



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

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

According to Planning & Development Services Department records **no Commission members** have a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon 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 **August 3, 2022 at 10:00 A.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 22-20000006 PLAT SHEET: G-12

REQUEST: Approval of variances to the minimum required right-of-way width for Dr. Martin Luther King Jr St N and the minimum required lot size for the Canopy Oaks Townhomes Preliminary Plat.

OWNER: General Specific LLC
200 Mirror Lake Drive North
Saint Petersburg, FL 33701-3224

OWNER: 1900 MLK LLC
490 1st Avenue South, Suite 700
Saint Petersburg, FL 33701

ADDRESS: 1900-1920 Dr. Martin Luther King Jr St N & 917 19th Ave N

PARCEL ID NUMBERS: 13-31-16-63810-000-0080, 13-31-16-63810-000-0100 & 13-31-16-63810-000-0160

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Traditional (CRT-1) & Neighborhood Traditional, Single-Family (NT-2)

Development Standard	Required	Requested	Variance	Magnitude
Canopy Oaks Townhomes Preliminary Plat				
Right-of-Way Width (West ½ of Dr. MLK Jr. St N)	50-feet	40-feet	10-feet	20%
Lot Area (Proposed Lot 10)	5,445 sq. ft.	5,800 sq. ft.	355 sq. ft.	6%
Lot Width (Proposed Lot 10)	50-feet	45-feet	5-feet	10%

BACKGROUND: The subject property located at 1900-1920 Dr. Martin Luther King Jr St N and 917 19th Ave N is located within the boundaries of the Euclid-St. Paul Neighborhood Association. Currently the property at 1920 Dr. Martin Luther King Jr St N contains a 2-story office building built in 1925 and a 1-story office building built in 1954 and the property at 1900 Dr. Martin Luther King Jr St N contains a 2-story office building built in 1915, both of these properties are zoned Corridor Residential Traditional (CRT-1). The property at 917 19th Ave N is developed with a 1-story single-family residence constructed in 1915 and is zoned Neighborhood Traditional, Single-Family (NT-2).

REQUEST: The applicant is requesting variances to the minimum required right-of-way width for Dr. Martin Luther King Jr St N and the minimum required lot size for the proposed Canopy Oaks Townhomes Preliminary Plat. Through redevelopment and replatting the applicant is proposing to construct a new single-family residence at 917 19th Ave N, retain the existing office at 1900 Dr. Martin Luther King Jr. St N and construct new townhomes at 1920 Dr. Martin Luther King Jr. St N. The requested variance to right-of-way width is due the existing right-of-way being deficient in the minimum required width per City Code. The subject property's property lines along Dr. Martin Luther King Jr. St N have a saw-tooth configuration and the replat will be dedicating private property as public right-of-way to provide a consistent right-of-way width that aligns with the abutting properties to the north. The applicant has also submitted a concurrent application for partial right-of-way vacation, DRC Case No. 22-33000007, which is needed to align the property line along Dr. Martin Luther King Jr. St N of the subject property with the abutting properties to the north. The variance to lot size requirements is being requested because the applicant is extending the existing north/south alley within the subject block south through the subject property via a new public ingress/egress tract. The existing navigable portion of the alley currently dead-ends into the subject property. This results in a loss of 9-ft of width from single-family lot which leaves it deficient in terms of lot area and width.

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

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

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

Approval of the variances will allow for the redevelopment of the site that will include a new single-family residence at 917 19th Ave N, retaining the existing office building at 1900 Dr. Martin Luther King Jr. St N and constructing townhomes on the property at 1920 Dr. Martin Luther King Jr. St N.

- 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 existing platted lots within both the CRT-1 and NT-2 zoning districts meet the minimum lot size requirements for their respective districts. The existing lots are proposed to be replatted as depicted within the Canopy Oaks Townhomes Preliminary Plat, see attached.

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

The site is not located within a designated preservation district.

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

The site does not contain any historical significance.

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

There are several Live Oak trees located throughout the site. Based on the location of proposed buildings shown on the proposed preliminary plat, see attached, only one of the Live Oaks would need to be removed. Live Oaks are code protected trees and require an approved Tree Removal Permit for removal. A condition of approval is included at the end of this report requiring site plans for any future development to show the location of all protected and grand trees and obtain any required tree removal permits if removal is necessary.

- 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.*

The proposed preliminary plat will further the established traditional development pattern of the block face by extending the existing north/south alley within the subject block south through the subject property by providing a new public ingress/egress tract which extends the navigable portion of the alley south to 19th Avenue North. The existing navigable portion of the alley currently dead-ends into the subject property.

The request for the variance to lot area and width on the property located at 917 19th Ave N, zoned NT-2, is not consistent with the established development pattern in terms

of lot area and width as there are only 7 out of 57 (12%) properties zoned NT-2 within the subject block and surrounding blocks that are substandard in terms of the minimum 5,800 square feet of lot area and minimum 50-ft lot width required for property zoned NT-2. Lot 10 within the proposed preliminary plat will be 45-feet in width and contain 5,445 square feet of lot area. The existing lot for the single-family residence located at 917 19th Ave N is 54-feet wide and contains 6,534 square feet of lot area. The newly created lot is proposed as substandard to allow for the existing north/south alley within the subject block to be extended through the applicant's property.

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

This criterion is not applicable.

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

Dr. Martin Luther King Jr. St N is designated as a Minor Arterial, City Road on the City's Future Major Streets map. City Code Section 16.40.140.4.4. – Streets requires a minimum 100-ft right-of-way width for an Arterial Road. The majority of the applicant's property fronting the west side of Dr. Martin Luther King Jr. St N only has a 30-ft width within the western half of the abutting right-of-way that is required by City Code to be 50-ft wide. Through the replatting of the property the applicant is dedicating a 10-ft wide portion of their property that runs along Dr. Martin Luther King Jr. St N as public right-of-way thereby increasing the width of the west side of the street from 30-ft to 40-ft. The existing deficient right-of-way width is not the result of any action of the applicant and the requested variance to right-of-way width and associated replat will result in bringing the width of the right-of-way more into conformance with current City Code requirements.

The existing north/south alley within the subject block has an "L" shape and the navigable portion of the alley terminates at the northern property line of the single-family zoned property located at 917 19th Ave N. To facilitate alley access the applicant has proposed an ingress-egress easement that extends the alley access to 19th Ave N through a portion of the 917 19th Ave N property. This results in a loss of 9-ft of width of the 54-ft wide single-family lot which leaves the single-family property with a lot width of 45-feet and a lot area of 5,445 sq. ft. The variance request to lot size for the single-family property is the result of the applicant providing the ingress-egress easement to extend alley access for the subject block to 19th Avenue North.

