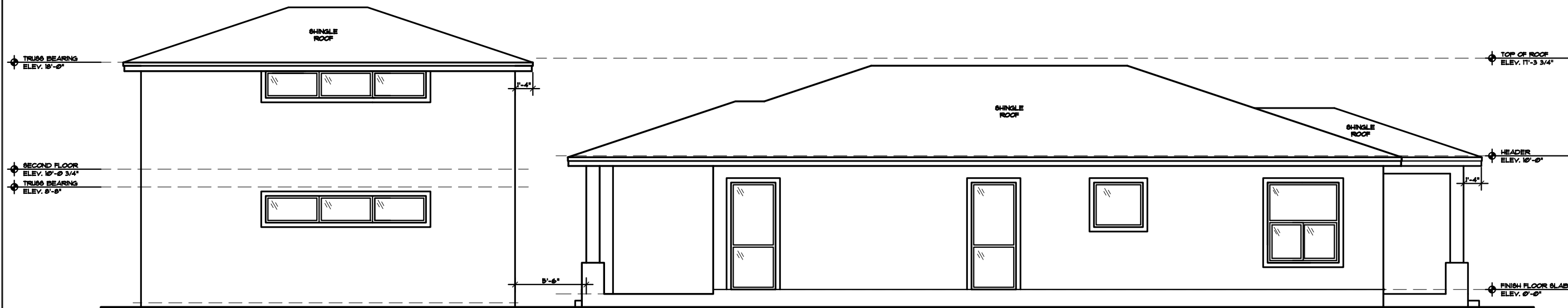
MICHAEL ARRIGO
 LIC. NO. AR001336

a2.3



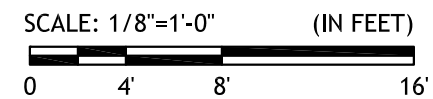
**HOUSE
LEFT ELEVATION**

**DETACHED GARAGE
LEFT ELEVATION**



**DETACHED GARAGE
RIGHT ELEVATION**

**HOUSE
RIGHT ELEVATION**



ARCHITECTURAL STYLE:
DESIGNATED ARCHITECTURAL STYLE FOR
THIS RESIDENCE AS DEFINED BY "A FIELD
GUIDE TO AMERICAN HOUSES IS: "AMERICAN
VERNACLAR"



New Construction
Lot 14
3625 2nd Ave S
St. Petersburg, Florida

Elevations

Revisions
Project No. 2022-063R
Date: April 20th, 2022



MICHAEL ARRIGO
LIC. NO. AR001335

a2.4



March 10, 2022

Blackplate, LLC
18083 Clear Brook Circle
Boca Raton, FL, 33498-1941

RE: PROPERTY CARD INTERPRETATION: 22-41000004
Property Generally Located At: 3625 2nd Avenue S
Parcel ID No.: 22-31-16-96228-003-0130

To Whom It May Concern:

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

LEGAL NUMBER OF DWELLING UNITS

1. The property is zoned NT-2, which allows one single-family home on the subject property and a second accessory dwelling unit in compliance with the land development regulations. The City will recognize more than one dwelling unit on the property if the units were legally constructed.
2. There is a paper property card for Lots 13 and 14, which is identified as #3625 2nd Avenue S. There is no paper card for #3625 1/2 2nd Avenue S.
3. Per the paper property card, which covers the period between the inception of the property card, (1925), and 1987, the following permits were issued (see attached property card):
 - a. 1/16/25: 2-st. fr. Garage 4-rms (Permit #13729).
 - b. 7/21/47: Add glassed in front porch (10' x 18') to 2nd floor of garage apartment. B of A – 7/11/47 (Permit #63899).
 - c. 12/9/55: Reside, replace windows & stairway on garage apartment (Permit #18703A).
 - d. 10/22/64: Install 1 bath in existing garage (Permit #96704A).
 - e. Miscellaneous other work permits were issued for the property, as listed on the card.
4. From 1988 to present, only two building permits have been issued for the property through the City's Naviline software. Those permits were issued under the #3625 1/2 2nd Avenue S. address and include the following:
 - a. 12/7/95: Electrical work, 10 circuits, 1 meter, 1 panel, 1 subpanel (Permit #95-00025998).
 - b. 8/8/02: Repair stair to 2nd floor apartment. Relocate panel to 1st floor apartment duplex. 4 smoke detectors for each (Permit #02-08000394).

