



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, August 3, 2022 at 10:00 A.M. at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.**

CASE NO.: 22-54000047

PLAT SHEET: A-26

REQUEST: Approval of a variance to lot area and width to allow for the construction of a single-family residence.

OWNER: Ama Empire Group, LLC,
2525 West Bay Dr. Unit D40
Belleair Bluffs, FL 33770

AGENT: Todd Pressman, Pressman & Associates Inc.
200 2nd Ave. S. #451
St. Petersburg, FL 33701

ADDRESS: 1725 Massachusetts Avenue NE

PARCEL ID NO.: 04-31-17-81450-008-0230

ZONING: Neighborhood Suburban – 1 (NS-1)

REQUEST: The applicant requests approval of a variance to lot area and width to allow for the construction of a single-family home.

	Required	Requested	Variance	Magnitude
Lot Area	5,800 sq. ft.	5,000 sq. ft.	800 sq. ft.	14%
Lot Width	75 feet	50 feet	25 feet	33%

BACKGROUND:

The subject property consists of a single platted lot of record (Shoreacres Center BLK 8, LOT 23) within the Shore Acres Civic Association boundaries. The vacant lot has a platted lot width of 50 feet and a lot area of 5,000 square feet. The subject property is zoned Neighborhood Suburban - 1 (NS-1). NS-1 zoning district requires a minimum lot width of 75 feet and lot area of 5,800 square feet. The applicant is proposing a new single-family dwelling with the first floor living area above base flood elevation (Attachment C).

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.

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 width and area. Since their platting, the lots were re-zoned to RS-75, then NS-1, that required minimum 75-foot lot widths and 5,800 square feet in lot area.

Consistency Review of Standards at Section 16.70.040.1.6 Variances, Generally:

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

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

This criterion is not applicable. The property is vacant.

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

The subject property is a nonconforming single platted lot of record. The NS-1 zoning district requires a minimum lot width of 75 feet and lot area of 5,800 square feet.

- 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.

The vegetation on the lot consists of two large slash pine trees located in the middle of the lot, a fig tree and numerous carrot wood trees around the perimeter of the property.

- 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 subject block and surrounding blocks were analyzed in terms of lot width, lot area, and number of platted lots the existing dwellings were developed on. A total of one-hundred ten (110) properties were considered in reviewing these criteria (Attachments D-F). The study area consisted of the subject block and blocks to the north, northeast, east, and south. The blocks to the north, northeast, and east were part of the original plat dated 1923. The block to the south was included as it was directly across the street from the subject property.

- Eighty-five (85) percent of lots that were analyzed are substandard in lot width, while seventy-five (75) percent are substandard in terms of lot area. (Attachment G)
- Eighty-three (83) percent of the dwellings analyzed were developed on one platted lot.
- Per this analysis, the predominant development pattern is one house per platted lot, and substandard lot width and area. The application is consistent with this development pattern.

As proposed, the new single-family dwelling will comply with building setbacks, height, lot coverage, and impervious surface ratio requirements for the NS-1 zoning district. The lot is in the AE 9 flood zone with a Base Flood Elevation (BFE) of 9 feet and a Design Flood Elevation of 11 feet. Any new construction in this flood zone will require the first habitable floor to be elevated above DFE. As a result, the proposed dwelling will be taller than the one-story houses that are predominate in the neighborhood.

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

The special conditions of the lot are not the results of the actions of the applicant.

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

A literal enforcement of this chapter would result in unnecessary hardship. The applicant would be deprived 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 provisions of this chapter would provide the applicant with no means for reasonable use of the land. The lot is substandard in both width and area. However, the lot is consistent with the predominant development pattern of the neighborhood.

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 the minimum variance necessary to construct a new single-family dwelling on a single platted lot of record.

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 general purpose and intent of this chapter. NS zoning districts states: "The regulations of the NS districts protect the single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in keeping with the scale of the neighborhood." The neighborhood is predominantly substandard lots with one dwelling on a single platted lot.

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

The granting of this variance will not be injurious to neighboring properties as it will be developed consistent with the predominant development pattern of the surrounding neighborhood.

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

The reasons identified in this application justify the granting of a variance.

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

This criterion is not applicable.

PUBLIC COMMENTS: The subject property is located within the boundaries of the Shore Acres Civic Association. As of the date of this report, Staff has received no comments in support or denial of this request.

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

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

1. The existing carrot wood trees, which are an invasive species, that are located on the property shall be removed and a landscaping plan shall be submitted to show compliance with the requirements of LDR Sec. 16.40.060.2.1.1

2. The plans submitted for permitting shall substantially resemble those submitted with the approved variance application, except that revisions shall be made to bring the plans into compliance with the Land Development Regulations. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations. A tree removal permit shall be required.
3. This variance approval shall be valid through August 3, 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.
4. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

Report Prepared By:

/s/ Jordan Elmore

7/26/22

Jordan Elmore, Planner I
Development Review Services Division
Planning & Development Services Department

Date

Report Approved By:

Joe Moreda

07/25/2022

Joe Moreda, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

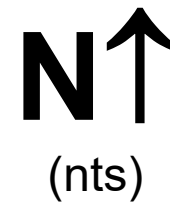
Date

ATTACHMENTS: A) Location Map, B) Plat Map, C) Application, D) Neighborhood Study Area Map, E) Block Location & Lot Dimension Map, F) Graphic Analysis, G) Development Pattern Analysis, H) Aerial Photo