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

Without approval of the requested variances the right-of-way width for the western half of Dr. Martin Luther King Jr. St N will remain at 30-ft wide instead of increased to 40-ft wide and the public sidewalk along the street would remain on private property. Additionally, without approval the navigable portion of the existing north/south alley will remain as a dead-end with no connectivity to 19th Avenue North.

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;*

Should the variances not be granted then the applicant could still develop the property with a single-family residence on the property located at 917 19th Ave N and office and multi-family units could be redeveloped on the applicant's properties fronting Dr. Martin Luther King Jr. St N.

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

The requested variances are the minimum variances needed to provide a continuous right-of-way width for Dr. Martin Luther King Jr. St N between 19th and 21st Avenues North and to extend access to the north/south alley within the subject block to 19th Avenue North. These requests are the result of the applicant bringing the property into conformance in terms of right-of-way width and alley access with the abutting properties to the north of the subject property on Dr. Martin Luther King Jr. St N.

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

The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and redevelopment. The granting of the variance to right-of-way width will bring the width of Dr. Martin Luther King Jr. St N more into conformance with the City's Land Development Regulations. Granting the variance to Neighborhood Traditional (NT) zoning district lot size requirements to provide access to the north/south alley is in keeping with the general purpose and intent of the Land Development Regulations for NT districts which states: "Alleyways are the primary means of providing areas for utilities and access to off-street parking to the rear of properties." Extending the alley will also provide a buffer between the commercial uses on the east half of the block fronting Dr. Martin Luther King Jr. St N and the single-family zoned properties on the west half of the block.

The Future Land Use designation is Planned Redevelopment-Residential (PR-R) for the single-family zoned property and Planned Redevelopment Mixed-Use (PR-MU) for the properties fronting Dr. Martin Luther King Jr. St N. The following objective and policies promote redevelopment and infill development in our City:

OBJECTIVE LU2 The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.

POLICY LU2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

POLICY LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long term desirability of an area through appropriate land development regulations.

POLICY LU3.18 All retail and office activities shall be located designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets, and with proper facilities for pedestrian convenience and safety.

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

The granting of the variances will be beneficial to the neighboring properties as they will provide an alley connection to 19th Avenue North and a continuous right-of-way width along the west side of Dr. Martin Luther King Jr. St N.

The granting of the variance to lot size requirements for the proposed Lot 10 for 917 19th Ave N will provide for a new ingress-egress easement that connects the existing dead-end north/south alley within the subject block to 19th Avenue North. This will benefit the single-family properties within the subject block that front 10th St N which are zoned NT-2 and required to provide parking off of the alley. By connecting the alley to 19th Avenue North it will also allow for City sanitation trucks to service existing commercial properties that front Dr. Martin Luther King Jr. St N via the alley. Currently City sanitation trucks are providing trash pick-up off of Dr. Martin Luther King Jr. St N.

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

Staff finds that the reasons set forth in the variance application do justify the granting of the requested variances.

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.*

None were considered.

PUBLIC COMMENTS: The subject property is within the boundaries of the Euclid-St. Paul Neighborhood Association. Staff did not receive any correspondence in support of, or in opposition to, the requested variance from the Neighborhood Association. The applicant provided a neighborhood worksheet with signatures of support from 5 property owners in the surrounding area and 9 property owners total.

At the time of writing of the Staff Report there were no comments received from the public for or against the requested variances.

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

CONDITIONS OF APPROVAL: If the variances are approved consistent with the preliminary plat submitted with this application, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. As required by City Code Section 16.70.050.1.7.D, approval of the preliminary plat shall expire unless a final plat based thereon is submitted within 18 months from the date of such approval or unless an extension of time is applied for and granted by the POD prior to expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.
2. Approval of these variances does not grant or imply other variances from the City Code or other applicable regulations.
3. Site plans for any future development must show the location of all protected and grand trees. A separate tree removal permit is required for the removal of any code protected trees. Any application to remove the trees shall comply with Section 16.40.060.5.3. - Tree removal and trimming permits for Grand, Protected and Signature trees of the LDRs, at the time of permitting, including submittal of any necessary reports.

ATTACHMENTS: Location Map, Surveys, Preliminary Plat, Application, Narrative, Neighborhood Worksheet, Depiction of Rights-of-Way to be Vacated and Dedicated

Report Prepared By:

1st Scot Bolyard

7/25/2022

Scot Bolyard, AICP, Deputy Zoning Official
Development Review Services Division
Planning & Development Services Department

DATE

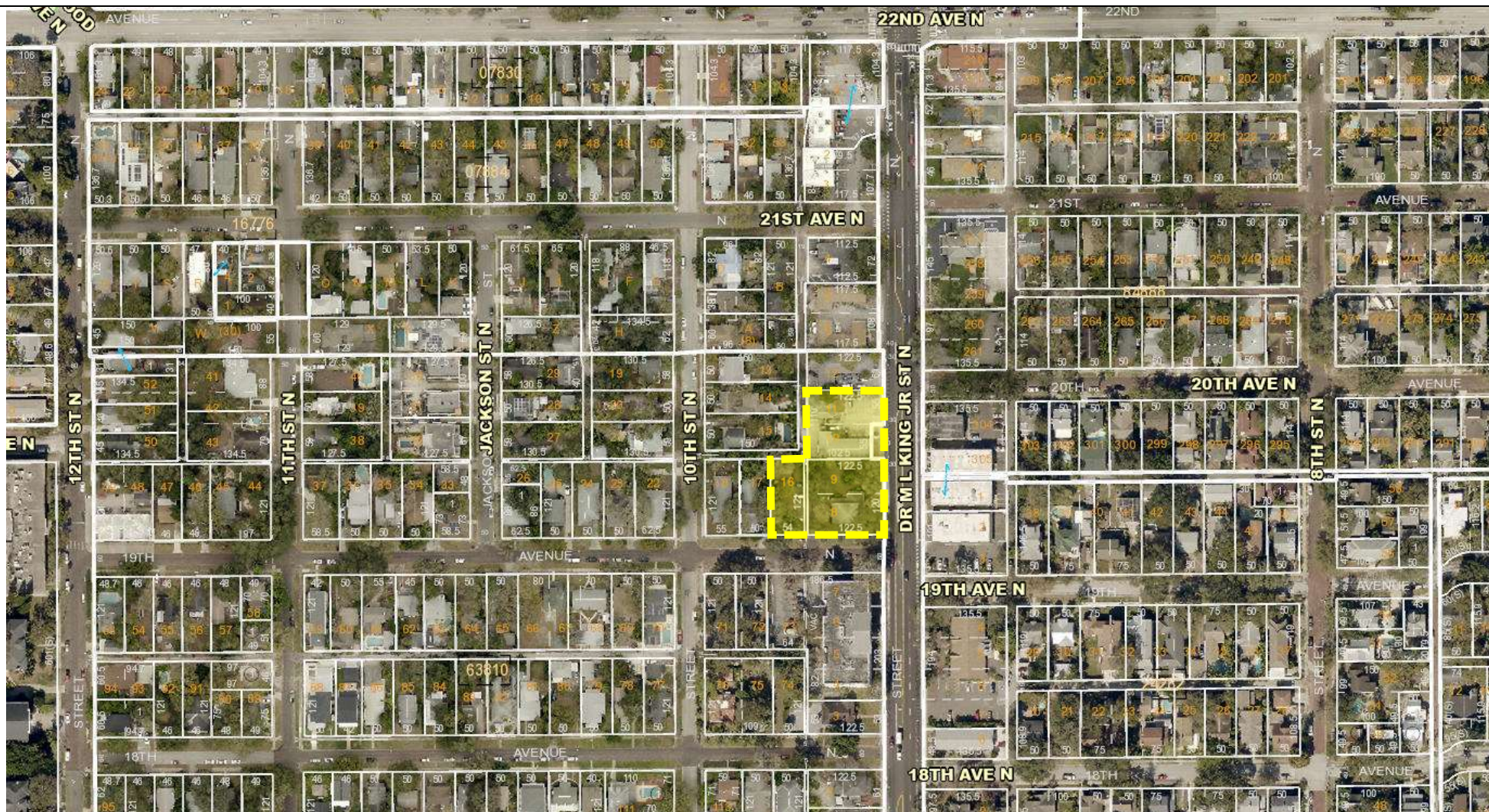
Report Approved By:

Joseph Moreda

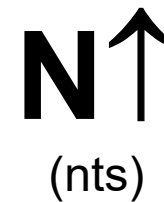
7/25/2022

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

DATE



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-20000006
Address: 1900 Dr. Martin Luther King Jr St N



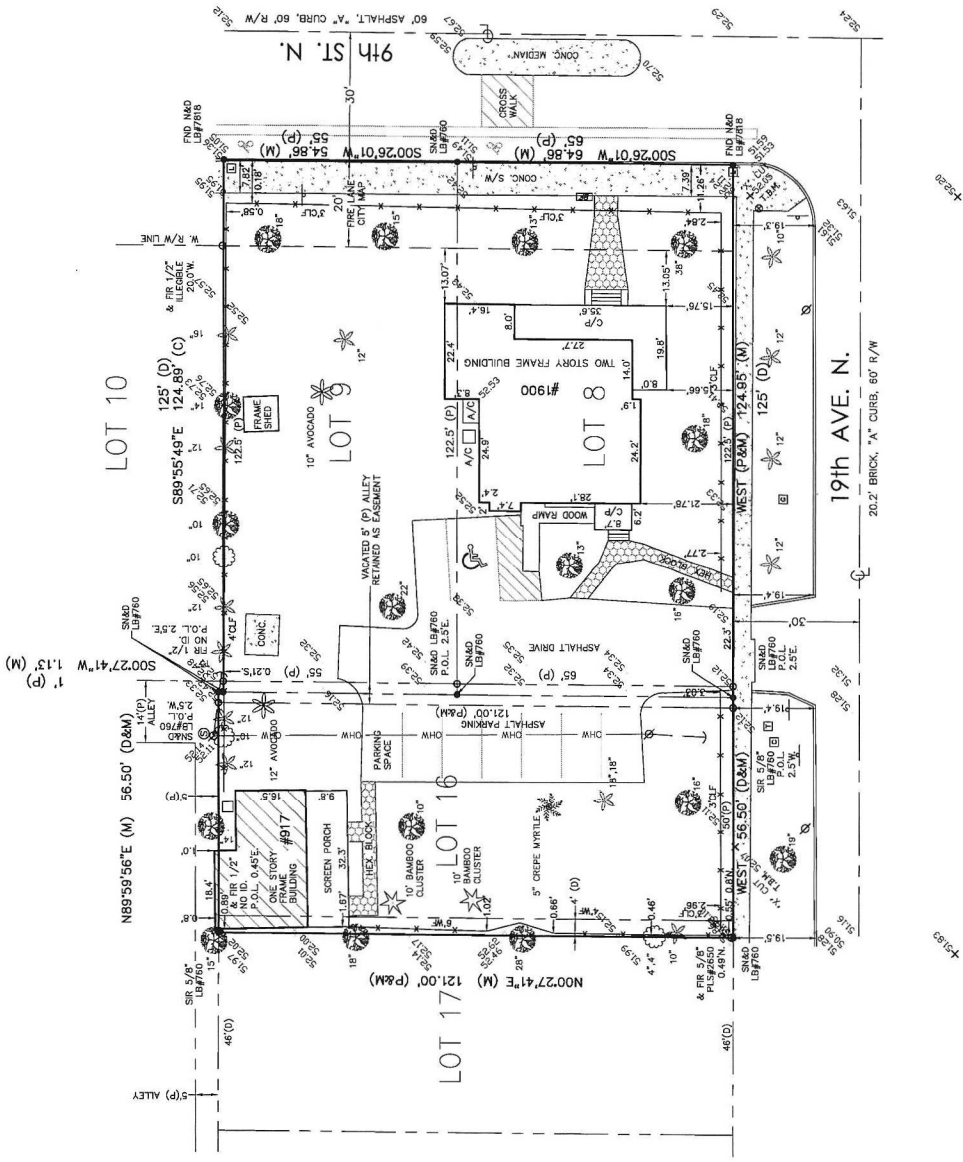
SECTION 13, TOWNSHIP 31S, RANGE 16E

CERTIFIED TO: CANOPY BUILDERS LLC

- LEGEND:
- OHW = OVERHEAD WIRE
 - M&D = MAIL & DISK
 - FR = FOUND IRON ROD
 - SR = SET IRON ROD
 - (O) = OBSOLETE
 - (M) = MOUND
 - CONC. = CONCRETE
 - R/W = RIGHT OF WAY
 - P.O.L. = POINT ON LINE
 - S&M = SET MAIL AND DISK
 - TEMP. = TEMPORARY BENCHMARK
 - W.F. = WOOD FENCE
 - W.P. = WOOD PILE
 - CLAMANT = CLAMANT
 - CABLE T.V. = CABLE T.V.
 - TRAFIC SIGN = TRAFIC SIGN
 - POWER POLE = POWER POLE
 - SANITARY MANHOLE = SANITARY MANHOLE
 - DA = OAK TREE
 - DA = PALM TREE
 - DA = UNKNOWN TREE
 - SP = SPOT ELEVATION



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'



LEGAL DESCRIPTION

LOTS 8 AND 9, OLD KENTUCKY SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 17, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS, AS VACATED BY ORDINANCE NO. 168-A CONTAINED IN RESOLUTION NO. 2224, PAGE 25-A OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION

LOT 16 AND THE EAST 4 FEET OF LOT 17, OLD KENTUCKY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE WEST 1/2 OF SAID LOTS, AS VACATED BY ORDINANCE NO. 168-A CONTAINED IN RESOLUTION NO. 2224, PAGE 25-A OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NOTE: 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 the original related seal of a Florida Licensed Surveyor and Mapper.

