



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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST
PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **September 7, 2022**, beginning at 10:00 A.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning & Development Department records, **no Commission member** has a direct or indirect ownership interest in rear property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

CASE NO.:	22-54000064	PLAT SHEET:	K-19
REQUEST:	Approval of variances to the minimum parking requirement and minimum front yard setbacks to allow for the construction of a new single-family residence.		
OWNER:	Faith House Florida, Inc. 163 24 th Ave S St. Petersburg, FL 33705		
ADDRESS:	0 35 th Street South		
PARCEL ID NO.:	27-31-16-75402-000-0110		
LEGAL DESCRIPTON:	On File		
ZONING:	Neighborhood Traditional Single-Family - 1 (NT-1)		

DATA:

	Code Requirement	Proposed	Variance (Magnitude)
Front Setback – Stoop	15-feet	5-feet	10-feet (67%)
Front Setback – Porch	18-feet	6-feet	12-feet (67%)
Front Setback – Building	25-feet	12-feet	13-feet (52%)
Number of Parking Spaces	2 spaces	1 space	1 space (50%)

REQUEST: This application requests variances to reduce the minimum required front yard setbacks for a stoop, front porch, and building as well as the minimum required number of on-site parking spaces to allow for the construction of a one-bedroom, one-story single-family residence.

The property was determined to be buildable per Buildable Lot Letter # 21-40000038 (attached) which outlines that the parcel is buildable for a single-family residence, but any variances to the Code required to make a structure feasible on the lot are not included or approved under this Buildable Lot Letter.

DISCUSSION: The subject property is an undersized parcel comprised of the north 45-feet of a platted lot (Lot 11) originally platted in 1922. The property is 45-feet wide x 50-feet deep resulting in a 2,250 square foot area. The property card shows records that the property had permits from the 1960's for electrical, sewer, and plumbing work and has been vacant since a demolition permit was processed in 1990. No records of the characteristics of the previous structure are available. The earliest deed verifying the current property configuration is from 1971 (attached).

The proposed variances are sought to alleviate the prohibitive buildable envelope as a direct result from the application of the typical NT-1 standards on the uniquely small subject property. The setback reduction requests to the eastern front yard area are a direct result of an existing grand live oak tree in the western rear yard deemed to be worthy of preservation by the City's Urban Forester via tree removal permit # 22-36001331. The northern, southern, and western setbacks of the proposed home will meet or exceed the current Code requirements. The unique configuration of the property results in the eastern yard being classified as the "front" yard thus requiring a 25-foot setback whereas if the lot was not severed from the southern portion of the originally platted lot, the eastern yard would be the "street side" yard with a typical 12-foot setback.

The proposed variance to reduce the on-site parking requirement stems from a combination of factors including the small property size, the maximum impervious surface coverage, the preservation of the grand tree, and the small size of the proposed home. The Code requires two on-site parking spaces for homes with three bedrooms or less. The proposed home is one-bedroom thus supporting the reduction of the parking requirement.

CONSISTENCY REVIEW COMMENTS: The Development Review Services Division staff reviewed this application in the context of the following standards of approval excerpted from the City Code and found that the requested variance is **CONSISTENT** with these standards.

Standard #1: *Circumstances or conditions exist which are peculiar to the land, buildings, or other structures for which the variance is sought and do not apply generally to lands, buildings, or other structures in the same zoning district.*

The subject property is peculiar as it is substantially smaller than typical NT-1 zoned properties and do not apply generally to properties in the NT-1 zoning district.

Standard #2: *Strict application of the provisions of the Code would provide the applicant with no means for reasonable use of the land, buildings, or other structures in the same district.*

The strict application of the provisions of the Code would leave a prohibitively small buildable envelope if the standard parking and setback requirements were applied to the subject property. The property will likely remain vacant if variances are not granted.

Standard #3: *The peculiar conditions and circumstances existing are not the result of the actions of the applicant.*

The conditions are not the result of the Applicant. The original platting of the subdivision occurred in 1923. The parcel was separated from the southern portion of the lot before 1971. The current property owner purchased the property in May 2021.

Standard #4: *The reasons set forth in the application justify the granting of a variance.*

The property's dimensional characteristics, the significant vegetation on the western side of the property, and the smaller proposed home size justify the granting of these variances.

Standard #5: *The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the land, building, or other structure.*

The variances requested are the minimum that will make possible the reasonable use of the land. The proposed home has been designed to eliminate the need for other setback variances on the three remaining sides of the structure as well as providing some on-site parking.

Standard #6: *The granting of the variance will be in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

The granting of the variances will be in harmony with the general purpose and intent of the Code. The reduced setbacks will approximate the typical street side setback common on the west side of the street of other similarly zoned properties, including the existing home on the north side of the abutting alley which is within 10-feet of the public sidewalk.

PUBLIC COMMENT: The subject property is within the boundaries of the Childs Park Neighborhood Association. At time of publishing this report, no inquiries from the general public have been received by Staff. The Childs Park Neighborhood Association has not commented on the request.

STAFF RECOMMENDATION: Based on the stringent standards of approval contained within the City Code, the Development Review Services Division staff recommends **Approval** of the requested variances.

CONDITIONS OF COMMISSION ACTION: If the variance is approved consistent with the site plan submitted with this application, the Development Review Services Division staff recommends that the approval shall be subject to the following:

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application. The proposed structure shall comply with all NT-1 regulations including design requirements.
2. This variance approval shall be valid through September 7, 2025. Substantial construction shall commence prior to this expiration date. 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/ Michael Larimore

8/25/22

Michael Larimore, Planner II
Development Review Services Division
Planning and Development Services Department

Date

REPORT APPROVED BY:

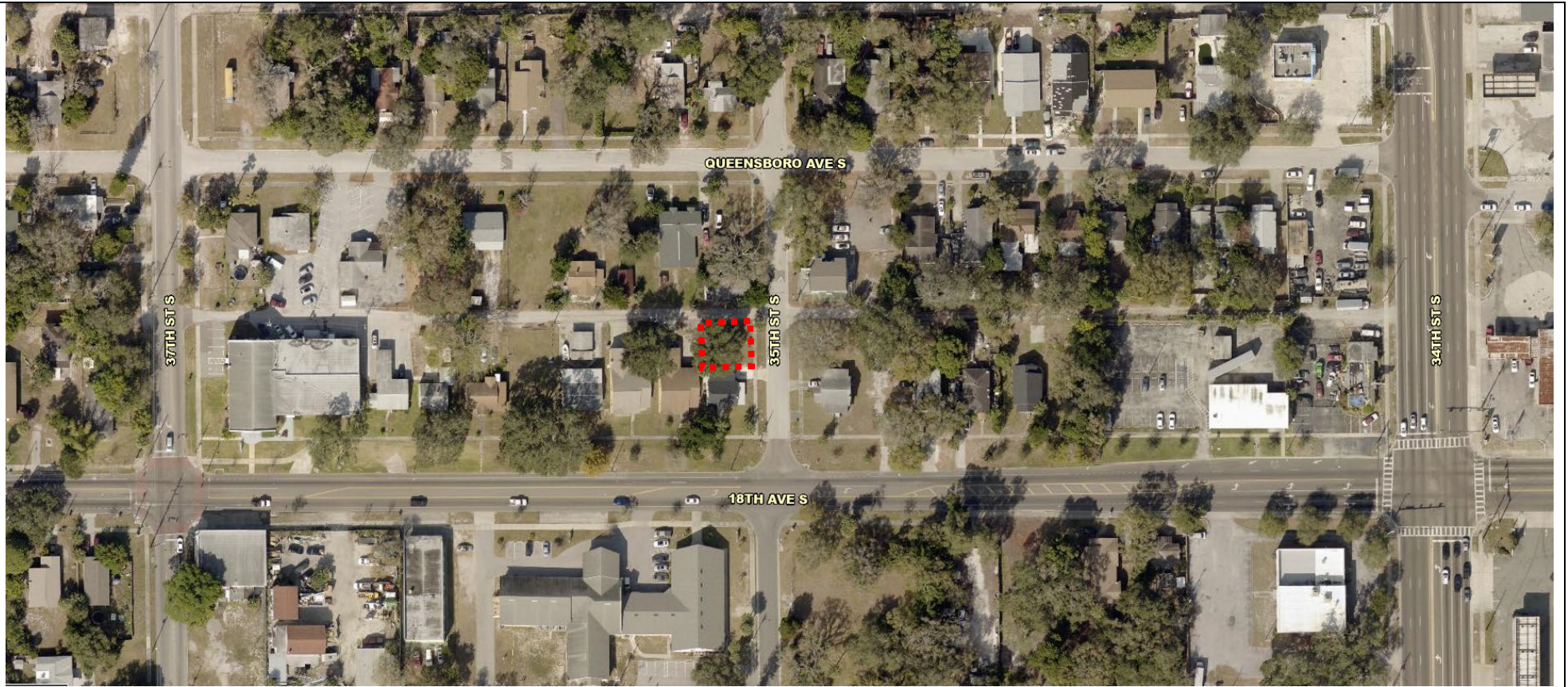
/s/Corey Malyszka

8/25/22

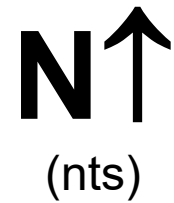
Corey Malyszka, AICP Zoning Official
Development Review Services Division
Planning and Development Services Department

Date

Attachments: Location Map, Application, Survey, Architectural Elevations, Floor Plan, 1923 Subdivision Plat, 1971 Deed, 2021 Buildable Lot Letter



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-54000064
Address: 0 35 St. S.





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: 12-17-2020

- ☐ 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 _____



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): FAITH HOUSE FLORIDA INC.

Street Address: 163 24th Ave S

City, State, Zip: St. Petersburg, FL 33705

Telephone No: 727-219-4261 Email Address: mark.j.hunter@gmail.com

NAME of AGENT or REPRESENTATIVE: Nick Price

Street Address: 458 Lockline St

City, State, Zip: Dunedin, FL 34698

Telephone No: 727-453-2165 Email Address: nickprice90@gmail.com

PROPERTY INFORMATION:

Street Address or General Location: 035th St S, SAINT PETERSBURG, FL 34698

Parcel ID#(s): 27-31-16-75902-000-0/10

DESCRIPTION OF REQUEST: Front setback reduction? parking reduction.

PRE-APPLICATION DATE: 1-26-2022 **PLANNER:** Mike Carimore

FEE SCHEDULE

1 & 2 Unit, Residential - 1st Variance \$350.00

3 or more Units & Non-Residential - 1st Variance \$350.00

Each Additional Variance

\$100.00

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: 2-7-2022

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

Typed Name of Signatory: _____

Nick Price

Pre-Application Meeting Notes

Meeting Date: 01/26/2022 Zoning District: NT-1
 Address/Location: 0 35th St S (PID # 27-31-16-75402-000-0110)
 Request: Setback (and possibly parking) variance(s) for NSFR
 Type of Application: Variance Staff Planner for Pre-App: Mike Larimore
 Attendees: Nicholas Price, Mike Larimore

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Childs Park Neighborhood Assoc.	Brother John Muhammad	YourBrotherJohn1@gmail.com	727-492-4776
CONA & FICO	--	--	--

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

Notes: Subject property is 45 ft x 50 ft in size and 2,250 sqft in size.
Property is buildable for a single-family residence per Buildable Lot Letter # 21-40000038.
Variances would be requested to allow for the construction on the lot including
front setbacks and possibly number of on-site parking spaces from 2 to 1.
Grand Live Oak in western rear yard is worth of preservation.



**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: FAITH HOUSE FLORIDA INC.

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

Property Address: 0 35th St S

Parcel ID No.: 27-31-16-75402-000-0110

Request: Reduced Front Setback request; parking reduction 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): Nick Price; Authorized Agent

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]

Nick Price
Printed Name

Sworn to and subscribed on this date

X Identification or personally known: Florida DL

Notary Signature: [Signature]
Commission Expiration (Stamp or date): July 15, 2023

Date: 3/15/2022





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: D 35th St S (PID # 27-31-16-75402-000-0110)

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

emailed Associations; mailed a copy

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

MAILED APPLICATION TO FICO

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

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

NOTICE OF INTENT TO FILE

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

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



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: 35th St S	Case No.:
Detailed Description of Project and Request: Tiny house on micro lot for Affordable Housing. Reduced setback request	
<p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?</p> <p>The lot is tiny 2250 sq ft. Lot next door has reduced setback. Large Oak on rear side of property don't want to damage.</p>	
<p>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.</p> <p>Neighbor on other side of alley has reduced setbacks 1747 35th St S.</p>	
<p>3. How is the requested variance not the result of actions of the applicant?</p> <p>We bought this tiny lot w/ a massive oak on it.</p>	