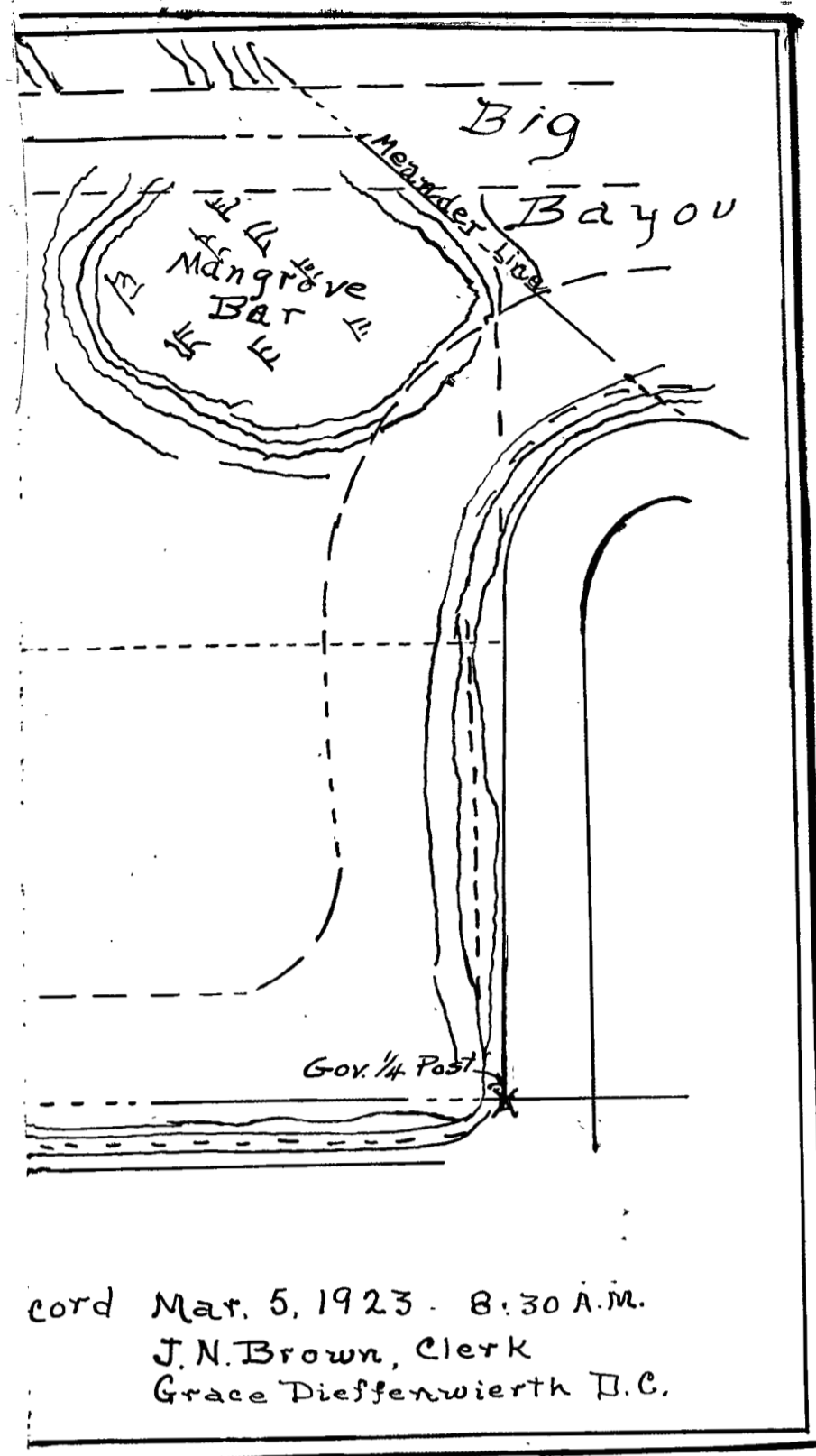
Attachment A



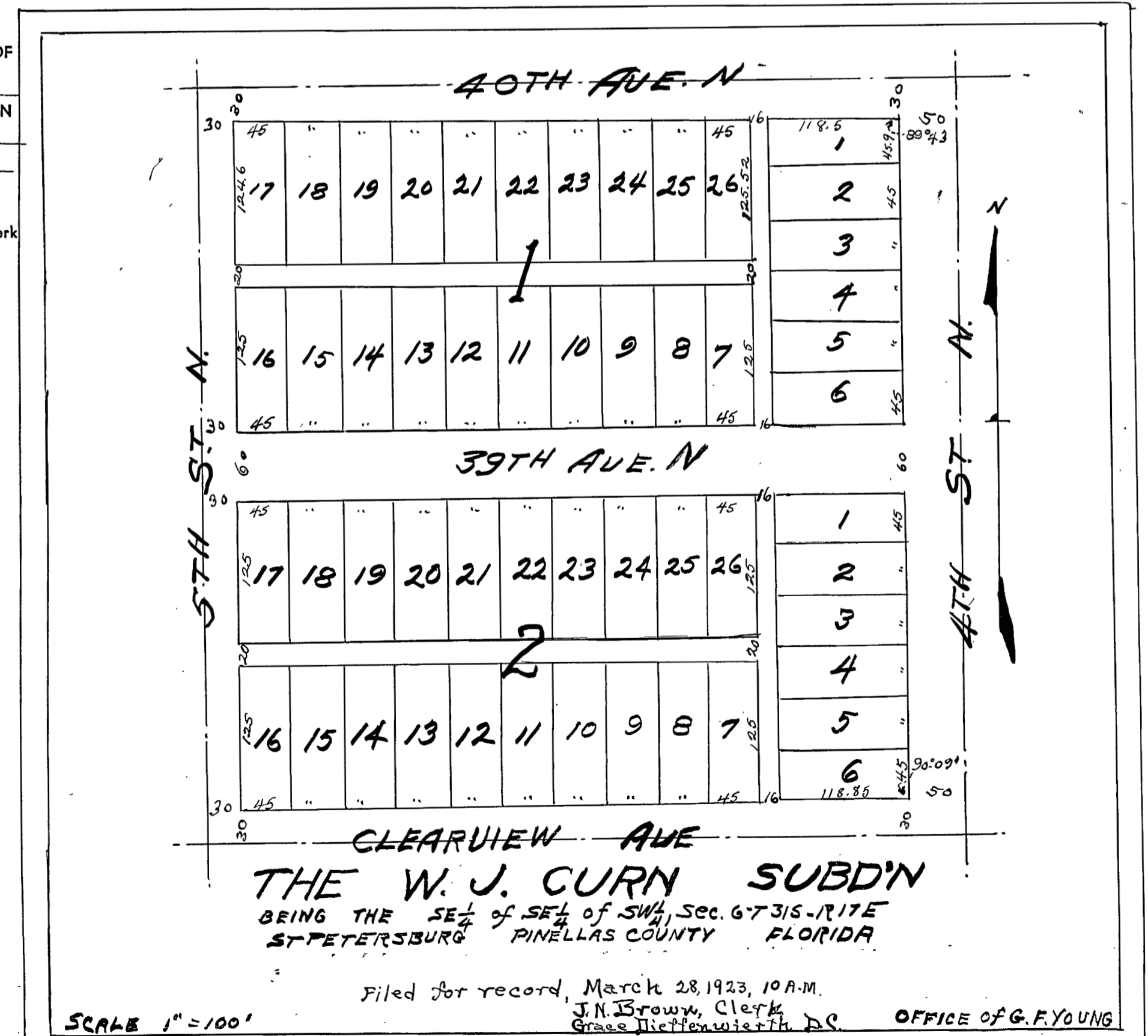
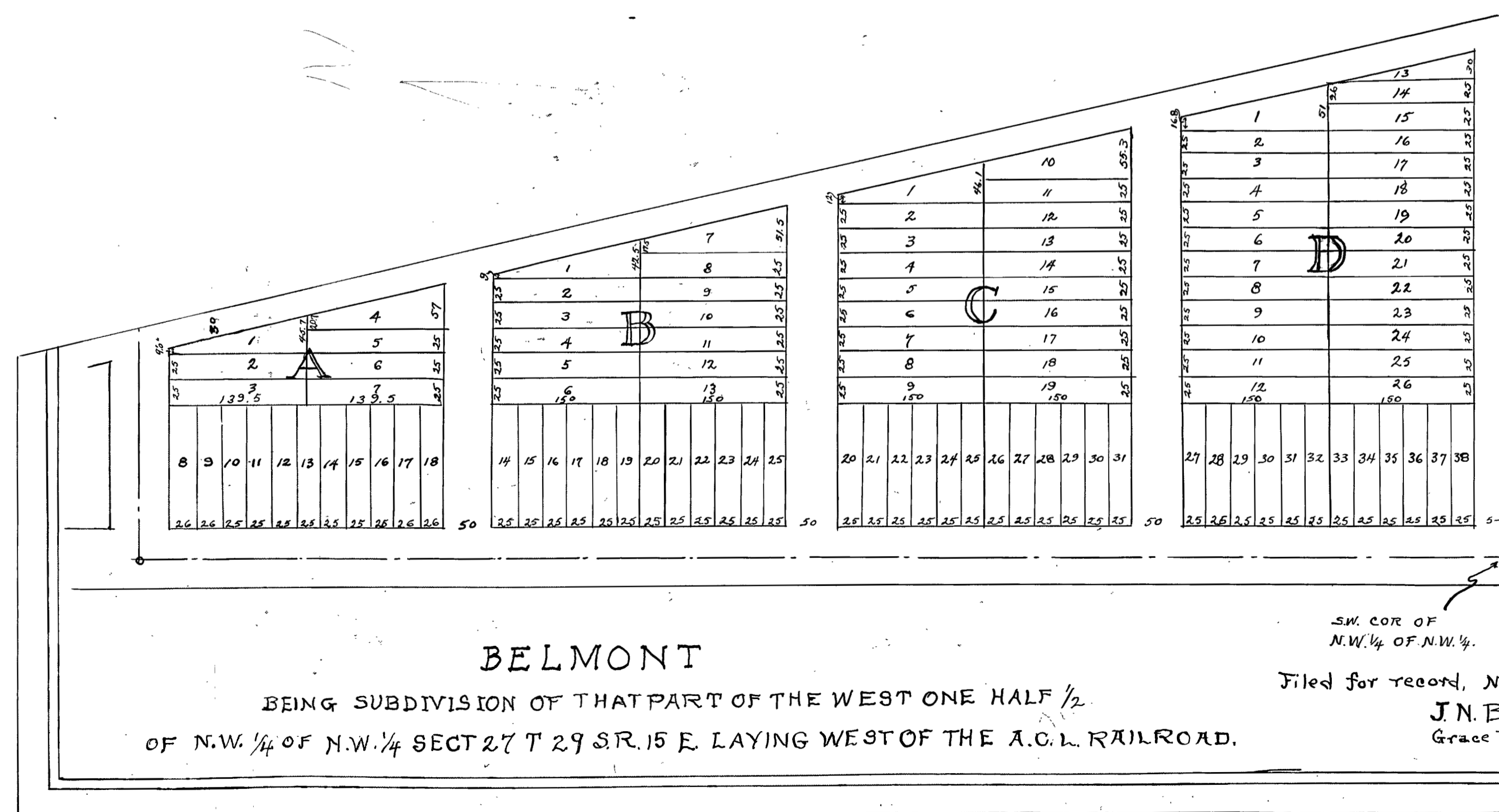
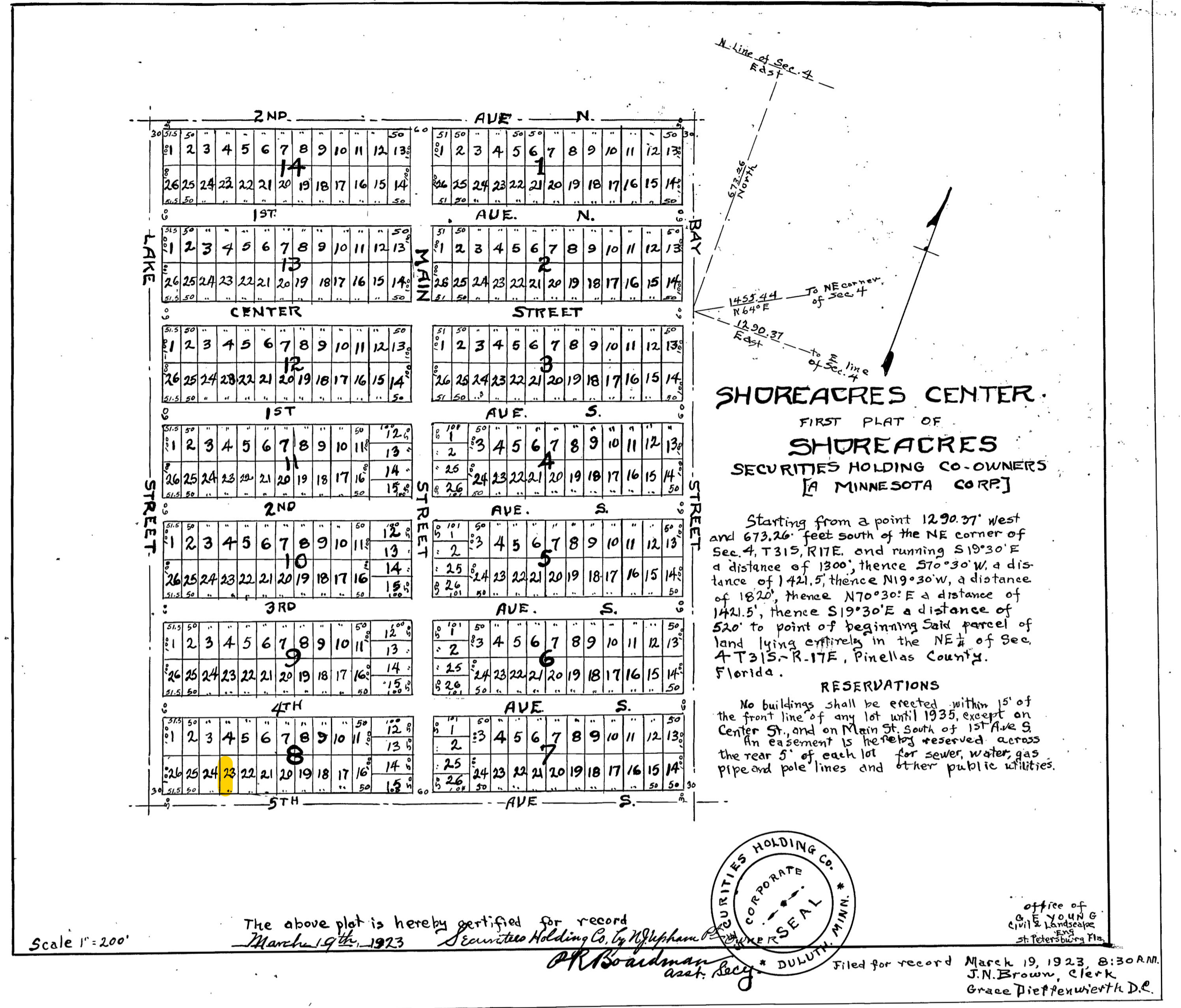
Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-54000047
Address: 1725 Massachusetts Ave. NE.