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



5. The Pinellas County Property Appraiser's card for the site (see attached) shows one structure on the property, with two living units. According to the County Property Appraiser's website, the property has not been homesteaded since 1999.
6. Accordingly, the interpretation can be made that **two (2) dwelling units were legally constructed on the property.**

LEGAL STATUS OF DWELLING UNITS

1. When there are more units on the property than permitted by the current zoning, the additional units are considered grandfathered dwelling units. In this case, there is one (1) grandfathered unit.
2. Dwelling units may lose their grandfathered status and become abandoned for the following reasons:
 - a. Not occupied due to violations of building, nuisance, or other public health, welfare, and safety codes for a continuous period of one year or for intermittent periods amounting to one year or more within any two-year period.
 - b. Not occupied for a continuous period of two years. For residential units and uses, such occupancy must be as a tenant or owner and may not be incidental to the occupant's employment as caretaker or security person for the property.
 - c. No business tax certificate issued for the property or the units that are subject to abandonment for a continuous period of two years or for intermittent periods amounting to two years or more within any three-year period.
3. Because the property has not been homesteaded since 1999 per the County's records, the property owner is required to pay City Business Tax on both rental units. According to City records, Business Tax has not been paid on the two units since 2011.
4. Therefore, **one (1) dwelling unit is legally allowed on the property.** The second dwelling unit is considered abandoned, and is required to be Reinstated before it is utilized as a second dwelling unit.
5. If the owner desires to reinstate the second unit, then approval of a Reinstatement application is required. Please contact DRC@stpete.org to schedule a required pre-application meeting for a Reinstatement.
6. If the property owner desires to modify the units, a Redevelopment Application may be submitted to the Development Review Services Division of the City prior to demolition or modification of the units, after the Reinstatement is approved. Please contact DRC@stpete.org to schedule a required pre-application meeting for a Redevelopment Plan.

Appeal

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

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

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

Sincerely,



David Goodwin, Interim Zoning Official
Development Review Services Division
Planning & Development Services Department

Attachments: City Property Card, Pinellas County Property Card, Building Permit History, Business Tax History, Application

W. Payne - Burroff,
Additional cost to permit
Type VI

#96704A-E3 - 10/22/64 - \$800

Owner S. W. Payne - Install 1 bath
in existing garage (Type VI) By
Owner 1-B 1-C 1-L 1-WH

3625 2ND AVE S, ST PETERSBURG 33711-

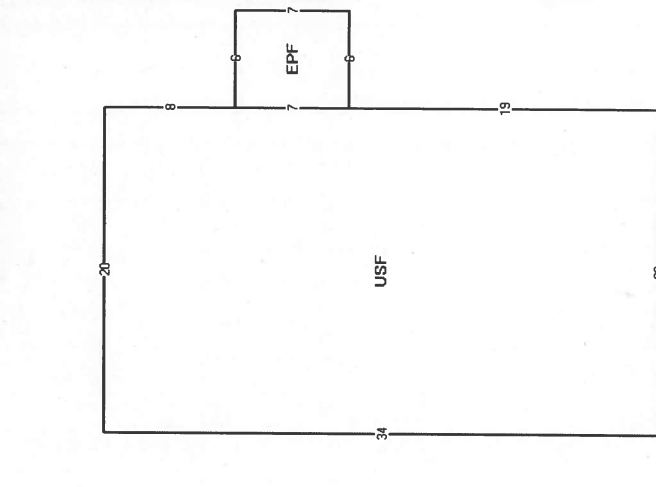
Map Id: 3004.1 1.00 1.00 1.00 AREA = 30; NEB = 04;

0820 Duplex-Triplex-Fourplex

"VALUE SUBJECT TO CHANGE"

