



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, Commissioner Walker 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, September 7, 2022 at 10:00 A.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO.:	22-54000057
PLAT SHEET:	A-26
REQUEST:	Approval of a variance to lot area and width to create two (2) buildable lots on two (2) non-conforming lots in common ownership to allow for the construction of two (2) single-family residences.
OWNER:	1717 MASSA, LLC 10450 Gulf Blvd Treasure Island, FL 33706
AGENT:	Todd Pressman, Pressman & Associates Inc. 200 2 nd Ave. S. #451 St. Petersburg, FL 33701
ADDRESS:	1717 Massachusetts Avenue NE
PARCEL ID NO.:	04-31-17-81450-008-0240
ZONING:	Neighborhood Suburban – 1 (NS-1)

REQUEST: The applicant requests approval of a variance to lot area and width to create two (2) buildable lots on two (2) non-conforming lots in common ownership to allow for the construction of two (2) single-family residences.

	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 two platted lots of record (Shoreacres Center BLK 8, LOT 24 & 25) combined under one parcel ID within the Shore Acres Civic Association boundaries. Each platted 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 to be constructed on each lot (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:

As it exists the property has no physical hardship, and one single-family dwelling can be constructed on the property. The applicant is proposing the construction a single-family dwelling on each of the platted lots. 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 currently conforms with NS-1 zoning districts minimum lot width and area requirements with the two platted lots combined under one parcel ID. However, the applicant is proposing to construct a new single-family residence on each of the platted lots of record.

Therefore, each buildable lot would be 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.

This criterion is not applicable.

- 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 dwellings will comply with building setbacks, height, lot coverage, and impervious surface ratio requirements for the NS-1 zoning district. The lots are 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 dwellings 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 not result in unnecessary hardship as one home could be constructed on the two platted lots.

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 not deprive the applicant of the ability to construct one single-family residence in conformance with the Land Development Regulations.

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 each of the platted lots 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 one phone call in objection to 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 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.

2. This variance approval shall be valid through September 7, 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.
3. 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

8/29/22

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

Date

Report Approved By:

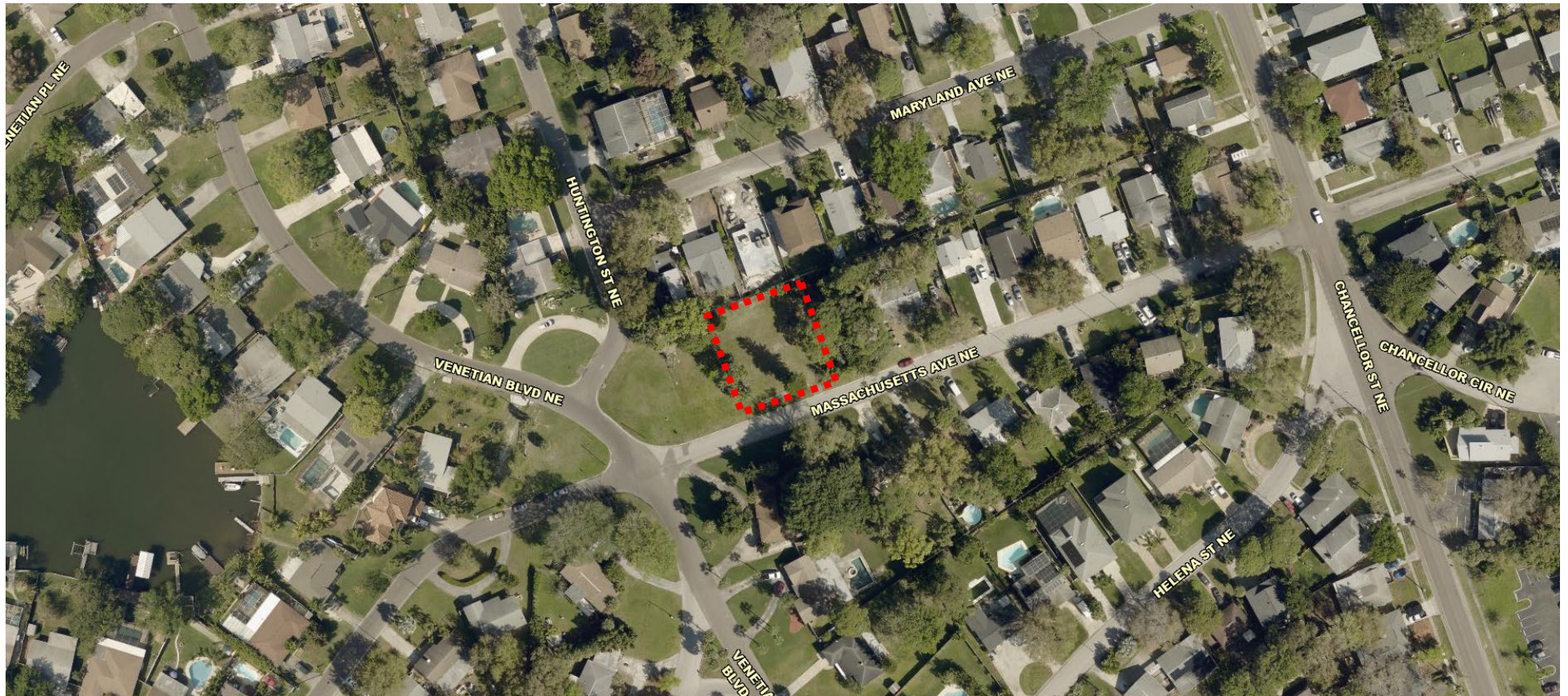
/s/Corey Malyszka

08/24/22

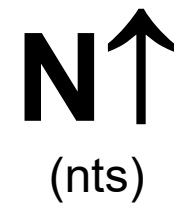
Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date

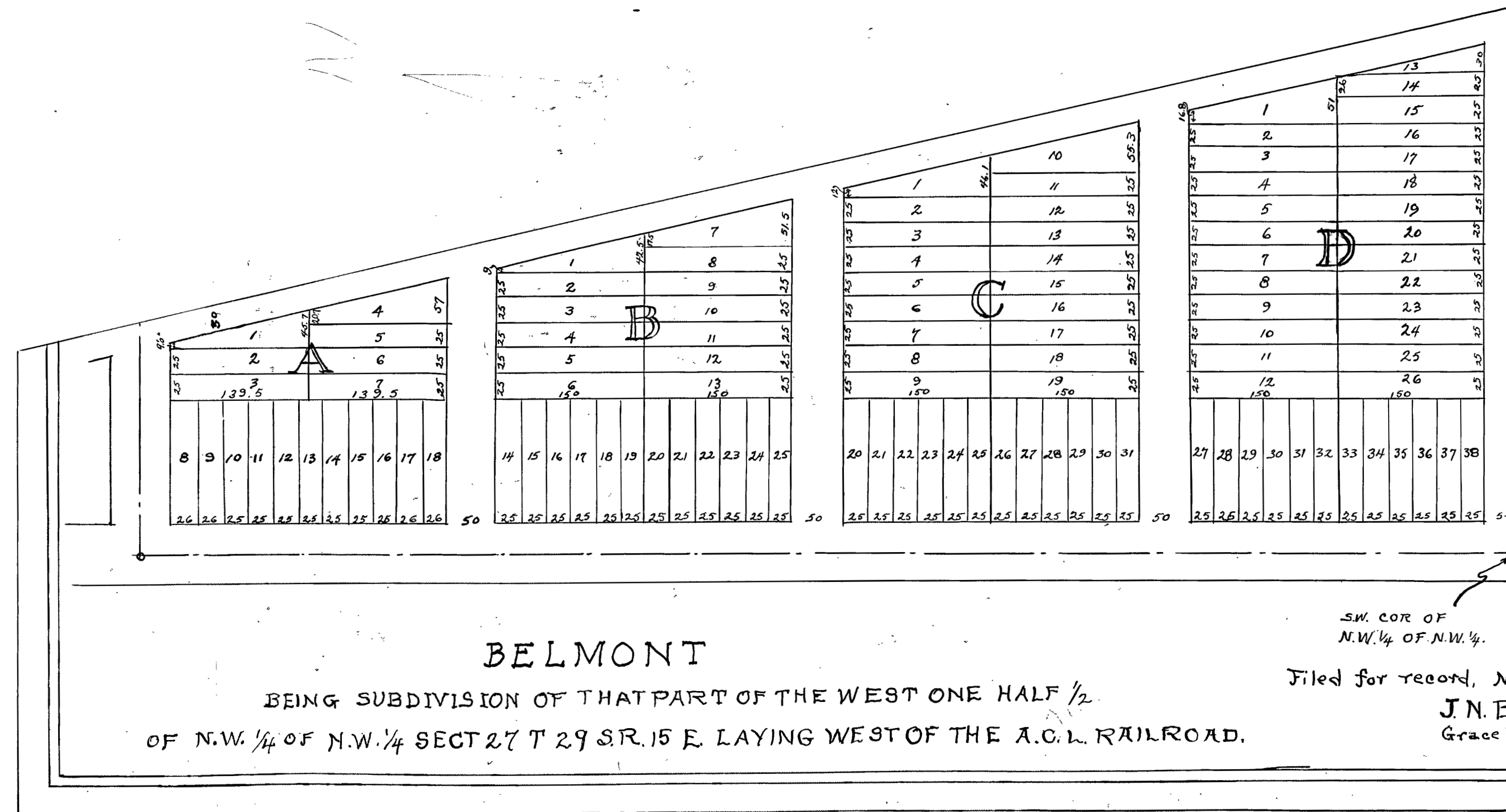
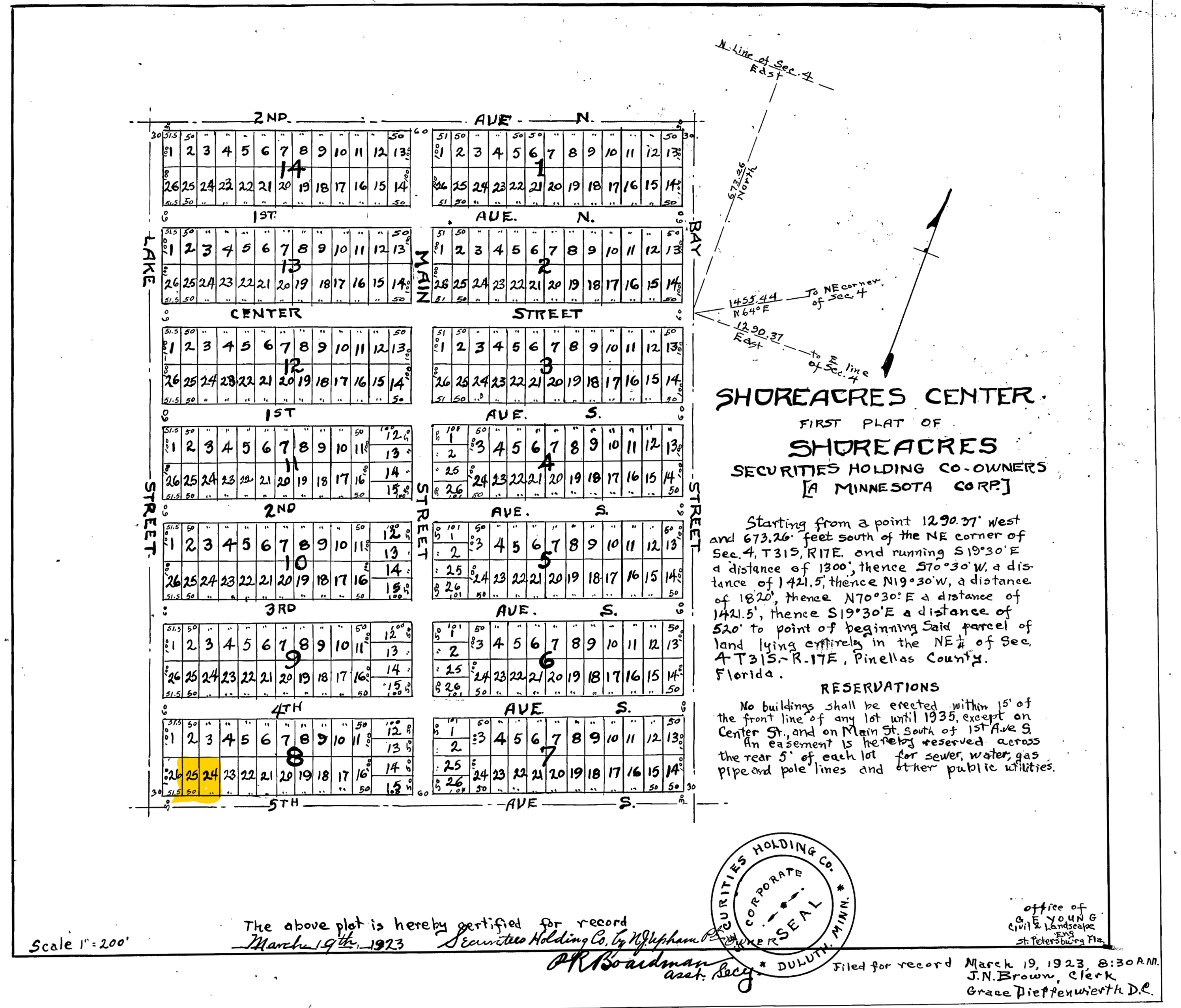
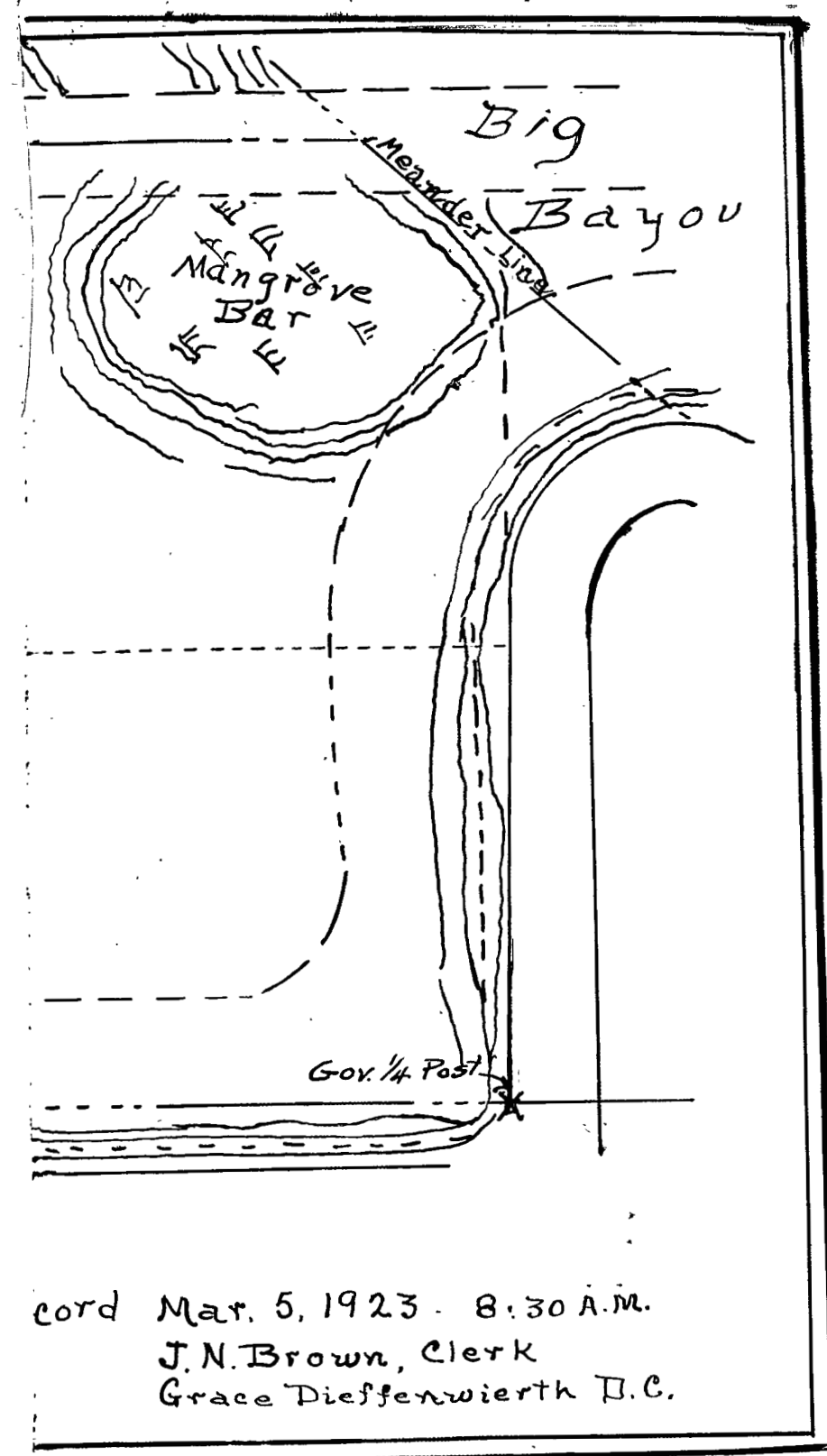
ATTACHMENTS: A) Location Map, B) Plat Map, C) Application, D) Neighborhood Study Area Map, E) Block Location & Lot Dimension Map, F) Graphic Analysis, G) Development Pattern Analysis, H) Aerial Photo



