



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

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## **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, April 6, 2022, at 10:00 A.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida.

CASE NO.:

22-54000009

PLAT SHEET:

I-8

REQUEST:

Approval of a variance to lot width from 50-feet to 45-feet to create two (2) buildable lots from two (2) platted lots to allow the construction of two (2) single-family homes

OWNER:

Domain Homes Inc.  
5701 S MacDill Avenue  
Tampa, FL 33611

AGENT:

Catherine Cole  
815 E Palm Avenue  
Tampa, FL 33602

ADDRESS:

920 25<sup>th</sup> Street North

PARCEL ID NO.:

14-31-16-57258-002-0070

LEGAL DESCRIPTION:

Lots 7 and 8, The First of Melrose Subdivision

ZONING:

Neighborhood Traditional Single-Family-2 (NT-2)

<b>Development Standard</b>	<b>Required</b>	<b>Requested</b>	<b>Variance</b>	<b>Magnitude</b>
<b>Lot Width (Lot 7)</b>	<b>50-feet</b>	<b>45-feet</b>	<b>5-feet</b>	<b>10%</b>
<b>Lot Width (Lot 8)</b>	<b>50-feet</b>	<b>45-feet</b>	<b>5-feet</b>	<b>10%</b>
<b>Lot Area (Lot 7)</b>	<b>5,800 s.f.</b>	<b>5,715 s.f.</b>	<b>85 s.f.</b>	<b>.01 %</b>
<b>Lot Area (Lot 8)</b>	<b>5,800 s.f.</b>	<b>5,715 s.f.</b>	<b>85 s.f.</b>	<b>.01 %</b>

**BACKGROUND:** The subject property consists of two platted lots of record (Lots 7 and 8 of the 1924 First of Melrose Subdivision) located within the North Kenwood Neighborhood. Both lots according to plat records have lot widths of 45-feet at the front property lines, depths of 127-feet and lot areas of 5,715 square feet. The property was developed with one single-family home on Lot 7 in 1947 and Lot 8 served as a side yard. Based on the property record card, the lots were under common ownership at time of construction of the home and have remained under common ownership.

The subject lots have a zoning designation of NT-2 (Neighborhood Traditional Single-Family). The NT-2 zoning district requires a minimum lot width of 50-feet and minimum lot area of 5,800 square feet. Each lot was platted at 45-feet wide by 127 feet deep and therefore is substandard in width and area.

In March of 2015, City Council changed the code to modify the treatment of substandard lot development, requiring a variance review to determine if development would be consistent with the surrounding neighborhood pattern. Restrictions were in place from 1973 through 2003 which limited development of non-conforming lots if the lots were in common ownership. City code was changed in 2003 to allow development on any platted lot of record. Council found that in some neighborhoods, development of substandard lots would not be consistent with the surrounding development pattern and allowing two homes in an area that historically have single family homes on parcels with more than one platted lot could be detrimental to the neighbors and the overall character of the neighborhood. On September 17, 2015, City Council amended the non-conforming lot regulations, thereby eliminating the right to build on these substandard lots without first obtaining a variance.

**REQUEST:** The applicant seeks a variance to the minimum lot width and area standard in order to construct one new single-family home on each underlying platted lot.

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

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

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

The applicant proposes to redevelop the site by demolishing the 1940's home to construct new single-family homes on each of the two platted lots. Demolition permits have been approved for intended construction at the request of the applicant. .

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 consists of two 45-foot-wide by 127-foot-deep lots in common ownership, platted in 1924. The NT-2 regulations require a minimum lot width of 50-feet and a minimum lot area of 5,800 square feet.

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

This criterion does not apply.

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

This criterion does not apply.

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

The vegetation present on Lot 7 consists of one large Live Oak tree located in the front yard, several Sabal palms, and carrotwood clusters along the rear property lines for both lots.

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.*

As proposed, the request does reinforce the dominant one house per platted lot pattern exhibited within the subdivision and among the abutting blocks which share the same zoning. An analysis of "The First of Melrose" subdivision indicates that of the 58 lots located within the subdivision's two blocks, 51 (88%) of the lots remain individually platted with 45-foot lot widths, 5,715 square foot lot areas, and mainly have one house per platted lot.