Pinalis County Property Appraiser's Office
VALUATION SUMMARY

QUALITY	Fair	PTS
FOUNDATION	2CONTINUOUS	100 3.00
FLOOR	3WOOD	100 12.0
EXTERIOR	2FRAME -	100 23.0
ROOF	1GABLE OR	100 6.00
ROOF	3SHINGLE	100 5.00
FLOOR	2CARPET/	100 5.00
INTERIOR	2DRYWALL/PLA	100 33.0
HEATING	1UNIT/SPACE/	100 1.00
COOLING	NONE	100 0.00



CATEGORY	UNITS
STORIES	2.00
FIXTURES	6.00
LIVING UNITS	2.00

TOTAL LIVING UNITS	ADJ
2	0.0000
DEPRECIATION ADJ	0.0000
NEIGHBORHOOD	0.0000
EXTERNAL OBSOLESCENCE	0.0000
FUNCTIONAL OBSOLESCENCE	0.0000

TYPE	QU	HX/NHX
03	01	0.00%
RCND	YB	EA
23912	1926	53

SAR	AREA	% B	EFF. AREA
USF	680	90	612
EPF	42	60	25
BAS	600	100	600
OPU	42	15	6
1,364			1,243

TAXING DISTRICT	SF JUST VALUE/SF	HX/
1	77.89	

PERMIT	TP ST.	EST VAL.	ISSUE DATE
02-08000394	99 C	1,450	09/10/02

2 UNITS TOTAL	640 SF/UT AVG
11SR - EA; 02P - SOME NEW WNDWS	

UNIT	ADJ UNIT VALUE	BLT	EFF YEAR	AGE	BLT	GOOD	%	XF
1	19361	2602	08/15/2016	13	1926	100	100	0 NV
2	19361	2600	08/15/2016	13	1926	100	100	0 NV
3	17556	0326	02/22/2012	13	1926	100	100	0 NV
4	17231	0625	04/22/2011	13	1926	100	100	0 NV

L	OFFICIAL	UNITS	DATE OF SALE	REASON	Q	V	INSTR	U	I	REASON	SALES PRICE	M	SELLER	BUYER	SALES NOTE
1	19361	2602	08/15/2016	QC	D	I	11	11	11	11	100 N	PEIRANO ROBERTO	BLACKPLATE LLC	DUPLICATE DEED	
2	19361	2600	08/15/2016	QC	D	I	11	11	11	11	100 N	PEIRANO ROBERTO	BLACKPLATE LLC	DUPLICATE DEED	
3	17556	0326	02/22/2012	DD	D	I	11	11	11	11	20900 N	MORENA LLC	PEIRANO ROBERTO	DUPLICATE DEED	
4	17231	0625	04/22/2011	DD	D	I	01	01	01	01	50000 N	LEE TOMMIE	MORENA LLC	DUPLICATE DEED	

FRONT FT	DEPTH	FRNT FT	DEPTH	FRNT FT	DEPTH	FRNT FT	DEPTH	FRNT FT	DEPTH
97.00	130	97.00	130	97.00	130	97.00	130	97.00	130

FRONT	DEPTH	FRONT	DEPTH	FRONT	DEPTH	FRONT	DEPTH	FRONT	DEPTH
84.00	125.0	84.00	125.0	84.00	125.0	84.00	125.0	84.00	125.0

UNIT VALUE	ADJ UNIT VALUE	BLT	EFF YEAR	AGE	BLT	GOOD	%	XF
1,100.00	1,056.33	1926	13	1926	100	100	100	0 NV

INFLUENCE DESCRIPTION	UT	D	DEPTH	FRNT FT	DEPTH	FRNT FT	DEPTH	FRNT FT	DEPTH
	FF	130	0.99	97.00	130	97.00	130	97.00	130

ADJ UNIT VALUE	BLT	EFF YEAR	AGE	BLT	GOOD	%	XF
1,056.33	1926	13	1926	100	100	100	0 NV

LAND VALUE	ADJ UNIT VALUE	BLT	EFF YEAR	AGE	BLT	GOOD	%	XF
88,732.20	1,056.33	1926	13	1926	100	100	100	0 NV

APPRaisal DATE	REVIEW DATE	FIELD NUMBER	REVIEW TYPE
05/11/2017	05/11/2017	506	Obj.ique

PCI 22-41000004

3625 2nd Avenue S.