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
<p>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?</p> <p>It will keep uniformity on that street & allow us to create an affordable home for someone.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>Not much we can do, the tree is massive & the lot is tiny. (2250 sq ft)</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>It will also to build a good sized home for an underprivileged kid</p>

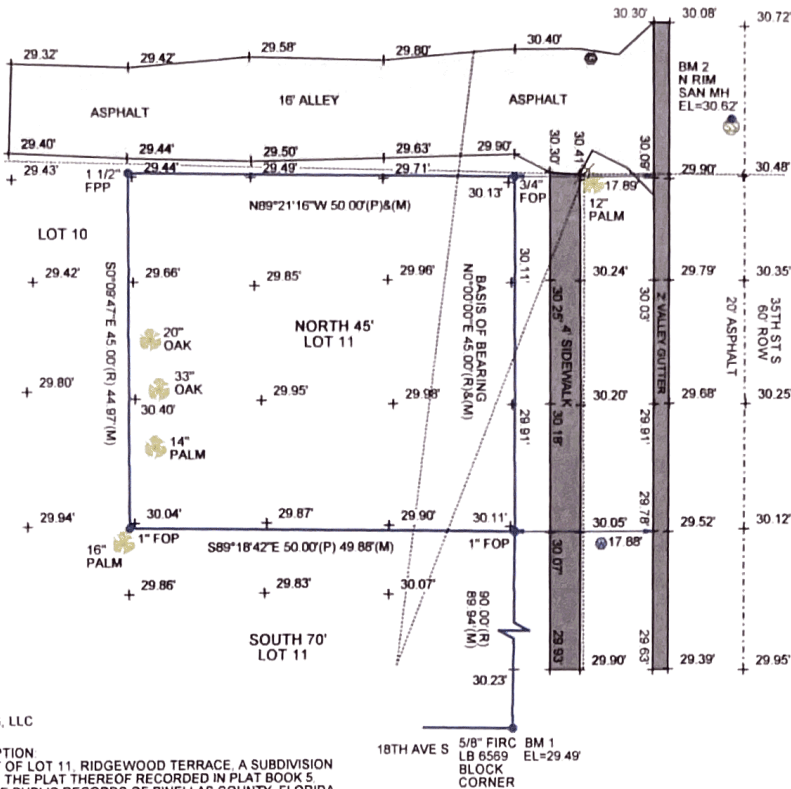
VARIANCE

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:	

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



CERTIFIED TO:
DOCKED LIVING, LLC

LEGAL DESCRIPTION
NORTH 45 FEET OF LOT 11, RIDGEWOOD TERRACE, A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5
PAGE 81, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP NUMBER 12103C0218G,
COMMUNITY NUMBER 125148, EFFECTIVE DATE 09/03/2003,
THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN
ZONE X, DETERMINED TO BE OUTSIDE OF 500 YEAR
FLOOD PLAIN.

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

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.



PARCEL#
27-31-16-75402-000-0110

35TH ST S
ST. PETERSBURG, FL
33711

PROJECT #21-043

SYMBOL KEY

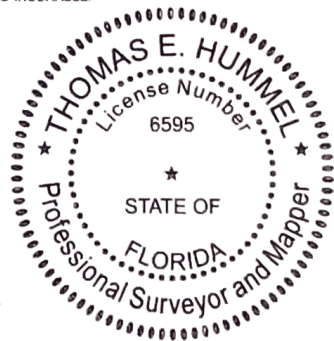
- ⊙ POWER METER
- ⊙ POWER BOX
- ⊙ LIGHT POLE
- ⊙ GUY WIRE ANCHOR
- ⊙ POWER POLE
- ⊙ WATER METER
- ⊙ WATER FILTER
- ⊙ WATER VALVE
- ⊙ WATER SPIGOT
- ⊙ FIRE HYDRANT
- ⊙ RECLAIMED METER
- ⊙ RECLAIMED VALVE
- ⊙ IRRIGATION VALVE
- ⊙ TELECOM BOX
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT
- ⊙ GAS VALVE
- ⊙ STORM MANHOLE
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ BOLLARD
- CONCRETE
- PAVERS
- CHAINLINK FENCE (CLF)
- VINYL FENCE (VF)
- WOOD FENCE (WF)
- METAL FENCE (MF)
- OVERHEAD LINES
- ROAD CENTERLINE

FENCE LOCATIONS DO NOT
INDICATE OWNERSHIP.

ABBREVIATIONS

- (P) - PLAT MEASUREMENT
- (D) - DEED MEASUREMENT
- (M) - FIELD MEASUREMENT
- (C) - CALCULATED MEASUREMENT
- PRM - PERMANENT REFERENCE
MONUMENT
- 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

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.



silverkingsurveyors@gmail.com
(727) 518-4758

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.

03/11/2021

DATE OF SURVEY

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

SILVER KING SURVEYORS, INC.