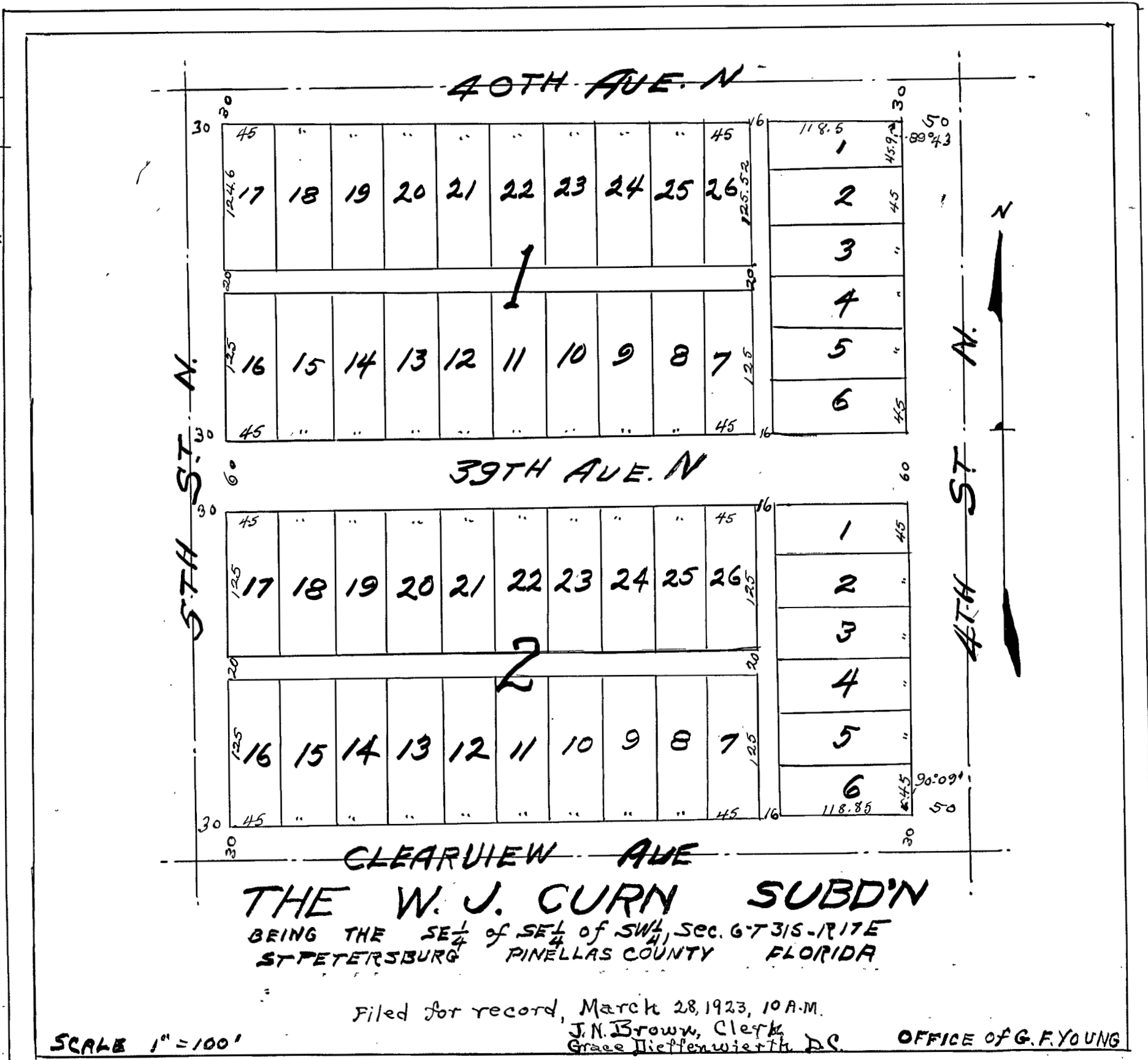
Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-54000057
Address: 1717 Massachusetts Ave. NE.



Attachment B



RESOLUTION OF PARTIAL VACATION OF
The W.J. Curn Subd.
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 6989 PAGE 191
ON 4/28 1923
KARLEEN F. De BLAKER
Clerk of the Circuit Court
By: Gladys Schaefer Deputy Clerk





VARIANCE

Application No. _____

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

Planning and
Development Services
Department

Development Review
Services

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

UPDATED: 12-17-20

- ☒ 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)

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 _____



Pre-Application Meeting Notes

Meeting Date: _____ Zoning District: _____

Address/Location: _____

Request: _____

Type of Application: _____ Staff Planner for Pre-App: _____

Attendees: _____

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:

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

Notes: _____



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):	1717 Massa, LLC
Street Address:	Please use agent
City, State, Zip:	
Telephone No:	“
Email Address:	“
NAME of AGENT or REPRESENTATIVE:	Todd Pressman
Street Address:	200 2nd Ave., South, #451, St. Petersburg, FL 33701
City, State, Zip:	
Telephone No:	727-804-1760
Email Address:	Todd@Pressmaninc.com
PROPERTY INFORMATION:	
Street Address or General Location:	1717 Massachusetts Ave., NE
Parcel ID#(s):	
DESCRIPTION OF REQUEST:	2 lots at 50 frontages
PRE-APPLICATION DATE:	6/2/22
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: 7/1/22

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

Typed Name of Signatory: Todd Pressman, Pres., Pressman & Assoc., Inc. as Agent



**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: _____

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

Property Address: _____

Parcel ID No.: _____

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): _____

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): _____

Printed Name

Sworn to and subscribed on this date

Identification or personally known: _____

Notary Signature: _____

Date: _____

Commission Expiration (Stamp or date): _____

VARIANCE

GENERAL INFORMATION

Pre-application Meeting

All applicants are required to schedule a pre-application meeting **two weeks prior to submittal of an application**. Meetings may be held via telecom. If an application is submitted without a pre-application meeting, and the application is deemed to be incomplete or incorrect, the application may be delayed. Please contact Iris Winn to schedule: 727-892-5498.

Public Participation Report

All applicants are required to contact the applicable Neighborhood Association President, **Business Association, CONA and FICO, a minimum of 10-days prior to filing the application** and complete the Public Participation Report prior to submittal of an application. Applications without the Public Participation Report will not be accepted. The contact information will be provided to the applicant by staff at the pre-application meeting. **Reports may be updated and resubmitted up to 10-days prior to the scheduled public hearing.**

Commission Review

By applying to the Commission, the applicant grants permission for Staff and members of the Commission to visit the subject property to evaluate the request. Applicants with special requests related to timing of site visits should advise Staff in writing at the time of application submittal. Any Code violations found by the City Staff or the Commission members during review of the subject case will be referred to the Codes Compliance Assistance Department.

Legal Notification

All applications made to the Commission are required by Florida Statute and City Code to provide public notification of requested variances, reinstatements of grandfathered uses, and redevelopment plans. The applicant will be required to post a sign on the subject property and send via the U.S. Postal Service by "Certificate of Mailing" notification letters to all property owners within **300-feet** of the subject property. The City will provide one (1) original notification letter, a list of properties, mailing labels, sign, and procedures to complete the posting of the sign and the notification of property owners. These legal notifications must be completed by the dates noted on the Commission schedule with verification of mailing **and sign posting** returned to Staff within seven (7) days of the meeting date.

Public Hearing

Applications appropriate for public hearing will be heard by the Commission on the dates listed on the Commission schedule. The public hearings begin at 2:00 P.M. **and will be held temporarily at the Sunshine Center (Auditorium), located at 330 5th Street North**. All proceedings are quasi-judicial. Therefore, it is required that the property owner or authorized representative attend the hearing.

Commission Approvals

If approved by the Commission, permits, inspections, business taxes, and certificates of occupancy are required, when applicable. All conditions of approval must be completed and approved by the date specified in the report. Failure to satisfy these requirements will invalidate the approval of the request. Approval of a request by the Commission or POD (person officially designated) does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes. Applicants are advised to contact the Construction Services and Permitting Division at (727) 893-7231 to determine if any other regulations may affect a given proposal.

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:	1717 Massachusettes Ave., NE
Case No.:	
Detailed Description of Project and Request:	
To allow 2 lots at 50' frontages	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
50' frontages are commonly all around in this area. Each abutting side of this lot has frontages of this proposed width.	
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.	
As stated, the 50' frontages are commonly found near and around this parcel	
3. How is the requested variance not the result of actions of the applicant?	
The resulting shape of the lot was determined by many factors including the original lay out of the plat or area, streets and the shape and sizes of surrounding lots.	

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?
The variance would allow homes that meet the standard and size of many surrounding homes and lots
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
This meets the status quo of the area and would be at par with the area.
6. In what ways will granting the requested variance enhance the character of the neighborhood?
It will allow further homes and lots that meet the character of the area

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:	



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	
emails and letters to the required community/HOA groups	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
please see the attached, outside of the 10 day window	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
as required by the pre-application notice requirements	
2. Summary of concerns, issues, and problems expressed during the process	
none	
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@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th 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.	
XX Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 6/23/22	
XX Attach the evidence of the required notices to this sheet such as Sent emails.	