NOTE: This survey is made for the exclusive use of the correct owners of the property and does not guarantee, mortgage or guarantee the title thereto within one (1) year from date hereof.

JOHN C. BRENDA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers



4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7946
Facsimile (727) 577-9932

CERTIFICATION

I hereby certify that the survey represented hereon meets the requirements of Chapter 50-17, Florida Administrative Code.

JOHN C. BRENDA
Florida Surveyor's Registration No. 4801
Certificate of Authorization No. 760

REVISIONS

No.	DESCRIPTION	DATE
1.	IMPROVEMENTS	8/6/2021

BOUNDARY SURVEY
WITH TOPOGRAPHY, TREES,
AND IMPROVEMENTS

2105-41-CRD
LB 780

FB: 968 PG: 27
Job Number: 2105-41
Survey date: 7/8/21
DW: JM
CHK: JOB

Trinity
N.E. 2 AND CRT-1
Flood Zone
COMMUNITY PANEL #25148 1210030217 G,
REVISED 9/5/03
R/W 18TH AVE. N.
ASSUMED WEST
CITY OF ST. PETE #73
E.L. = 139.67 CITY DATUM, ADJ. TO
E.L. = 41.78 N.A.M.D. M.S.L. = 0.00

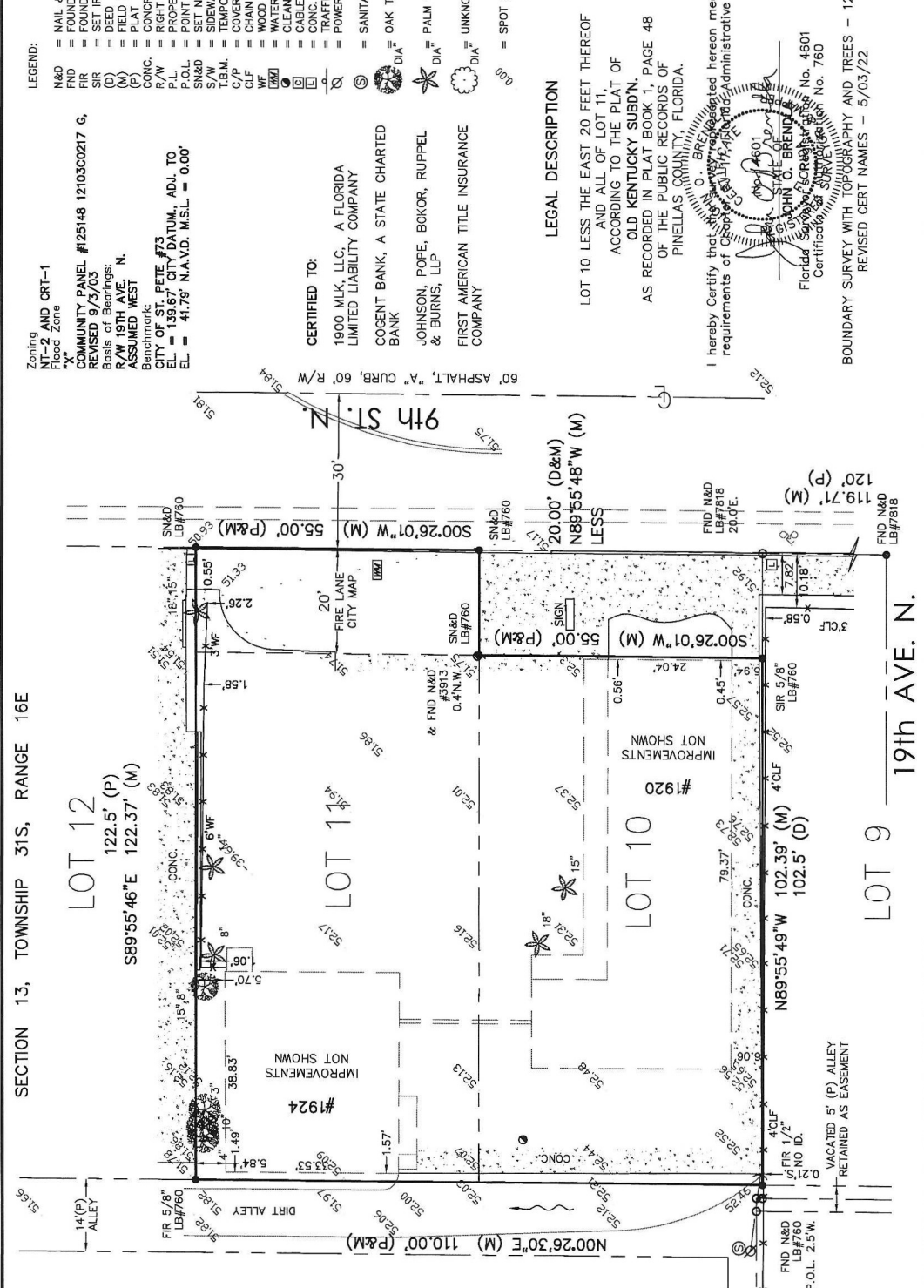
SECTION 13, TOWNSHIP 31S, RANGE 16E

LOT 12
 122.5' (P)
 S89°55'46"E 122.37' (M)

LOT 1
 110.00' (P&M)

LOT 10
 102.39' (M)
 102.5' (D)

LOT 9
 19th AVE. N.