Development Pattern Analysis					
Site Address: 920 25th Street North					
Zoning: NT-2	Width Required: 50-feet	Area Required: 5,800 sqft			
	Proposed Width: 45-feet	Proposed Area: 5,715 sqft			
Case #22-54000009					
Lot Width Analysis					
Block	Location	Conforming Width	Substandard Width	% Substandard	
Subject Block		3	26	89.66%	
Block 2	West	4	25	86.21%	
Block 3	East	23	1	4.17%	
Average		30	52	63.41%	
Lot Area Analysis					
Block	Location	Conforming Area	Substandard Area	% Substandard	
Subject Block		3	26	89.66%	
Block 2	West	4	25	86.21%	
Block 3	East	24	0	0.00%	
Average		31	51	62.20%	
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		1	26	2	89.66%
Block 2	West	1	25	4	83.33%
Block 3	East	0	21	0	100.00%
Total		2	72	6	
Average		2.50%	90.00%	7.50%	90.00%

Of the 82 lots contained within a three block area, it was determined that 51 or 62% of the properties within the study area were non-conforming to lot area. This variation in percentages is due mainly to the presence of other neighboring subdivisions located on the east side of 25<sup>th</sup> Street North, containing lots that were platted with wider widths and some with wider depths.

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

This criterion does not apply.

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

The existing conditions of the site are not the result of the applicant's actions. The property per property card records was developed in its current configuration with a single-family residence in 1947. The lots have remained together in common ownership. The applicant could construct one single-family home on the two lots.

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

Literal enforcement would not result in unnecessary hardship as one home with an accessory dwelling unit could be constructed on the two 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;*

Application of the provisions of this chapter would not deprive the applicant of the ability to construct one single-family home 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 request is considered the minimum request necessary to allow the separation of the two platted lots to create two buildable lots for two new homes. The application provides plans for development which require no additional variances to demonstrate reasonable use of each of the two platted lots. However, the parcel otherwise remains buildable for one single-family residence.

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

The granting of the variance would be in harmony with the Land Development Regulations and the goals of the Comprehensive Plan by promoting infill development and revitalization. The density complies with the underlying PR-R future land use which allows 15 dwelling units per acre. The following objectives and policies promote redevelopment and infill development in the City in general:

**OBJECTIVE LU2:**

**The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop**



**infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.**

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

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

The granting of this variance would not be injurious to neighboring properties or public welfare if granted, as development of two homes on the two lots is consistent with the subject block and surrounding neighborhood.

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

The reasons identified by the application do justify the granting of this 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 does not apply.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the North Kenwood Neighborhood Association. Since the publication of this report, staff has received no comments in support or opposition of this request.

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

**CONDITIONS OF APPROVAL:** If the variance is approved consistent with the site plan submitted with this application, the Planning and Development Services Department 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.
2. Maximum impervious surface on the site shall not exceed 65%, all plans submitted for permitting on this site must show the extent of all improvements on site and the Impervious Surface Ratio.
3. Parking must be provided on site and shown on any plans submitted of permitting. The site plan submitted for permitting must identify the number of bedrooms in a proposed house. Required parking is two spaces for up to three bedrooms and one-half space for each additional bedroom as called out in 16.10.020.1 – Matrix: Use Permissions, Parking & Zoning.
4. This variance approval shall be valid through April 6, 2025. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.

5. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: Map (Attachment-A), Site Plan (Attachment-B), Application (Attachment-C), Codes Compliance Report (Attachment-D), Property Card (Attachment-E), Building Permit History (Attachment-F), Lot Width and Area Analysis (Attachment-G), One House per Platted Lot Analysis (Attachment-H)

Report Prepared By:

<u>/s/ Shervon Chambliss</u>	<u>3/29/2022</u>
Shervon Chambliss, Planner I	Date
Development Review Services Division	
Planning & Development Services Department	

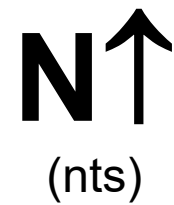
Report Approved By:

<u>/s/ Dave Goodwin</u>	<u>3/28/22</u>
Dave Goodwin, Interim Zoning Official (POD)	Date
Development Review Services Division	
Planning & Economic Development Department	

DG/SAC



Project Location Map  
 City of St. Petersburg, Florida  
 Planning and Development Services  
 Department  
 Case No.: 22-54000009  
 Address: 920 25<sup>th</sup> St. N.