Building Permit History (1988 to Present)

None.

PCI 22-41000004

3625 1/2 2nd Avenue S.

Building Permit History (1988 to Present)

Year	Number	Type	Status	Date	Number	Name
2	8000394	BALT	CL	08/08/2002		
95	25998	ELEC	CL	12/07/1995		

PCI 22-41000004

3625 2nd Avenue S.

Business Tax History (2004 to Present)

None.

**PCI 22-41000004
3625 1/2 2nd Avenue S.
Business Tax History (2004 to Present)**

Year	License Number	Classification	Status
11	16976	TAXED BY DWELLING UNITS	INACTIVE
10	16976	TAXED BY DWELLING UNITS	RENEWED
9	16976	TAXED BY DWELLING UNITS	RENEWED
8	16976	TAXED BY DWELLING UNITS	RENEWED
7	16976	TAXED BY DWELLING UNITS	RENEWED
6	16976	TAXED BY DWELLING UNITS	RENEWED
5	16976	TAXED BY DWELLING UNITS	RENEWED
4	16976	TAXED BY DWELLING UNITS	RENEWED

PCI 22-41000004
3625 1/2 2nd Avenue S.
Business Tax History Detail (2011)

License Master Inquiry

License 11-00016976

License Information

Classification: TAXED BY DWELLING UNITS DU
 License status: INACTIVE IN
 Status date: 5/26/2017
 Application date: 8/19/2010
 Issue date: 8/23/2010
 Expiration date: 9/30/2011
 Valid through date: 9/30/2011
 Gross receipts amount: 2.00
 Date renewal printed: 8/10/2016
 Date license printed: 8/23/2010
 Previous license: 10-00016976
 Print flag: N
 Pin number: 0053
 Updated: 5/26/2017 by PJKOVAR

Business Information

Business number: 58955
 Business name: OWNER
 Location address: PEIRANO, ROBERTO M
 Business phone: 3625 1/2 2ND AVE S
 Emergency phone: 0

Applicant Information

Applicant/qualifier:
 Address:
 Phone:
 Social Security:
 Drivers license:
 Date of birth:
 Email address:

Charges/Renewal Summary

Charges summary Lic/Transfr Add'l Chrg Penalty Interest
 Amount charged: 8.00 .00 .00 .00
 Amount paid: 8.00 .00 .00 .00
 Amount due: .00 .00 .00 .00
 Unposted/unapplied receipts
 New/transfer unposted: .00
 Renewal unposted: .00
 Renewal unapplied: .00
 Renewal Summary
 Month: OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP
 Year: 10 10 10 11 11 11 11 11 11 11 11 11
 Renewal status: R R R R R R R R R R R R R R R R



PROPERTY CARD INTERPRETATION (PCI)

RECEIVED
 MAR 02 2022
 DEVELOPMENT REVIEW SERVICES

Application No. 22-410004

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

GENERAL INFORMATION

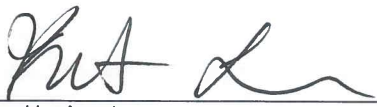
NAME of APPLICANT (Property Owner):	
Street Address: <u>3625 2nd Ave S</u>	
City, State, Zip: <u>Saint Petersburg, FL 33711</u>	
Telephone No: <u>727-225-4365</u>	Email Address: <u>Kristina@maybuilt homes.com</u>
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION:	
Street Address or General Location: <u>3625 2nd Ave S. St. Petersburg, FL 33711</u>	
Parcel ID#(s): <u>22-31-16-96228-003-0130</u>	
Legal Description (may be attached): <u>West Central Ave Resub BLK 3 Lots 13+14</u>	

FEE SCHEDULE

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

AUTHORIZATION

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

Signature of Owner / Agent*:  Date: 3/2/22
*Affidavit to Authorize Agent required, if signed by Agent. UPDATED 09-30-16