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: 1717 MASSA LLC

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

Property Address: 1717 MASSACHUSETTS AVE NE, ST PETERSBURG, FL 33703

Parcel ID No.: 04-31-17-81450-008-0240

Request: Variance for width and area to split the lot in two separate buildable lots. Lot 24 and Lot 25

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, Pres., Pressman and Assoc., Inc

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]

BO WU
Printed Name

Sworn to and subscribed on this date

Identification or personally known: CA Driver License

Notary Signature: [Signature] Date: 05-16-22

Commission Expiration (Stamp or date):

03.14.24



CERTIFIED TO:
BAY TO BAY REMODEL & DESIGN, LLC

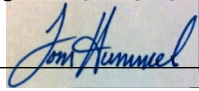
LEGAL DESCRIPTION:
LOT 25, BLOCK 8, SHOREACRES CENTER, SUBDIVISION, ACCORDING TO THE
PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93, PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.

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
FDOT 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 5J-17,
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

06/07/2022
DATE OF SURVEY


TOM HUMMEL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6595
STATE OF FLORIDA

SYMBOL KEY

- ⊗ POWER METER
- ⊙ POWER BOX
- ⊕ LIGHT POLE
- ⊕ GUY WIRE ANCHOR
- ⊗ POWER POLE
- ⊕ WATER METER
- ⊕ WATER FILTER
- ⊕ WATER VALVE
- ⊕ WATER SPIGOT
- ⊕ FIRE HYDRANT
- ⊕ RECLAIMED METER
- ⊕ RECLAIMED VALVE
- ⊕ IRRIGATION VALVE
- ⊕ TELECOM BOX
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT
- ⊕ GAS METER
- ⊕ STORM MANHOLE
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ 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:

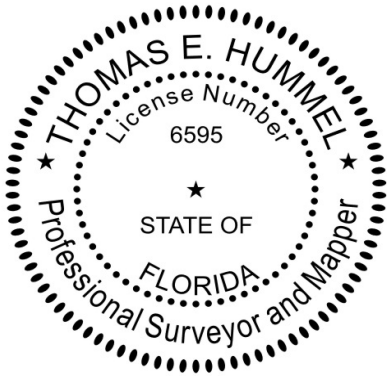
- (P) - PLAT MEASUREMENT
- (D) - DEED MEASUREMENT
- (M) - FIELD MEASUREMENT
- (C) - CALCULATED MEASUREMENT
- POB - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE
MONUMENT
- PCP - PERMANENT CONTROL
POINT
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENT
- REF PT - REFERENCE POINT
- FCM - FOUND CONCRETE
MONUMENT
- FIRC - FOUND IRON ROD
WITH CAP
- SIRC - SET IRON ROD
WITH CAP
- FIR - FOUND IRON ROD
- FIP - FOUND IRON PIPE
- FOP - FOUND OPEN PIPE
- FPP - FOUND PINCHED PIPE
- FN - FOUND NAIL
- FND - FOUND NAIL & DISK
- SND - SET NAIL & DISK
- FRD - FOUND RIVET & DISK
- FXC - FOUND X CUT
- SXC - SET X CUT
- NTT - NAIL & TIN TAB
- ROW - RIGHT OF WAY
- BM - BENCHMARK
- 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. 5J-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 1996 OR FLORIDA STATUTE TITLE XXXIX,
CHAPTER 668, IF THIS DOCUMENT WAS RECEIVED
ELECTRONICALLY VIA PDF, THEN IT HAS BEEN
LAWFULLY ELECTRONICALLY SIGNED, THEREFORE, THIS
SURVEY PDF, IF AUTHENTIC, IS COMPLETELY OFFICIAL
AND INSURABLE.



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(727) 518-4758

SILVER KING SURVEYORS, INC.

PROFESSIONAL SURVEYORS & MAPPERS LB 7933

4831 8TH ST. N. ST. PETERSBURG, FL 33703

DATE: 06/07/2022

SCALE: 1" = 20'

DRAWN BY: TH

[illegible]

SILVER KING SURVEYORS, INC.		
PROFESSIONAL SURVEYORS & MAPPERS LB 7933		
4831 8TH ST. N. ST. PETERSBURG, FL 33703		
DATE: 06/07/2022	SCALE: 1" = 20'	DRAWN BY: TH

CERTIFIED TO:
BAY TO BAY REMODEL & DESIGN, LLC

LEGAL DESCRIPTION:
LOT 24, BLOCK 8, SHOREACRES CENTER, SUBDIVISION, ACCORDING TO THE
PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93, PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.

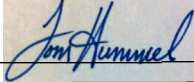
AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP NUMBER 12103C0228H,
COMMUNITY NUMBER 125148, EFFECTIVE DATE 08/24/2021,
THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN
ZONE AE, BASE FLOOD ELEVATION 9.0'.

ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD88) USING GPS AND THE
FDOT 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 5J-17,
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.


06/07/2022


DATE OF SURVEY





TOM HUMMEL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6595
STATE OF FLORIDA


SYMBOL KEY


 POWER METER


 POWER BOX


 LIGHT POLE


 GUY WIRE ANCHOR


 POWER POLE


 WATER METER


 WATER FILTER


 WATER VALVE


 WATER SPIGOT


 FIRE HYDRANT


 RECLAIMED METER


 RECLAIMED VALVE


 IRRIGATION VALVE


 TELECOM BOX


 SANITARY MANHOLE


 SANITARY CLEANOUT


 GAS METER


 STORM MANHOLE


 SIGN


 MAILBOX


 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.

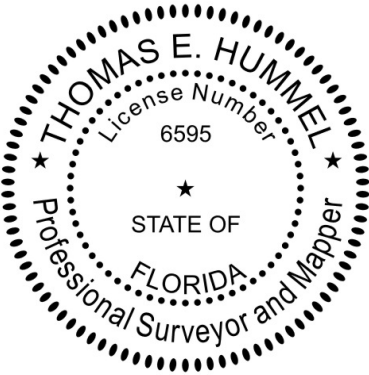
ABBREVIATIONS:
(P) - PLAT MEASUREMENT
(D) - DEED MEASUREMENT
(M) - FIELD MEASUREMENT
(C) - CALCULATED MEASUREMENT
POB - POINT OF BEGINNING
PRM - PERMANENT REFERENCE
MONUMENT
PCP - PERMANENT CONTROL
POINT
PC - POINT OF CURVATURE
PT - POINT OF TANGENT
REF PT - REFERENCE POINT
FCM - FOUND CONCRETE
MONUMENT
FIRC - FOUND IRON ROD
WITH CAP
SIRC - SET IRON ROD
WITH CAP
FIR - FOUND IRON ROD
FIP - FOUND IRON PIPE
FOP - FOUND OPEN PIPE
FPP - FOUND PINCHED PIPE
FN - FOUND NAIL
FND - FOUND NAIL & DISK
SND - SET NAIL & DISK
FRD - FOUND RIVET & DISK
FXC - FOUND X CUT
SXC - SET X CUT
NTT - NAIL & TIN TAB
ROW - RIGHT OF WAY
BM - BENCHMARK
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. 5J-17.052 (2) (D) (4)
IF LOCATION OF EASEMENTS OR RIGHT OF WAY OF
RECORD, OTHER THAN THOSE ON RECORD PLAT, IS
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SURVEY PDF, IF AUTHENTIC, IS COMPLETELY OFFICIAL
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SILVER KING SURVEYORS, INC.

PROFESSIONAL SURVEYORS & MAPPERS LB 7933

4831 8TH ST. N. ST. PETERSBURG, FL 33703

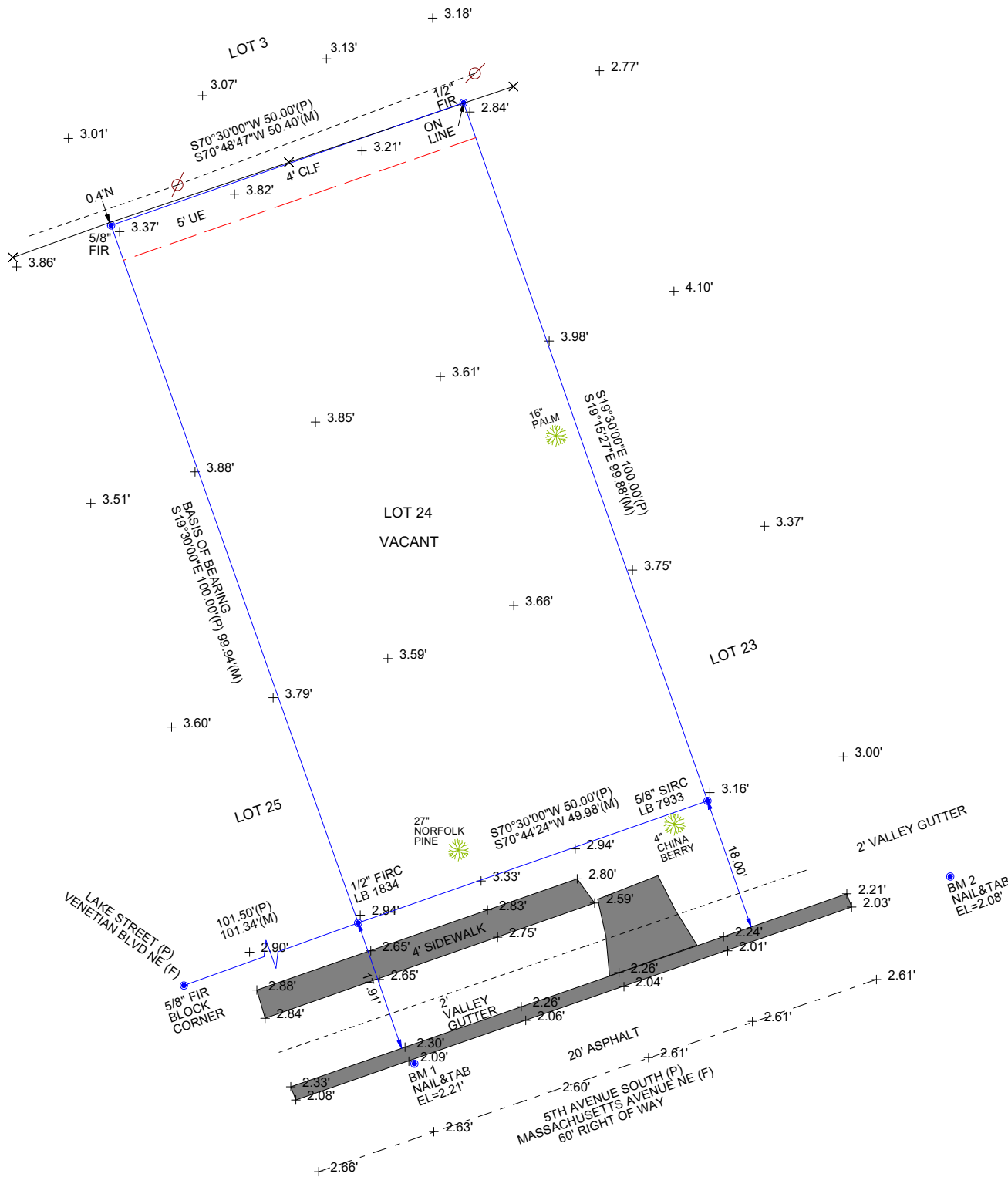
DATE: 06/07/2022

SCALE: 1" = 20'

DRAWN BY: TH

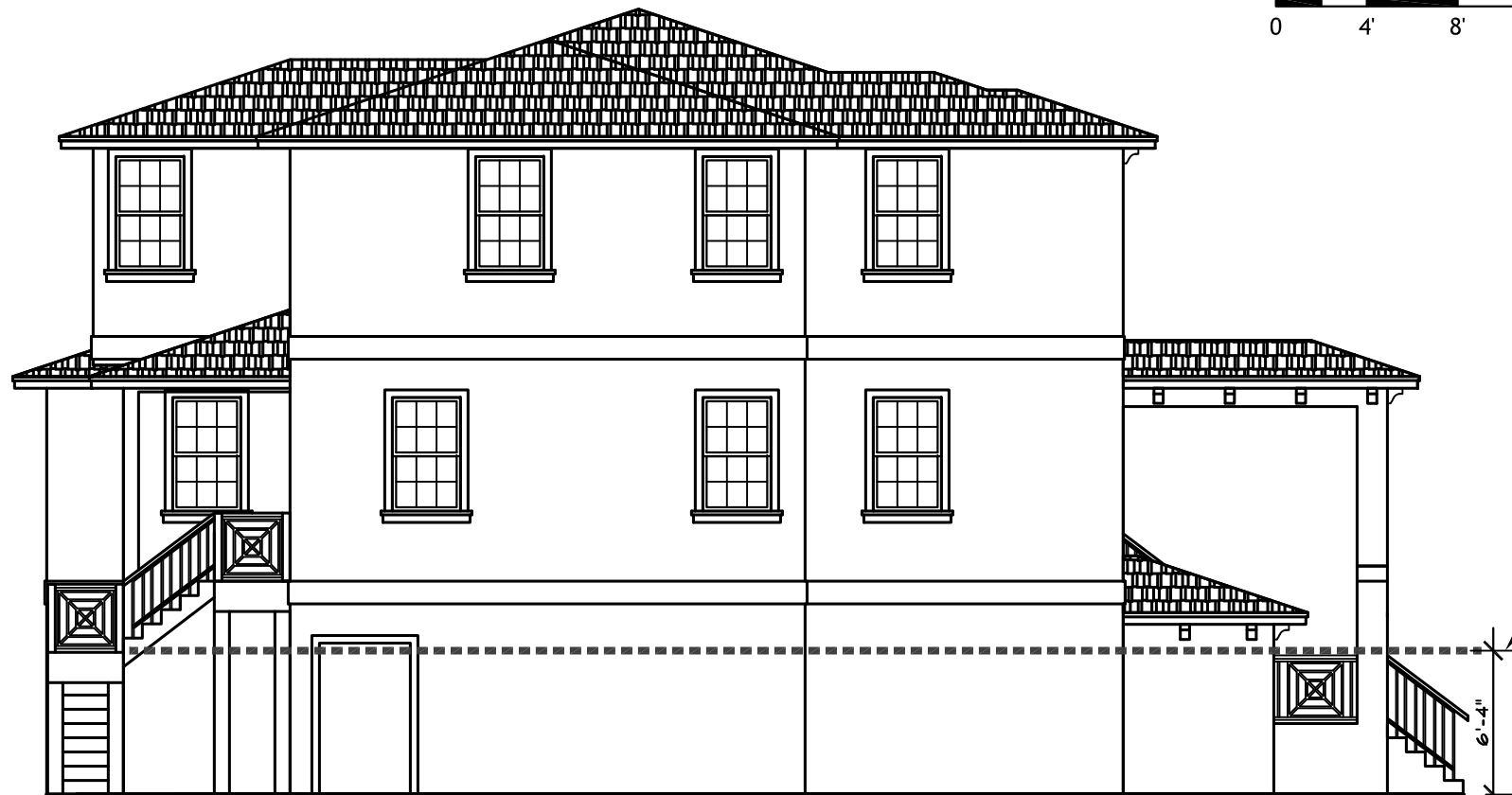
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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