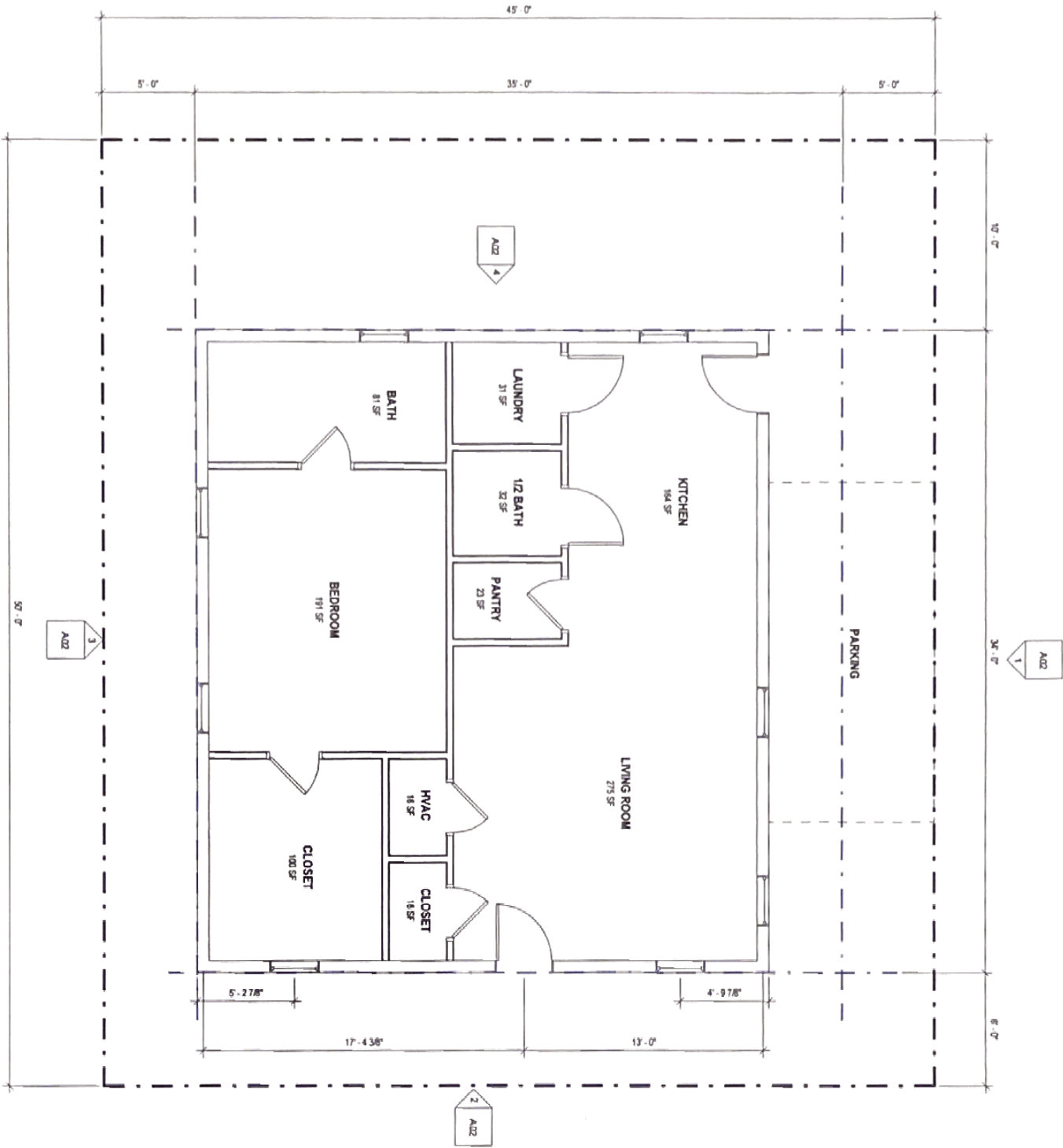
PROFESSIONAL SURVEYORS & MAPPERS LB 7933

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

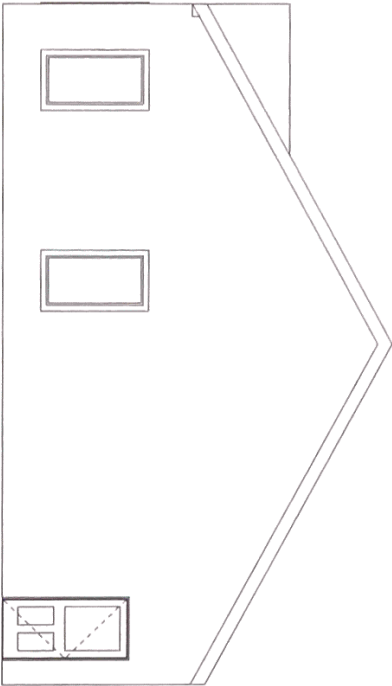
DATE: 03/11/2021

SCALE: 1" = 20'

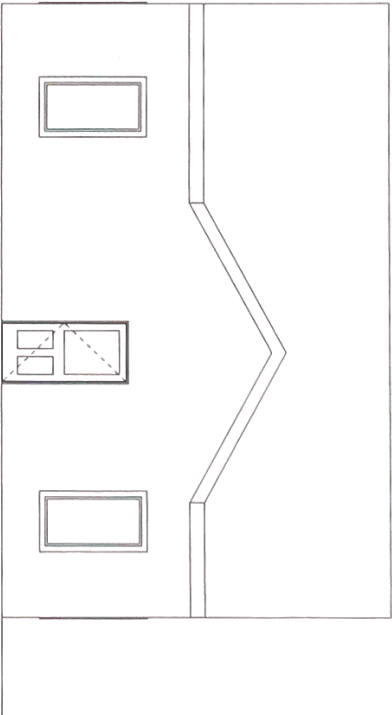
DRAWN BY: TH



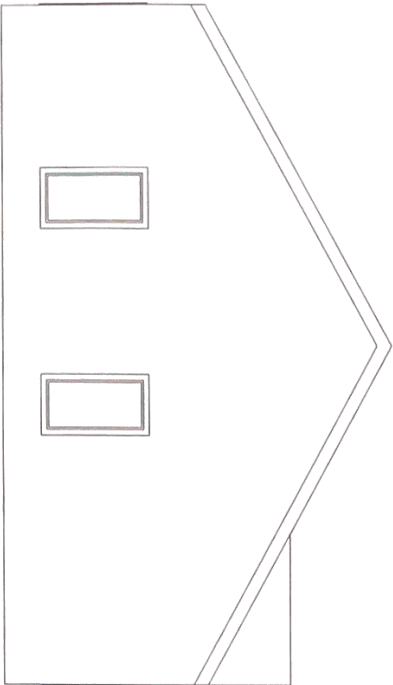
1 FLOOR PLAN
1/4" = 1'-0"



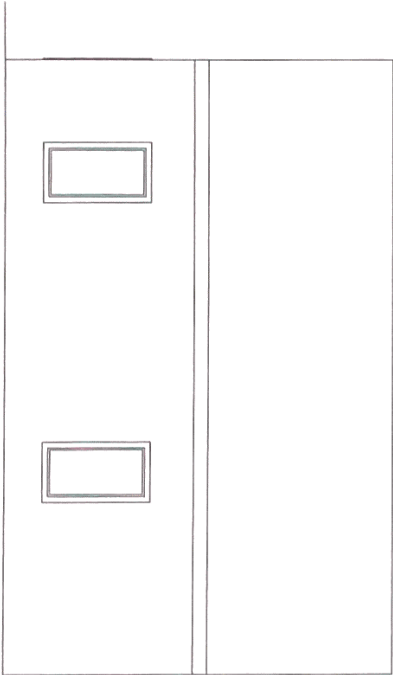
1 ZONING NORTH
1/4" = 1'-0"