Zoning
 NT-2 AND CRT-1
 Flood Zone
 COMMUNITY PANEL #125148 12103C0217 G,
 REVISION 9/3/08
 R/W of Easements
 R/W 19th AVE. N.
 ASSUMED WEST
 Benchmark:
 CITY OF ST. PETE #73
 EL = 139.67' CITY DATUM, ADJ. TO
 EL = 41.79' N.A.V.D. M.S.L. = 0.00'

LEGEND:
 = NAIL & DISK
 = FOUND
 = FOUND IRON ROD
 = SET IRON ROD
 = IRON
 = FIELD MEASUREMENT
 = PLAT
 = CONCRETE
 = RIGHT OF WAY
 = PROPERTY LINE
 = POINT ON LINE
 = SET NAIL AND DISK
 = SIDEWALK
 = TEMPORARY BENCHMARK
 = COVERED WOOD FORCH
 = CHAIN LINK FENCE
 = WOOD FENCE
 = WATER FENCE
 = CLEANOUT
 = CABLE T.V.
 = CONC. LIGHT POLE
 = TRAFFIC SIGN
 = POWER POLE
 = SANITARY MANHOLE
 = OAK TREE
 = PALM TREE
 = UNKNOWN TREE
 = SPOT ELEVATION

CERTIFIED TO:
 1900 MLK, LLC, A FLORIDA
 LIMITED LIABILITY COMPANY
 COGNATE BANK, A STATE CHARTERED
 BANK
 JOHNSON, POPE, BOKOR, RUPPEL
 & BURNS, LLP
 FIRST AMERICAN TITLE INSURANCE
 COMPANY

LEGAL DESCRIPTION
 LOT 10 LESS THE EAST 20 FEET THEREOF
 AND ALL OF LOT 11,
 ACCORDING TO THE PLAT OF
 OLD KENTUCKY SUBDIV.
 AS RECORDED IN PLAT BOOK 1, PAGE 48
 OF THE PUBLIC RECORDS OF
 PINELLAS COUNTY, FLORIDA.

I hereby certify that the survey presented hereon meets the
 requirements of Chapter 177, Florida Administrative Code
 O. BRENDLA
 JOHN O. BRENDLA
 Florida Registered Professional Surveyor No. 4601
 Certified Surveyor License No. 760

BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES - 12/8/21
 REVISED CERT NAMES - 5/03/22

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.

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.

F.B.: 968 PG: 27
 745 48, 50
 2105-41-CRD

John C. Brendla & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 4015 82nd Avenue North ~ Pinellas Park, Florida 33781
 phone (727) 578-7546 fax (727) 577-9932

Job Number
 2111-93
 DRW: JM

LEGAL DESCRIPTION:

PARCEL 1:

LOT 10, LESS THE EAST 20 FEET AND ALL OF LOT 11 OF OLD KENTUCKY SUBD'N, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

LOTS 8 AND 9, OLD KENTUCKY SUBD'N, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS, AS VACATED BY ORDINANCE NO. 168-A CONTAINED IN RESOLUTION RECORDED IN DEED BOOK 224, PAGE 251, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 3:

LOT 16, AND THE EAST 4 FEET OF LOT 17, OLD KENTUCKY SUBD'N, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 16, AS VACATED BY ORDINANCE NO. 168-A CONTAINED IN RESOLUTION RECORDED IN DEED BOOK 224, PAGE 251, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

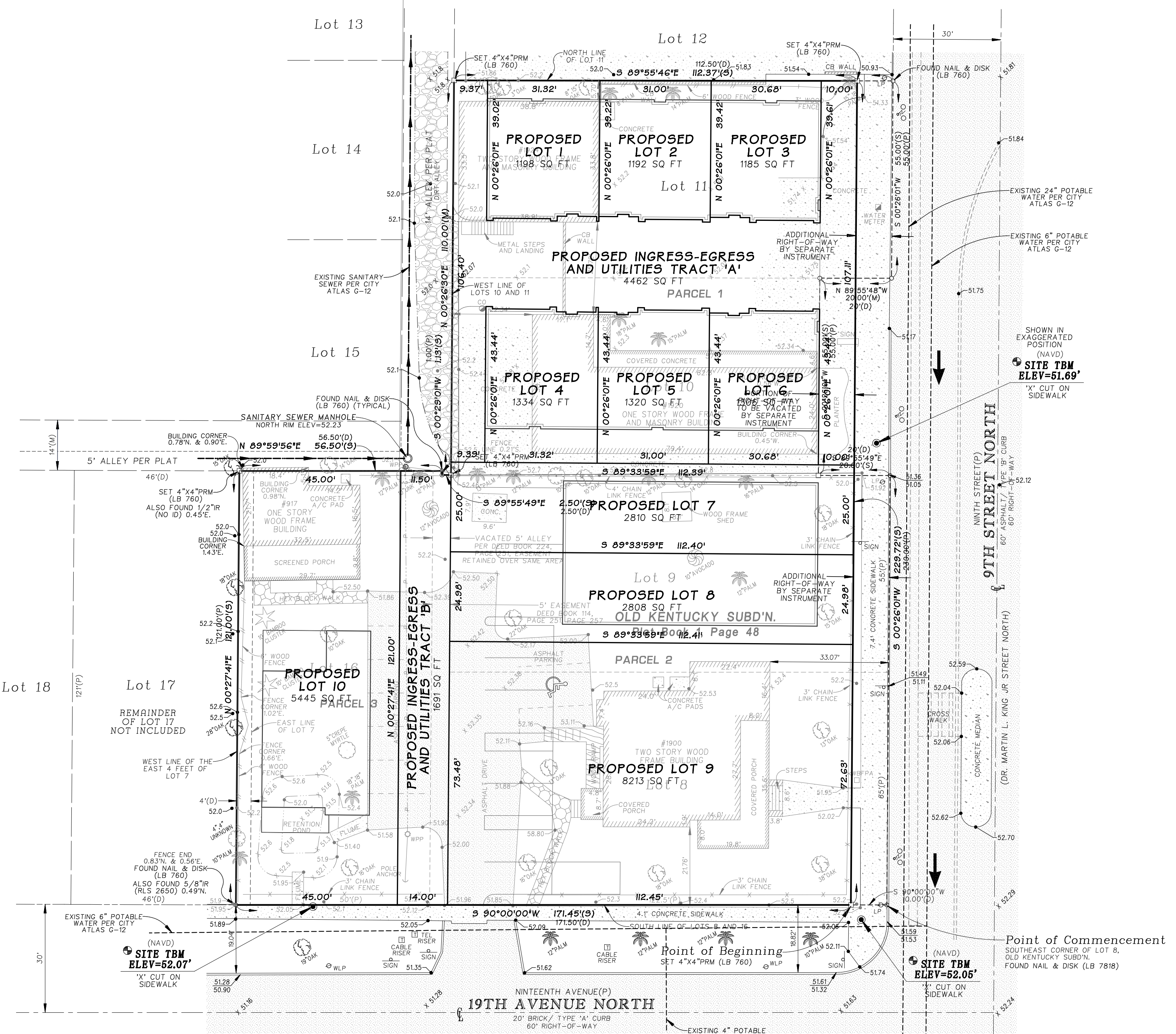
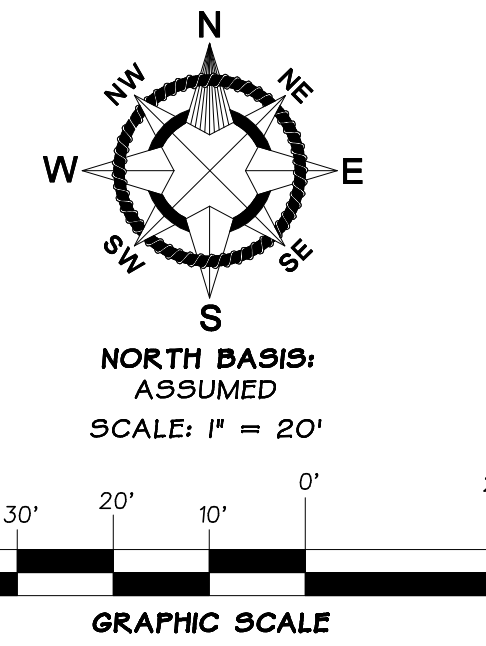
ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, OLD KENTUCKY SUBD'N, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND RUN THENCE S.90°00'00"W. ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 9TH STREET NORTH (DR. MARTIN LUTHER KING JR STREET NORTH); THENCE CONTINUE S.90°00'00"W. ALONG SAID SOUTH LINE AND SOUTH LINE OF LOTS 16 AND 17 AND 5 FOOT WIDE PLATTED ALLEY A DISTANCE OF 171.45 FEET TO A POINT ON THE WEST LINE OF THE EAST 4 FEET OF SAID LOT 17; THENCE RUN N.00°27'41"E. ALONG SAID WEST LINE A DISTANCE OF 121.00 FEET TO A POINT ON THE SOUTH LINE OF A 5 FOOT WIDE PLATTED ALLEY; THENCE RUN N.89°59'56"E. A DISTANCE OF 56.50 FEET TO A POINT ON A VACATED 5 FOOT WIDE ALLEY, VACATED PER DEED BOOK 224, PAGE 251 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S.00°29'01"W. 1.13 FEET; THENCE RUN S.89°55'49"E. A DISTANCE OF 2.50 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID PLAT; THENCE RUN N.00°26'30"E. ALONG THE WEST LINE OF SAID LOT 10 AND LOT 11 OF SAID PLAT A DISTANCE OF 110.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE RUN S.89°55'46"E. ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 112.37 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE; THENCE RUN S.00°26'01"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 229.72 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT CANOPY OAKS TOWNHOMES