1717 MASSACHUSETTS AVE NE
ST. PETERSBURG, FL
33703
PARCEL# 04-31-17-81450-008-0240
PROJECT #22-053

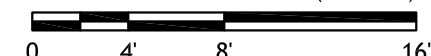
SILVER KING SURVEYORS, INC.		
PROFESSIONAL SURVEYORS & MAPPERS LB 7933		
4831 8TH ST. N. ST. PETERSBURG, FL 33703		
DATE: 06/07/2022	SCALE: 1" = 20'	DRAWN BY: TH



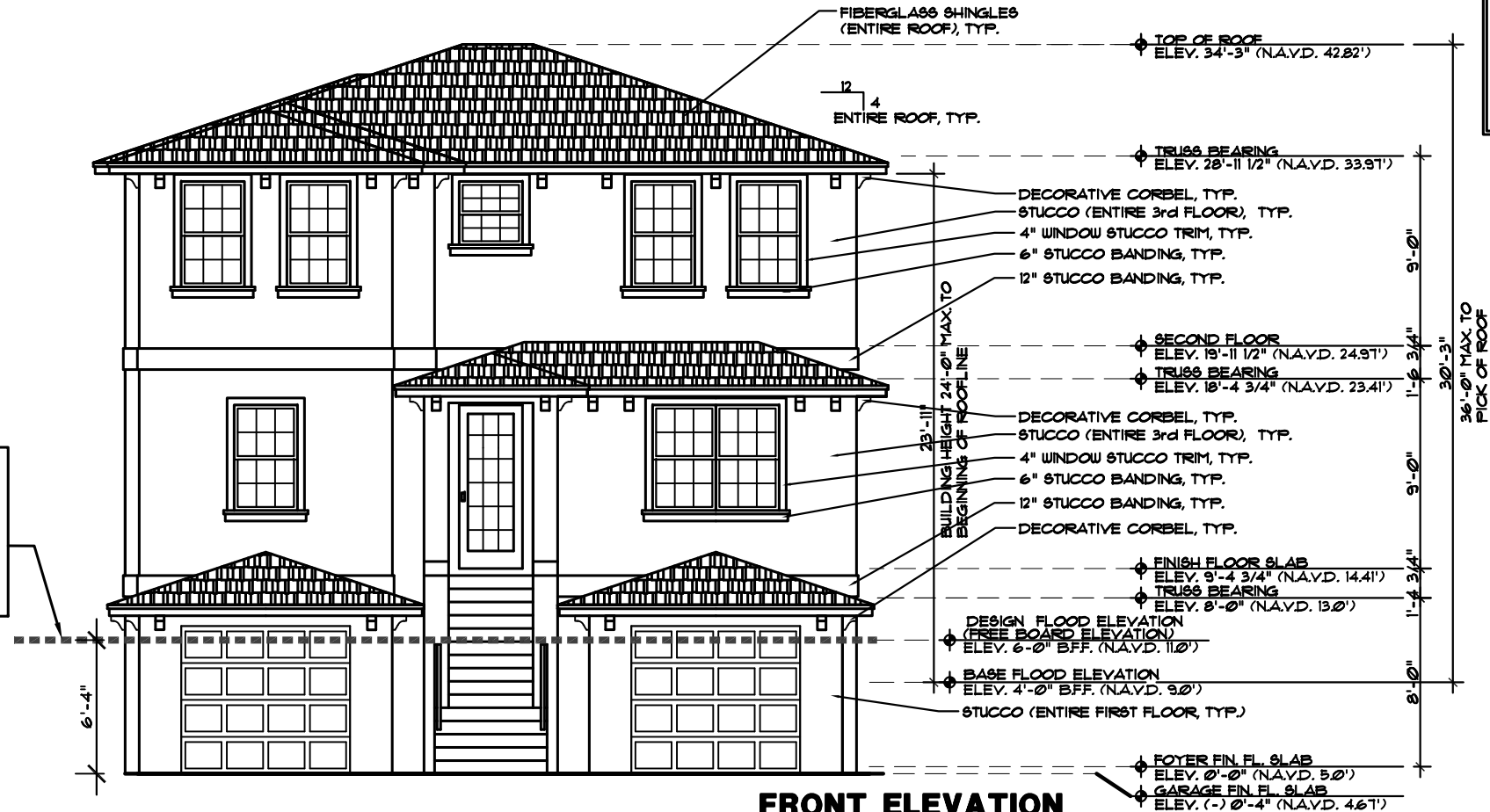
NOTE:
PER FEMA AND ST.-PETE
BUILDING DEPARTMENT:
NO AIR-CONDITIONED
AREA ALLOWED BELOW
THIS LINE (EXCEPTION:
SMALL AREA FOR FIRST
FLOOR STAIR FOYER)

LEFT SIDE ELEVATION

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

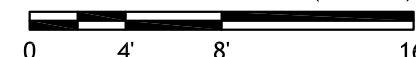


NOTE:
PER FEMA AND ST.-PETE
BUILDING DEPARTMENT:
NO AIR-CONDITIONED
AREA ALLOWED BELOW
THIS LINE (EXCEPTION:
SMALL AREA FOR FIRST
FLOOR STAIR FOYER)



FRONT ELEVATION

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



NOTE:
SELECTED
ARCHITECTURAL STYLE
OF HOUSE AS DEFINED
BY "FIELD GUIDE TO
AMERICAN HOUSES" IS
NEW TRADITIONAL -
MEDITERRANEAN



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

New Construction
1717 Massachusetts Ave NE
Lot 24
St. Petersburg, Florida

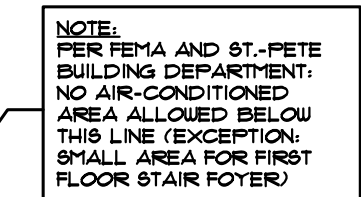
Elevations

Revisions
Project No. 2022-0107R
Date: June 10, 2022

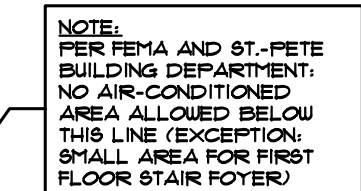


MICHAEL ARRIGO
LIC. NO. AR0017335

a2.1



NOTE:
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OF HOUSE AS DEFINED
BY "FIELD GUIDE TO
AMERICAN HOUSES" IS
NEW TRADITIONAL -
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New Construction
1717 Massachusetts Ave NE
Lot 24
St. Petersburg, Florida

Elevations

Project No. 2022-0101R Date: June 10, 2022	Revisions:



MICHAEL ARRIGO
LIC. NO. AR0017335

a2.2

Zoning District NS-1 and NS-2	CITY OF ST. PETERSBURG PLANNING & ECONOMIC DEVELOPMENT DEPT. DEVELOPMENT REVIEW SERVICES DIVISION
--	--

Zoning District NS-1 and NS-2	CITY OF ST. PETERSBURG PLANNING & ECONOMIC DEVELOPMENT DEPT. DEVELOPMENT REVIEW SERVICES DIVISION
--	--

Neighborhood Suburban Analysis Calculator

Site Address:	1717 Massachusetts Ave NE	
Parcel ID or Lot #:	04-31-17-81450-008-0240	
Zoning District:	NS-1	
Permit # if Known		
1st Submittal Date:		
Revision Date:		

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

Lot Area in Sq Ft	5,015
Front Yard Area in Sq Ft (area between the front building setback line & the front property line)	1,250
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

BUILDING COVERAGE	
-------------------	--

Includes all enclosed structures.

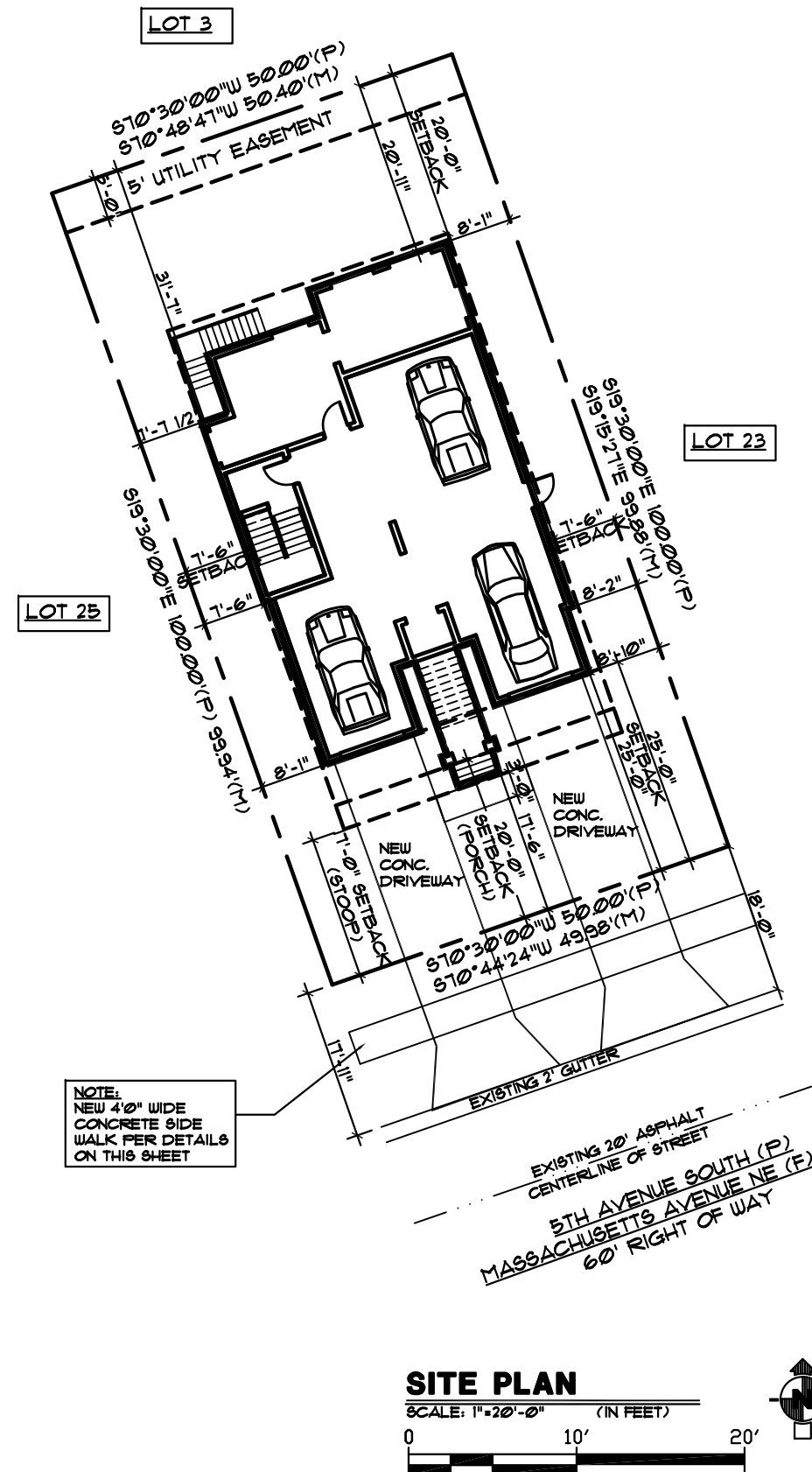
	Lot Total Square Feet	% of Building Coverage Area Allowed	Square Feet of Building Coverage Allowed	Actual Building Coverage in Square Feet	Actual Building Coverage in Percentage
If primary is not one story	5,015	55%	2,758	1,698	33.86%
OR					
If primary is one story	5,015	60%	3,009		0.00%

IMPERVIOUS SURFACE RATIO (Site Ratio)	
---------------------------------------	--

