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

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST
PUBLIC HEARING

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

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, March 2, 2022 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO.: 21-54000097

PLAT SHEET: A-20

REQUEST: Approval of a variance to lot width from 75 feet to 60 feet for two (2) platted lots to create two (2) buildable lots to allow construction of two (2) single-family homes.

OWNER: Bay to Bay Remodel and Design, LLC
2009 Forest Drive
Clearwater, FL 33763

AGENT: Todd Pressman
200 2nd Avenue S #451
St. Petersburg, FL 33701

ADDRESS: 3538 Bayshore Boulevard NE

PARCEL ID NO.: 04-31-17-81522-004-0270

ZONING: Neighborhood Suburban – 1 (NS-1)

REQUEST: The applicant requests a variance to lot width from 75 feet to 60 feet for two (2) platted lots in common ownership to create two (2) buildable lots to allow construction of two (2) single-family homes.

Lot Width:			
Required	Requested	Variance	Magnitude
75 feet	60 feet	15 feet	20 percent

BACKGROUND: The subject property consists of Lots 27 and 28 in Block 4 of the “Blocks 3 to 21 of Overlook Section Shore Acres” subdivision of 1925. The lots are currently combined under one Parcel ID Number and contain one single-family dwelling in the Neighborhood Suburban - 1 (NS-1) Zoning District (see Attachment A – Location Map). Both are platted lots of record 60 feet wide and over 130 feet long. Lot 28 is approximately 8,500 square feet in area and Lot 27 is 6,600 square feet. They are both deficient in lot width for the NS-1 Zoning District and compliant with lot area. The applicant proposes to demolish the existing house and create two (2) buildable lots. The applicant has submitted site plan, floor plan and façade sketches that depict houses that can be built on the lots and would comply with the zoning standards of the NS-1 Zoning District (see Attachment B – Application).

VARIANCE REVIEW CRITERIA:

Physical Hardship Related to the Subject Property:

The hardship related to the property is the original platted configuration, that created 60-foot-wide lots. Since their platting, the lots were re-zoned to RS-75, then NS-1, that required minimum 75-foot lot widths.

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 house and improvements are proposed to be demolished.
 - b. Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.
 - Lots 27 and 28 are platted lots of record, however they were developed as one parcel under common ownership and are considered merged because they are deficient in lot width.
 - c. Preservation district. If the site contains a designated preservation district.
 - The property is not located in a preservation district.
 - d. Historic Resources. If the site contains historical significance.
 - The property is not historically significant.
 - e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features.

- This is not a factor in this application.
- f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.
- Lot Dimensions:
 - The surrounding blocks were analyzed in terms of lot width. Most of the lots in this section of Shore Acres, and the surrounding blocks in particular, were platted at between 55 and 60 feet wide and were developed that way.
 - The lots across Bayshore Boulevard NE in the “Blocks One and Two of Overlook Section of Shore Acres” subdivision were also platted at 60 feet wide, however most have been developed on more than one lot and the parcels are generally between 80 to 90 feet wide (see Attachment C – Plats and Attachment D – Neighborhood Study Area & Block Location Map.)
 - Over 95 percent of the lots on the subject Block and Block 12 to the northwest are substandard in width, and over 93 percent were developed on one platted lot. On Block 13 to the north, 85 percent of lots are substandard, and 81 percent were developed on one platted lot. On Block 3 to the northeast, 72 percent of lots are substandard, and 76 percent were developed on one platted lot. On Block 2, across Bayshore Boulevard NE, only 14 percent of lots are substandard in width and only 5 percent were developed on one platted lot (see Attachment E – Lot Width Analysis, and Attachment F – Aerial Photos). It should be noted that the lots on Block 2 are all waterfront lots and have significantly different market characteristics and development character.
 - Per this analysis, the application is consistent with the lot dimensions of the subject block and three out of the four surrounding blocks.
 - Setbacks, Building Height and Other Dimensional Requirements:
 - Submitted plans depict houses that comply with the required building setbacks for the zoning district. The lots are located in the AE Flood Hazard Zone that has a Base Flood Elevation of 10.00 feet, and a Design Flood Elevation (DFE) of 12.00 feet, so any new construction in this flood zone requires the habitable floors of the structure to be raised above the DFE. Therefore, the houses will need to be taller than the one-story houses which predominate the neighborhood, which are not raised above the flood elevation, however the elevation sketches appear to comply with the maximum height limitations of the NS-1 Zoning District.
2. The special conditions existing are not the result of the actions of the applicant;
 - The special conditions related to the case are not the result of the actions of the applicant.
 3. Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;
 - Literal enforcement of this Chapter would not result in unnecessary hardship. A single-family dwelling is allowed on the parcel.
 4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;

- Strict application of the applicable provisions would still provide the applicant with means for reasonable use of the property. It is currently zoned and developed for single-family residential use.
5. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;
- This criterion does not apply because Criterion 4 does not apply.
6. The granting of the variance will be in harmony with the general purpose and intent of this chapter;
- The following purposes of the Land Development Regulations apply in this case:
 - *D. Development standards. The development standards contained within this chapter have been established in order to ensure adequate levels of light, air and density of development, to maintain and enhance locally recognized values of community appearance and to promote the safe and efficient circulation of pedestrian and vehicular traffic. The standards are in furtherance of the goals and objectives of the plan and are found to be necessary for the preservation of the community, health, safety and general welfare.*
 - *E. Site requirements. The required area and dimensions of all building sites is sufficient to accommodate the anticipated density of development, open spaces, setbacks and parking spaces.*
 - The application would be in harmony with the permitted density in the Zoning District, the density range in the neighborhood and the predominant pattern of lot dimensions in the neighborhood. Submitted plans demonstrate sufficiency of the dimensions of the proposed building sites to accommodate the density of development.
7. The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare;
- The granting of the variance would allow the creation of lots with dimensions which are consistent with the predominant pattern of the neighborhood. In terms of neighboring properties, the required side yard setback to adjacent Lot 26 to the southwest is currently 7.5 feet and it would remain 7.5 feet. There are three (3) lots abutting the rear of the subject property whereas only two (2) building lots are proposed on the subject property, and the 20-foot rear yard setback to those three (3) lots would be in place whether one or two dwellings are constructed.
8. The reasons set forth in the application justify the granting of a variance;
- The reasons set forth in the application narrative are not particularly persuasive.
9. No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.
- This criterion is not applicable. No nearby nonconforming use situations are being considered, only lot dimensions of neighboring lands.

PUBLIC COMMENTS: As of the date of this report, Staff received two objections from members of the public. The owner of #3600 Bayshore Boulevard NE, across Arkansas Avenue NE from the subject parcel, objects to the application and plans to attend the hearing to speak. The owners of #3547 Bayshore Boulevard NE across the street from the subject property intend to become Registered

Opponents at the hearing. No comments were received from the Shore Acres Civic Association, CONA or FICO. No signatures of support were submitted.

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

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

1. The plans submitted for permitting should substantially resemble those submitted with the approved variance application, except that revisions may be made to bring the plans into closer 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.
2. This variance approval shall be valid through March 2, 2025. All existing improvements shall be demolished and a new Parcel ID shall be obtained from the County Property Appraiser's Office prior to this 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. A tree removal permit shall be required for any protected trees and shall be submitted for review and approval prior to submittal of a permit to demolish the existing improvements.
4. Prior to approval of the Building Permit, the applicant shall engage a Certified Arborist to prepare a tree preservation plan for review, approval, and implementation. The Plan shall include details of methods to protect and preserve the vitality of the two Grand Trees on site, including the 32- and 37-inch oaks at the rear of the property, such as but not limited to root pruning, canopy pruning, fertilization program, and detailed methods of construction to avoid major roots. Upon approval of the tree preservation plan, prior to initiation of construction, the applicant shall mark the footprint of the proposed structure(s) within 20 feet of the tree and schedule a field review with the City Urban Forester.

Report Prepared By:

<u>/s/Cheryl Bergailo</u>	<u>2/22/22</u>
Cheryl Bergailo, AICP, LEED Green Assoc., Planner II	Date
Development Review Services Division	
Planning & Development Services Department	

Report Approved By:

<u>/s/Dave Goodwin</u>	<u>2/22/22</u>
David Goodwin, Interim Zoning Official (POD)	Date
Development Review Services Division	
Planning & Development Services Department	

ATTACHMENTS: A) Location Map, B) Application, C) Plats, D) Neighborhood Study Area & Block Location Map, E) Lot Width Analysis, F) Aerial Photos

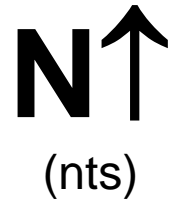
3538 BAYSHORE BLVD NE X

Show search results for 3538 B...

Layer List



ATTACHMENT – A
 Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services Department
 Case No.: 21-54000097
 Address: 3538 Bayshore Boulevard NE





VARIANCE

Application No. 21-5400097

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): Bay to Bay Remodel & Design, LLC. SEE NEW DEED	
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: 3538 Bayshore Blvd., NE	
Parcel ID#(s): 04-31-17-81522-004-0270	
DESCRIPTION OF REQUEST: Reduction of width for 2 proposed lots (lot split). see attached. Lot 27 proposed at 60' wide and lot 28 proposed at 40' (irregular) wide where both are required to be at 75'	
PRE-APPLICATION DATE: 12/7/21	PLANNER: Cheryl Bergailo

FEE SCHEDULE			
1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00
Cash, credit, checks made payable to "City of St. Petersburg"			

AUTHORIZATION

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

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

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

Signature of Owner / Agent*:  Date: 12.16.21

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



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: 3538 Bayshore Blvd., NE	Case No.:
Detailed Description of Project and Request:	
Reduction of width for 2 proposed lots (lot split). see attached. Lot 27 proposed at 60' wide and lot 28 proposed at 40' (irregular) wide where both are required to be at 75'	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
The size of the lot contains by far the largest area of size than virtually any other in the vicinity and no variance is requested for the minimum area of the lots.	
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.	
None that are known of	
3. How is the requested variance not the result of actions of the applicant?	
The resulting size of the lot was determined by many factors...the first platting, roadways, other lots in the immediate area, etc.	