Attachment B



cord Mar. 5, 1923. 8:30 A.M.
J.N. Brown, Clerk
Grace Dieffenwirth D.C.



VARIANCE

Application No. 22-5400047



List of Required Submittals



Only complete applications will be accepted:

Included in this packet:

- Pre-Application Meeting Notes
- Application
- Affidavit to Authorize Agent
- General Information
- Narrative
- Neighborhood Worksheet
- Public Participation Report

- Completed variance application and narrative
- Pre-application Meeting Notes
- Affidavit to Authorize Agent, if Agent signs application
- Application fee payment
(See fee schedule on Variance Application)
- Public Participation Report
- Proof that Notice of Intent to File was sent to Neighborhood and Business Associations
- 2 copies of Site Plan or Survey of the subject property:
 - To scale on 8.5" x 11" or 11" x 17" paper
 - North arrow
 - Setbacks of structures to the property lines
 - Dimensions and exact locations of all property lines, structures, parking spaces, trees, and landscaping
- 2 copies of Floor Plans:
 - To scale on 8.5" paper
 - Locations of all doorways, windows and walls (interior and exterior)
 - Dimensions and area of each room
- 2 copies of Elevation Drawings:
 - On 8.5" x 11", 8.5" x 14", or 11" x 17" paper
 - Depicts all sides of existing & proposed structure(s)
- ~~Samples or a detailed brochure for new materials to be used~~
- PDF of all above items (may be emailed to Staff Planner)

Planning and Development Services Department

Development Review Services

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL
33731-2842
727.893.7471

The following items are optional, but strongly suggested:

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

A Pre-Application Meeting is Required Prior to Submittal.
To schedule, please call (727) 892-5498.

Completeness review by City Staff 



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

January 20, 2016

Rich St Pete LLC
PO Box 722
Lithia, FL 33547-0722

RE: CASE NO: 15-4000005 Buildable Lot Letter

1717 MASSACHUSETTS AVE NE - Lots 24 and 25
1725 MASSACHUSETTS AVE NE - Lot 23
1709 MASSACHUSETTS AVE NE - Lot 26

Dear Sir/Madam:

We noticed an article in the St Petersburg Times noting that you were now the owner of the property located at 1717 Massachusetts Avenue Northeast. The newspaper article mentioned that you were the owner of four buildable lots.

While the City did issue an opinion that there were four buildable lots at the subject property in June of 2015, we wanted to advise you that since that time there has been a change to the Land Development Regulations which changes this previous determination. Lots 23 – 25 are no longer considered to be buildable lots unless a variance to minimum lot requirements is granted. If you intend to develop these lots separately, you will need to apply for a variance. Please see the attached memo regarding non-conforming lots in common ownership.

These lots are in the Neighborhood Suburban (NS-1) zoning district, which has a minimum lot area of 5,800 square feet and a 75 foot minimum lot width. These Land Development Regulations and the variance application can be accessed through our web site, www.stpete.org/LDRs.

We look forward to working with you in the future. If there are any questions, please contact our office, Development Review Services Division, Planning & Economic Development Dept., Municipal Service Center, One 4th Street North, St. Petersburg, Florida 33701, (727) 892-5498.

Sincerely,

Elizabeth Abernethy, AICP, Zoning Official

ERA/kay



st.petersburg
www.stpete.org

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

MEMORANDUM

NON-CONFORMING LOT STANDARDS

Effective 09/24/15, City Council amended the non-conforming lot section of code, (Ordinance 194-H) such that substandard nonconforming lots of record, including platted Lots of Record, under common ownership are no longer considered Buildable Lots

What is a Non-conforming Lot? Any lot which does not meet the current underlying zoning dimensional standards for minimum lot size and area:

Zoning District	Lot Width Feet	Lot Area SF
NT-1	45	5,800
NT-2	50	5,800
NT-3	60	7,620
NT-4	45	5,800

Zoning District	Lot Width Feet	Lot Area SF
NS-1	75	5800
NS-2	100	8700
NSE	200	43,560

History: Many subdivisions were platted prior to adoption of the City’s first zoning ordinance in 1933. Many neighborhoods were subsequently developed with one house on two or more platted lots. When zoning was established, minimum lot sizes were based on the development pattern, rather than the underlying subdivision plat. Therefore, many platted lots of record do not conform to the current zoning district standards, and are considered to be substandard lots. Under previous code, single-family homes could be built on these platted lots of record, even if the lot did not meet the minimum standards for the zoning district. Such development is not always consistent with the development pattern of the neighborhood, and therefore City Council amended the code to restrict such development.

How does Staff check for common ownership? For all applications for development on substandard lots, Staff will review the property deeds for the subject parcel and for the abutting parcels, to verify if the lots were under common ownership at any time on or after September 24, 2015.

How does this affect development? If the non-conforming lots are found to be under common ownership or formerly under common ownership on or after September 24, 2015, no development permits may be issued until a variance is granted, for any of the affected lots currently or formerly under common ownership. The Variance Application is a public hearing process before the Development Review Commission, typically taking about 8-12 weeks to process. If the variance request is not consistent with the development pattern of the neighborhood, the variance may not be approved.

Notice regarding Demolition Permits: If a home which is situated on two platted lots is demolished, only one home can be reconstructed if the platted lots are substandard, unless a variance is granted.

For more information, contact (727) 893-7471. DevRev@StPete.org, or visit our webpage, <http://www.stpete.org/LDR>

16.20.020.6. - Maximum development potential.

Development potential is slightly different within each district to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NS-1	NS-2	NS-E
Minimum lot width	Residential	75 ft.	100 ft.	200 ft.
	Nonresidential	150 ft.	200 ft.	200 ft.
Minimum lot area	Residential	5,800 sq. ft.	8,700 sq. ft.	1.0 acre
	Nonresidential	1.0 acre	1.0 acre	2.0 acres
Maximum residential density (units per acre)		7.5 1 principal unit (accessory unit not permitted)	5 1 principal unit (accessory unit not permitted)	2 1 principal unit and 1 accessory unit per lot (see note 1)
Maximum nonresidential intensity (floor area ratio)		0.35	0.30	0.20
Maximum impervious surface (site area ratio)		0.60	0.60	0.40

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently [section 16.50.200](#)).

(Code 1992, § 16.20.020.6; Ord. No. 876-G, § 3, 2-21-2008; Ord. No. 166-H, § 3, 5-21-2015; Ord. No. 203-H, § 10, 11-23-2015)



VARIANCE

Application No. 22-54000047

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): Ama Empire Group, LLC, Ergy's Ismaili	
Street Address: Please use agent	
City, State, Zip:	
Telephone No:	Email Address:
NAME of AGENT or REPRESENTATIVE: Todd Pressman, Pres., Pressman & Assoc., Inc.	
Street Address: 200 2nd Ave., South, #451, St. Petersburg, FL 33701	
City, State, Zip:	
Telephone No:	Email Address:
PROPERTY INFORMATION: 1725 Massachusetts Ave	
Street Address or General Location:	
Parcel ID#(s): 04 31 17 81450 008 0230	
DESCRIPTION OF REQUEST: Reduce lot width to 60'	
PRE-APPLICATION DATE: 4/29/22	PLANNER: SKB

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: 5.2.22

*Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: Todd Pressman, Pres., Pressman & Assoc., Inc.



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT

Street Address:

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

Pre-application notices were sent to the required parties

Notification to required civic groups

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

letter/email stating the proposed variance

1 to each group 10 days prior to the application submittal

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

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

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at variance@stpeteconacona.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: 5.2.22

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



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:	Case No.:
Description of Request:	
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:	
Owner Name (print):	
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:	



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

DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: AMA EMPIRE GROUP LLC. Ergys Ismaili

This property constitutes the property for which the following request is made

Property Address: 1725 MASSACHUSETTS AVE NE, ST. PETERSBURG 33703

Parcel ID No.: 04-31-17-81450-008-0230

Request: _____

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): TODD PRESSMAN

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

I (we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): [Signature] Ergys Ismaili
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Illinois State Drivers license

Notary Signature: [Signature] Date: May 1st, 2022
Commission Expiration (Stamp or date):





Pre-Application Meeting Notes

Meeting Date: 04/29/2022 Zoning District: NS-1
Address/Location: 1725 Massachusetts Ave NE
Request: Variance to lot area and width
Type of Application: Variance Staff Planner for Pre-App: SKB
Attendees: Clyde Poloska, Ergys Ismaili

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
SHORE ACRES CIVIC ASSN	Gary Grudzinskas	garyg@grudzinskas.com	None of file

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

Notes: Variance is for platted Lot 23. Lot is vacant and appears to not have been developed in the past. Abutting properties are both buildable and lot has not been in common ownership.

CERTIFIED TO:
 BAY TO BAY REMODEL & DESIGN, LLC

LEGAL DESCRIPTION:
 LOT 23, BLOCK 8, SHOREACRES CENTER, SUBDIVISION, ACCORDING TO THE
 PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93, PUBLIC RECORDS OF
 PINELLAS COUNTY, FLORIDA.

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY
 FLOOD INSURANCE RATE MAP NUMBER 12103C0228H,
 COMMUNITY NUMBER 125148, EFFECTIVE DATE 08/24/2021,
 THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN
 ZONE AE, BASE FLOOD ELEVATION 9.0'.

ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN
 VERTICAL DATUM OF 1988 (NAVD88) USING GPS AND THE
 FOOT FLORIDA PERMANENT REFERENCE NETWORK. (FPRN)

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE
 SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-11,
 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

04/28/2022

DATE OF SURVEY

TOM HUMMEL
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 8595
 STATE OF FLORIDA



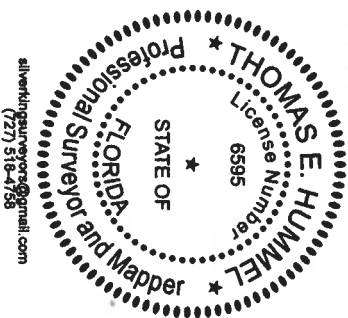
- SYMBOL KEY**
- ⊗ POWER METER
 - ⊠ POWER BOX
 - ⊙ LEFT POLE
 - ⊙ RIGHT POLE
 - ⊙ ANCHOR
 - ⊙ POWER POLE
 - ⊙ WATER METER
 - ⊙ WATER FILTER
 - ⊙ WATER VALVE
 - ⊙ WATER SPRIGOT
 - ⊙ FIRE HYDRANT
 - ⊙ RECLAIMED METER
 - ⊙ IRRIGATION VALVE
 - ⊙ RECLAIMED VALVE
 - ⊙ TELECOM BOX
 - ⊙ SANITARY MANHOLE
 - ⊙ GAS METER
 - ⊙ STORM MANHOLE
 - ⊙ SIGN
 - ⊙ MALLBOX
 - ⊙ BOLLARD
 - WOOD
 - CONCRETE
 - PAVERS
 - CHAINLINK FENCE (CLF)
 - VINYL FENCE (VF)
 - WOOD FENCE (WF)
 - METAL FENCE (MF)
 - OVERHEAD LINES
 - ROAD CENTERLINE
- FENCE LOCATIONS DO NOT INDICATE OWNERSHIP.
- SYMBOLS REFERENCE UTILITY LOCATION AND ARE NOT TO SCALE.
- ABBREVIATIONS**
- (M) - MEASUREMENT
 - (D) - DEED MEASUREMENT
 - (M) - FIELD MEASUREMENT
 - (C) - CALCULATED MEASUREMENT
 - (P) - POINT OF BEGINNING
 - (PRM) - PERMANENT REFERENCE MONUMENT
 - (PC) - PERMANENT CONTROL
 - (PT) - POINT OF CURVATURE
 - (REF PT) - REFERENCE POINT
 - (CON) - FOUND CONCRETE
 - (SIRC) - SET IRON ROD WITH CAP
 - (FIR) - FOUND IRON ROD
 - (POP) - FOUND OPEN PIPE
 - (FN) - FOUND NAIL
 - (FND) - FOUND NAIL & DISK
 - (FRD) - FOUND RIVET & DISK
 - (SXC) - SET X CUT
 - (NTT) - NAIL & TIN TAB
 - (ROW) - RIGHT OF WAY
 - (UE) - UTILITY EASEMENT
 - (DE) - DRAINAGE EASEMENT
 - (AC) - AIR CONDITIONER
 - (PE) - POOL EQUIPMENT

SHEET 2 OF 2 OF BOUNDARY SURVEY.
 SURVEY NOT VALID WITHOUT ALL SHEETS.

NOTE:
 IN COMPLIANCE WITH F.A.C. 51-17.052 (2) (D) (4)
 IF LOCATION OF EASEMENTS OR RIGHT OF WAY OF
 RECORD, OTHER THAN THOSE ON RECORD PLAT, IS
 REQUIRED, THIS INFORMATION MUST BE FURNISHED
 TO THE SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR
 REPORTS BY OTHER THAN SIGNING PARTY OR PARTIES
 IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE
 SIGNING PARTY OR PARTIES.

IN COMPLETE ACCORDANCE WITH FLORIDA STATUTE
 472.025 AND PURSUANT TO THE ELECTRONIC SIGNATURE
 ACT OF 1998 OR FLORIDA STATUTE TITLE XXXX,
 THIS SURVEY WAS ELECTRONICALLY SIGNED AND
 ELECTRONICALLY VIA PDF. THEN IT HAS BEEN
 LAWFULLY ELECTRONICALLY SIGNED THEREFORE THIS
 SURVEY PDF, IF AUTHENTIC, IS COMPLETELY OFFICIAL
 AND INSURABLE.

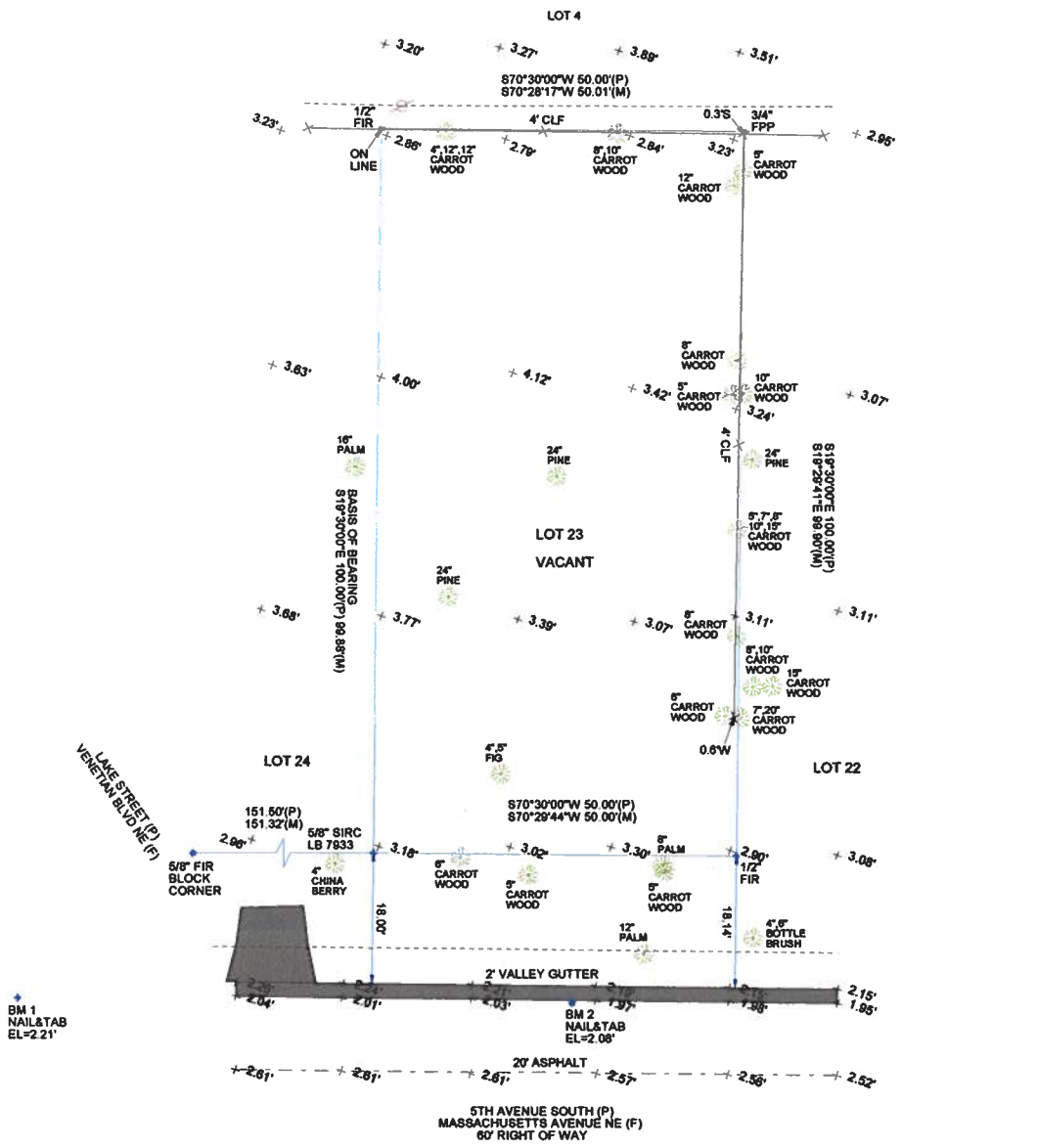
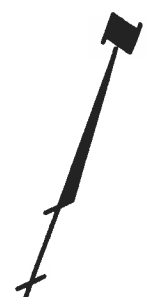


silverkinggsurveyors@gmail.com
 (727) 518-4758

SILVER KING SURVEYORS, INC.		
PROFESSIONAL SURVEYORS & MAPPERS LB 7933		
4831 8TH ST. N. ST. PETERSBURG, FL 33703		
DATE: 04/28/2022	SCALE: 1" = 20'	DRAWN BY: TH

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

SHEET 1 OF 2 OF BOUNDARY SURVEY.
SURVEY NOT VALID WITHOUT ALL SHEETS.