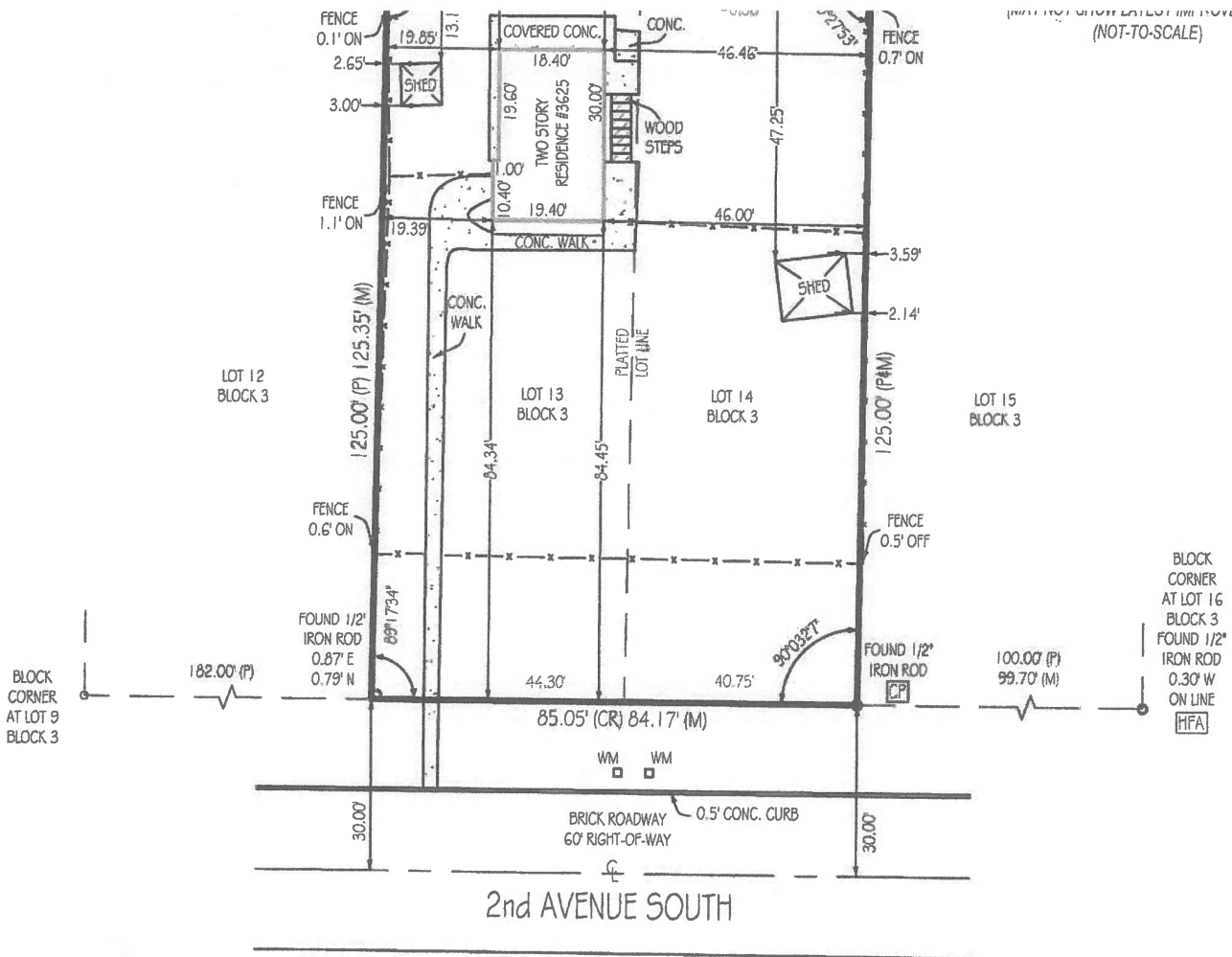


PROPERTY CARD INTERPRETATION (PCI) *NARRATIVE and CHECKLIST*


ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
<p>A property Card Interpretation will research the grandfathered status of land use types at the subject property and may determine how many legal dwelling units may exist on the subject property.</p>
1. What is the current use of the property? <i>Duplex</i>
2. How many dwelling units exist at the property? <i>2</i>
3. How many rooming units exist at the property? <i>3</i>
4. Does the owner occupy the property as his or her permanent residence? <i>No</i>
5. When was the last time the property was owner-occupied? MONTH <i>N/A</i> YEAR <i>N/A</i> .
6. Are the dwelling units or rooming units currently occupied? <i>Yes</i>
a. If yes, how many units are currently occupied? <i>2</i>
b. If yes, where are the units located within the structure(s)?
7. On what date did you purchase the property? <i>Under contract</i>
CHECKLIST
<input type="checkbox"/> Completed PCI application form;
<input type="checkbox"/> Application fee;
<input type="checkbox"/> Affidavit to authorize agent, if agent signs;