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?
This is the minimum width's requested to make the lots work
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
There are no other alternatives
6. In what ways will granting the requested variance enhance the character of the neighborhood?
The new lots will be much more conforming to the lot dimensions of virtually all the other lots in th vicinity



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

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

(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@stpeteconacona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: _____

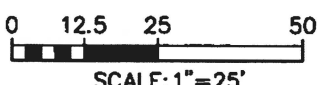
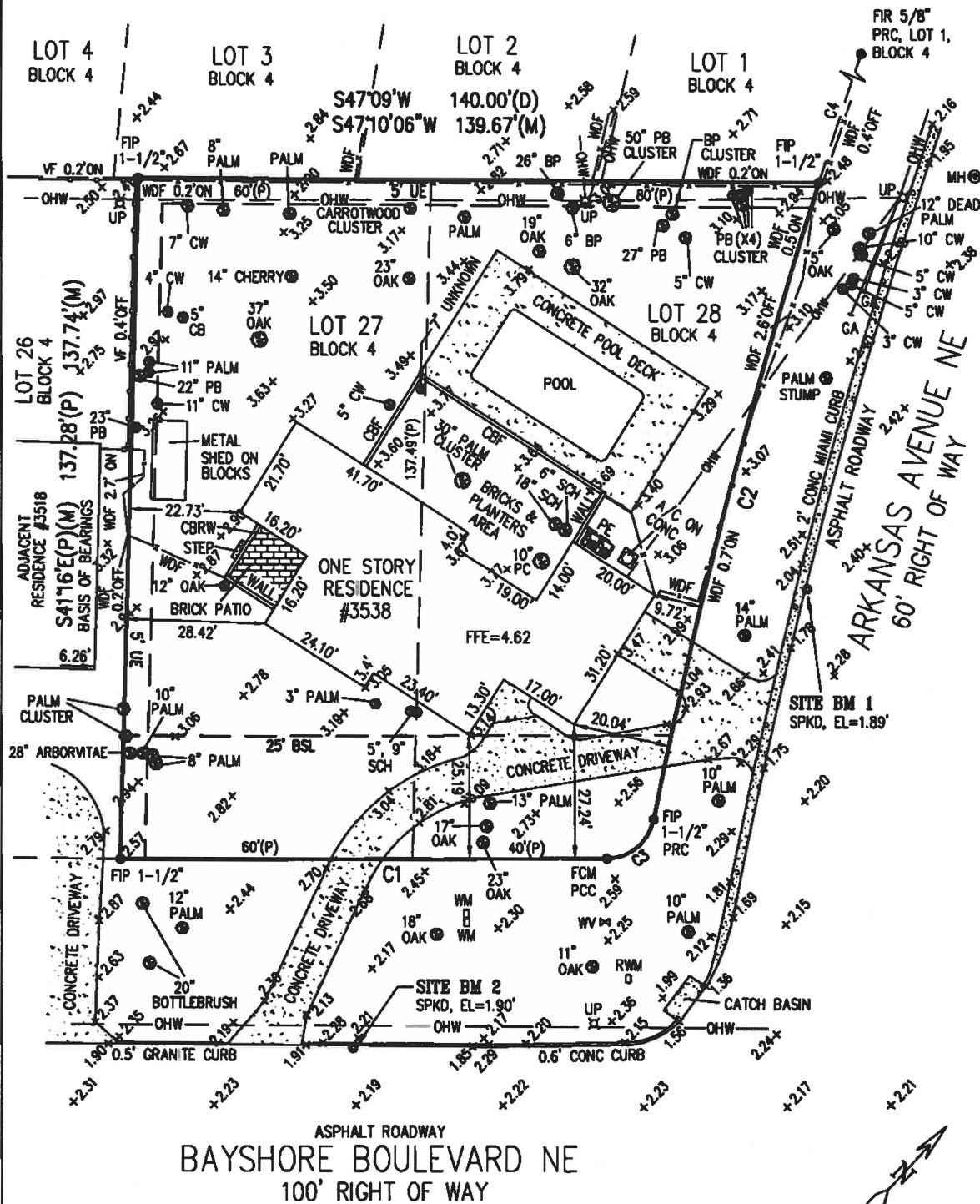
Attach the evidence of the required notices to this sheet such as Sent emails.

(Handwritten signature/initials)

**BOUNDARY, TOPOGRAPHIC
AND TREE SURVEY OF
3538 BAYSHORE BOULEVARD NE
ST. PETERSBURG, FL 33703**

KNOW IT NOW, INC.
aka Affordable Surveys
727-415-8305

2011 HEIDELBERG AVENUE
DUNEDIN, FL 34898 USA



(C) 2021

Bill Hyatt
BILL H HYATT
2021.12.13
15:45:10 -05'00"

BILL HYATT
Surveyor & Mapper Number 4636
LB 6912
FLORIDASURVEYOR@AOL.COM
727-415-8305



SHEET 2 OF 2

**BOUNDARY, TOPOGRAPHIC
AND TREE SURVEY OF
3538 BAYSHORE BOULEVARD NE
ST. PETERSBURG, FL 33703**

**KNOW IT NOW, INC.
aka Affordable Surveys
727-415-8305**

2011 HEIDELBERG AVENUE
DUNEDIN, FL 34698 USA

Legal Description:

**Lots 27 and 28, Block 4, OVERLOOK SECTION,
SHORE ACRES, according to the map or plat
thereof as recorded in Plat Book 7, Page 56,
Public Records of Pinellas County, Florida.**

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1(D)	11725'	100'	100'	N47°15'00"E(C)
C1(M)	11725'	100.02'	100.02'	N46°54'43"E
C2(P)	1206.65'	133.88'	133.81'	S28°07'E
C2(M)	1206.65'	133.54'	133.47'	S28°11'18"E
C3(P)	10'	13.67'	12.63'	S07°51'W
C3(M)	10'	13.66'	12.62'	S07°11'48"W
C4(P)	1206.65'	130'	129.94'	S21°51'E
C4(M)	1206.65'	130.04'	129.98'	S22°09'13"E

SHEET 1 OF 2



SCALE: 1"=25'

A/C	AIR CONDITIONER	FCR	FIR CAPPED	PCC	POINT OF COMPOUND CURVATURE
BP	BRAZILIAN PEPPERTREE	FCM	FOUND CONC MONUMENT	PE	POOL EQUIPMENT
BSL	BUILDING SETBACK LINE	FFE	FINISHED FLOOR ELEVATION	PRC	POINT OF REVERSE CURVATURE
(C)	CALCULATED	FIP	FOUND IRON PIPE	RW	RIGHT OF WAY
CB	CHINABERRY TREE	FIR	FOUND IRON ROD	SCH	SCHEFFLERA (UMBRELLA) TREE
CBF	CONCRETE BLOCK FOOTER	FND	FOUND NAIL AND DISK	SPKD	SET PK NAIL AND DISK LB 6912
CBRW	CONCRETE BLOCK RETAINING WALL	GA	GUY ANCHOR	TOB	TOP OF BANK
CLF	CHAIN LINK FENCE	LP	LIGHT POLE	TOS	TOE OF SLOPE
CONC	CONCRETE	(M)	MEASURED	TP	TELEPHONE PEDESTAL
CSW	CONCRETE SIDEWALK	MH	MANHOLE	UE	UTILITY EASEMENT
CW	CARROTWOOD TREE	OHW	OVERHEAD WIRES	UP	UTILITY POLE
(D)	DEED	O/A	OVER-ALL	VF	VINYL FENCE
DE	DRAINAGE EASEMENT	(P)	PLAT	WM	WATER METER
EB	ELECTRIC BOX	PB	PAPERBARK TREE	WDF	WOOD FENCE
EP	EDGE OF PAVEMENT	PC	PODOCARPUS TREE		

IF ELEVATIONS ARE SHOWN, THEY ARE ON NAVD 1988 DATUM, USING GPS EQUIPMENT ON SITE.

FLORIDA ADMINISTRATIVE CODE STATES IF LOCATION OF EASEMENTS OR RIGHTS OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR - IF FENCES ARE SHOWN, DISTANCES INDICATE APPROXIMATE DISTANCE ON OR OFF PROPERTY - OVERHANGS AND UNDERGROUND FOUNDATIONS OR UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.

BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE

(1) UNLESS STATED OTHERWISE THIS SURVEY IS AN AS-BUILT SURVEY SHOWING VISIBLE IMPROVEMENTS IN RELATION TO SURVEY MARKERS FOUND

CERTIFIED EXCLUSIVELY TO:
BAY TO BAY REMODEL AND DESIGN, LLC.
CAPPA TITLE INC.
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY

(C) 2021

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT USING FIELD SURVEY PREPARED UNDER MY DIRECTION AND IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

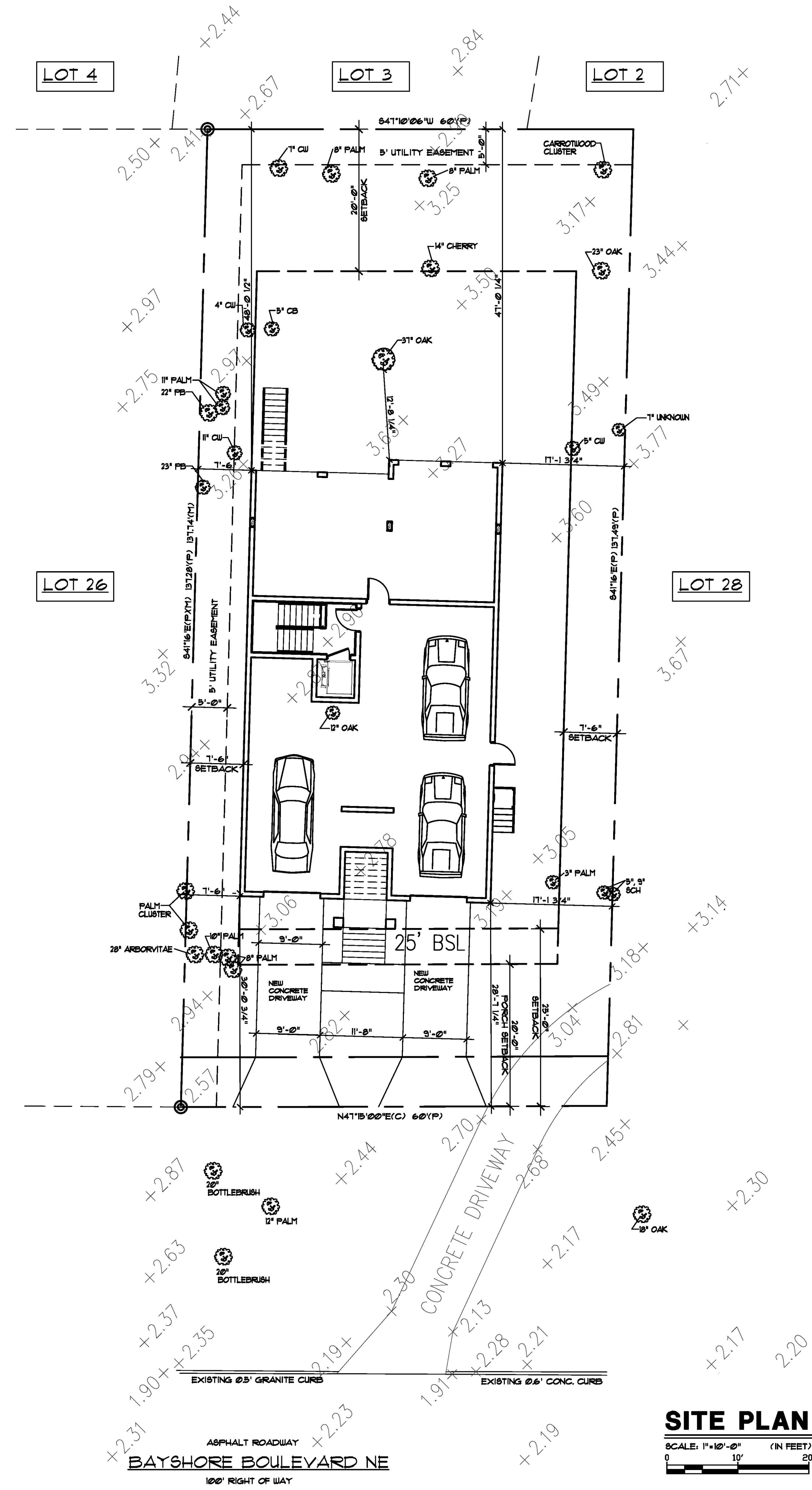


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DATE OF FIELD SURVEY: 12/10/2021

BILL HYATT
Surveyor & Mapper Number 4636
LB 6912

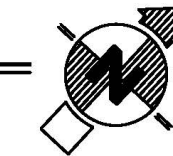
FLORIDASURVEYOR@AOL.COM
727-415-8305



ASPHALT ROADWAY
BAYSHORE BOULEVARD NE
 100' RIGHT OF WAY

SITE PLAN

SCALE: 1"=10'-0" (IN FEET)
 0 10' 20'



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

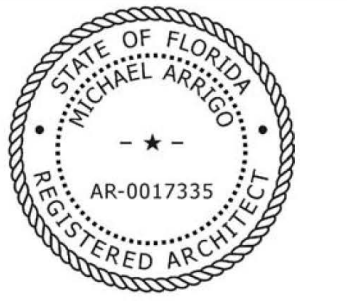
DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.