1725 MASSACHUSETTS AVE NE
ST. PETERSBURG, FL
33703
PARCEL# 04-31-17-81450-008-0230
PROJECT #22-053

SILVER KING SURVEYORS, INC.		
PROFESSIONAL SURVEYORS & MAPPERS LB 7933		
4831 8TH ST. N. ST. PETERSBURG, FL 33703		
DATE: 04/26/2022	SCALE: 1" = 20'	DRAWN BY: TH

Zoning District
MS-1 and MS-2

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

Neighborhood Suburban Analysis Calculator

Site Address:	1725 Massachusetts Ave NE
Parcel ID or Lot #:	06-31-17-24150-008-0230
Zoning District:	MS-1
Project # if known:	
US Census Tract:	
Revision Date:	

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

Front Yard Area in 50 Ft Area between the front building setback line & the front property line	Lot Area in 50 Ft	4,972
OR		
Front and Street Side Yard Area Combined in 50 Ft (From a 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)		1,248

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

15.50.010.5 Maximum Development Potential
BUILDING COVERAGE

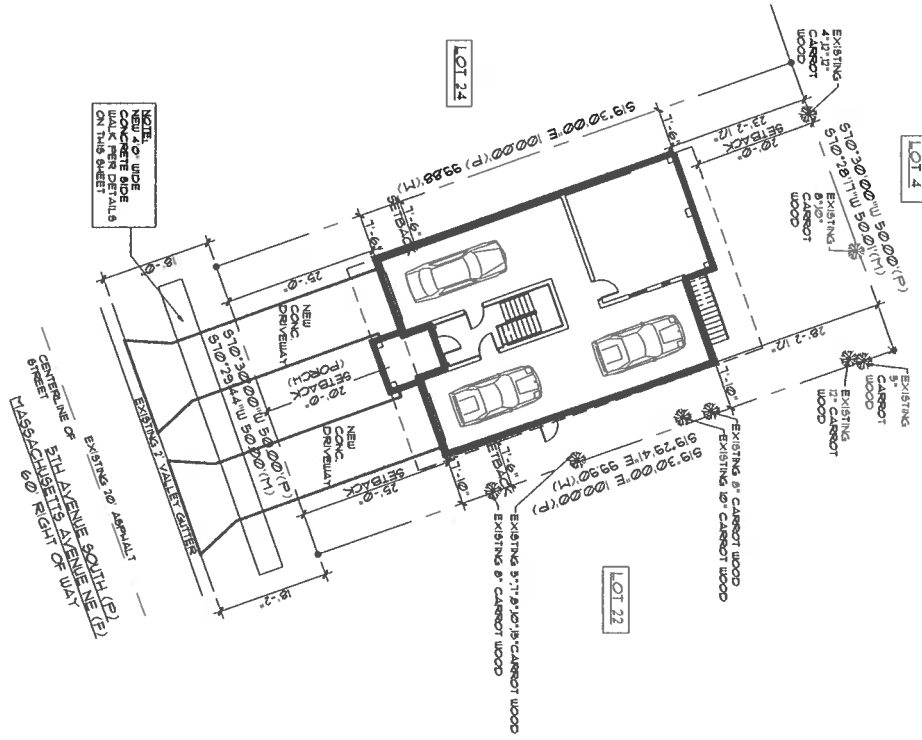
Includes all anchored structures:

Lot	Sq. Total	% of Building Coverage Allowed	Sq. Total	% of Building Coverage Allowed	Actual Building Coverage in Percentage	Actual Building Coverage in Percentage
If primary is not one story	4,995	55%	2,747	55%	1,759	35.22%
OR						
If primary is one story	4,995	60%	2,997	60%		0.00%

IMPERVIOUS SURFACE RATIO (See Note)

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, linerrock, or clay, as well as commercially surfaced streets, sidewalks, parking lots, pavers, and other similar surfaces. For purposes of calculating the USI, 50 percent of the surface area of decks shall be included as impervious surface. Deck means a structure consisting of a floor that is raised above the finished grade of the lot, typically, the structure is elevated on piers and constructed of wood or simulated wood materials. The pier construction eliminates the need for changes to the existing grade.

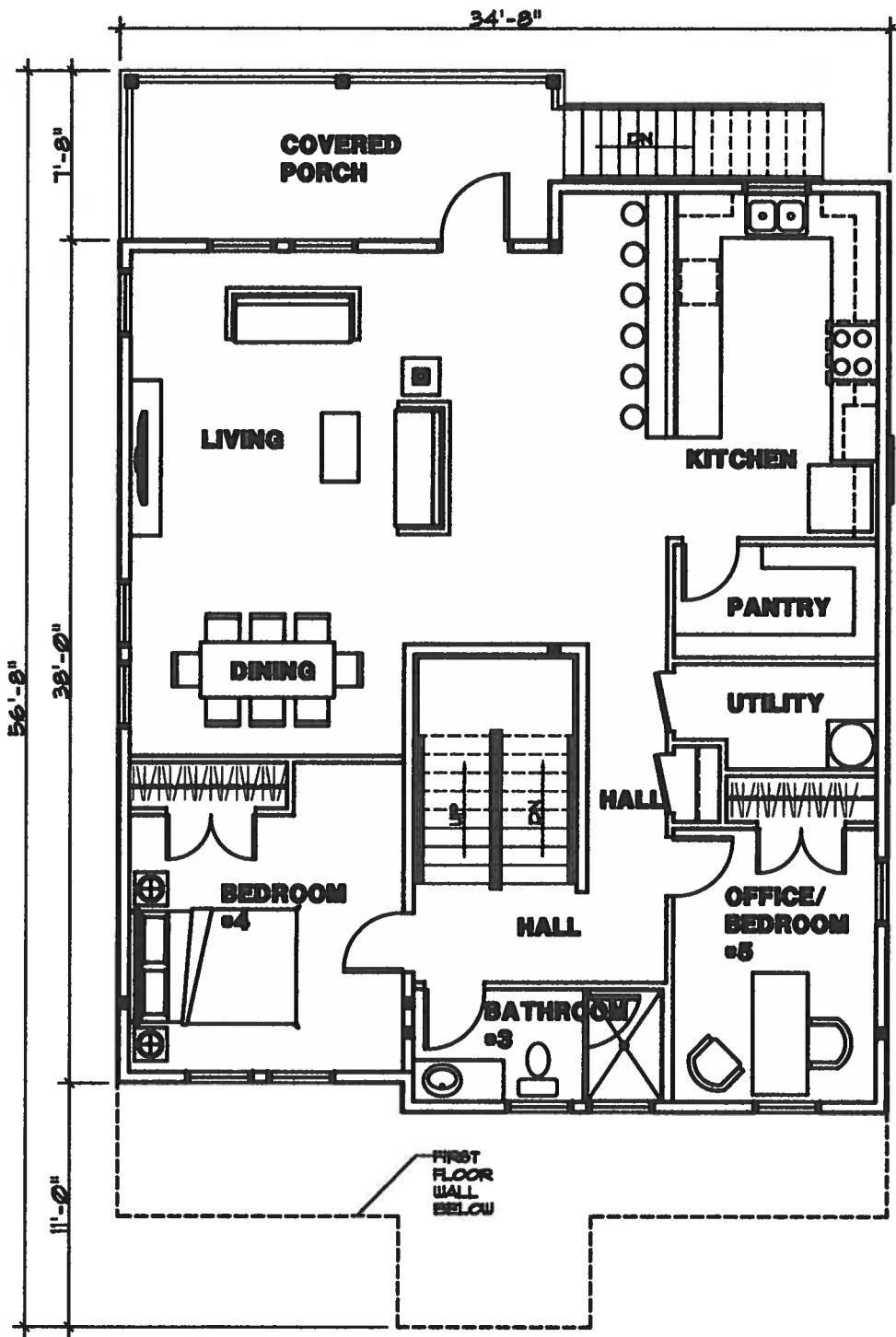
Lot	Sq. Total	% of Impervious Area Allowed	Sq. Ft. Allowed	Actual Impervious Area in Percentage	Actual Impervious Area in Percentage
Entire Site	4,995	60%	2,997	2,344	46.93%
Interior Lot - Front Yard	1,250	45%	563	554	44.32%
OR					
Corner Lots Only - Front Yard and Street Side Yard Combined	0	25%	0		



NOTE:
 NEW 4' or WIDER CONCRETE SIDE DRIVEWAY SHALL BE SHOWN ON THIS SHEET.



 sp1.1	Site Plan	New Construction	 architects • planners Lic. # AA-0203347 2600 Dr. MLK Jr. Street N. Suite 400, St. Petersburg, FL 33704 (813) 727-323-6646 info@architectonicsusdo.com
	Project No. 2022-076R Date April 28, 2022	1725 Massachusetts Ave NE St. Petersburg, Florida	