2 ZONING EAST
1/4" = 1'-0"

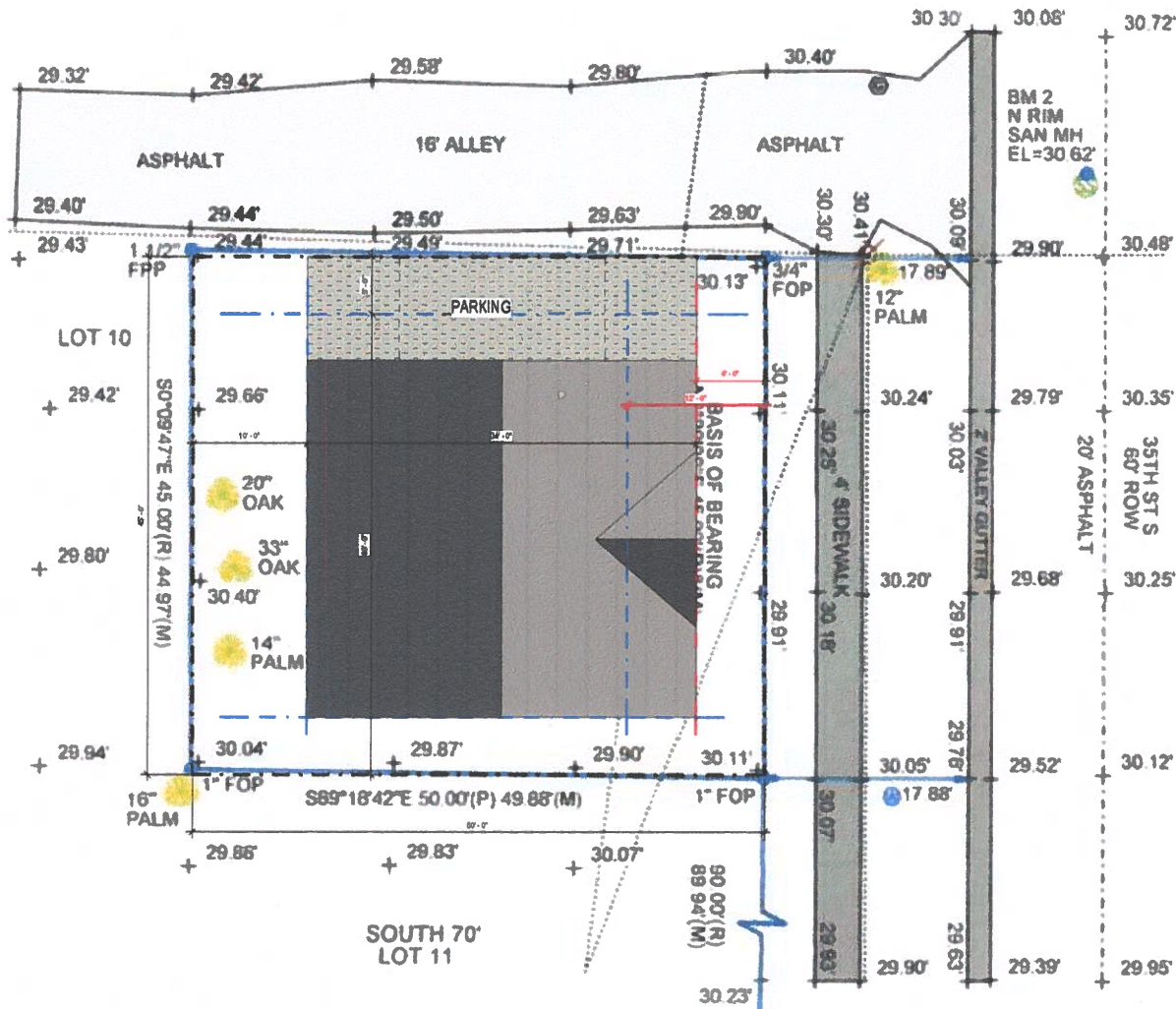


3 ZONING SOUTH
1/4" = 1'-0"



4 ZONING WEST
1/4" = 1'-0"

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



If building height is up to 18 ft.			
	FRONT YARD	SIDE YARD	REAR YARD
BUILDING SETBACKS	6 SETBACK + 6 PORCH	5	10

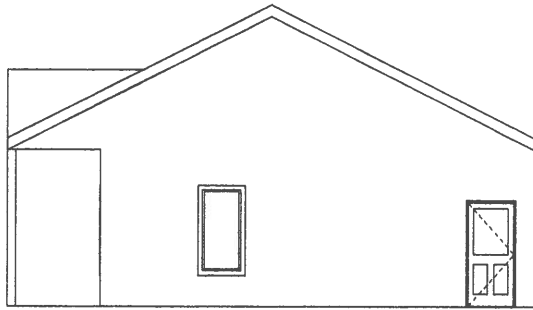
3888 Coquina Key Dr SE
St. Petersburg, FL 33705
786.550.2245
thomas@mc.com

MASS CONSULTING
ARCHITECTURE

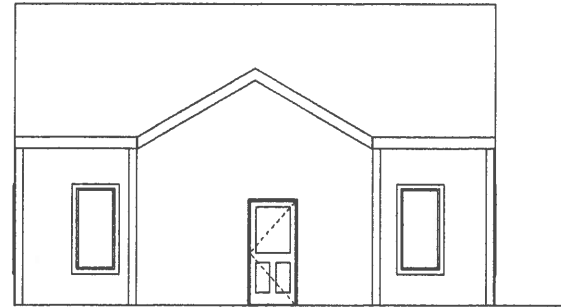
TINY HOME 2
1751 35th ST S, St. Petersburg, FL 33712

DATE 05/02/2022
DRAWN BY: Author
CHECKED BY:

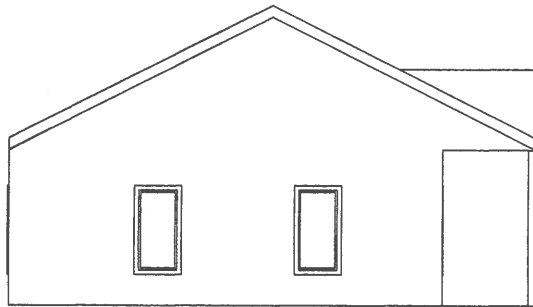
ZONING
A00



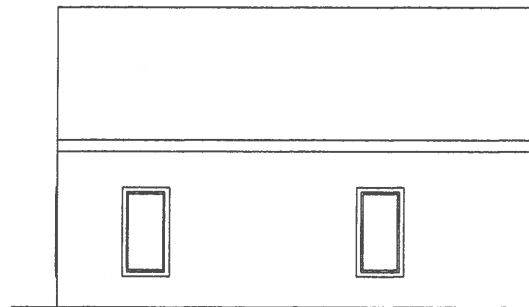
1 ZONING NORTH
1/8"=1'-0"