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

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

	Lot Total Square Feet	% of Impervious Area Allowed	Sq Ft Allowed	Actual Impervious Area In Square Feet	Actual Impervious Area In Percentage
Entire Site	5,015	60%	3,009	2,258	45.02%
Interior Lot - Front Yard	1,250	45%	563	560	44.80%
OR					
Corner Lots Only - Front Yard and Street Side Yard Combined	0	25%	0		



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New Construction
1717 Massachusetts Ave NE

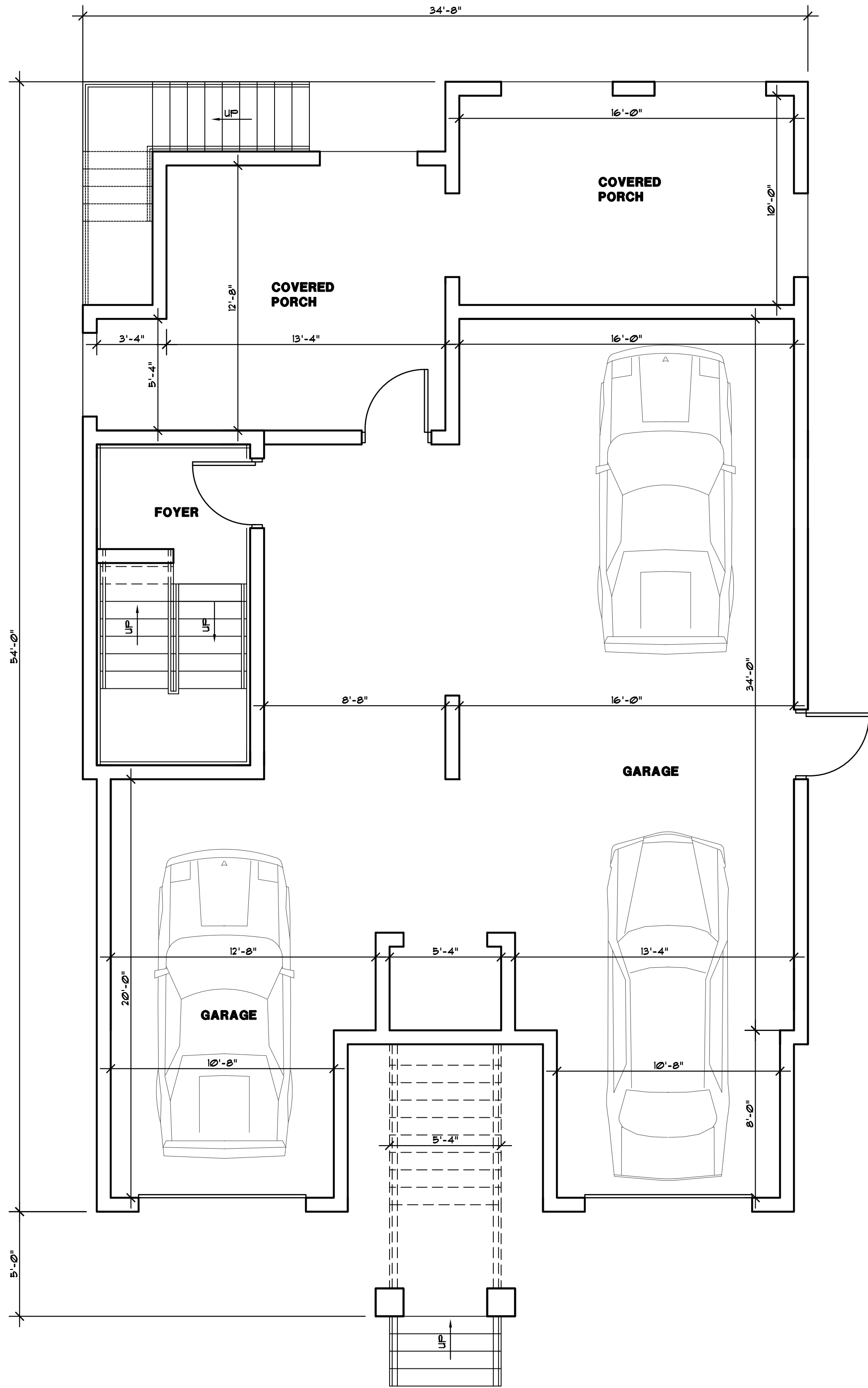
Lot 24
St. Petersburg,
Florida

Site Plan

2022-010-M	Revisions:
Date:	
June 10, 2022	

MICHAEL ARRIGO
C. NO. AR001335

sp1.1



FIRST FLOOR PLAN

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

8'-0" CEILING
ENTIRE FLOOR

AREA BREAKDOWN:	
NEW FIRST FLOOR FOYER:	135 SQ. FT.
NEW SECOND FLOOR LIVING:	1395 SQ. FT.
NEW THIRD FLOOR LIVING:	1290 SQ. FT.
TOTAL NEW LIVING:	2,820 SQ. FT.
NEW FIRST FLOOR REAR COVERED PORCH:	405 SQ. FT.
NEW SECOND FRONT ENTRY COVERED PORCH:	23 SQ. FT.
NEW SECOND FLOOR REAR COVERED PORCH:	103 SQ. FT.
TOTAL NEW COVERED PORCH:	533 SQ. FT.
NEW FIRST FLOOR GARAGE:	1290 SQ. FT.
OVERALL TOTAL:	4,694 SQ. FT.

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

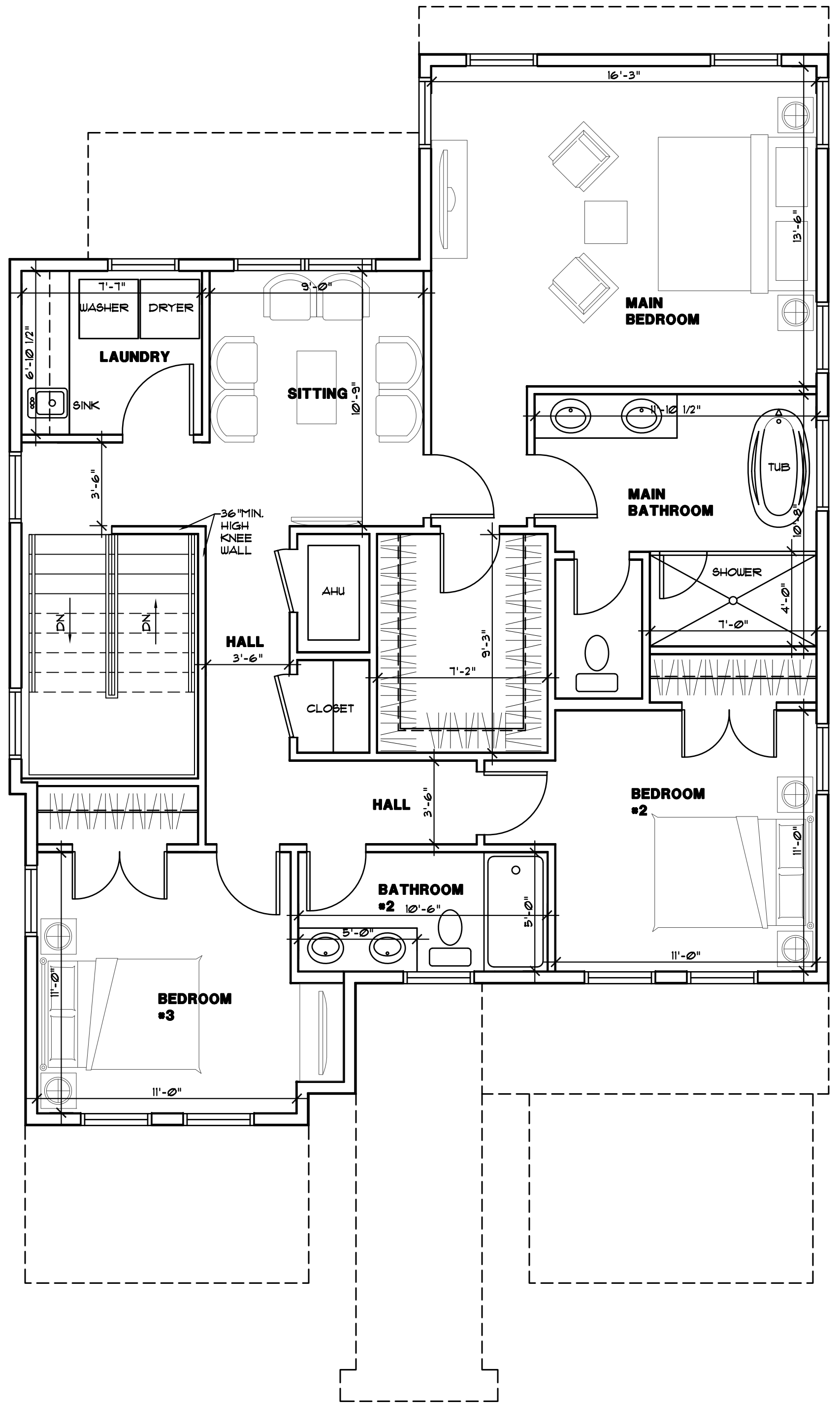
Floor Plan

Project No.	Revisions:
2022-101R	
Date	
June 10, 2022	

Not For Construction

MICHAEL ARRIGO
LIC. NO. AR2011335

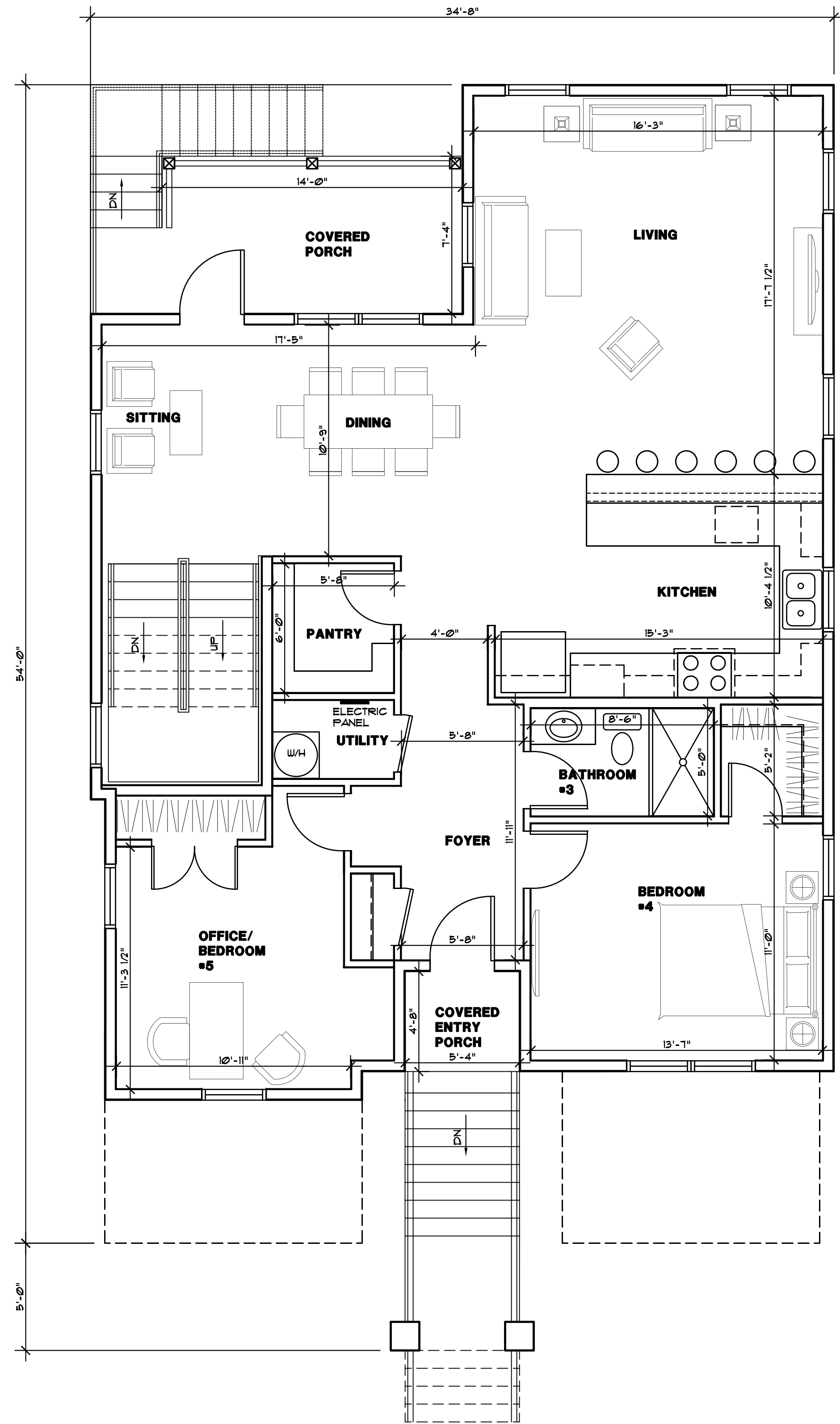
a1.1



THIRD
FLOOR PLAN

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

9'-0" CEILING
ENTIRE FLOOR



SECOND
FLOOR PLAN

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

9'-0" CEILING
ENTIRE FLOOR

DO NOT SCALE DRAWINGS. USE DIMENSIONS
SHOWN ON THE DOCUMENTS. CONTRACTOR
SHALL VERIFY ALL DIMENSIONS ON SITE.
NOTIFY THE ARCHITECT REGARDING ANY
DISCREPANCIES.