<input type="checkbox"/> A floor plan for each dwelling unit or rooming unit drawn to scale with dimensions;
<input type="checkbox"/> Scaled, site plan of the entire property;
<input type="checkbox"/> Dimensions of the lot;
<input type="checkbox"/> Dimensions and locations of all buildings and other structures;
<input type="checkbox"/> Parking spaces;
<input type="checkbox"/> Ingress / egress points.

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



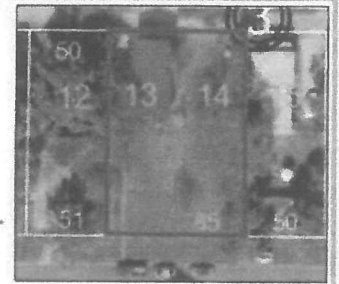
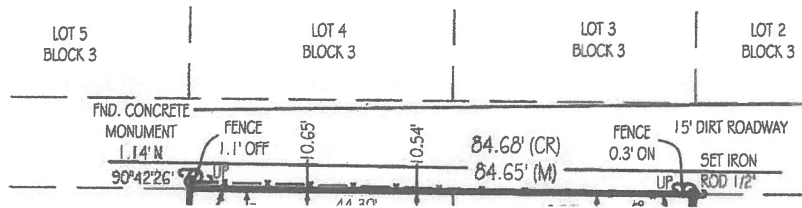
"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO
Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
 - CONCRETE WALK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 www.Landtecsurvey.com	Elevations, if shown: Benchmark: _____ Benchmark Elev.: _____ Benchmark Datum: _____ Elevations on Drawing are in: <input type="checkbox"/> N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88	Revisions: _____ _____ _____ _____	Job Nr: 132853-CW Date of Field Work: 12/23/2021 Drawn by: M.E.
			
	Proudly Serving Florida's Land Title & Real Estate Industries <i>... measurably better!</i>		
	LICENSED BUSINESS No. 8007		