2 ZONING EAST
1/8"=1'-0"



3 ZONING SOUTH
1/8"=1'-0"



4 ZONING WEST
1/8"=1'-0"

3898 Coquina Key Dr SE
St. Petersburg, FL 33705
786.550.2345
thermasslife@gmail.com

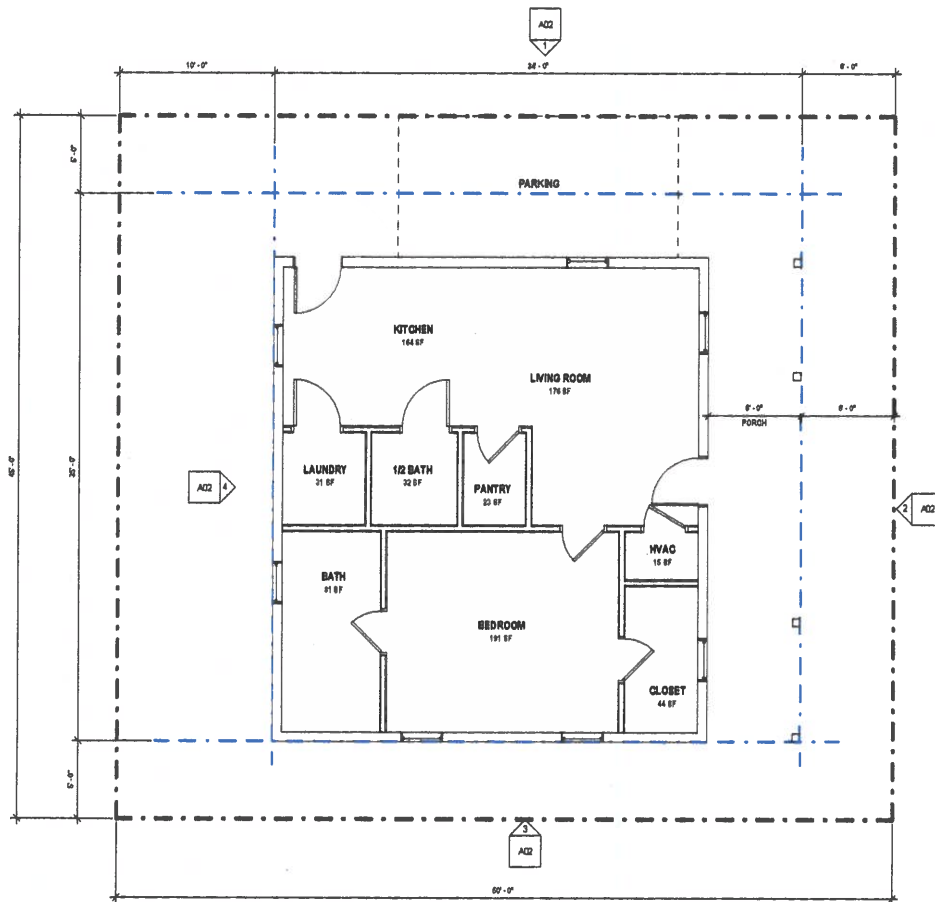
MASS CONSULTING
ARCHITECTURE

TINY HOME 2
1751 35th ST S, St. Petersburg, FL 33712

DATE 05/02/2022