A REPLAT OF A PORTION OF LOTS 8, 9, 10, 11, 16 AND 17, TOGETHER WITH THAT PORTION OF VACATED 5 FOOT WIDE PLATTED ALLEY LYING ADJACENT TO SAID LOTS 8, 9 AND 16, OLD KENTUCKY SUBD'N, AS RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

LYING IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 31 SOUTH, RANGE 16 EAST CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA



DESIGNER: BSB DESIGN, INC.-TAMPA 100 MAIN STREET, SUITE 209 SAFETY HARBOR, FL 34695 PHONE: 813-265-4808 CONTACT: BOB BOYD EMAIL: BBOYD@BSBDESIGN.COM

OWNER: (PARCEL 1) 1900 MLK, LLC 1900 DR MARTIN LUTHER KING JR STREET NORTH ST. PETERSBURG, FL 33704 MMRG: CANOPY BUILDERS, LLC PHONE: 727-560-0737 CONTACT: BEN GELSTON EMAIL: BEN@CANOPYBUILDERS.COM

OWNER: (PARCELS 2 AND 3) GENERAL SPECIFIC, LLC 1900 DR MARTIN LUTHER KING JR BLVD NORTH ST. PETERSBURG, FL 33704 C/O CANOPY BUILDERS, LLC PHONE: 727-560-0737 CONTACT: BEN GELSTON EMAIL: BEN@CANOPYBUILDERS.COM

SURVEYOR: JOHN C. BRENDLA AND ASSOCIATES, INC. 4015 82ND AVENUE NORTH PINELLAS PARK, FL 33781 PHONE: 727-576-7546 FAX: 727-577-9932 CONTACT: DAVID SWAGGERTY EMAIL: DAVID@JCBRENDLA.COM

SURVEYOR'S REPORT: ALL HORIZONTAL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH ELECTRONIC TRANSIT AND/OR STEEL TAPE WITH UNITS OF MEASUREMENTS IN U.S. SURVEY FOOT. ALL DIMENSIONS ARE FIELD MEASURED UNLESS NOTED OTHERWISE. THE SURVEY BOUNDARY ACCURACY HAS BEEN VERIFIED USING A TRAVERSE CLOSURE METHOD WITH AN ACCURACY OF 1:7500. SITE VERTICAL SURVEY CONTROL HAS BEEN ESTABLISHED USING CITY OF ST. PETERSBURG VERTICAL CONTROL NETWORK DATA, SPECIFIED ON DRAWING HEREON. REFERENCED VERTICAL DATA HAS BEEN ADJUSTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SITE VERTICAL SURVEY CONTROL FIELD EMPLOYED METHOD USING A SINGLE CIRCUIT LEVEL LOOP AND IS ACCURATE TO A STANDARD OF PLUS OR MINUS 0.05 FT. TIMES THE SQUARE ROOT OF THE LEVEL LOOP DISTANCE IN MILES. ACCURACY STATEMENT: ALL MEASUREMENTS, DISTANCES, ELEVATIONS, AND FEATURES SHOWN HEREON WERE PERFORMED IN STRICT ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, F.A.C. DOACS.

- ABBREVIATIONS: A/C = AIR CONDITIONER, CL = CENTERLINE, CB = CONCRETE BLOCK, CLIP = CONCRETE LIGHT POLE, CO = CLEANOUT, CONC = CONCRETE, (D) = DEED, ELEV = ELEVATION, ID = IDENTIFICATION, IR = IRON ROD, LB = LICENSED BUSINESS, (M) = MEASURED, MSL = MEAN SEA LEVEL, NAVD = NORTH AMERICAN VERTICAL DATUM, (P) = PLAT, PRM = PERMANENT REFERENCE MONUMENT, RLS = REGISTERED LAND SURVEYOR, (S) = SET, TBM = TEMPORARY BENCHMARK, WBPFA = WATER BACKFLOW PREVENTOR ASSEMBLY, WLP = WOOD LIGHT POLE, WPP = WOOD POWER POLE

SITE NOTES: SITE CONTAINS 32,964 SQUARE FEET OR 0.756 ACRES, MORE OR LESS. DEPICTED EXISTING UTILITY DATA SCALED FROM CITY UTILITY ATLAS G-12 AND FROM FIELD OBSERVATION.