New Construction
Lot 27
 Parcel ID:
Bayshore Blvd. NE
St. Petersburg,
Florida

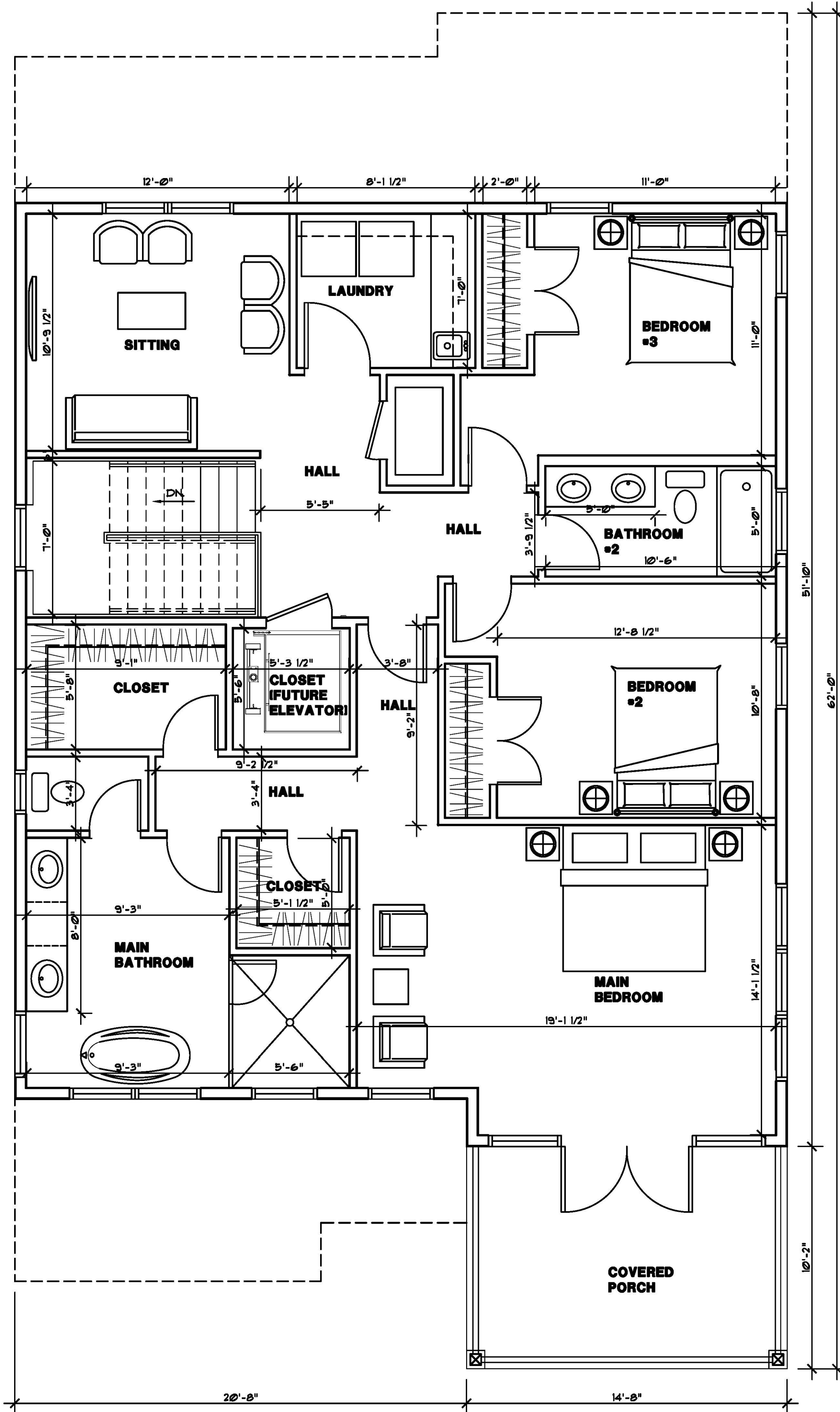
Site Plan

Project No. 2022-032R	Revisions:
Date: February 10, 2022	



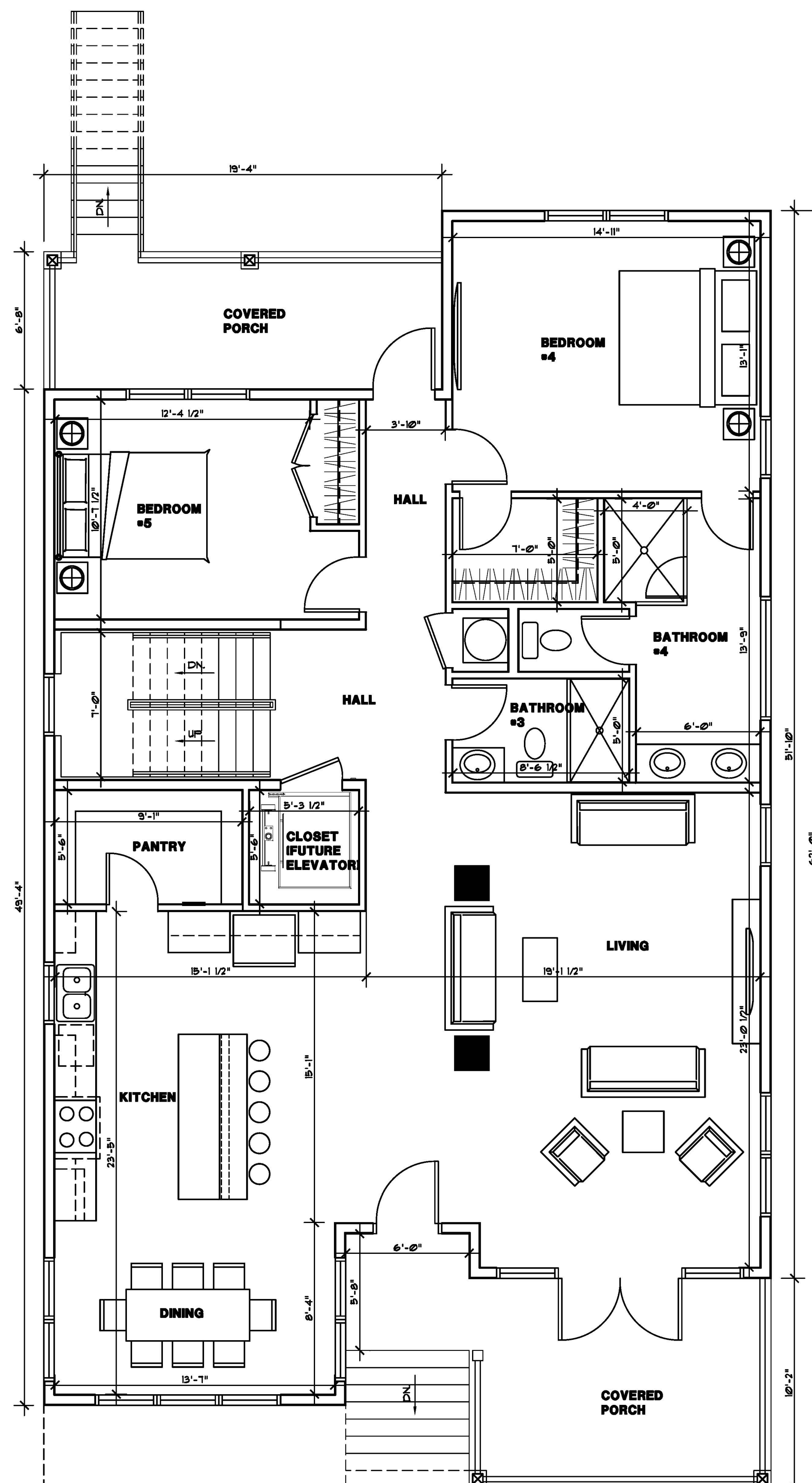
MICHAEL ARRIGO
 LIC. NO. AR0017335

sp1.1



THIRD FLOOR PLAN

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



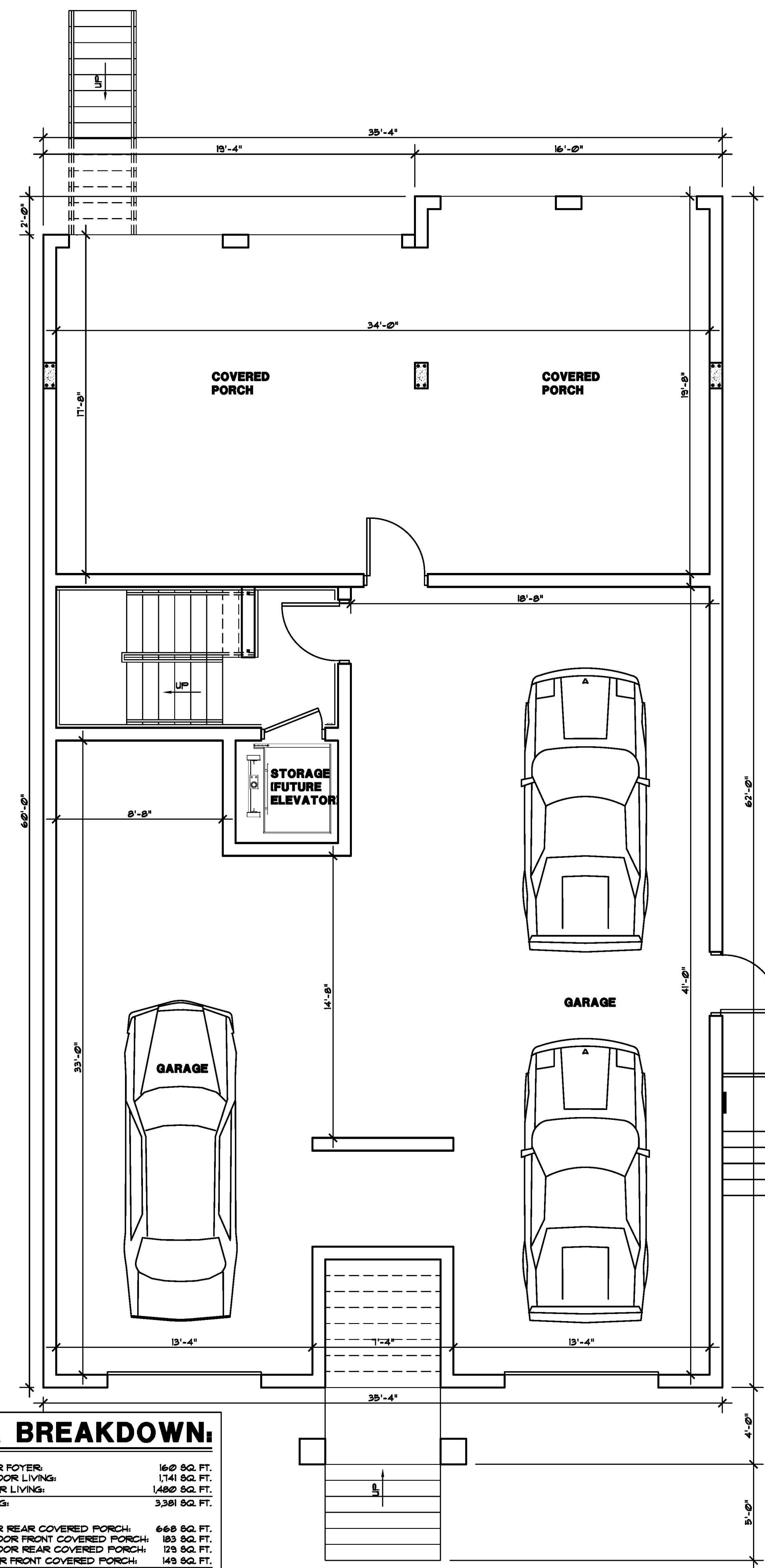
SECOND FLOOR PLAN

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



AREA BREAKDOWN:

NEW FIRST FLOOR FOYER:	160 SQ. FT.
NEW SECOND FLOOR LIVING:	1,741 SQ. FT.
NEW THIRD FLOOR LIVING:	1,480 SQ. FT.
TOTAL NEW LIVING:	3,381 SQ. FT.
NEW FIRST FLOOR REAR COVERED PORCH:	668 SQ. FT.
NEW SECOND FLOOR FRONT COVERED PORCH:	183 SQ. FT.
NEW SECOND FLOOR REAR COVERED PORCH:	129 SQ. FT.
NEW THIRD FLOOR FRONT COVERED PORCH:	149 SQ. FT.
TOTAL NEW COVERED PORCH:	1,129 SQ. FT.
NEW FIRST FLOOR GARAGE:	1,283 SQ. FT.
OVERALL TOTAL:	4,793 SQ. FT.