DRAWN BY Author
CHECKED BY

ELEVATIONS

A02



1 FLOOR PLAN
16'-0" x 56'-0"

3888 Coquina Key Dr SE
St. Petersburg, FL 33705
786.550.2345
thomas@tmc.com

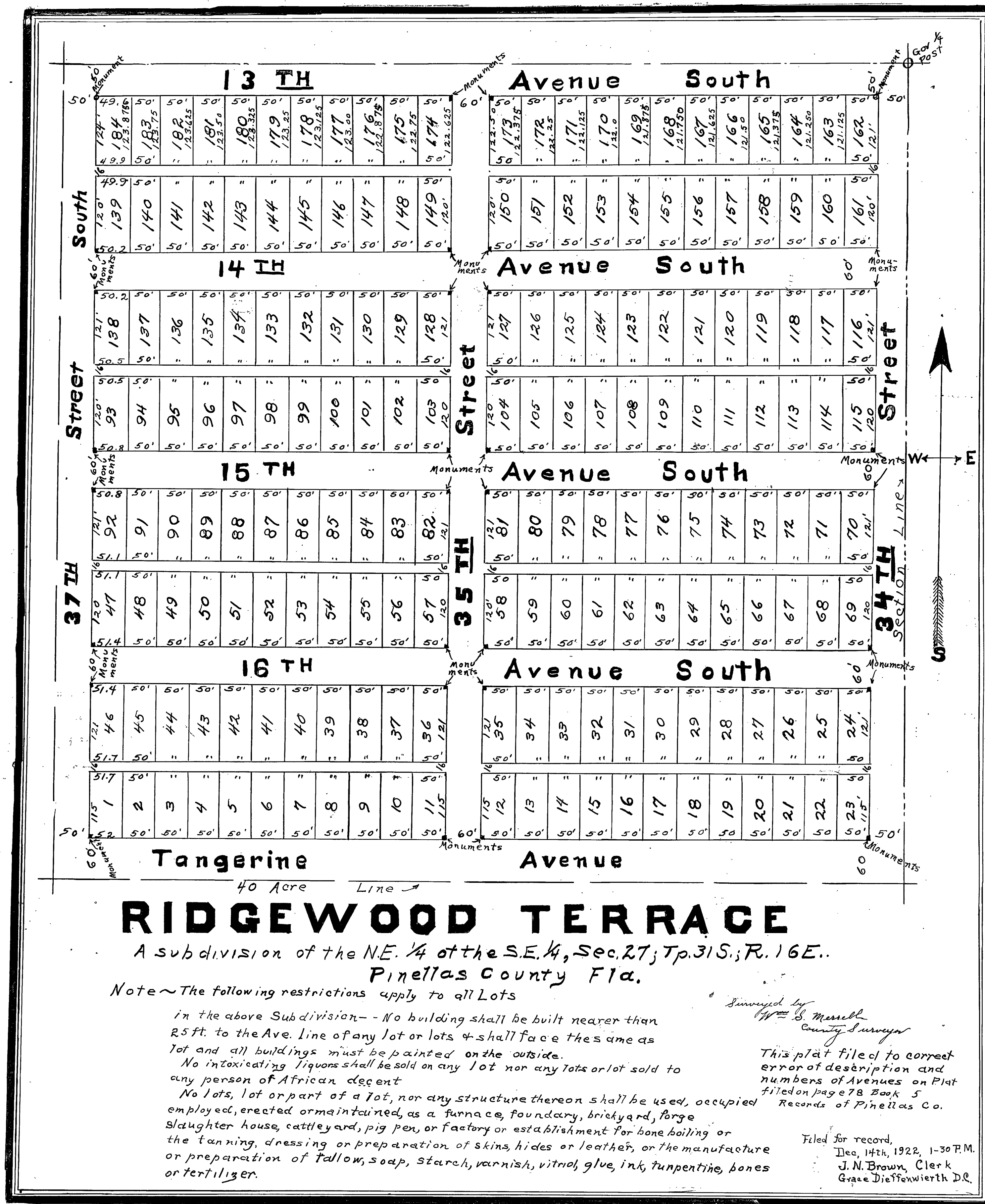
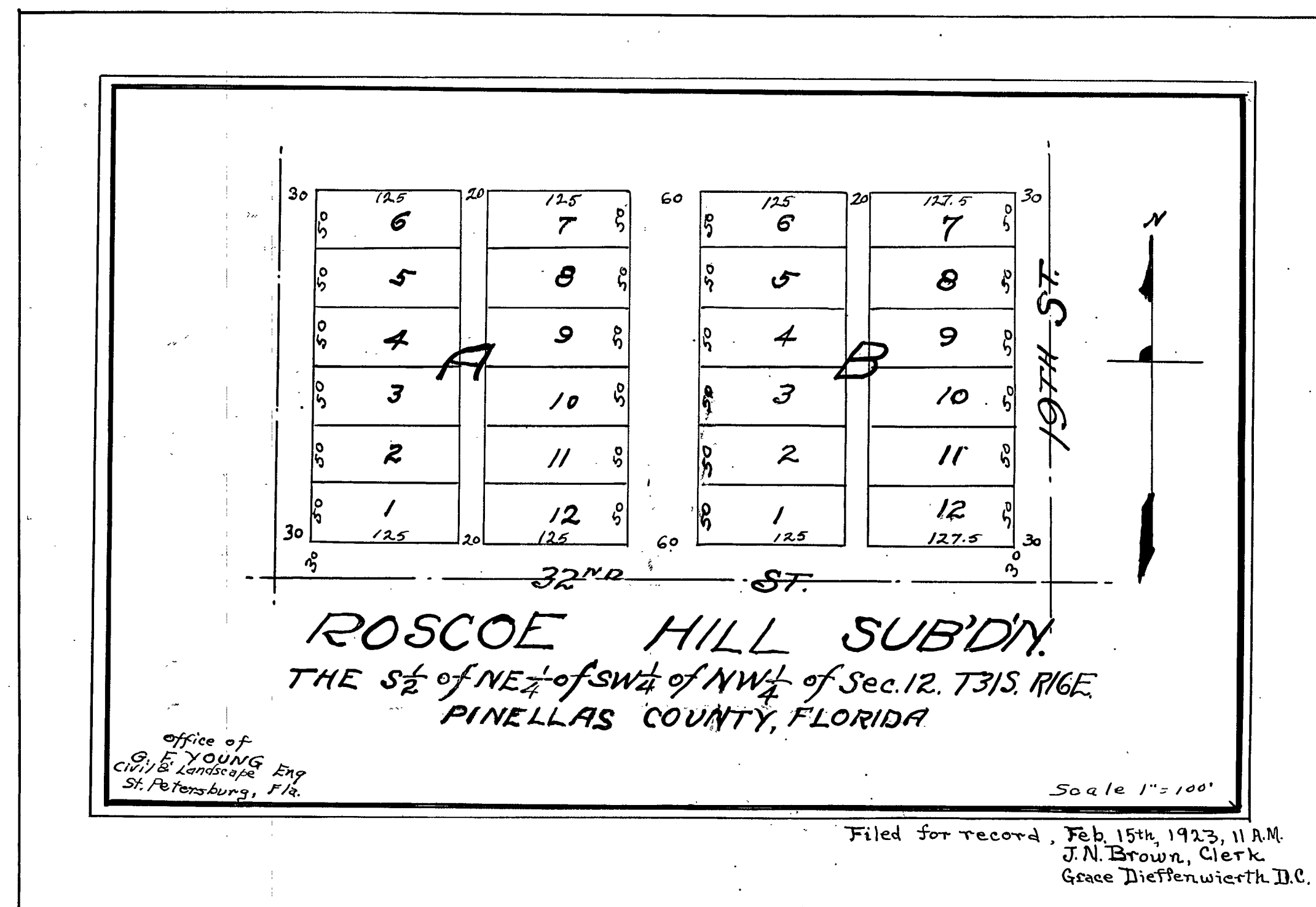
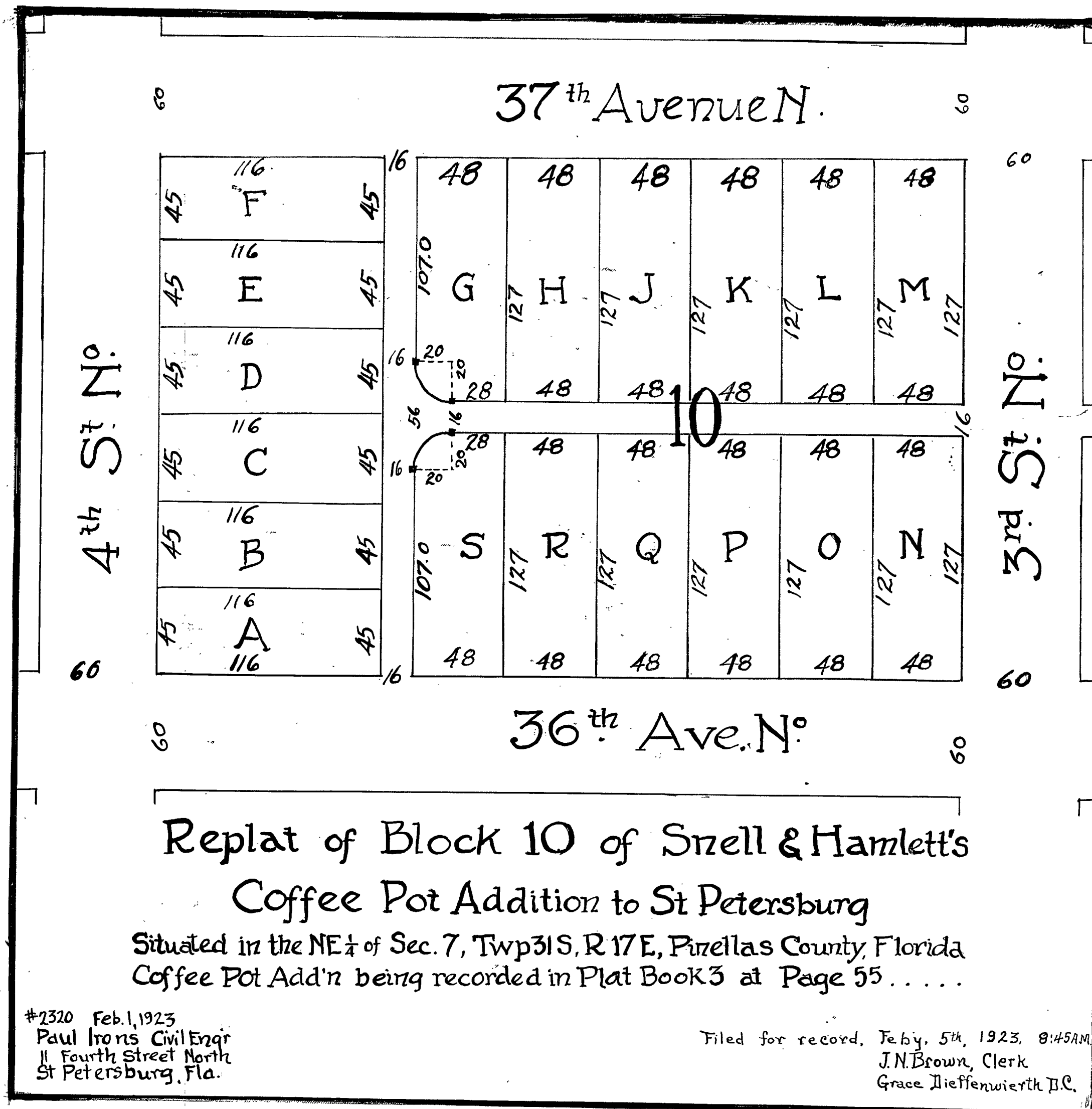
MASS CONSULTING
ARCHITECTURE