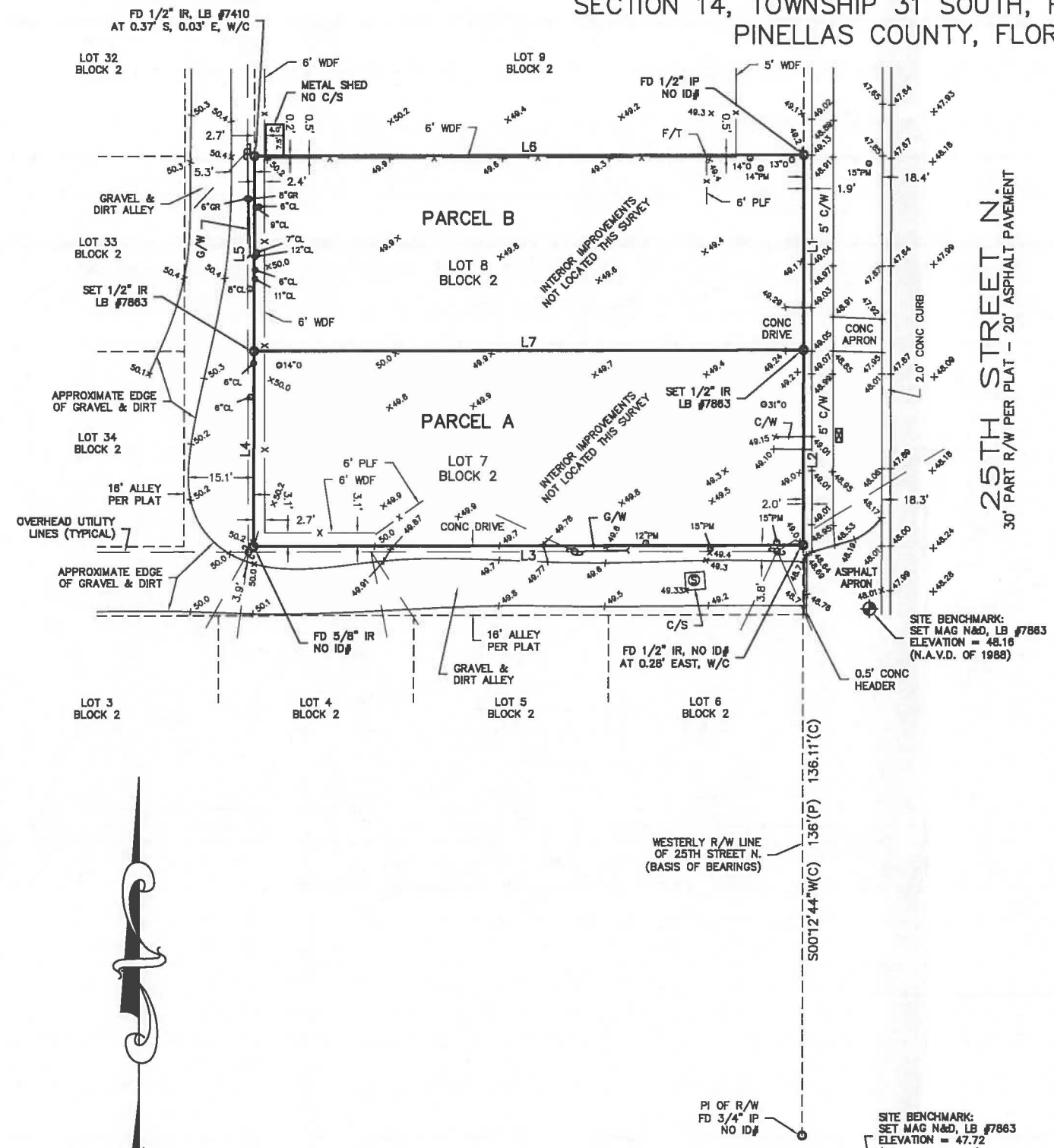




PATH: S:\S21-10-89\Survey\S21-10-89-Srvy-Design.dwg, PLOT DATE: 10-28-21

MAP OF SURVEY  
SECTION 14, TOWNSHIP 31 SOUTH, RANGE 16 EAST  
PINELLAS COUNTY, FLORIDA

SITE ADDRESS:  
920 25TH STREET N.