PRELIMINARY PLAT PREPARED: 5/06/22

FEMA Flood Zone Data: FLOOD ZONE X COMMUNITY PANEL #125148 12103C0217 H REVISED 8/24/21 Assumed Basis of Bearings: NORTH RIGHT-OF-WAY LINE OF 19TH AVENUE NORTH AS BEING S.90°00'00"W., ASSUMED. (NO PLAT BEARINGS) Reference Benchmark: CITY OF ST. PETERSBURG #73 ELEV=139.67' CITY DATUM, ADJUSTED TO ELEV=41.79' NAVD, MSL=0.00'

NOTE: This survey was prepared with the benefit of an Opinion of Title prepared by Johnson Pope Bokor Ruppel & Burns, LLP, File Number 055456.153034. Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. 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 latest date shown hereon.

CERTIFICATION I hereby certify that JOHN C. BRENDLA AND ASSOCIATES, INC. represented hereon meets the requirements of Chapter 5J-17, Florida Statutes. JOHN C. BRENDLA, Registered Land Surveyor, No. 1801, State of Florida, Certificate of Registration No. 4601, Certificate of Registration No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC. Professional Land Surveyors and Mappers JCB 4015 82nd Avenue North Pinellas Park, Florida 33781 Telephone (727) 576-7546 Facsimile (727) 577-9932 LB 760 2105-41.CRD

PRELIMINARY PLAT CANOPY OAK TOWNHOMES

Table with 3 columns: No., DESCRIPTION, DATE. Includes revision history and job information: Job Number: 2105-41A, Survey Date: 8/18/21, Drawn: DS, Checked: JOB



Preliminary Plat Application

Application No. 22-2000006

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): (1) General Specific LLC, (2) 1900 MLK LLC	
Street Address: 917 19th Ave N, 1900 Dr MLK Jr St N, and 1920/24 Dr MLK Jr St N	
City, State, Zip: St. Petersburg, FL 33704	
Telephone No: (727) 655-0480 and (727) 735-2950 Email Address: ben@canopybuilders.com and will.conroy@backstreetscapital.com	
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
NAME of SURVEYOR or ENGINEER:	
Company Name: John C Brendla and Associates, Inc.	Website Address: N/A
Street Address: 4015 82nd Avenue North	
City, State, Zip: Pinellas Park, Florida 33781	
Telephone No: (727) 576-7546	Email Address: dely@jcbrendla.com
NAME OF PLAT: Canopy Oak Townhomes	
PROPERTY INFORMATION:	
Street Address or General Location: 917 19th Ave N, 1900 Dr MLK Jr St N, and 1920/24 Dr MLK Jr St N	
Parcel ID#(s): 13-31-16-63810-000-0160, 13-31-16-63810-000-0080, 13-31-16-63810-000-0100	
PROPOSED LEGAL DESCRIPTION: SEE ATTACHED	
PRE-APPLICATION DATE: 02/11/2022	PLANNER: Scot Bolyard

FEE SCHEDULE

The fee for plats requiring no variances: \$650.00 The fee for plats requiring a variance(s): \$1,000.00
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 preliminary plat and/or 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:  5-9-22

Typed name of Signatory: William T Conroy, Benjamin Gelston

Preliminary Plat with Variance Narrative

Detailed Description of Project and Request:

1. Development of six townhomes on Lots 10 and 11, with fee simple lots and a common Tract 'A'.
2. Development of a duplex (two attached single family homes) on Lot 9, to be owned fee simple.
3. Dedication of an extension of the existing alley (Tract 'B') via the approval of this plat, to continue it from the north to connect to 19th Ave N.
4. PRELIM PLAT VARIANCE REQUEST: Re-plat of a single family home parcel at Lot 16 to accommodate the new alley to be dedicated to the city (with variance to lot width to 45', a 5' requested reduction in width below minimum lot width).
5. Vacation of a 10' portion of the ROW at Lot 10 (the "Notch") and Dedication of 10' of ROW on Lots 8, 9, and 11 (See separate Subdivision Application attached to this application).
6. A request for a front building setback reduction along MLK for Existing Lots 9, 10 and 11 - reduced from 15' to 10' from the newly established ROW line – see separate Variance Application attached to this application.
7. Termination of a 5' easement as described in the attached "5' Easement Document" – See separate Subdivision Application attached to this application.

PROJECT NARRATIVE

- 1. What is unique about the subject property's size, shape, topography, or location? How do these unique characteristics justify the requested variance?**
 - a. LOT WIDTH VARIANCE: The lot is located adjacent to a converted commercial building, with an existing alley terminating at the north end of the edge of the Lot 16 property. In order to connect the alley to 19th Ave N in what appears to be the intent of the original plat, a portion of the lot must be dedicated to the city. The lot's proximity to this alley is similar to other lots throughout the city in which the lot width was determined by the overall length of the block minus the alley ROW, and is typically substandard.
- 2. Are there other properties in the immediate neighborhood that have already been developed or utilized similarly? Please provide addresses and a description of the specific signs or structures being referenced.**
 - a. LOT WIDTH VARIANCE: 2021 12th St N, 1923 12th St N, 1017 12th Ave N, 1031 12th Ave N, 1325 21st Ave N, 1330 22nd Ave N, 1220 22nd Ave N, 1217 21st Ave N. All of these properties within the Euclid St Paul Neighborhood share a similar situation as the proposed Lot 16. They border an alley which dictates lot width below the
- 3. How is the requested variance not the result of the applicant's actions?**
 - a. LOT WIDTH VARIANCE: In order to continue the regular and safe geometry of the alley and connect to 19th Ave N, along the entire length of the lot, a reduction in lot width is necessary.
- 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 neighborhood's character?**
 - a. The requested variance would achieve two goals. The first would be to allow for the development of a single family residence that is alley loaded (in keeping with the character of the neighborhood) in lieu of front loaded from 19th Ave N. The second goal would be connection of the existing alley, currently a dead end, with 19th Ave N, which would provide greater connectivity, including allow for the regular use of the alley as intended for garbage pickup and car loading of other properties to the north.
- 5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?**
 - a. The alternative of re-platting without dedication of the alley would force any new construction of Lot 16 to use 19th Ave N as access, essentially front loading the home, which is not in keeping with the character of the neighborhood.

- 6. In what ways will granting the requested variance enhance the neighborhood's character?**
 - a.** This variance will allow for loading the new home at Lot 16 from a newly created alley, which is in keeping with the alley-loaded, historical character of the neighborhood.