TINY HOME 2
1751 35th ST S, St. Petersburg, FL 33712

DATE 05/02/2022
DRAWN BY: Author
CHECKED BY:

ZONING FLOOR
PLAN

A01





THIS INSTRUMENT WAS PREPARED BY

William J. McLeod

669 1st AVENUE NORTH
ST. PETERSBURG, FLORIDA

This Indenture.

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this

28th

day of

May

A. D. 1971

Between

ALBERT ROBERTS, JR. AND BILLIE WATERS ROBERTS,

his wife

of the County of Pinellas
party of the first part, and

and State of Florida

LA JOIE SHIELDS and INEZ SHIELDS, his wife

c/o Frank Jones, 2595 - 15th Avenue South, St. Petersburg 33712

of the County of Pinellas
party of the second part,

and State of Florida

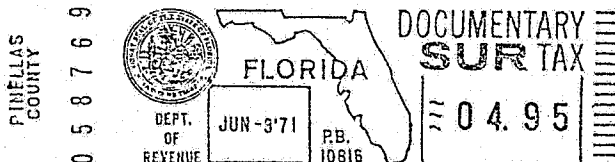
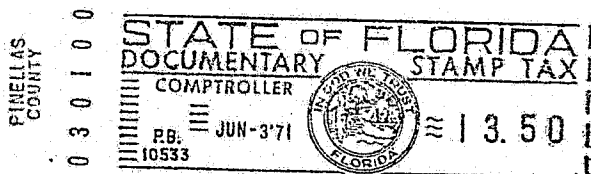
Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten (\$10.00) and other good and valuable consideration Dollars, to him in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto the said party of the second part, his heirs and assigns forever, all that certain parcel of land lying and being in the County of Pinellas, and State of Florida, more particularly described as follows:

The North 45 ft. of Lot Eleven (11),
RIDGEWOOD TERRACE, according to Plat
Book 5, Page 81, Public Records of
Pinellas County, Florida

JUN 3 6 17 PM '71

RECORDED
PINELLAS CO., FLORIDA
CLERK CIRCUIT COURT

71059872



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

And the said party of the first part does covenant with the said party of the second part that he is lawfully seized of the said premises, that they are free from all incumbrances and that he has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

William J. McLeod
William J. McLeod

Albert Roberts, Jr.
Albert Roberts, Jr.
Billie Waters Roberts
Billie Waters Roberts



April 29, 2021

Nick Price
2031 2nd ST S
Saint Petersburg, FL 33705

Case No.: 21-40000038
Address: 1751 35th ST S
Parcel ID No.: 27-31-16-75402-000-0110
Request: Buildable Lot Letter

Dear Applicant:

A Buildable Lot Letter has been completed for this property. Based on the property deed, plat, and parcel ID number, the N 45 FT of Lot 11 of The Ridgewood Terrace subdivision **is buildable** for a single-family home. The property is made buildable by the property card.

The property is zoned NT-1 (Neighborhood Traditional Single-Family). The subject lot is 45-feet wide, 50 feet deep, and 2,250 square feet in lot area. A standard lot in NT-1 zoning districts is 45-feet wide and 4,500 square feet in lot area. Thus, the subject lot is 2,250 square feet (50%) substandard in lot area.

No variance to lot width or area will be required to erect a single-family home on this lot. All other requirements for the NT-1 zoning district must be met, or variances must be granted.

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 or Comprehensive Plan. 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 Dylan Carlson at Dylan.Carlson@stpete.org.

Sincerely,

Jennifer C. Bryla, AICP
Zoning Official
Development Review Services