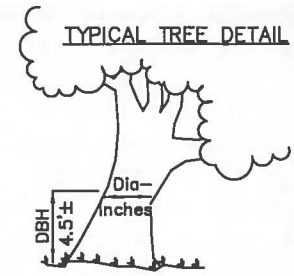


TREE LEGEND

CL	CHERRY LAUREL TREE
PM	PALM TREE
O	OAK TREE
GR	GOLDEN RAIN TREE
DIA	DIAMETER
DBH	DIA AT BREAST HEIGHT
31"O	31" OAK TREE

LEGEND

FD	FOUND
IR	IRON ROD
IP	IRON PIPE
N&D	NAIL & DISK
MAG	MAGNETIC
P	PLAT
M	MEASURED
C	CALCULATED
W/C	WITNESS CORNER
R/W	RIGHT-OF-WAY
PI	POINT OF INTERSECTION
LB	LICENSED BUSINESS
ID	IDENTIFICATION
CONC	CONCRETE
C/P	CONC PORCH
C/S	CONC SLAB
C/W	CONC WALK
A/C	AIR CONDITIONER
F/T	FENCE TRANSITION
PLF	PLASTIC FENCE
WDF	WOOD FENCE
G/W	GUY WIRE
SM	SANITARY SEWER MANHOLE
WM	WATER METER
UP	UTILITY POLE
N.A.V.D.	NORTH AMERICAN
	VERTICAL DATUM
x 49.9	EXISTING ELEVATION



NOTE: TREE SIZE IS SHOWN IN  
DIAMETER INCHES MEASURED  
AT BREAST HEIGHT (DBH).

LEGAL DESCRIPTION - PARENT PARCEL:

LOTS 7 AND 8, BLOCK 2, "FIRST ADDITION TO MELROSE", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 70, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION - PARCEL A:

LOT 7, BLOCK 2, "FIRST ADDITION TO MELROSE", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 70, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION - PARCEL B:

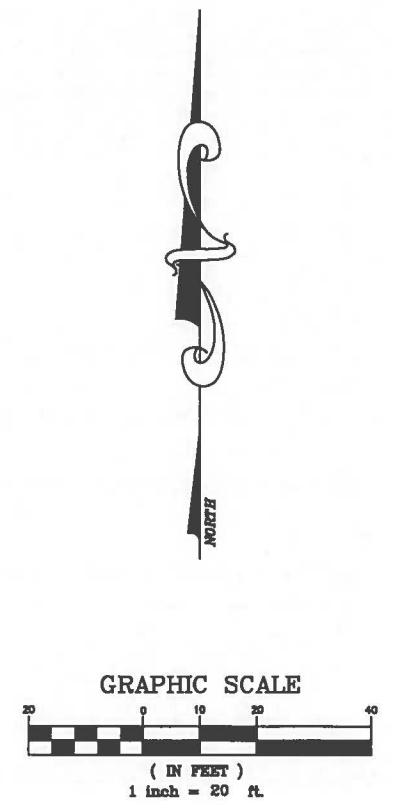
LOT 8, BLOCK 2, "FIRST ADDITION TO MELROSE", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 70, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

F.I.R.M. CERTIFICATION:

THE PROPERTY SURVEYED HEREON IS SITUATED IN ZONE "X" AS DELINEATED ON FLOOD INSURANCE RATE MAP PANEL NO. 12103C0218G, DATED SEPTEMBER 3, 2003.

SURVEYOR'S NOTES:

1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR OWNERSHIP AND ENCUMBRANCE REPORT.
3. SURVEY FIELD WORK WAS COMPLETED ON OCTOBER 18, 2021.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. PARENT PARCEL LEGAL DESCRIPTION SHOWN HEREON WAS OBTAINED FROM DEED RECORDED IN O.R. BOOK 21558, PAGE 1634, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PARCELS A AND B LEGAL DESCRIPTIONS SHOWN HEREON WERE PREPARED BY W.C. SHERRILL AND COMPANY, LLC.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°12'44" WEST FOR THE WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET N. AS SHOWN HEREON.
7. ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.V.D. OF 1988.
8. BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK "PET U" BEING A STANDARD DISK SET IN A CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF 5TH AVENUE NORTH AND 24TH STREET NORTH. ELEVATION = 47.45 FEET (N.A.V.D. OF 1988). SITE BENCHMARK WAS ESTABLISHED WITH GPS INTO THE SITE BY RTK BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION NETWORK WITH AN ACCURACY OF 0.50± FEET.