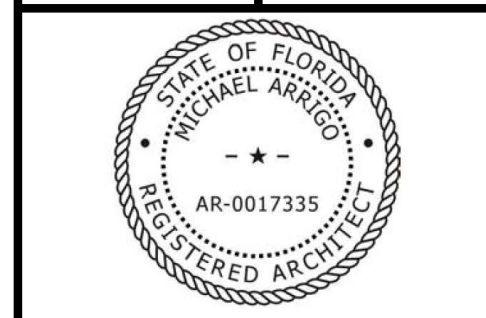


FIRST FLOOR PLAN

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



Project No. 2022-032R	Revisions:
Date: February 10, 2022	

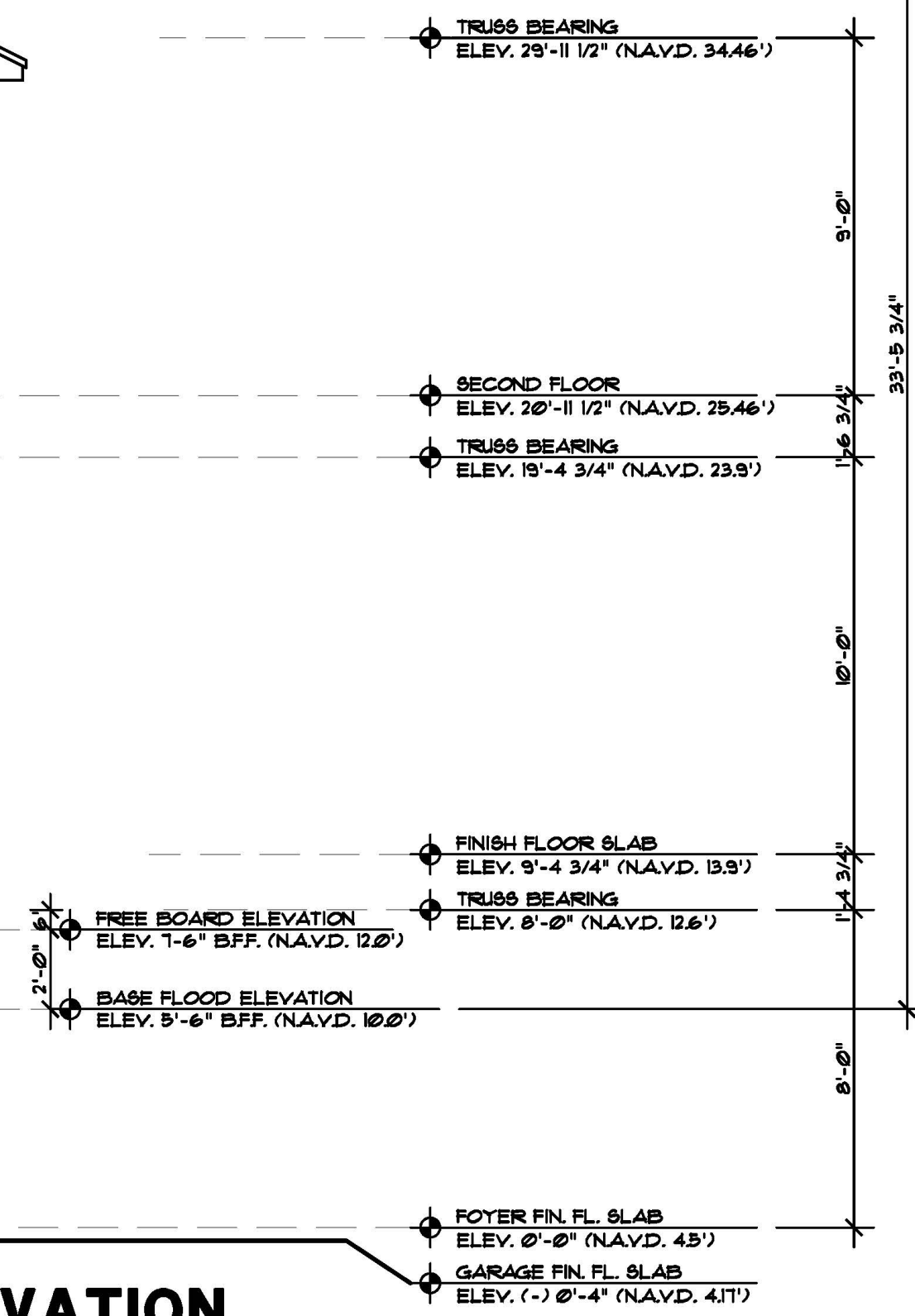


MICHAEL ARRIGO
LIC. NO. AR0017335



FRONT ELEVATION

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

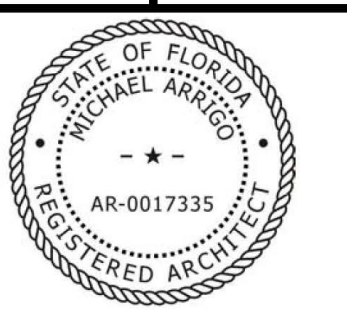


RIGHT SIDE ELEVATION

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

Elevations

Project No. 2022-032R	Revisions:
Date: February 10, 2022	



MICHAEL ARRIGO
 LIC. NO. AR0017335

a2.1



REAR ELEVATION

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

RIGHT SIDE ELEVATION

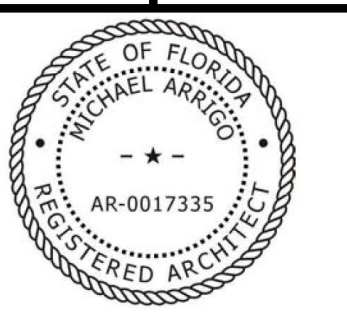
SCALE: 1/4"=1'-0" (IN FEET)
 0 2 4 8



New Construction
Lot 27
Parcel ID:
Bayshore Blvd. NE
St. Petersburg,
Florida

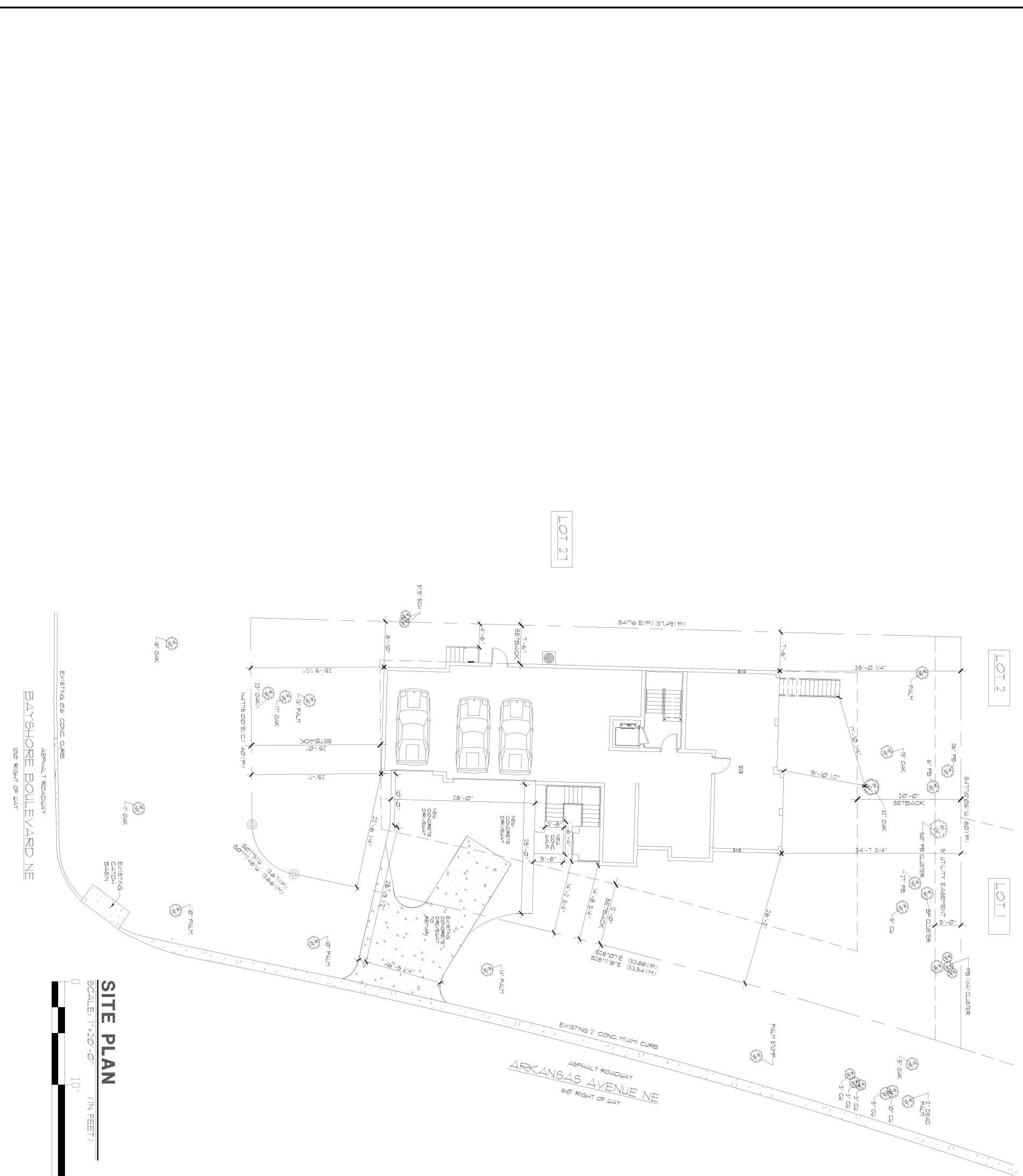
Elevations

Project No. 2022-032R	Revisions:
Date: February 10, 2022	



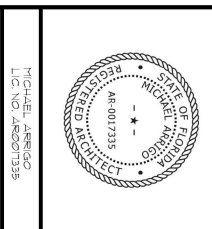
MICHAEL ARRIGO
 LIC. NO. AR0017335

a2.2



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

sp1.1



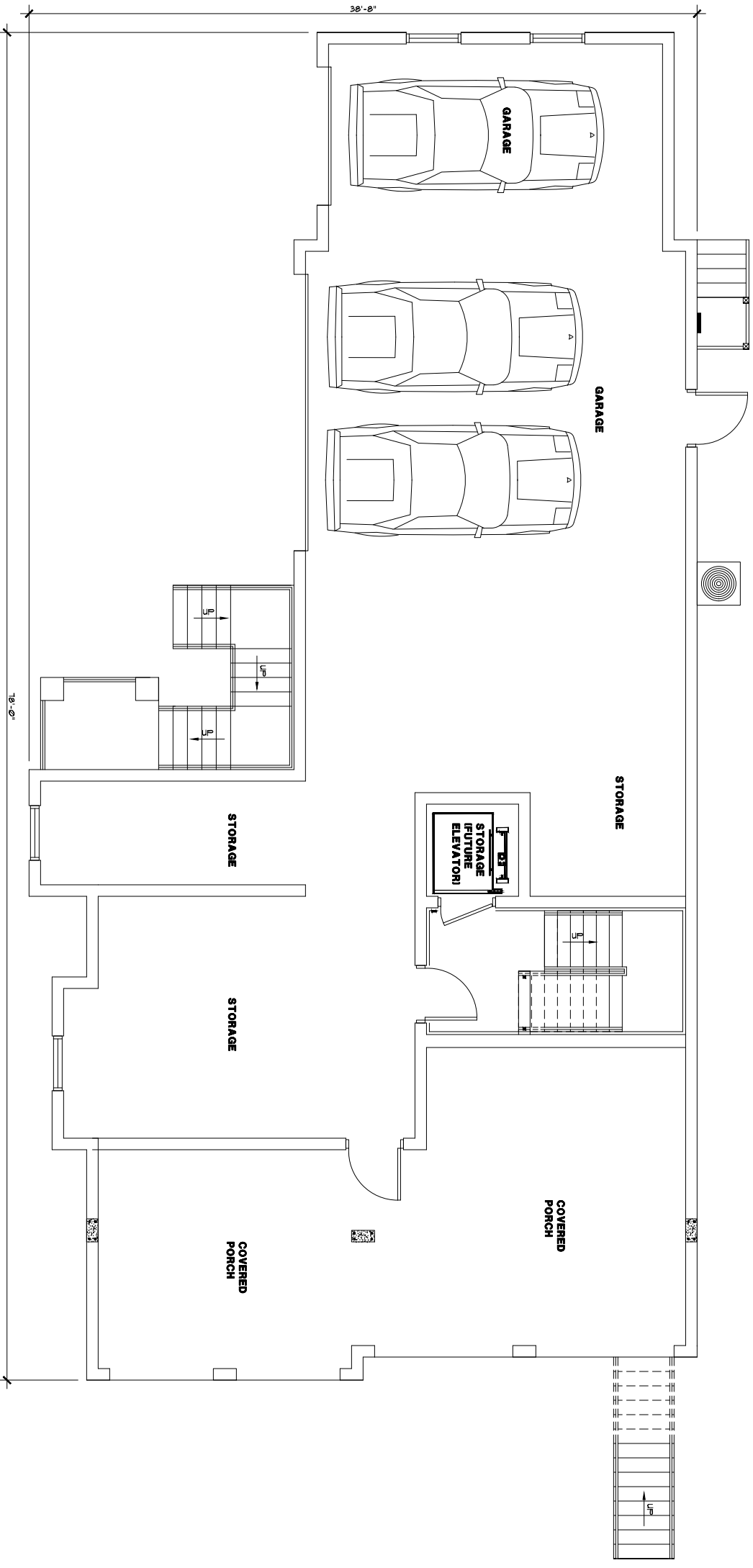
Site Plan	
Project No. 2022-032R	Revisions:
Date: February 10, 2022	

New Construction
Lot 27
Parcel ID:
Bayshore Blvd. NE
St. Petersburg, Florida