Second & Third
Floor Plan

Project No. 2022-101R	Revisions:
Date June 10, 2022	

Not For
Construction

MICHAEL ARRIGO
LIC. NO. AR0201335

a1.2

New Construction
1717 Massachusetts Ave NE
Lot 24
St. Petersburg,
Florida



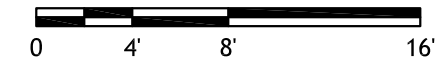
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NOTE:
PER FEMA AND ST.-PETE
BUILDING DEPARTMENT:
NO AIR-CONDITIONED
AREA ALLOWED BELOW
THIS LINE (EXCEPTION:
SMALL AREA FOR FIRST
FLOOR STAIR FOYER)

REAR ELEVATION

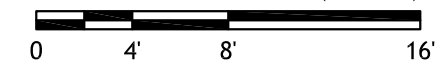
SCALE: 1/8"=1'-0" (IN FEET)



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

RIGHT SIDE ELEVATION

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



NOTE:
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New Construction
1717 Massachusetts Ave NE
Lot 25
St. Petersburg,
Florida

Lot 25

Florida

St. Petersburg,

Elevations

Revisions:

Date: June 10, 2021

June 10, 2022

MICHAEL ARRIGO
I.C. NO. AR001335

IC. NO. AR001335

a2.2

City of St. Petersburg

Planning & Economic Development Dept.

Development Review Services Division

Zoning District

NS-1 and NS-2

Neighborhood Suburban Analysis Calculator

Site Address:

1717 Massachusetts Ave NE

Parcel ID or Lot #:

04-31-17-81450-008-0250

Zoning District:

NS-1

Permit # if Known

1st Submittal Date:

Revision Date:

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

Lot Area in Sq Ft

4,987

Front Yard Area in Sq Ft (area between the front building setback line & the front property line)

1,250

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

BUILDING COVERAGE

Includes all enclosed structures.

	Lot Total Square Feet	% of Building Coverage Area Allowed	Square Feet of Building Coverage Allowed	Actual Building Coverage in Square Feet	Actual Building Coverage in Percentage
If primary is not one story	4,987	55%	2,743	1,649	33.07%
OR					
If primary is one story	4,987	60%	2,992		0.00%

IMPERVIOUS SURFACE RATIO (Site Ratio)

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

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

	Lot Total Square Feet	% of Impervious Area Allowed	Sq Ft Allowed	Actual Impervious Area In Square Feet	Actual Impervious Area In Percentage
Entire Site	5,015	60%	3,009	2,141	42.69%
Interior Lot - Front Yard	1,250	45%	563	492	39.36%
OR					
Corner Lots Only - Front Yard and Street Side Yard Combined	0	25%	0		

NOTE:
NEW 40" WIDE
CONCRETE SIDE
WALK PER DETAILS
ON THIS SHEET

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

0 10' 20'

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Site Plan

Project No.
2023-0102R
Date
June 10, 2022

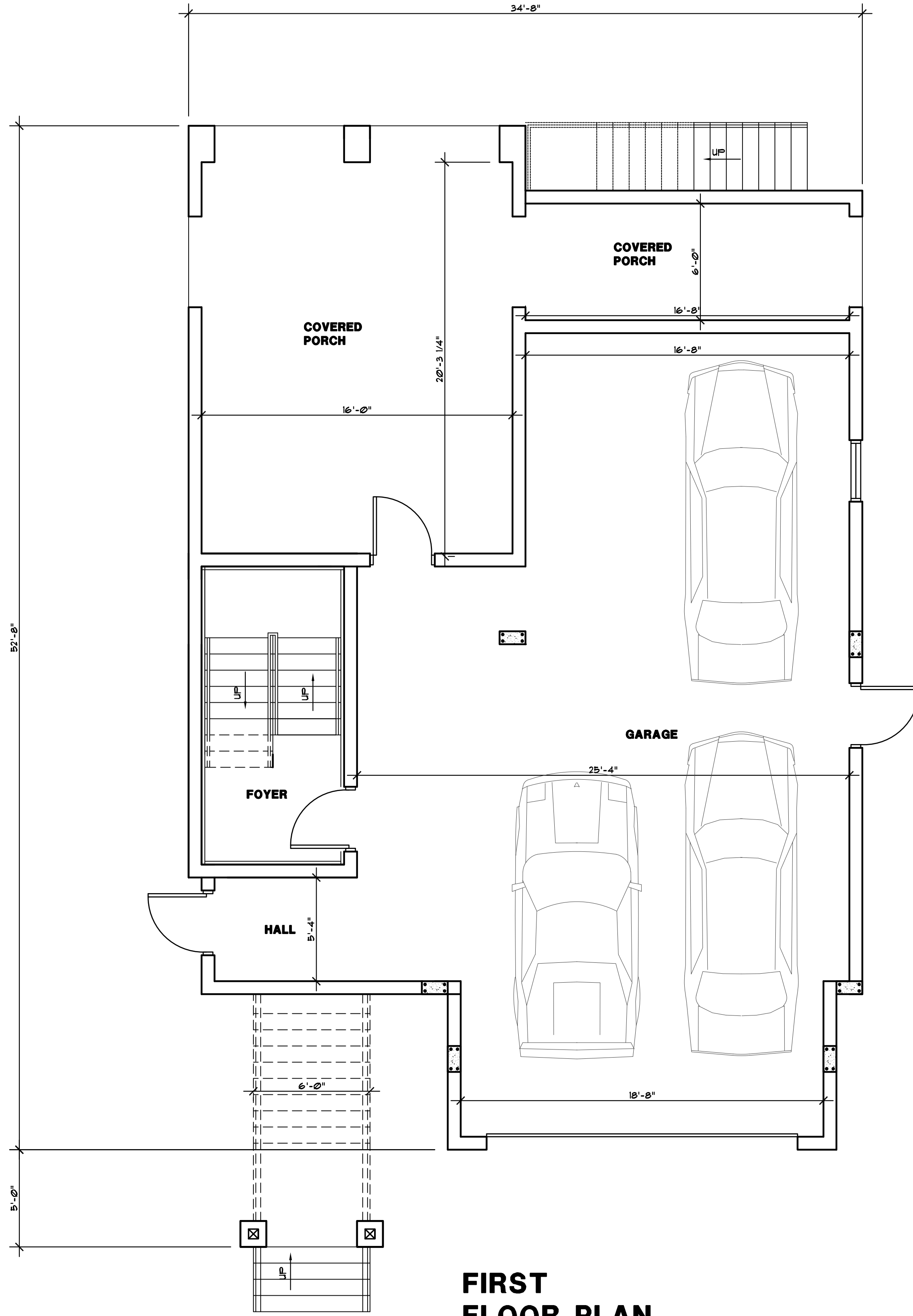
Revisions

STATE OF FLORIDA
MICHAEL ANRISO
REGISTERED ARCHITECT
AR-0017335

MICHAEL ANRISO
LIC. NO. AR0017335

New Construction
1717 Massachusetts Ave NE
Lot 25
St. Petersburg,
Florida

sp1.1



FIRST FLOOR PLAN

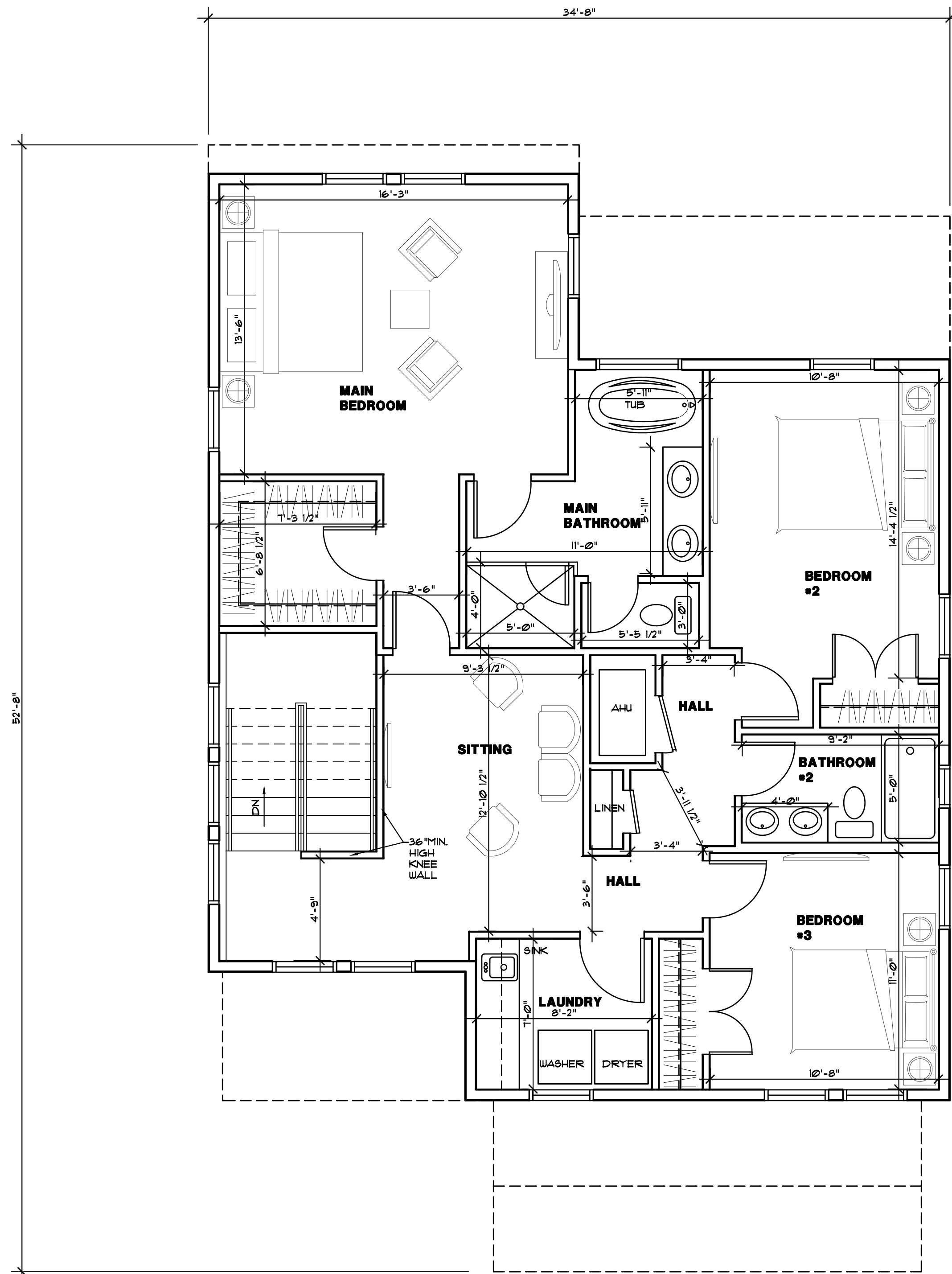
SCALE: 1/4"=1'-0" (IN FEET)

8'-0" CEILING
ENTIRE FLOOR

AREA BREAKDOWN:

NEW FIRST FLOOR FOYER:	138 SQ. FT.
NEW SECOND FLOOR LIVING:	1361 SQ. FT.
NEW THIRD FLOOR LIVING:	1281 SQ. FT.
TOTAL NEW LIVING:	2,780 SQ. FT.
NEW FIRST FLOOR REAR COVERED PORCH:	489 SQ. FT.
NEW SECOND FRONT ENTRY COVERED PORCH:	68 SQ. FT.
NEW SECOND FLOOR REAR COVERED PORCH:	116 SQ. FT.
TOTAL NEW COVERED PORCH:	673 SQ. FT.
NEW FIRST FLOOR GARAGE:	1,022 SQ. FT.
OVERALL TOTAL:	4,475 SQ. FT.