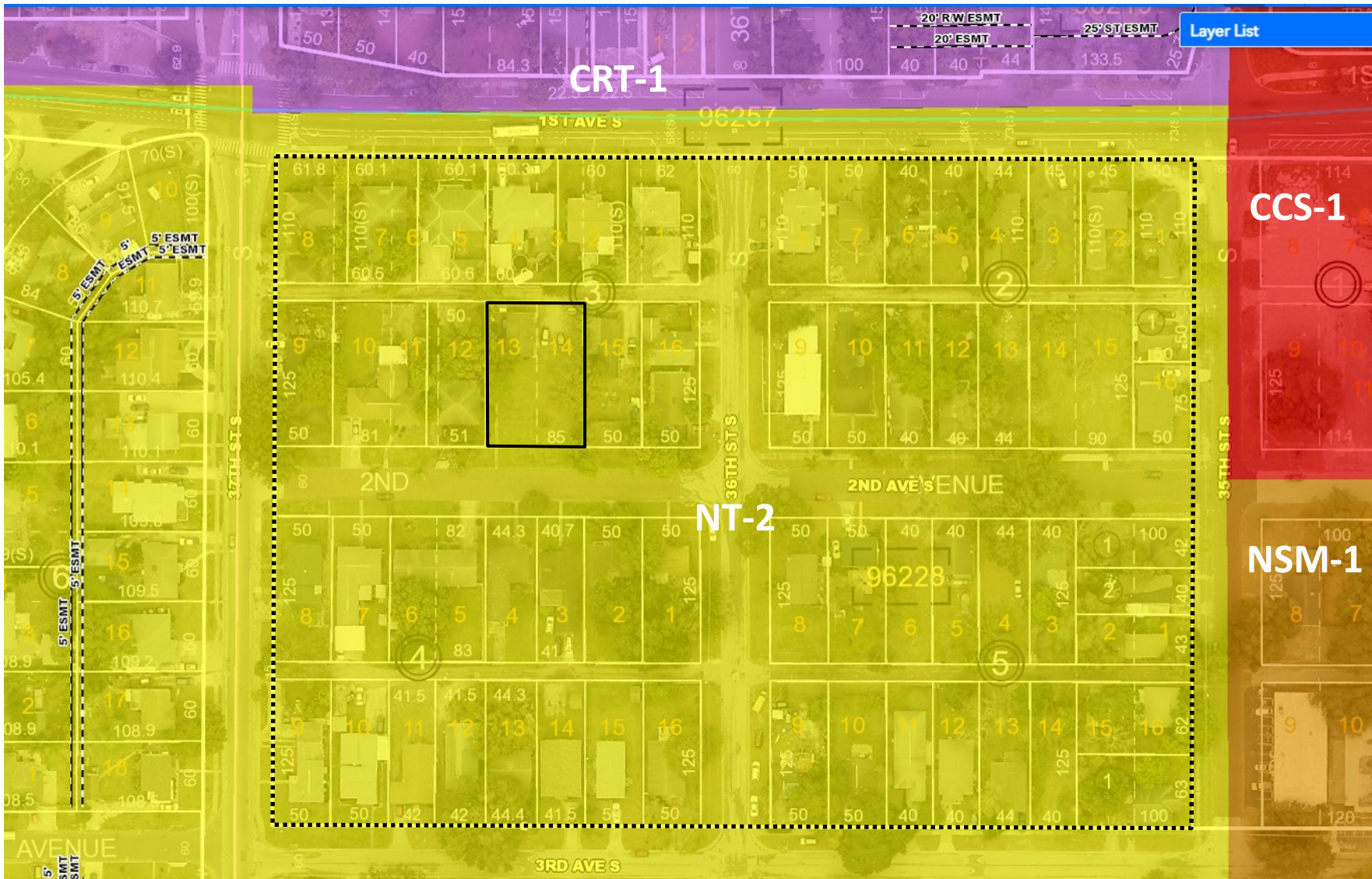




SCALE: 1"=30'

BEARING REFERENCE:
 NONE. RECORD INFORMATION LACKS ANGULAR DATA.
 ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.



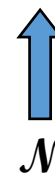
AERIAL PHOTOGRAPH



- Legend:
-  Study area boundary
 -  Subject property

ATTACHMENT—D

Study Area Location Map



st.petersburg
www.stpete.org



- Legend:**
- Substandard lot
 - ▲ One house per platted lot
 - Study area boundary
 - Subject property

ATTACHMENT—E

Map Analysis



st.petersburg
www.stpete.org

**ATTACHMENT - F
Tabular Lot Analysis**

Study Area

Block	Conforming	# Substandard	% Substandard	# One House per Platted Lot	# One House on More Than One Lot	% One Per Platted Lot
Subject Block 3	12	0	0%	2	10	17%
Block 2	7	7	50%	10	4	71%
Block 4	9	6	40%	14	1	93%
Block 5	6	11	65%	14	3	82%
Average			39%			66%



Aerial view of site and surrounding lots from the south.
Image from Bing maps.



Aerial view of site and surrounding lots from the north.
Image from Bing maps.



Views to the subject property from 2nd Avenue S.



Views across from property, on 2nd Avenue S.