architects • planners

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St. Petersburg, FL 33704
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 www.architectonicsstudio.com



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

AREA BREAKDOWN:

NEW FIRST FLOOR FOTER:	163 SQ. FT.
NEW SECOND FLOOR LIVING:	129 SQ. FT.
NEW THIRD FLOOR LIVING:	160 SQ. FT.
TOTAL NEW LIVING:	392 SQ. FT.
NEW FIRST FLOOR REAR COVERED PORCH:	393 SQ. FT.
NEW SECOND FLOOR FRONT ENTRY COV. PORCH:	37 SQ. FT.
NEW SECOND FLOOR FRONT COVERED PORCH:	248 SQ. FT.
NEW SECOND FLOOR REAR COVERED PORCH:	125 SQ. FT.
NEW THIRD FLOOR FRONT COVERED PORCH:	248 SQ. FT.
TOTAL NEW COVERED PORCH:	1214 SQ. FT.
NEW FIRST FLOOR GARAGE:	1311 SQ. FT.
OVERALL TOTAL:	6,341 SQ. FT.

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New Construction
Lot 27
Parcel ID:
Bayshore Blvd. NE
St. Petersburg, Florida

Floor Plan

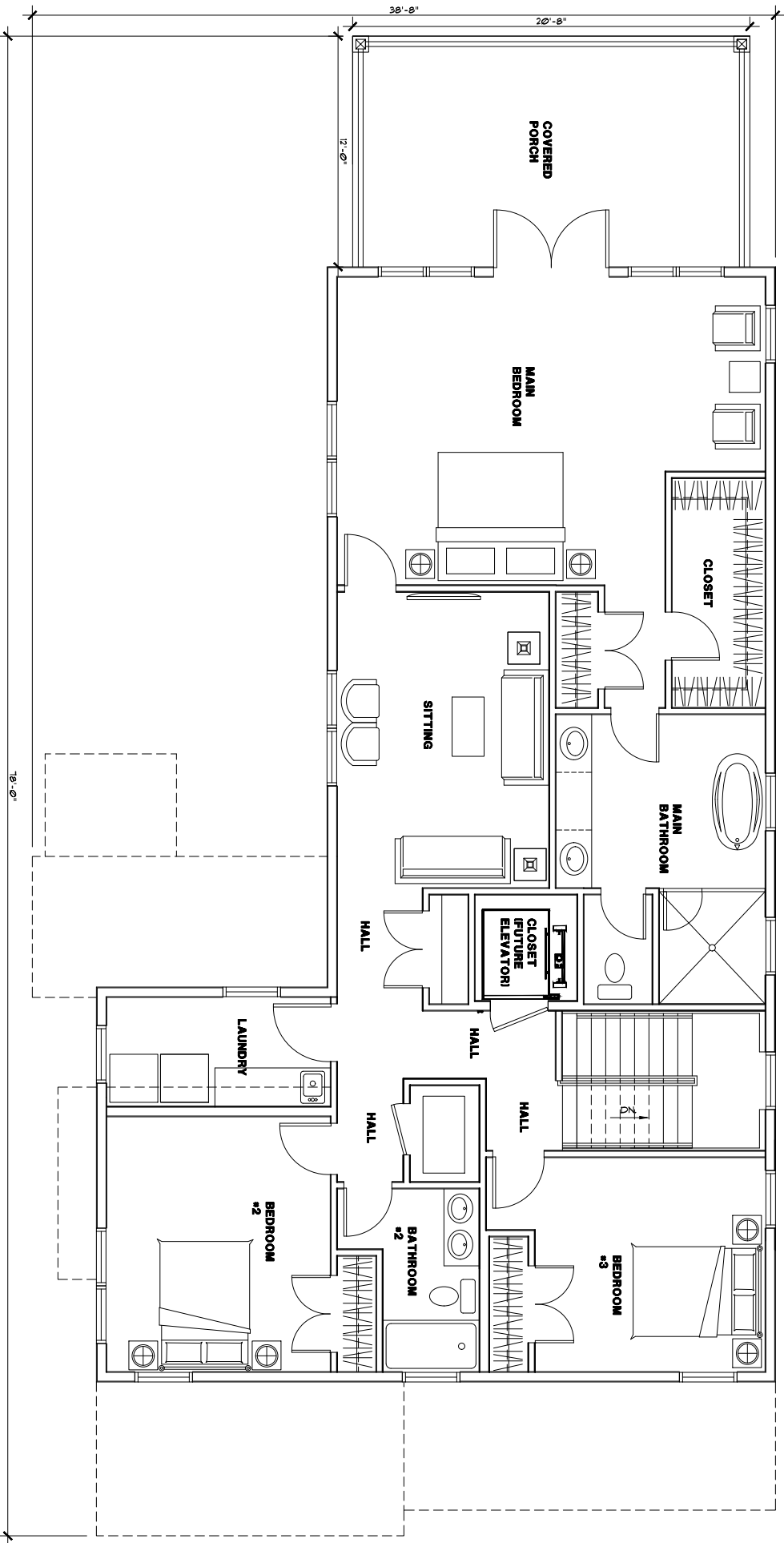
Project No.
2022-032R
 Date:
February 10, 2022

Revisions:



MICHAEL AMICO
 LIC. NO. AB0017335

a1.1



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



a1.2

MICHAEL J. AMICO
 ARCHITECT
 LIC. NO. AR0001335



Floor Plan

Project No.
2022-032R
 Date:
February 10, 2022

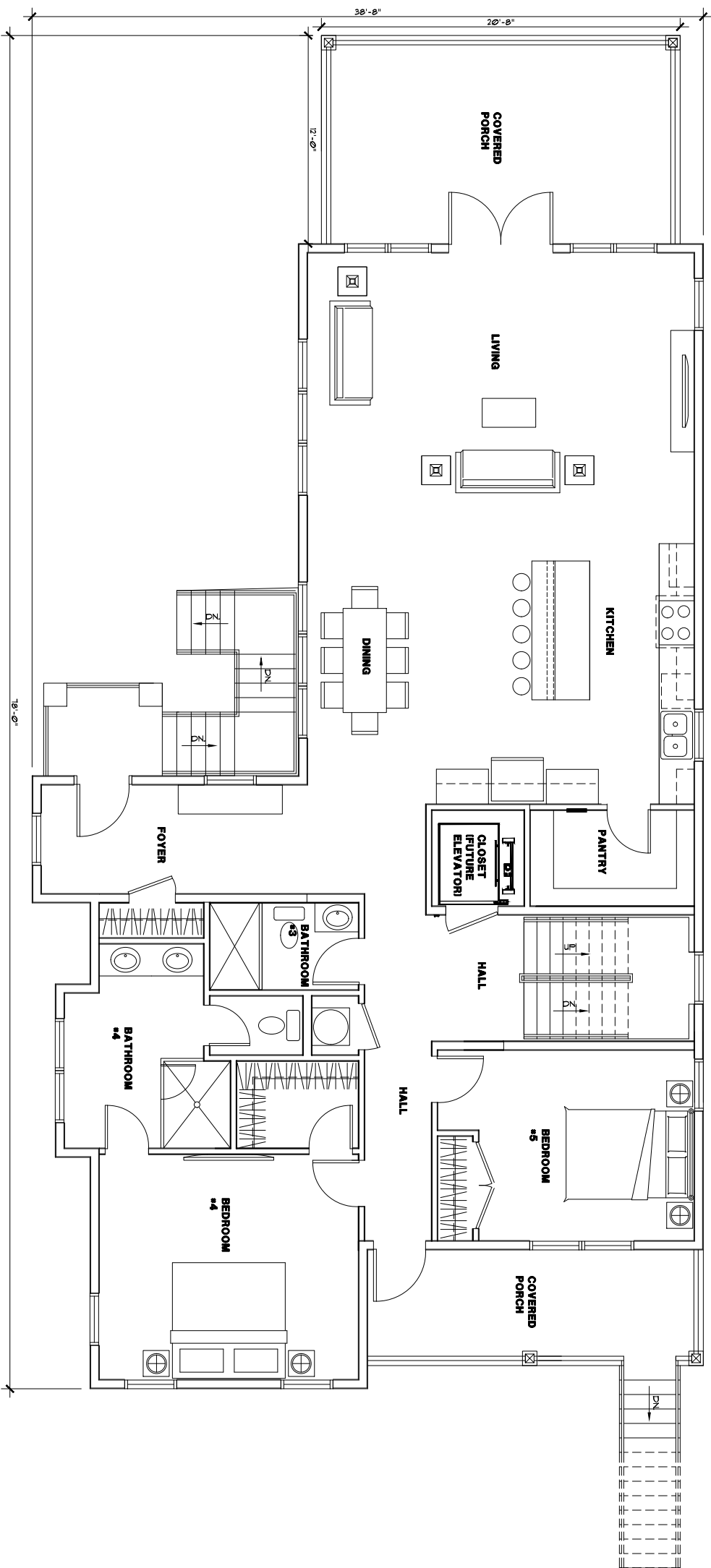
Revisions:

New Construction
Lot 27
Parcel ID:
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THIRD FLOOR PLAN
 SCALE: 1/8"=1'-0"
 (IN FEET)



a1.3

MICHAEL J. AMICO
 ARCHITECT
 LIC. NO. AR0017335



Floor Plan

Project No.
2022-032R
 Date:
February 10, 2022

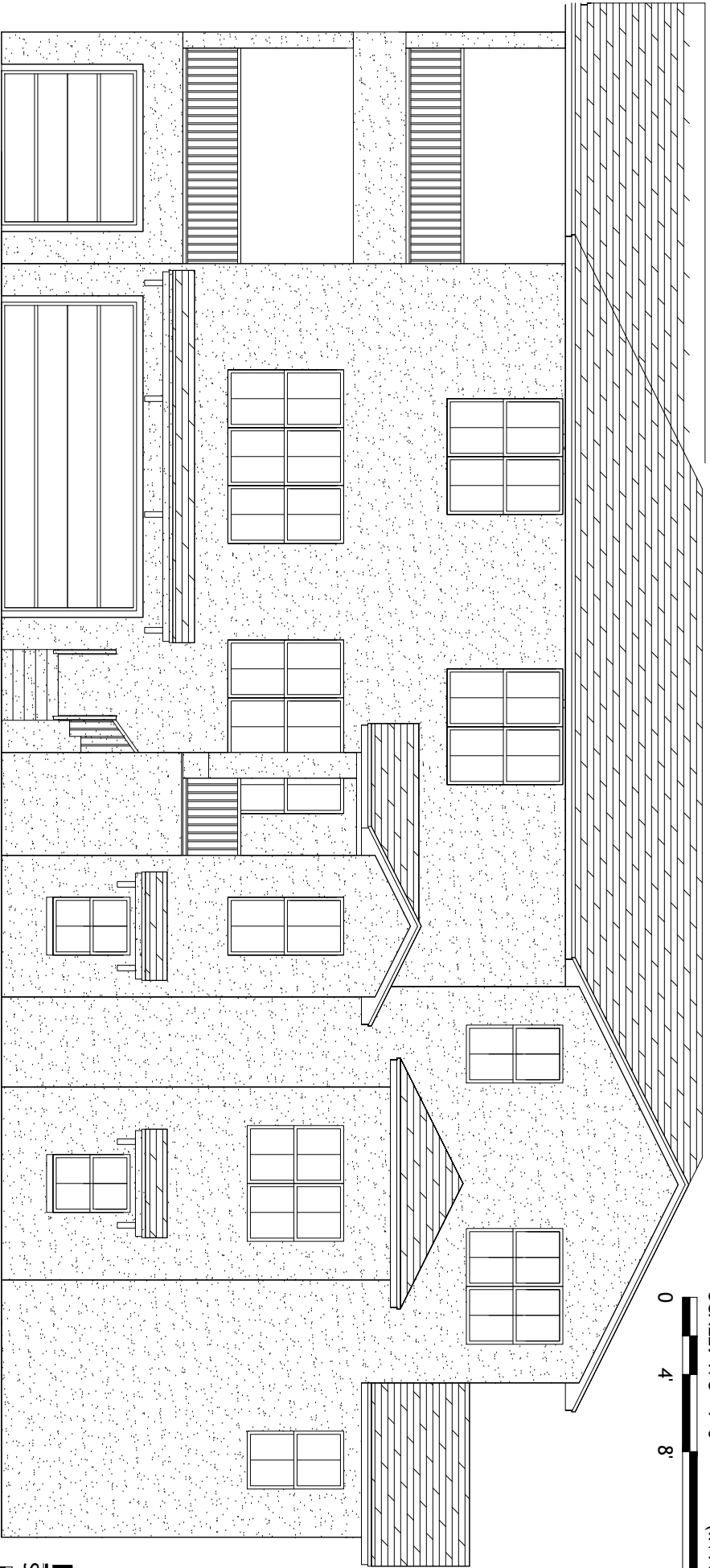
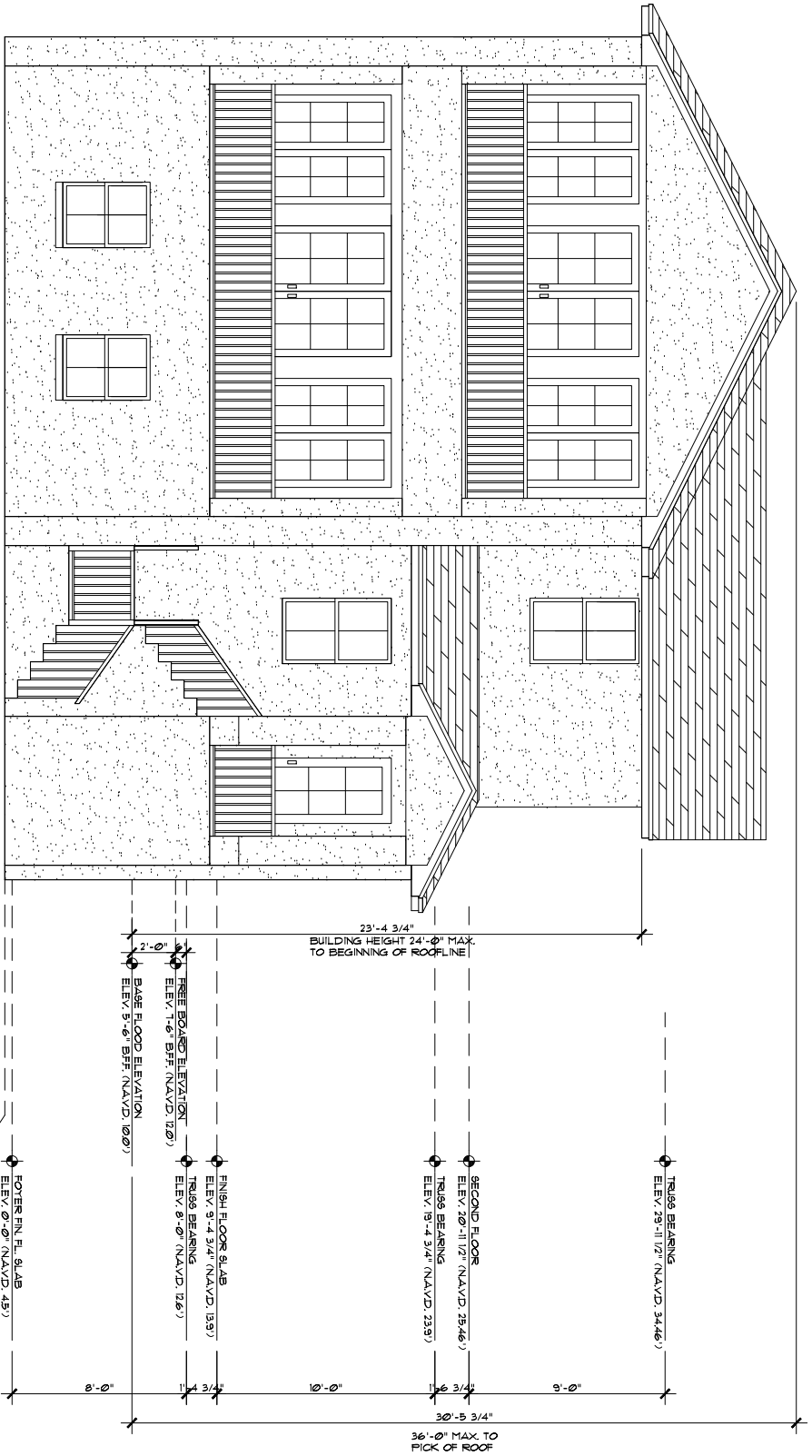
Revisions:

New Construction
Lot 27
Parcel ID:
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St. Petersburg, Florida



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New Construction
Lot 27
Parcel ID:
Bayshore Blvd. NE
St. Petersburg, Florida

Elevations

Project No.
2022-032R
Date:
February 10, 2022

Revisions:



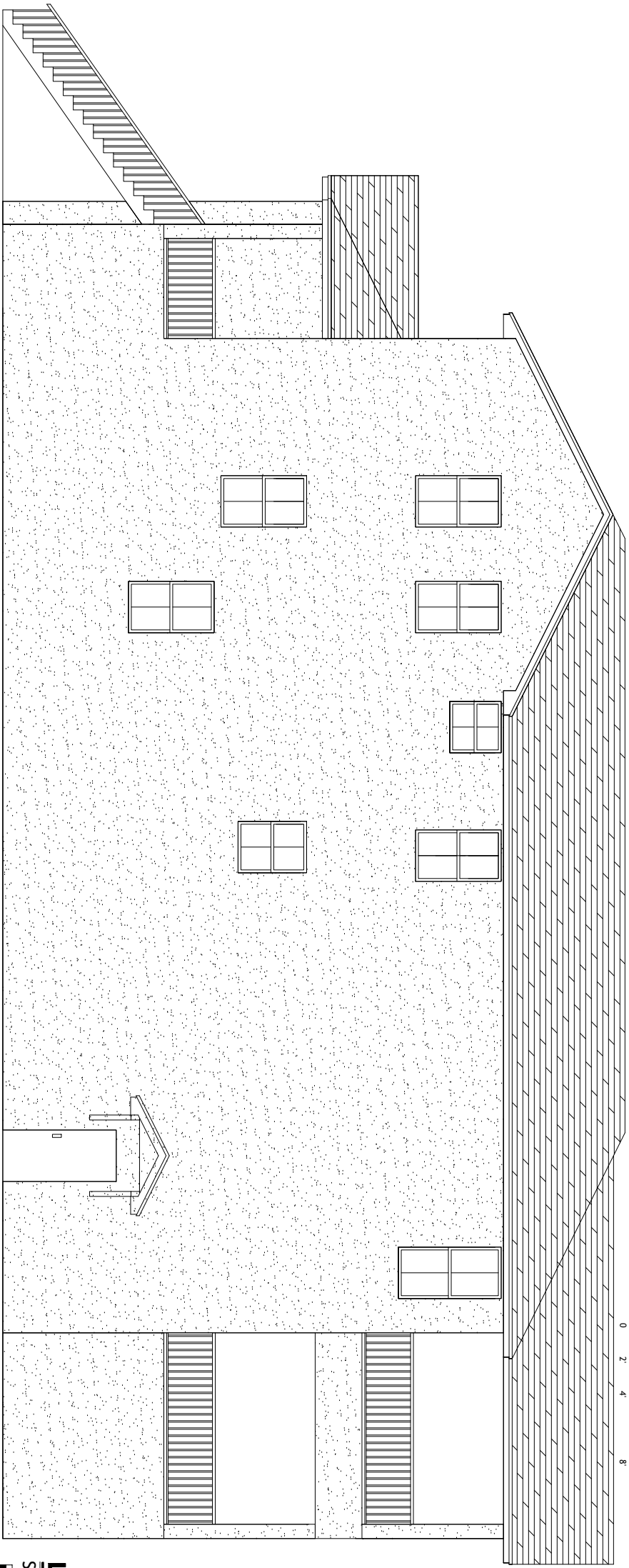
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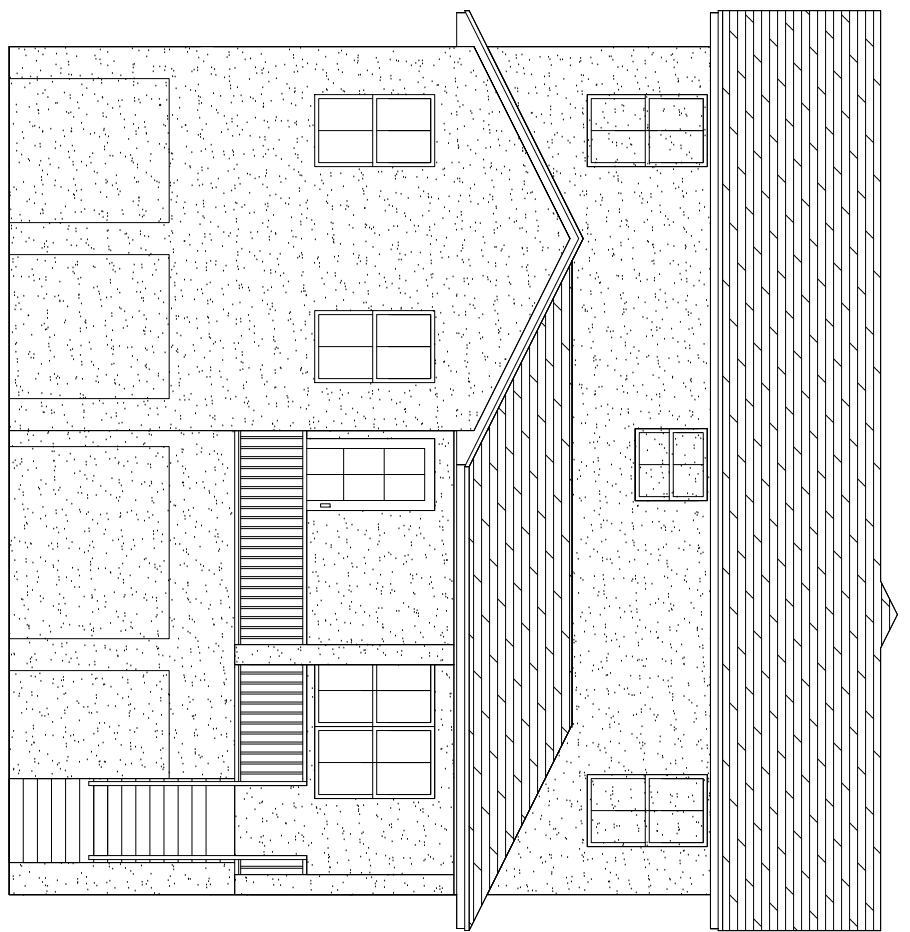