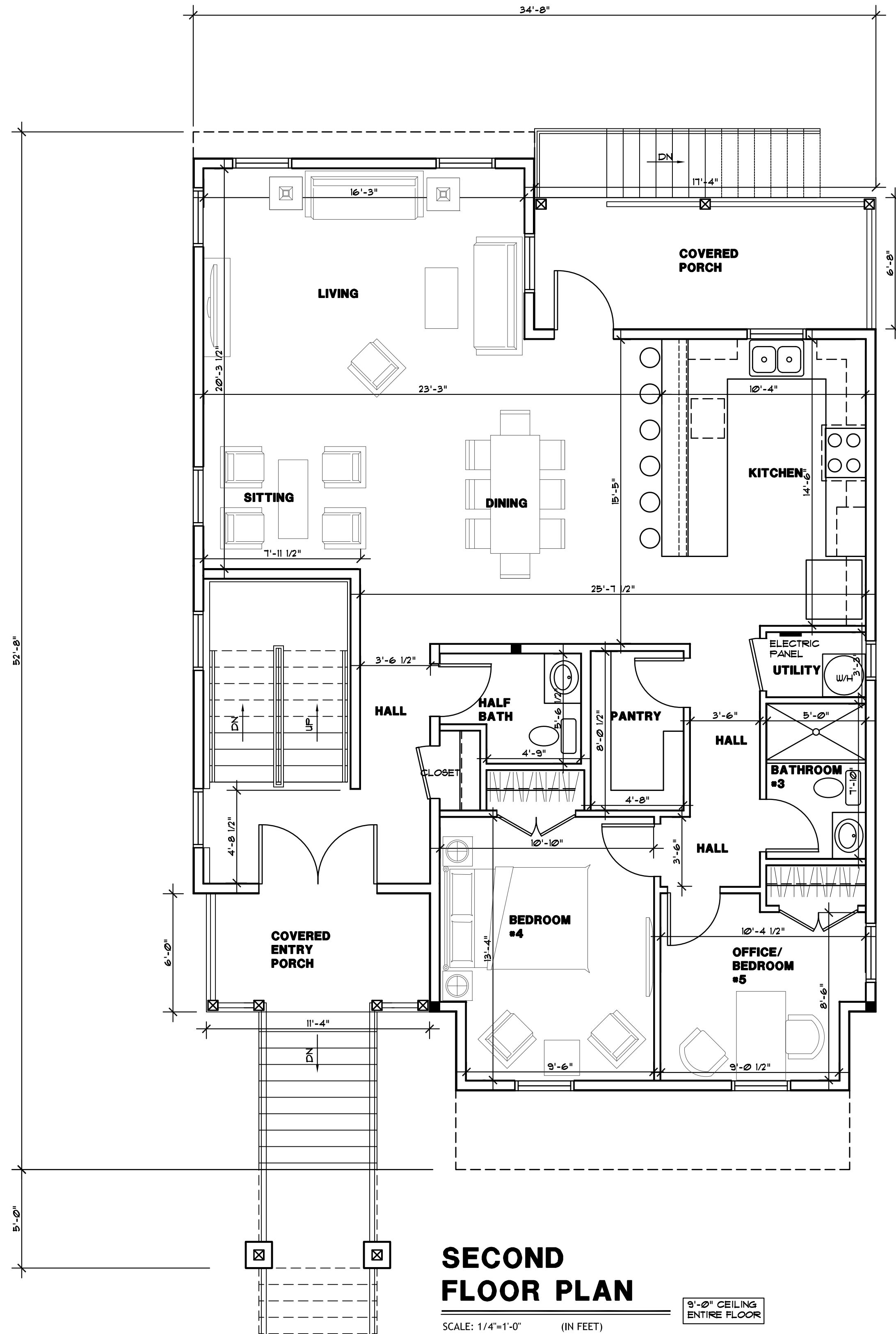
DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.



THIRD FLOOR PLAN

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

9'-0" CEILING ENTIRE FLOOR



SECOND FLOOR PLAN

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

9'-0" CEILING ENTIRE FLOOR

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

Second & Third Floor Plan

Project No. 2022-102R	Revisions:
Date June 10, 2022	

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Lot 25
St. Petersburg, Florida

Not For Construction

MICHAEL ARRIGO
LIC. NO. AR20011335

a1.2



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7021 1970 0002 2039 0560

3400 E. Petersburg, FL 33712

See Reverse for Instructions



Found in Inbox - todd@pressmaninc.com Mailbox



Pressman Todd

June 23, 2022 at 8:30 AM

Pressman: Variance to be requested

[Details](#)

To: variance@stpetecon.org & 4 more

Good morning, this email is being sent to make you aware that we are working toward the submittal of two variances at 1717 Massachuettts Ave.

The 2 variances ask for lots at 50' wide where 75' wide is required and 5,000 square foot lot where 5,800 square feet is required.

We are happy to answer any questions you may have. Thank you.

TODD PRESSMAN

President, Pressman & Associates, Inc.

200 2nd Ave., South #451

St. Petersburg, FL 33701

Cell. 727-804-1760

Fx. 1-800-977-1179

Found in Inbox - todd@pressmaninc.com Mailbox



Gary Grudzinkas

June 23, 2022 at 12:50 PM

Re: Pressman: Variance to be requested

To: Pressman Todd, admin@shoreacresfl.org

Thank you Todd. Good luck on the variance.

Gary

[See More](#) from PRESSMAN TODD

Variance Application 1717 Massachusetts Ave., NE Materials

Cement block. Weather impact windows and doors.

Porcelan tiles, wood floors. Finish with stucco & Hardie board siding, stucco. Shingle roof.



December 2, 2021

Erick and Jacquelyn Desprit
5187 6th Way N
St. Petersburg, FL 33703

Re: Case No.: 21-40000111
Address: 1727 and 1735 Maryland Avenue NE
Parcel ID No.: 04-31-17-81450-009-0230; 04-31-17-81450-009-0220
Request: Buildable Lot Letter

Dear Applicant:

A Buildable Lot Letter has been completed for this property. This letter supersedes the Buildable Lot Letter dated January 6, 2020, prepared by this office. Based on the Property Card, the Parcel ID, and the Land Development Regulations of the City of St. Petersburg, the subject lots consisting of Lots 22 and Lot 23 of Block 9 of the Shore Acres Center Subdivision **are buildable** for one single-family home per lot, without variance to lot width or area.

The lots are zoned Neighborhood Suburban – 1 (NS-1). Per Section 16.20.020.6 of the Land Development Regulations, NS-1 zoned properties require 75-feet of lot width, and 5,800 square feet of lot area. The existing lots are each 50-feet wide and 5,000 square feet in lot area. The lots do not meet the minimum lot width and area requirements of the NS-1 Zoning District, however because over 90 percent of the lots on the subject block and on the surrounding block faces which block faces are wholly or partially within 500 feet of the subject lots are also substandard for lot width and/or area, the subject lots are each consistent with the neighborhood pattern and are administratively approved for development per Section 16.60.030.2.B.3.a. This administrative approval does not grant or imply variances from other sections of the City Code or other applicable regulations.

Further, the existing dwelling on Lot 22 complies with the front, side and rear yard setbacks required in the NS-1 Zoning District, as well as maximum impervious surface and building coverage ratios.

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 any additional questions, please contact Cheryl.Bergailo@stpete.org.

Sincerely,


Jennifer Bryla, AICP
Zoning Official
Development Review Services

Attach: Application, Buildable Lot Letter dated January 6, 2020, Survey of Lot 22



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



BUILDABLE LOT LETTER

RECEIVED

NOV 30 2021

DEVELOPMENT REVIEW
SERVICES

Application No. 21-4000011

Buildable lot letters identify the buildable status of any platted lot or parcel. When a parcel is under common ownership and consists of more than one lot of record, a survey of all lots is required, and shall include any structures proposed to remain on any of the lots. 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 4th Street North, St. Petersburg, Florida.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Erick & Jacquelyn Despir

Street Address: 5187 6th Way N.

City, State, Zip: St. Petersburg, FL 33703

Telephone No: (727) 249-2419

Email Address: Jdespir+@icloud.com

NAME of AGENT or REPRESENTATIVE:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

PROPERTY INFORMATION:

Street Address or General Location: Maryland Ave NE, St. Petersburg 33703

Parcel ID#(s): 04-31-17-81450-009-0230

Indicate if there are any structures to remain: none

FEE SCHEDULE

The fee for a buildable lot letter: \$40.00
Cash, credit, checks made payable to "City of St. Petersburg"

AUTHORIZATION

Signature of Owner / Agent*: [Signature]

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

Jacqui Despir

Date: 11/30/2021

FOR OFFICE USE ONLY – DO NOT WRITE BELOW LINE

Based upon the property card, property deed, parcel ID number (PIN), and the survey provided by the applicant, the subject property IS / IS NOT buildable for a _____

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.

Conditions of Approval: _____

Signature of Designated City Staff: _____

Printed Name: _____ Date: _____



January 6, 2020

Steven Desprit : Julie McGraw Desprit
1735 Maryland Avenue Northeast
St. Petersburg, FL 33703

Re: Case No.:20-40000003
Address: 1735 Maryland Avenue Northeast
Parcel ID No.: 04-31-17-81450-009-0220
Request: Buildable Lot Letter

Dear Applicant:


A Buildable Lot Letter has been completed for this property. Based on the Property Card, the Parcel ID, and the Land Development Regulations of the City of St. Petersburg, the subject parcel consisting of Lot 22 and Lot 23 of Block 9 of the Shore Acres Center Subdivision is **buildable** for a single-family home in its current state.

The property is zoned NS-1. Per Section 16.20.020.6 of the Land Development Regulations, NS-1 zoned properties require 75-feet of lot width, and 5,800 square feet of lot area. The existing parcel is 100-feet wide and contains 10,000 square feet in total lot area. The property card confirms that the lot is buildable. If the parcel was to be split into the two historically platted lots, each lot would have 50-feet of lot width and each lot would have 5,000 square feet of lot area. Each of the original platted lots would be substandard in lot width and lot area and do not meet the Land Development Regulation standards for administrative approval of the division of combined lots of records.

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 any additional questions, please contact Jaime Jones at (727) 892-5096.

Sincerely,


Jennifer Bryla, AICP
Zoning Official
Development Review Services



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

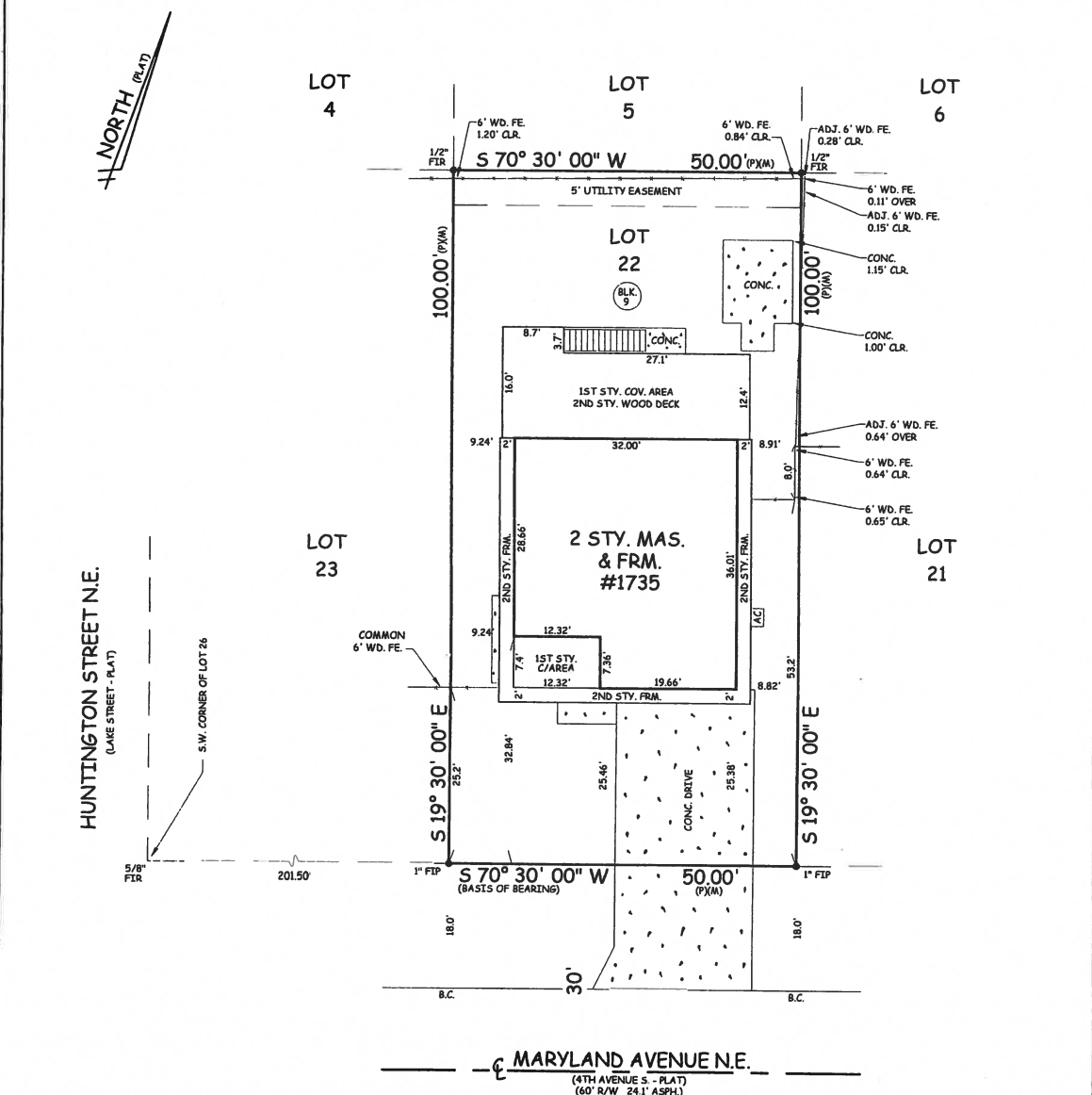
JOB NO.: 200006		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MCM	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 1/09/2020			FAX (727) 344-4640

CERTIFIED TO: Erick DeSpirt and Jacquelyn DeSpirt

SCALE: 1" = 20'

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

SEC. 04 TWP. 31 S. RGE. 17 E.