**9'-0" CEILING
ENTIRE FLOOR**

SECOND FLOOR PLAN

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

a1.2



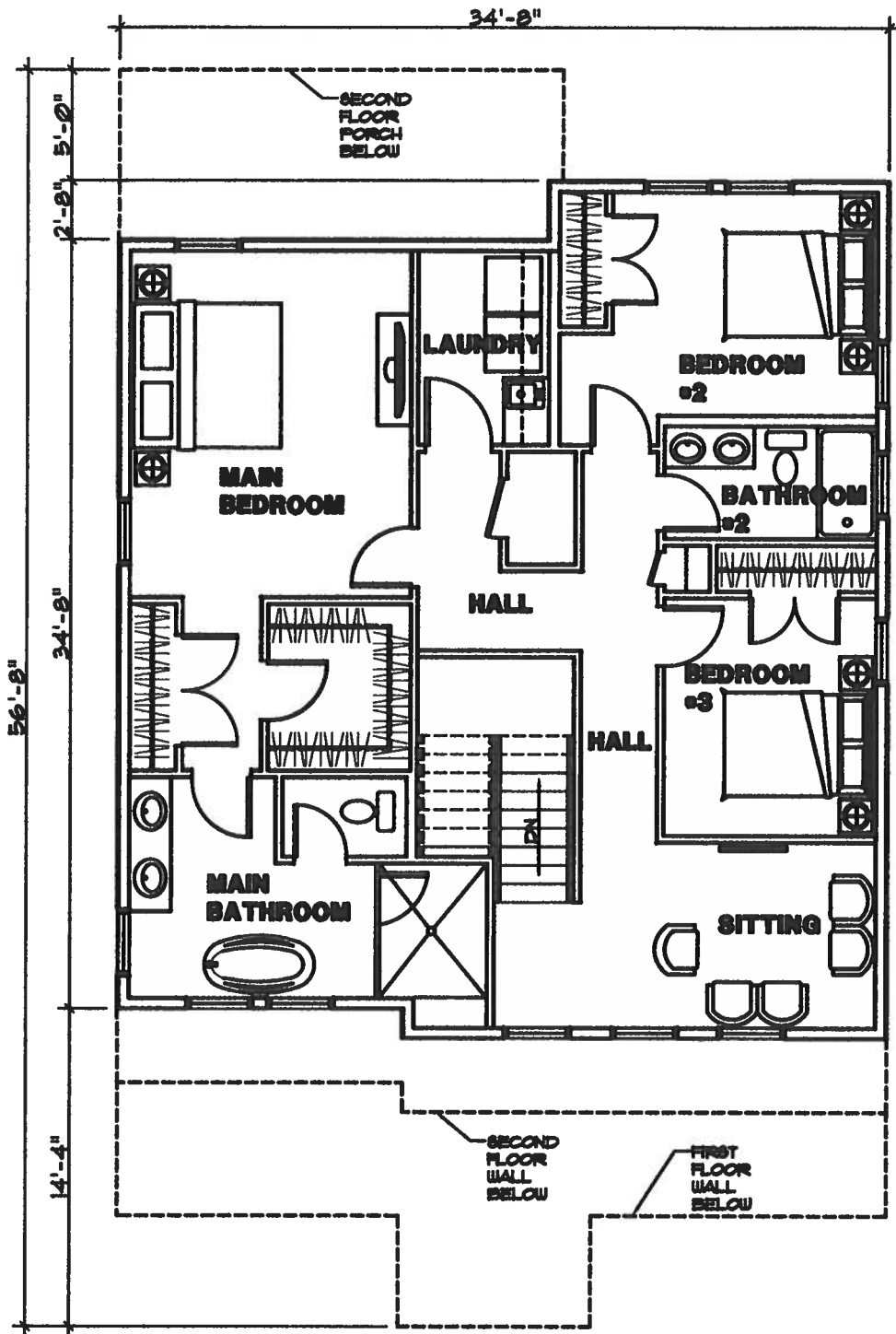
Floor Plan

Project No. 1725-012
 Date: April 28, 2022

New Construction
1725 Massachusetts Ave NE
St. Petersburg, Florida



LC # AA-0003347
 2600 1st St. NE, Suite 400
 St. Petersburg, FL 33704
 (727) 323-4474
 info@architectonicsstudio.com
 www.architectonicsstudio.com



9'-0" CEILING
ENTIRE FLOOR

THIRD FLOOR PLAN

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

0 4 8 16'

a1.3



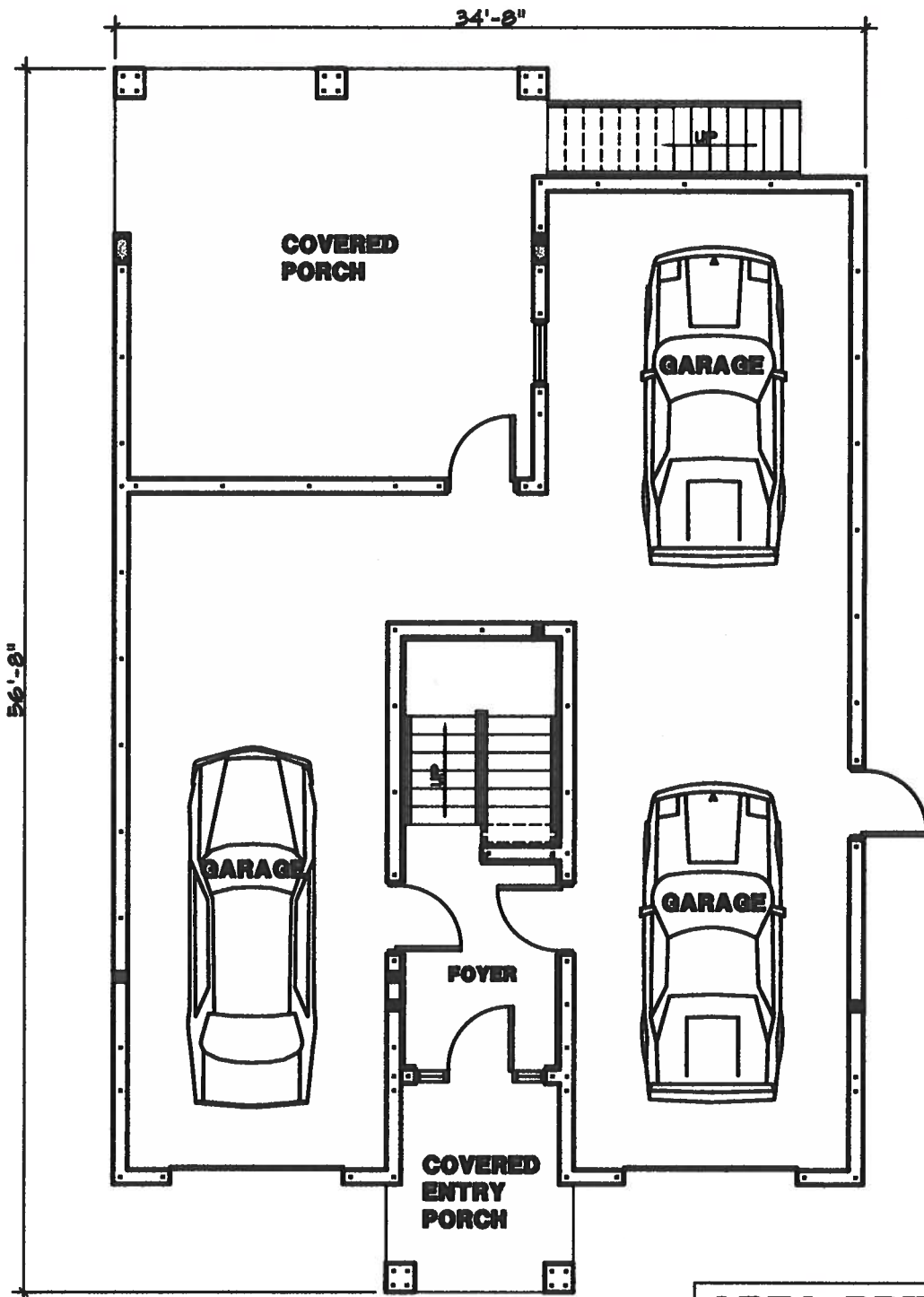
Floor Plan

Project No.
 2022-0708
 Date
 April 28, 2022

New Construction
1725 Massachusetts Ave NE
St. Petersburg, Florida



Lic. # AA-0003341
 2600 Dr. Hill J. Street N. Suite 400.
 St. Petersburg, FL 33704
 (813) 727-323-6674
 info@architectonicsstudio.com



8'-0" CEILING
ENTIRE FLOOR

FIRST FLOOR PLAN

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



AREA BREAKDOWN:

NEW FIRST FLOOR FOYER:	149 SQ. FT.
NEW SECOND FLOOR LIVING:	1,081 SQ. FT.
NEW THIRD FLOOR LIVING:	1,272 SQ. FT.
TOTAL NEW LIVING:	2,499 SQ. FT.
NEW FIRST FLOOR FRONT COVERED PORCH:	80 SQ. FT.
NEW FIRST FLOOR REAR COVERED PORCH:	371 SQ. FT.
NEW SECOND FLOOR REAR COVERED PORCH:	192 SQ. FT.
TOTAL NEW COVERED PORCH:	643 SQ. FT.
NEW FIRST FLOOR GARAGE:	1,163 SQ. FT.
OVERALL TOTAL:	4,910 SQ. FT.

a1.1



Floor Plan

New Construction
1725 Massachusetts Ave NE
St. Petersburg, Florida



Lic. # AA-003347
 2400 Dr. MLK Jr. Street N Suite 400,
 St. Petersburg, FL 33714
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 info@architectonicsstudio.com