MICHAEL J. AMICO
LIC. NO. AR0001335

a2.1



LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



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

a2.2

MICHAEL J. AMICO
LIC. NO. AR0001385



Elevations

Project No.
2022-032R
Date:
February 10, 2022

Revisions:

New Construction
Lot 27
Parcel ID:
Bayshore Blvd. NE
St. Petersburg, Florida



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RESOLUTION OF PARTIAL VACATION OF
 Overlook Section Shore Acres
 SUBDIVISION HAS BEEN RECORDED IN
 O. R. BOOK 7812a PAGE 16-99
 ON 3-27-19-90
 WITNESSED BY CLERK
 Clerk of the Circuit Court
 K. J. [Signature]

ATTACHMENT - C

BLOCKS 3 to 21 INCL. AND 28 & 29 of OVERLOOK SECTION SHORE ACRES

BEING A PORTION OF THE SW 1/4 OF SECTION 4, A PORTION OF THE W 1/2 AND FRACTIONAL E 1/2 OF SE 1/4 OF SECTION 4, A PORTION OF THE FRACTIONAL N 1/2 OF SECTION 9, ALSO KNOWN AS GOVERNMENT LOTS 1 & 2 SECTION 9; ALL IN TOWNSHIP 31 SOUTH, RANGE 17 EAST. ALL OF SAID PROPERTY BEING SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA.

LEGEND

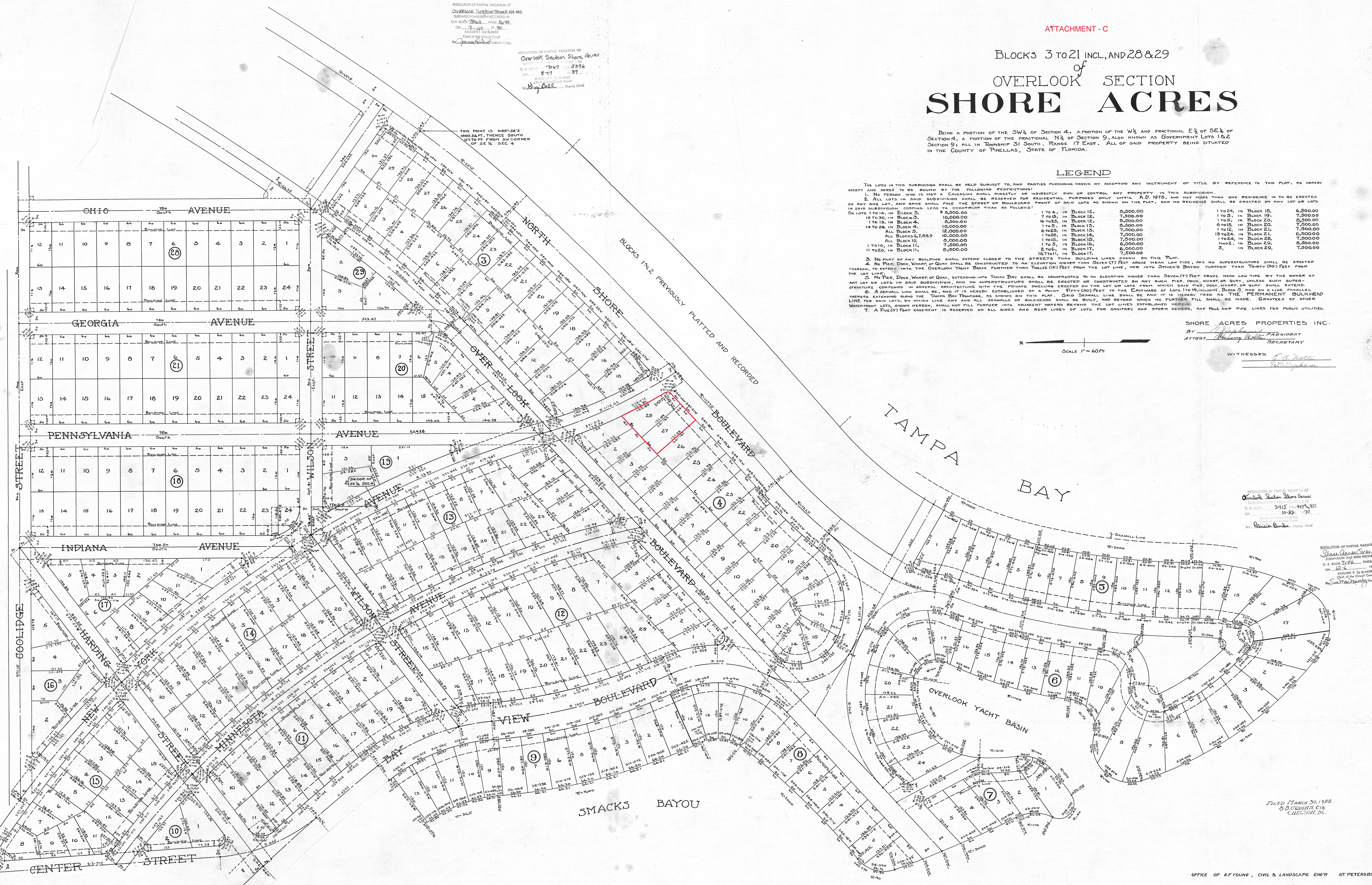
THE LOTS IN THIS SUBDIVISION SHALL BE HELD SUBJECT TO, AND PARTIES PURCHASING HEREIN BY ACCEPTING ANY INSTRUMENT OF TITLE BY REFERENCE TO THIS PLAN, DO HEREBY ACCEPT AND AGREE TO BE BOUND BY THE FOLLOWING RESTRICTIONS:

1. NO PERSON WHO IS NOT A CITIZENSHIP SHALL DIRECTLY OR INDIRECTLY OWN OR CONTROL ANY PROPERTY IN THIS SUBDIVISION.
2. ALL LOTS IN SAID SUBDIVISION SHALL BE RESERVED FOR RESIDENTIAL PURPOSES ONLY UNTIL A.D. 1975, AND NOT MORE THAN ONE RESIDENCE IS TO BE ERRECTED ON ANY ONE LOT, AND SAME SHALL FACE THE STREET OR BOULEVARD FRONT OF SAID LOTS AS SHOWN ON THE PLAN, AND NO RESIDENCE SHALL BE ERRECTED ON ANY LOT OR LOTS IN SAID SUBDIVISION COSTING LESS TO CONSTRUCT THAN AS FOLLOWS:

ON LOTS 1 TO 14, IN BLOCK 3,	8,500.00	1 TO 8, IN BLOCK 12,	5,500.00	1 TO 24, IN BLOCK 18,	6,500.00
1 TO 13, IN BLOCK 4,	8,500.00	7 TO 15, IN BLOCK 12,	7,500.00	1 TO 3, IN BLOCK 19,	7,500.00
1 TO 28, IN BLOCK 4,	10,000.00	16 TO 25, IN BLOCK 12,	8,500.00	6 TO 15, IN BLOCK 20,	7,500.00
ALL BLOCK 5,	12,000.00	1 TO 5, IN BLOCK 13,	8,500.00	6 TO 23, IN BLOCK 21,	7,500.00
ALL BLOCKS 6, 7, 8, 9,	10,000.00	6 TO 23, IN BLOCK 13,	7,500.00	13 TO 24, IN BLOCK 21,	6,500.00
ALL BLOCK 10,	8,000.00	1 TO 5, IN BLOCK 14,	7,500.00	1 TO 24, IN BLOCK 22,	7,500.00
1 TO 10, IN BLOCK 11,	7,500.00	1 TO 5, IN BLOCK 15,	7,500.00	1 TO 24, IN BLOCK 23,	7,500.00
11 TO 20, IN BLOCK 11,	8,000.00	1 TO 5, IN BLOCK 16,	6,000.00	1 TO 24, IN BLOCK 24,	6,500.00
		1 TO 5, IN BLOCK 17,	7,500.00	1 TO 24, IN BLOCK 25,	7,500.00
3. NO PART OF ANY BUILDING SHALL EXTEND CLOSER TO THE STREETS THAN BUILDING LINES SHOWN ON THIS PLAN.
4. NO PIER, DOCK, WHARF, OR QUAY SHALL BE CONSTRUCTED TO AN ELEVATION HIGHER THAN SEVEN (7) FEET ABOVE MEAN LOW TIDE, AND NO SUPERSTRUCTURE SHALL BE ERRECTED THEREON, TO ENTER INTO THE OVERLOOK YACHT BASIN FURTHER THAN TWELVE (12) FEET FROM THE LOT LINE, NOR INTO SMACK'S BAYOU FURTHER THAN THIRTY (30) FEET FROM THE LOT LINE.
5. NO PIER, DOCK, WHARF, OR QUAY, EXTENDING INTO TAMPA BAY SHALL BE CONSTRUCTED TO AN ELEVATION HIGHER THAN SEVEN (7) FEET ABOVE MEAN LOW TIDE, BY THE OWNER OF ANY LOT OR LOTS IN SAID SUBDIVISION, AND NO SUPERSTRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON ANY SUCH PIER, DOCK, WHARF, OR QUAY, UNLESS SUCH SUPERSTRUCTURE CONFORMS IN GENERAL ARCHITECTURE WITH THE PRIVATE DWELLING ERRECTED ON THE LOT OR LOTS FROM WHICH SAID PIER, DOCK, WHARF, OR QUAY SHALL EXTEND.
6. A SEAWALL LINE SHALL BE, AND IT IS HEREBY ESTABLISHED AT A POINT FIFTY (50) FEET TO THE EASTWARD OF LOTS 1 TO 14, INCLUSIVE, BLOCK 5, AND ON A LINE PARALLEL THERETO EXTENDING ALONG THE TAMPA BAY TOWNSHIP, AS SHOWN ON THIS PLAN. SAID SEAWALL LINE SHALL BE AND IT IS HEREBY FIRED AS THE PERMANENT BULKHEAD LINE FOR SAID LOTS, ON WHICH LINE ANY AND ALL SEAWALLS OR BULKHEADS SHALL BE BUILT, AND BEYOND WHICH NO FURTHER FILL SHALL BE MADE. GRANTEEES OF OTHER WATERFRONT LOTS, SHOWN HEREON, SHALL NOT FILL FURTHER INTO ADJACENT WATERS BEYOND THE LOT LINES ESTABLISHED HEREIN.
7. A FIVE (5) FOOT EASEMENT IS RESERVED ON ALL SIDES AND REAR LINES OF LOTS FOR SANITARY AND STORM SEWERS, AND GAS AND PIPE LINES FOR PUBLIC UTILITIES.