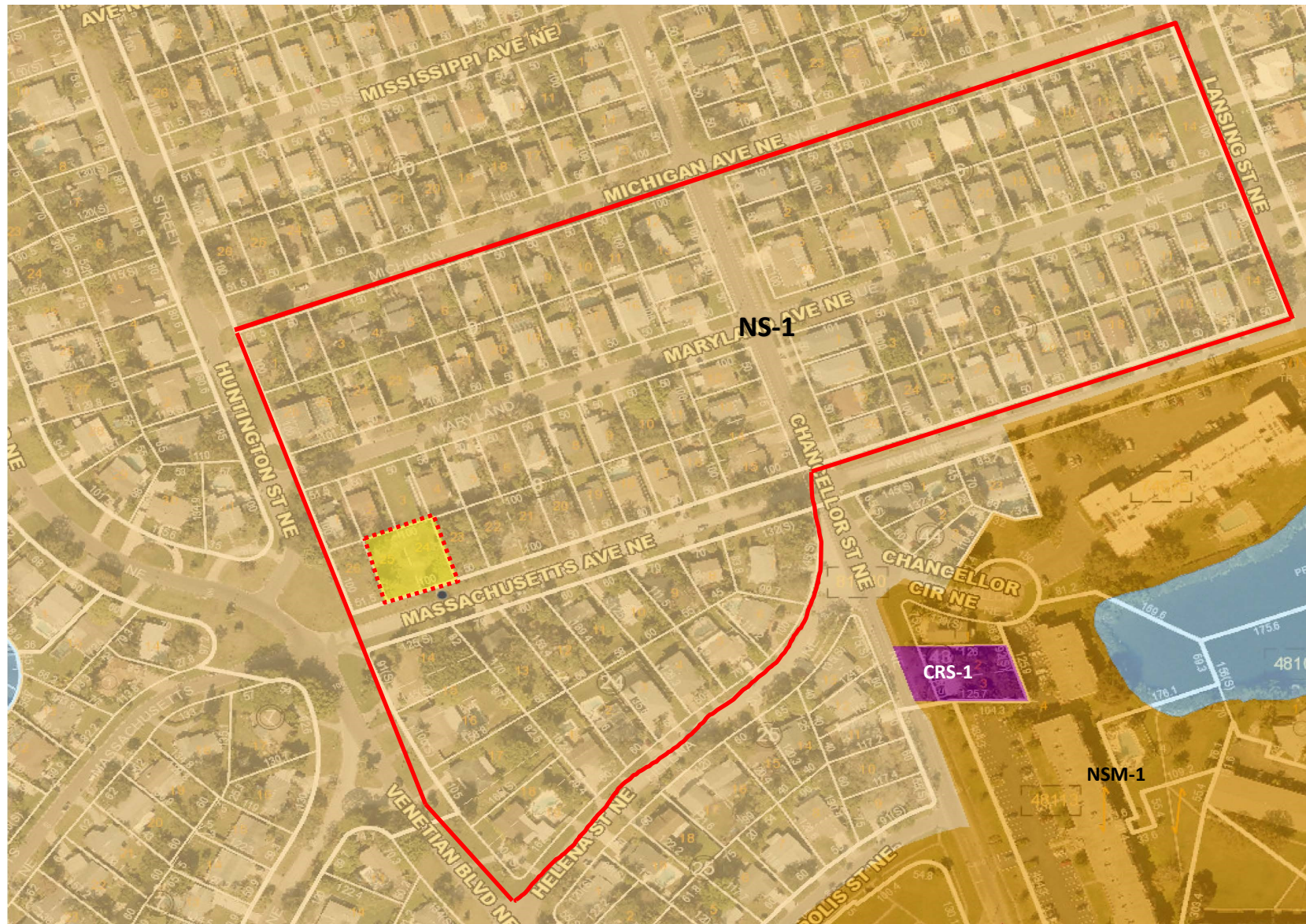
A BOUNDARY SURVEY OF: Lot 22, Block 9, SHOREACRES CENTER, as recorded in Plat Book 5, Page 93 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: AE Comm. Panel No. : 125148 0228 G Map Date : 9/03/03 Base Flood Elev : 9.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTIES, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

EDWARD D. MURPHY REG. P.L.S. # 5333

LEGEND: F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1888	F.D. - FOUND N.A.D. - NAIL AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION X-X-X - FENCE FE - FENCE C.L.F. - CHAIN LINK FENCE A.J. - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R.W. - RIGHT OF WAY P. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	M.S. - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	W.W. - WING WALL C.L. - CENTERLINE R.W. - RIGHT OF WAY (P) - PLAT (Q) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	ESMT. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD BLK. - BLOCK S.W. - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C/W. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C. - COVERED CONCRETE A/C. - AIR CONDITIONER S.P. - SCREENED PORCH P-P - OVERHEAD POWER LINES T-T - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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ATTACHMENT—D
Neighborhood Study Area Map



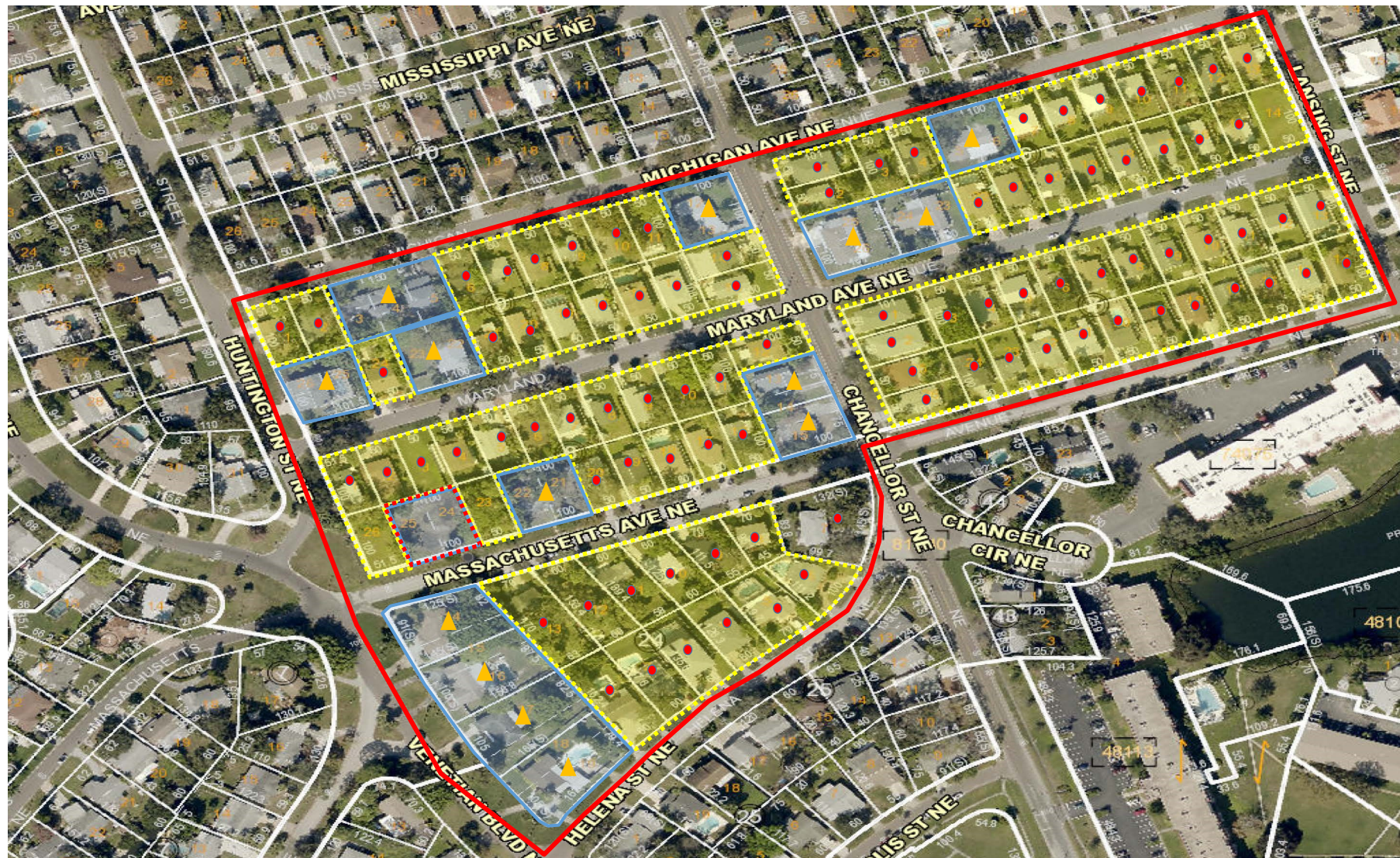







ATTACHMENT—E

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



Development Pattern Analysis

Site Address: 1717 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 #22-54000057

Lot Width Analysis

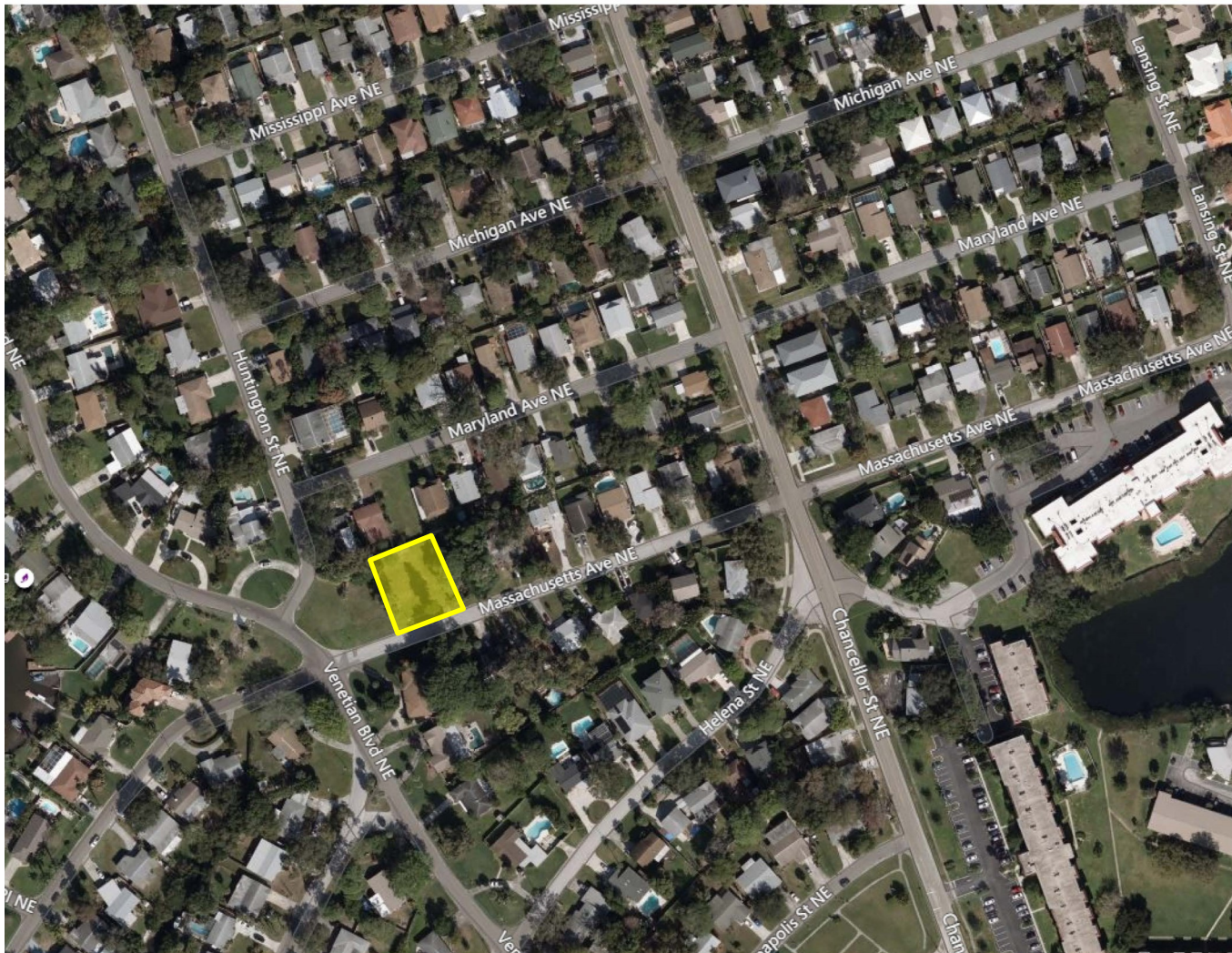
Block	Location	Conforming Width	Substandard Width	% Substandard
Subject Block		4	19	82.61%
Block 2	North	4	17	80.95%
Block 3	South	5	12	70.59%
Block 4	East	0	26	100.00%
Block 5	North East	3	20	86.96%
Average		16	94	85.45%

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.

From: [Jordan Elmore](#)
To: [Kayla J. Eger](#)
Subject: FW: Note REFER TO: FILE # 22-54000057
Date: Thursday, September 1, 2022 8:03:00 AM

Kayla,

Here's an email in support of my case.

Jordan Elmore, AICP
Planner I, Planning and Development Services
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
Phone: 727-892-5978
Jordan.Elmore@stpete.org

Please note that all emails are subject to public records law.

-----Original Message-----

From: gysi ismaili <ismailiergys@gmail.com>
Sent: Wednesday, August 31, 2022 7:29 PM
To: Jordan Elmore <jordan.elmore@stpete.org>
Subject: Note REFER TO: FILE # 22-54000057

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm the neighbour next door. In regards to the variance for 1717 Massachusetts Ave. We support this project and can't wait to see this lots developed.

Any questions please contact me.

Thank you
ERGYS ISMAILI