St. Petersburg, FL 33704
 (813) 777-3333
 www.architectonicsstudio.com

Project No.
 2022-0742
 Date:
 April 28, 2022

MICHAEL J. ANTONIO
 Lic. No. A 2021100

a2.2



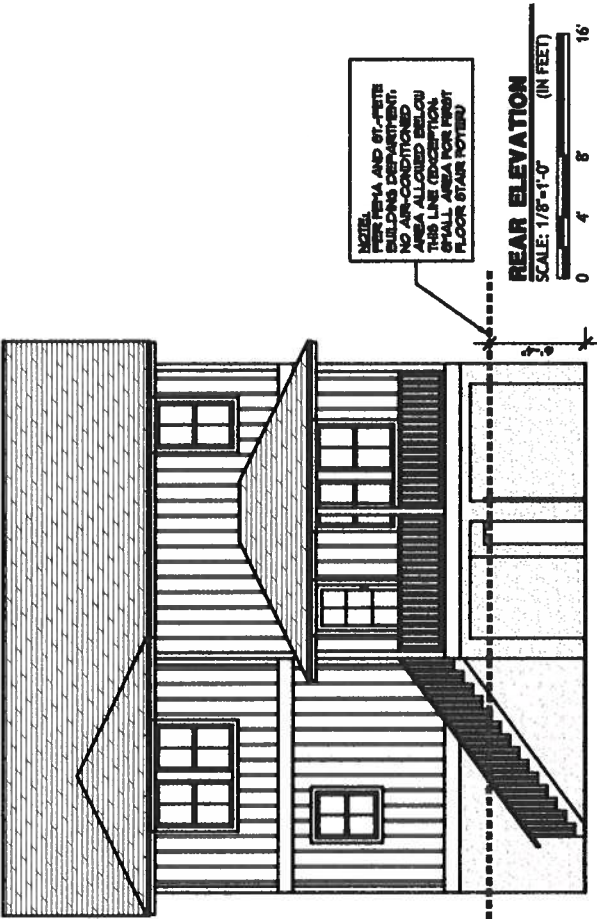
Elevations

New Construction
1725 Massachusetts Ave NE
St. Petersburg, Florida

ARCHITECTONICS
architects • planners

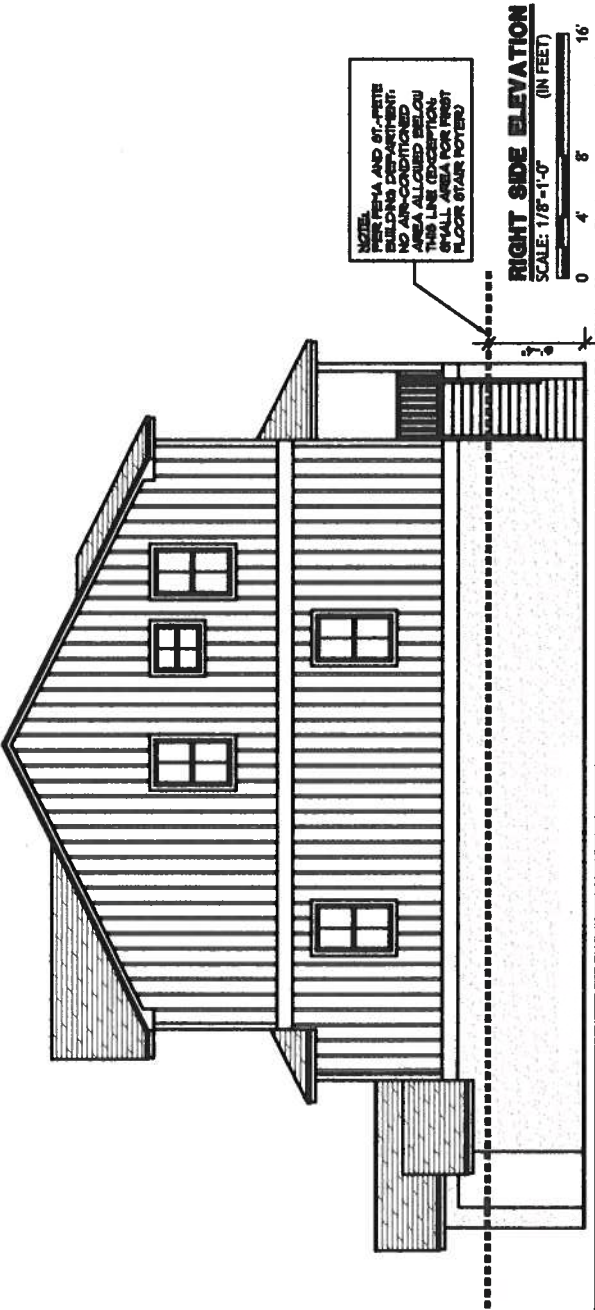
161 S. ALA-000047
3600 DA. LAKE N. ROAD N. SUITE 600,
ST. PETERSBURG, FL 33706
(813) 727-222-6676
www.architectonics.com

NOTE:
SELECTED
ARCHITECTURAL
DETAILS SHOWN AS
OBTAINED BY FIELD
GUIDE TO AMERICAN
HOMES IS "AMERICAN
VERAFLAC"®



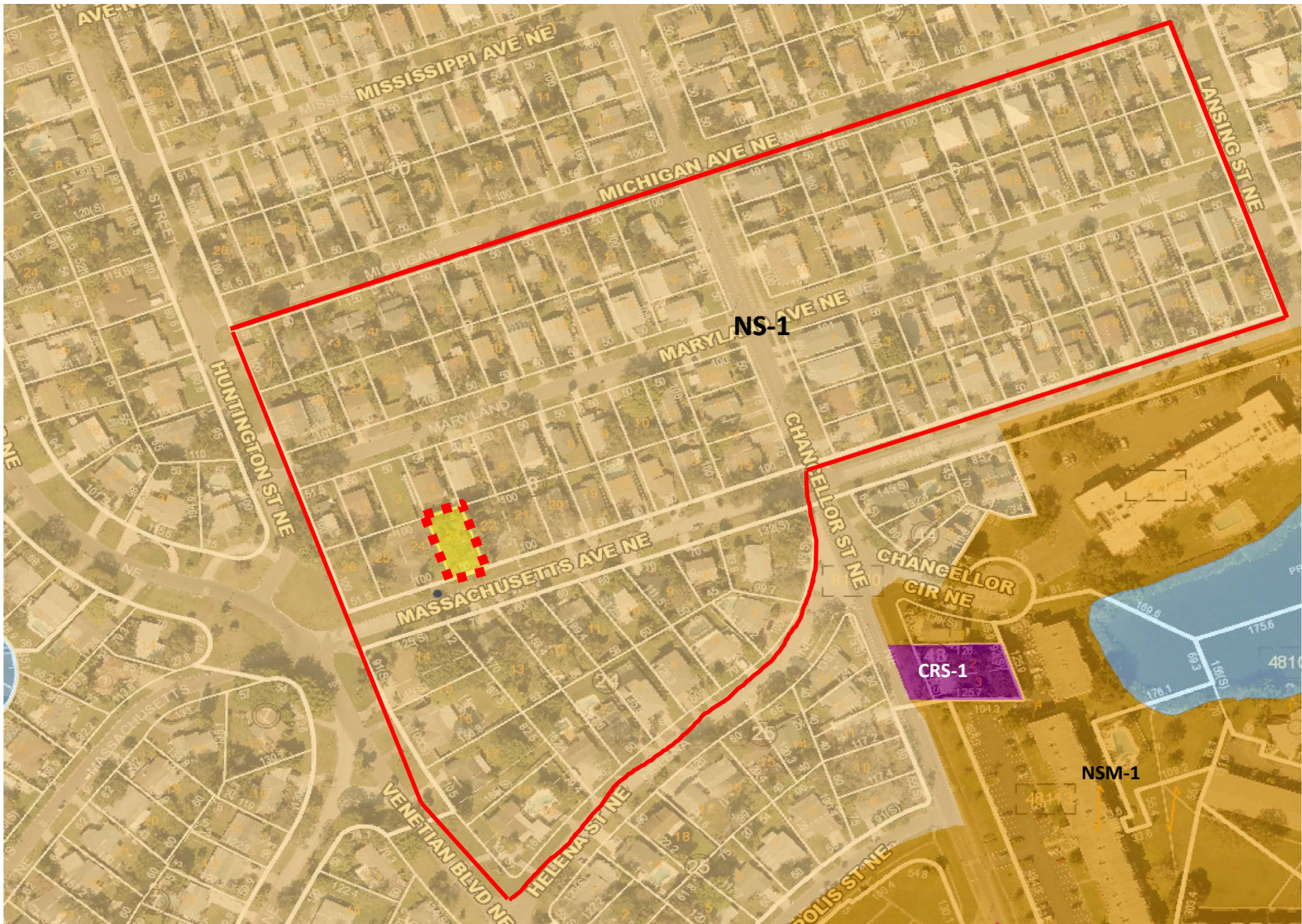
NOTE:
FOR PERMA AND ST. PETE
BUILDING DEPARTMENT,
NO AIR-CONDITIONED
AREA ALLOWED BELOW
THIS LINE (DESCRIPTION:
SMALL AREA FOR FIRST
FLOOR STAIR NOTED)

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



NOTE:
FOR PERMA AND ST. PETE
BUILDING DEPARTMENT,
NO AIR-CONDITIONED
AREA ALLOWED BELOW
THIS LINE (DESCRIPTION:
SMALL AREA FOR FIRST
FLOOR STAIR NOTED)

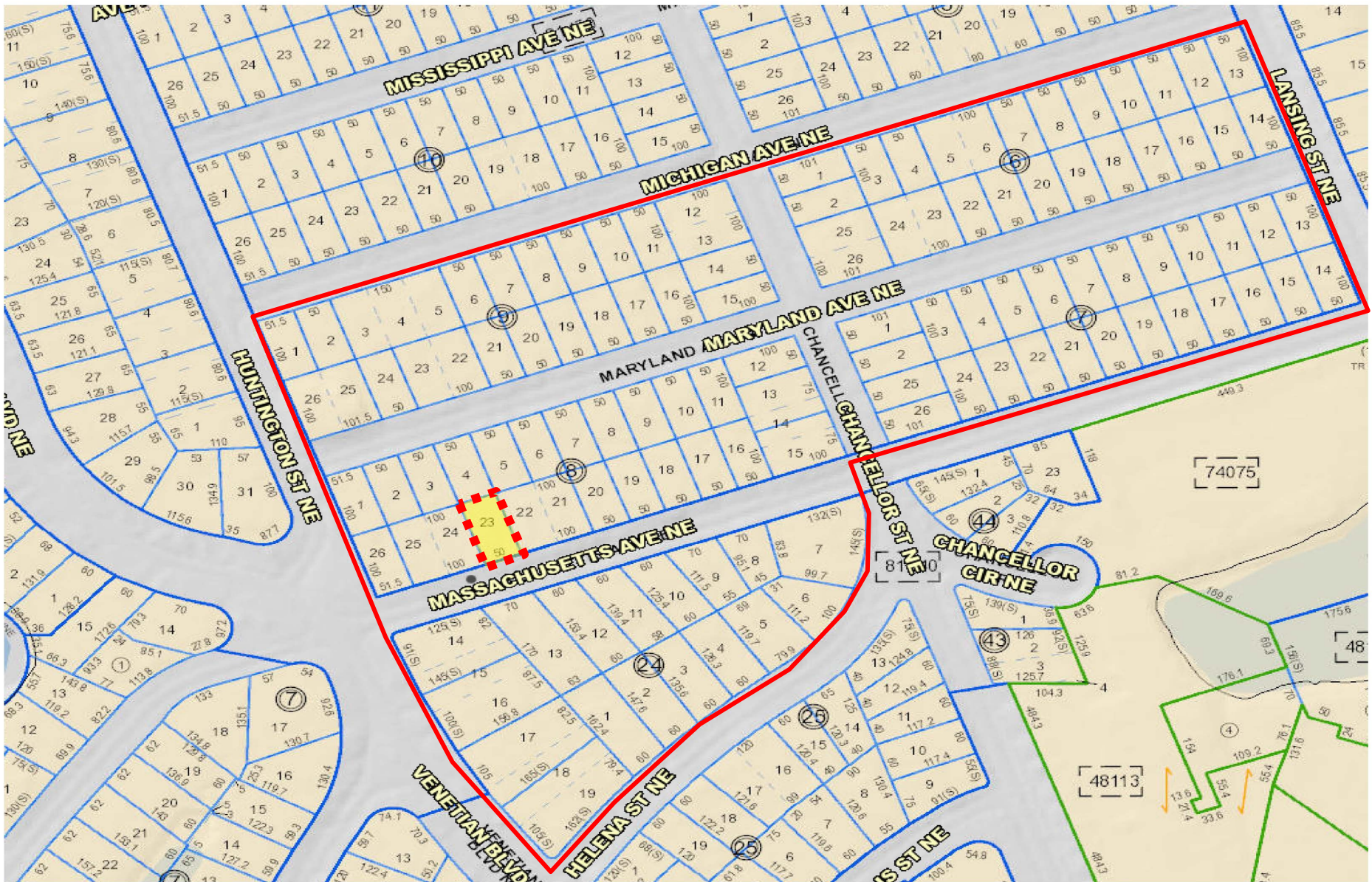
RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"
(IN FEET)