SHORE ACRES PROPERTIES INC.
 BY [Signature] PRESIDENT
 ATTEST [Signature] SECRETARY
 WITNESSES [Signatures]

SCALE 1" = 60 FT



RESOLUTION OF PARTIAL VACATION OF
 Overlook Section Shore Acres
 SUBDIVISION HAS BEEN RECORDED IN
 O. R. BOOK 3415 PAGE 947-451
 ON 10-28-79
 WITNESSED BY CLERK
 Clerk of the Circuit Court
 K. J. [Signature]

RESOLUTION OF PARTIAL VACATION OF
 Overlook Section Shore Acres
 SUBDIVISION HAS BEEN RECORDED IN
 O. R. BOOK 7812a PAGE 16-99
 ON 3-27-19-90
 WITNESSED BY CLERK
 Clerk of the Circuit Court
 K. J. [Signature]

FILED MARCH 30, 1985
 S. D. QUINN, CLERK
 CHIEF CLERK

BLOCKS ONE AND TWO OF OVERLOOK SECTION OF SHORE ACRES

Being a portion of the fractional Southwest Quarter (SW $\frac{1}{4}$) of Section three (3) and a portion of the fractional East One Half (E $\frac{1}{2}$) of Section four (4) and a portion of the fractional North one-half (N $\frac{1}{2}$) known as Government Lots One (1) and Two (2) of Section nine (9), all in Township Thirty-one (31) South, Range Seventeen (17) East, All of said property being situated in the County of Pinellas, State of Florida.

LEGEND

The lots in this subdivision shall be held subject to, and parties purchasing herein by accepting any instrument of Title by reference to this Plat do hereby accept and agree to be bound by the following restrictions:

1. No person who is not a Caucasian shall directly or indirectly own or control any property in this Subdivision.
2. All Lots in said subdivision shall be reserved for residential purposes only until A.D. 1975, and no Private Dwelling shall be erected on any Lot or Lots in said Subdivision costing less than Twelve Thousand Dollars (\$12,000.00) to construct, PROVIDED HOWEVER, that this restriction shall not prevent the erection and construction of Hotels, or Apartment Houses; Provided That each of said Hotels or Apartment Houses shall cost to construct not less than One Hundred Thousand Dollars (\$100,000.00)
3. The Building Line on any and all Lots contained in said Subdivision shall be and it is hereby fixed at a point Twenty-five Feet (25') back from the property line fronting the Boulevard and no part of any Building shall extend closer to the Boulevard than said Building Line.
4. All Dwellings, Hotels, or Apartment Houses erected on any of the Lots in said Subdivision must face the Boulevard.
5. No Pier, Dock, Wharf or Quay extending into Tampa Bay shall be constructed to an elevation higher than Seven Feet (7') above mean low tide, by the owner of any lot or lots in said Subdivision, and no superstructure shall be erected or constructed on any such Pier, Dock, Wharf or Quay unless such superstructure conform in general architecture with the Private Dwelling, Hotel or Apartment House erected on the lot or Lots from which said Pier, Dock, Wharf or Quay shall extend.
6. A Seawall line shall be and it is hereby established at a point Fifty Feet (50') East and Southeast of the property shown in said Subdivision and on a line parallel thereto and extending along the entire Tampa Bay frontage of all the Lots contained in said Subdivision and as shown on Plat or Map thereof. Said Seawall line shall be and it is hereby fixed as the PERMANENT BULKHEAD LINE for all Lots of said Subdivision on which line any and all Sea Walls and/or Bulkheads shall be built, and beyond which no further fill shall be made.
7. The right of way for the One Hundred Foot (100') Boulevard and the three Sixty Foot (60') Streets extending from the Boulevard into Tampa Bay, as shown on the Map or Plat of said Subdivision, are hereby dedicated for Public Street purposes, it being expressly understood and agreed, however, that the Dedicator reserves the right to erect Pole and Pipe Lines as may be necessary for Public Utilities, Sewers and Drainage.

WITNESSETH:

J. J. Johnson
Jane P. Riggs

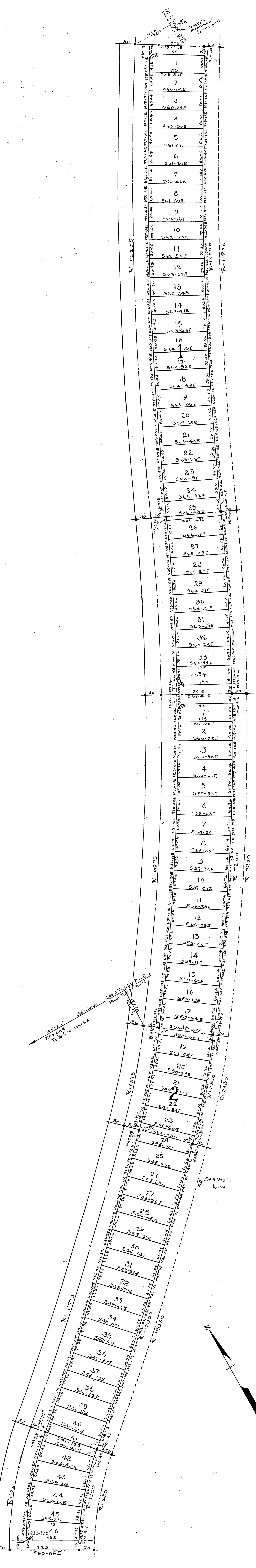
SHORE ACRE PROPERTIES, INC.

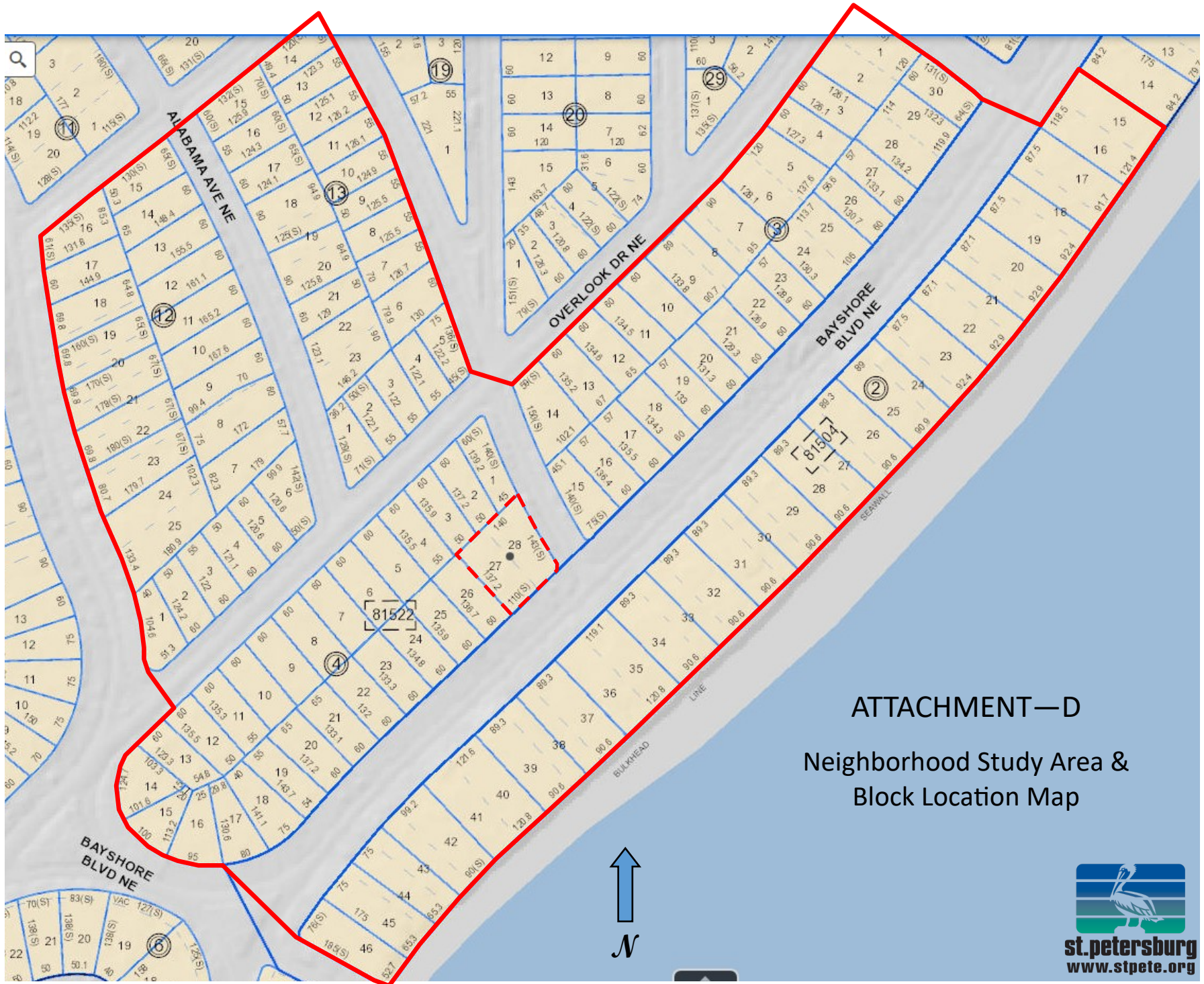
By: *W. J. Johnson*
President
Henry W. Holt
Secretary



FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF PINELLAS, STATE OF FLORIDA ON THE 24th DAY OF Dec. 1970 AT 2:30 P.M. RECORDED IN PLAT NO. 7, IN PAGE 31, AND THE RECORD VERIFIED BY J. N. BROWN, CLERK OF THE CIRCUIT COURT OF THE COUNTY OF PINELLAS, STATE OF FLORIDA ON 10-22-1970.

RESOLUTION OF PARTIAL VACATION OF
Blocks One and Two Overlook Section Shore Acres
SUBDIVISION OF BEING RECORDED IN
O. R. BOOK 3415 PAGE 947 & 951
ON 10-22-1970
HAROLD SCULLICORP
Clerk of the Circuit Court
BY: *Patricia R. Bule* Deputy Clerk





ATTACHMENT—D

Neighborhood Study Area &
Block Location Map

ATTACHMENT - E
Average Lot Width Analysis
 Site Address: 3538 Bayshore Blvd NE

Block	Conforming	# Substandard	% Substandard	# One Platted Lot	# Multiple Lots	% One Platted Lot
Subject Block	1	26	96%	26	1	96%
Block 12	1	22	96%	25	2	93%
Block 13	3	17	85%	17	4	81%
Block 3	7	18	72%	19	6	76%
Block 2*	18	3	14%	1	20	5%
Average			73%			70%

**Between Bayshore Blvd. NE and Arizona Ave. NE*



Aerial view of site and surrounding lots from the south.

Image from Bing maps.



Another aerial view of site and surrounding lots from the south.

Image from Bing maps.