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: 1920 Dr MLK St N	Case No.:
Description of Request: Support a vacation a portion of the ROW along MLK St N, and a reduced s 15 ' to 10 ' for the new townhomes along MLK St N	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 1121 42ND AVE N. ST PETE, FL 83703	Owner Name (print): Nathanael Brown
	Owner Signature:
2. Affected Property Address: 1227 Jackson St. N. ST PETE, FL	Owner Name (print): MIKE HAMBLETON, 1227 INVESTORS, LLC
	Owner Signature:
3. Affected Property Address: 4031 11th St N. St Pete, FL	Owner Name (print): Joseph Sango
	Owner Signature:
4. Affected Property Address: 4065 Waterford Ct NE St Pete, FL	Owner Name (print): Phil Dickhaus
	Owner Signature:
5. Affected Property Address: 3955 14th Way NE ST PETE, FL	Owner Name (print): John Rothwell
	Owner Signature:
6. Affected Property Address:	Owner Name (print):
	Owner Signature:
7. Affected Property Address:	Owner Name (print):
	Owner Signature:
8. Affected Property Address:	Owner Name (print):
	Owner Signature:



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: 1920 Dr MLK St N	Case No.:
Description of Request: Support a vacation a portion of the ROW along MLK St N, and a reduced setback from 15' to 10' for the new townhomes along MLK St N	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 1130 13 St. N, St Petersburg, FL 33705	
Owner Name (print): Myers Van Fossen	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



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.

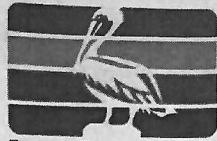
NEIGHBORHOOD WORKSHEET	
Street Address: 1920 Dr MLK St N	Case No.:
Description of Request: Support a vacation a portion of the ROW along MLK St N, and a reduced s 15' to 10' for the new townhomes along MLK St N	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 1818 11th Street N St. Petersburg, FL 33704	
Owner Name (print): Kristin Coryn	
Owner Signature: <i>Kristin Coryn</i>	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
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5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



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.

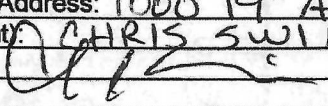
NEIGHBORHOOD WORKSHEET	
Street Address: 1920 Dr MLK St N	Case No.:
Description of Request: Support a vacation a portion of the ROW along MLK St N, and a reduced s 15' to 10' for the new townhomes along MLK St N	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: <i>1096 12th ave N</i>	
Owner Name (print): <i>Espere Frame</i>	
Owner Signature: 	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
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7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



st.petersburg
www.stpete.org

NEIGHBORHOOD WORKSHEET

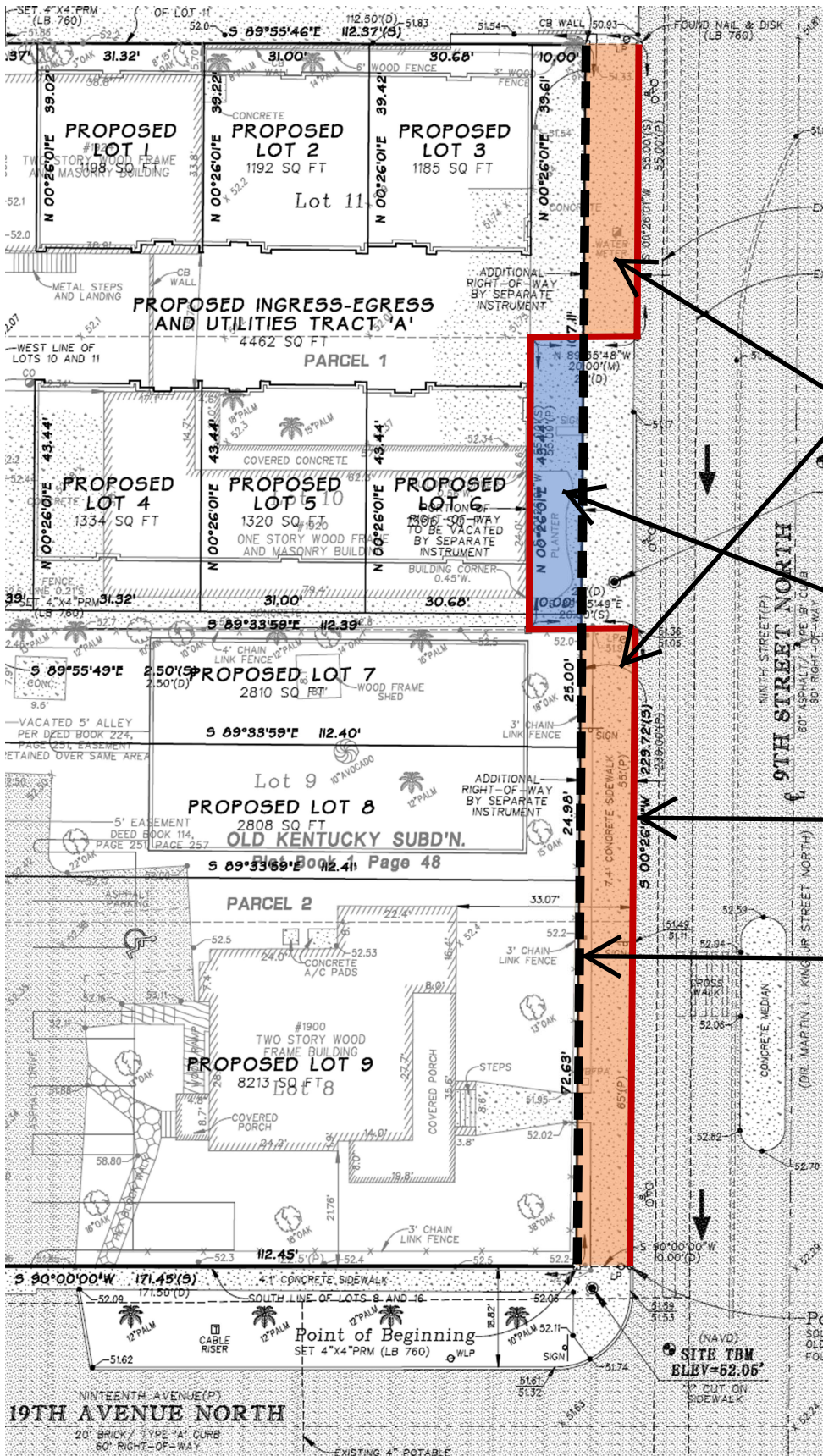
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NEIGHBORHOOD WORKSHEET	
Street Address: 1920 Dr MLK St N	Case No.:
Description of Request: Support a vacation a portion of the ROW along MLK St N, and a reduced setback from 15' to 10' for the new townhomes along MLK St N	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 1000 19 th AVE N	
Owner Name (print): CHRIS SWINK	
Owner Signature: 	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
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Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

Depiction of Rights-of-Way to be Vacated and Dedicated

1900-1920 Dr. Martin Luther King Jr. Street North

DRC Applications 22-20000006 & 22-33000007



Property to be dedicated as public right-of-way

Right-of-way to be vacated via DRC 22-33000007

Existing property line

Proposed property line