ATTACHMENT—D
Neighborhood Study Area Map



st.petersburg
www.stpete.org

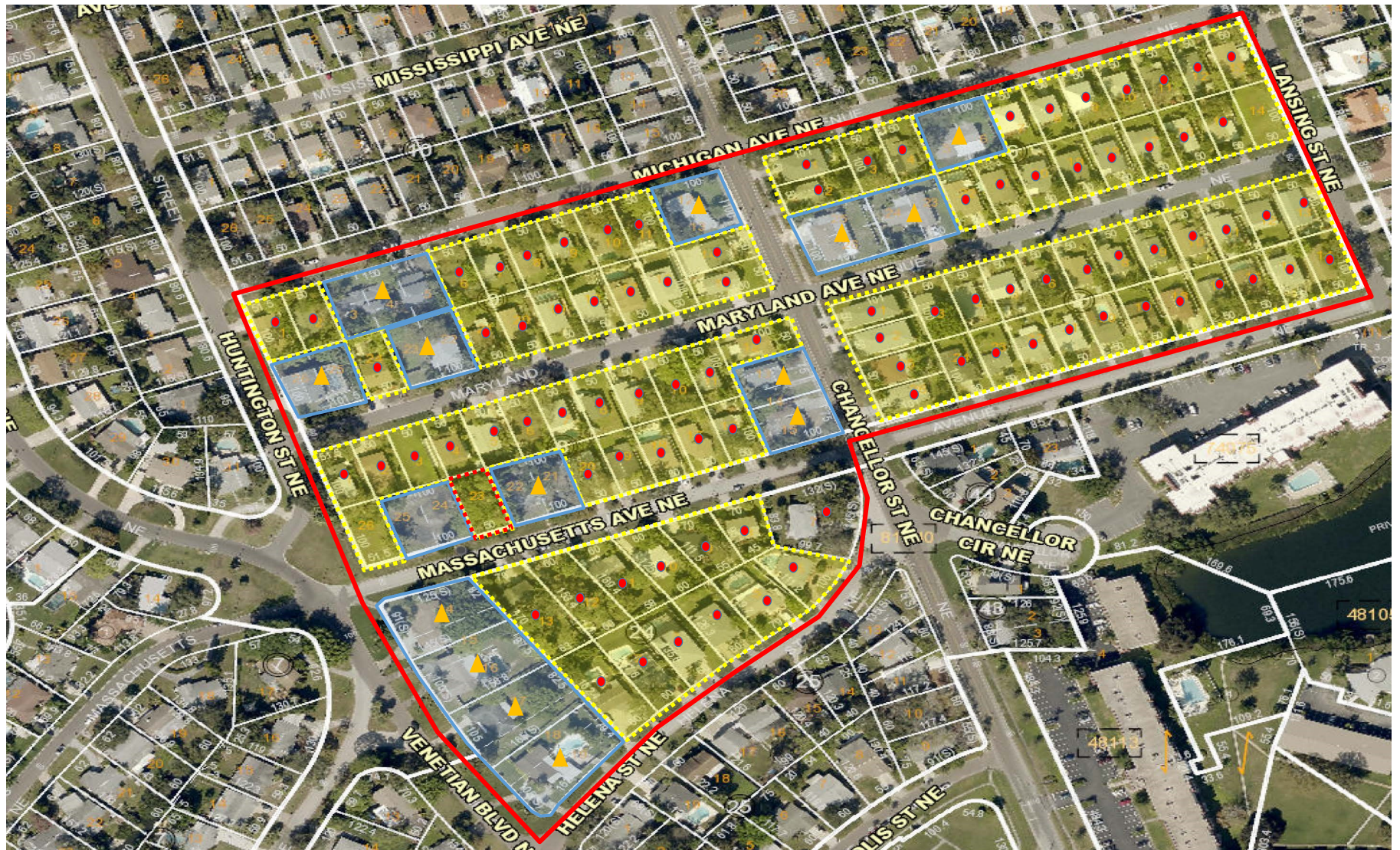







ATTACHMENT—E

Block Location & Lot Dimension Map



st.petersburg
www.stpete.org



-  Substandard lot—width or area
-  Lots under common ownership
-  One house per platted lot
-  One house on multiple lots
-  Study area boundary

ATTACHMENT—F
Graphic Analysis



Attachment G

Development Pattern Analysis

Site Address: 1725 Massachusetts Ave NE

Zoning: NT-2

Width Required: 75-feet

Area Required: 5,800 sqft

Proposed Width: 50-feet

Proposed Area: 5,000 sqft

Case #22-54000047

Lot Width Analysis

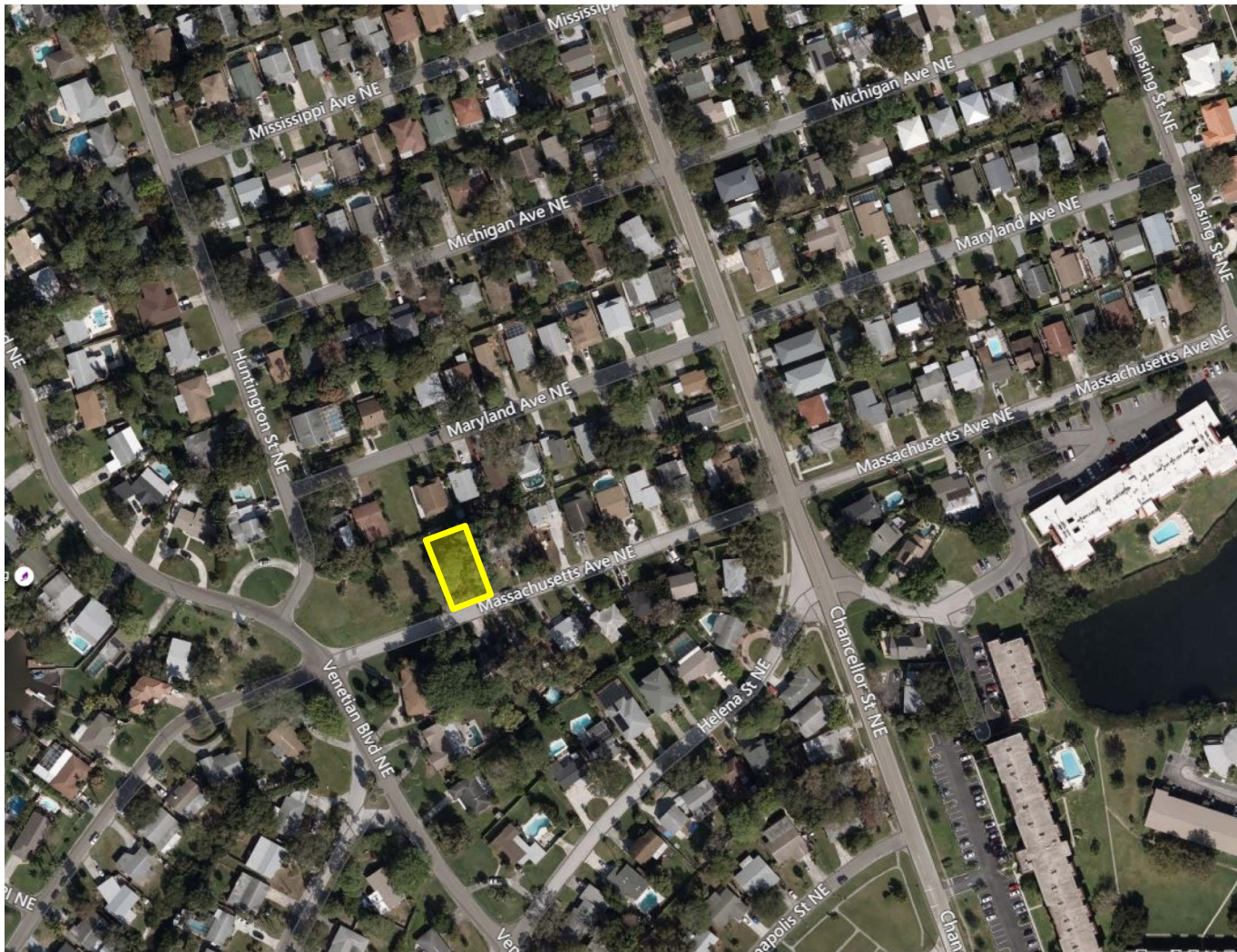
Block	Location	Conforming Width	Substandard Width	% Substandard
Subject Block		4	19	82.61%
Block 2	North	4	17	80.95%
Block 3	South	5	12	70.59%
Block 4	East	0	26	100.00%
Block 5	North East	3	20	86.96%
Average		16	94	85.45%

Lot Area Analysis

Block	Location	Conforming Area	Substandard Area	% Substandard
Subject Block		4	19	82.61%
Block 2	North	4	17	80.95%
Block 3	South	16	1	5.88%
Block 4	East	0	26	100.00%
Block 5	North East	3	20	86.96%
Average		27	83	75.45%

1 House per Platted Lot Analysis

Block	Location	Vacant Lot	1 House on Lot	More than 1 Lot per house	% 1 House per Platted Lot
Subject Block		3	17	3	73.91%
Block 2	North	0	17	4	80.95%
Block 3	South	0	13	4	76.47%
Block 4	East	0	26	0	100.00%
Block 5	North East	1	19	3	82.61%
Total		4	92	14	83.64%
Average		3.64%	83.64%	12.73%	83.64%



Aerial view of site and surrounding lots.

Image from Google maps.