ATTACHMENT - H
MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

TO: Cheryl Bergailo, Planner II
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: June 30, 2022
SUBJECT: Lot Line Adjustment
ADDRESS & PIN: 3625 2nd Avenue South
22-31-16-96228-003-0130
FILE: 22-11000014 **ATLAS:** K-1

REQUEST: Approval of a Lot Line Adjustment with variance to lot width and area to create two (2) buildable lots from two (2) platted lots in common ownership.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed lot split provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. Upon development or redevelopment, the applicant or future property owner is required to provide a connection to the public sanitary sewer collection system for each proposed lot. Lots may NOT share a service lateral.

A. west lot – This lot appears to have an existing sanitary sewer service lateral. The applicant or contractor must locate this service lateral (located at 199’ west of public manhole K1-255 (manhole located within 6th Street S at the intersection of 36th Street South with the east/west alley between 1st and 2nd Ave S.

B. east lot – This lot appears to have an existing sanitary sewer service lateral. The applicant or contractor must locate this service lateral (located at 150’ west of public manhole K1-255 (manhole located within 6th Street S at the intersection of 36th Street South with the east/west alley between 1st and 2nd Ave S.

2. All utility connection work shall comply with the following requirements, City ECID design standards, and City Technical Specifications:

- **CONNECTION TO EXISTING SERVICE LATERALS for Traffic Areas:**
Connections to existing service laterals shall require the installation of a public clean out over the existing service lateral and a clean out box. The public clean out shall be placed 30” inside the southern boundary of the adjacent public alley and constructed per City ECID details:

- S30-4 (House Service Connections)
- S30-5 (Lateral for Shallow Sewers)
- S30-6 (Lateral for Deep Sewers)
- S30-7 (Clean Out for Traffic Areas). Includes concrete collar.
- S30-50 (dissimilar pipe coupling). No flexible connectors may be used.

- **PAVED ALLEY RESTORATION:**

Alley pavement restoration shall be as per City ECID detail S20-11 and per City alley inverted crown pavement section S20-14. Disturbed alley pavement shall be restored the full width of the alley pavement.

- **CITY ECID RIGHT OF WAY PERMIT AND ECID CONSTRUCTION INSPECTION:**

All utility connection work performed by a licensed contractor shall require the issuance of an ECID right of way utility connection permit. All new service laterals and all public clean out installations necessary for connection to the public sanitary sewer MUST be viewed by the ECID construction inspector prior to backfill. Otherwise the contractor will be required to excavate to expose the connection once inspection is scheduled. The City ECID right of way inspector must also be scheduled for a final inspection to verify adequate surface restoration within the alley.

- **RIGHT OF WAY PERMIT APPLICATION INFORMATION:**

Contact ROW_Permitting@stpete.org (there is an underscore between ROW & Permitting), or phone 727-893-7238 for right of way permit application information. Be sure to reference the ECID conditions this lot line adjustment case number when contact is made with ECID. The contractor will be required to provide a copy of current licensure, a Certificate of Insurance with the City listed as a certificate holder, a performance bond on the City Bond Form equal in value to the cost of the work in the public right of way. Upon completion of the right of way work and acceptance by the ECID Construction Inspector, the EOR must provide signed and sealed record as built drawings and the contractor must provide a one (1) year notarized guarantee of materials and workmanship on company letterhead. No Certificate of Occupancy temporary or final can be released prior to City acceptance of the right of way work.

3. Upon development or redevelopment, the applicant or current property owner is required to provide potable water service to each proposed lot if not existing. The City Water Resources department shall install necessary potable water services (up to and including the necessary meter and backflow prevention device) as required to service the proposed lots at the sole expense of the applicant/property owner. Contact the City's Water Resources department, Technical Services Division, at 727-892-5334 or WRDUtilityreview@stpete.org for further information or assistance.

4. City Utility maps are available upon request by emailing ECID@stpete.org. Engineering Standard Details are available at the City's Website at the following link: https://www.stpete.org/business/building_permitting/forms_applications.php

NED/MJR/meh

ec: Sean McWhite – City Water Resources Department
Kayla Eger – City Planning and Development Review Services