LINE TABLE		
LINE	LENGTH	BEARING
L1(P&M)	45.00'	S00°12'44"W
L2(P&C)	45.00'	S00°12'44"W
L3(P&C)	127.00'	S89°52'55"W
L4(P&M)	45.00'	N00°12'44"E
L5(P&C)	45.00'	N00°12'44"E
L6(P&C)	127.00'	N89°52'55"E
L7(P&M)	127.00'	N89°52'55"E

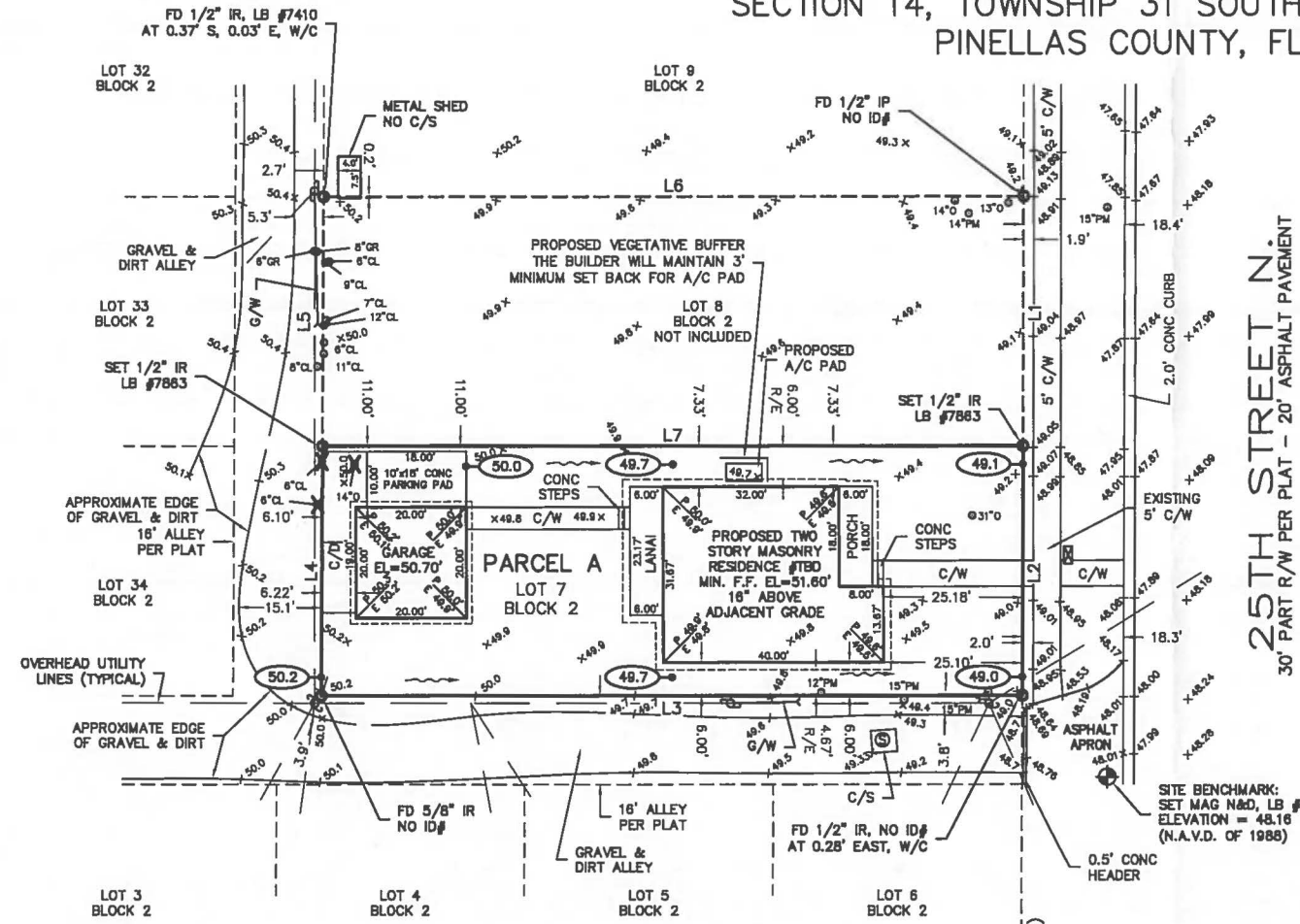


10-18-21		BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY		RJD	ACJ	JHK
Date	Description of Work	Party Chief	Drawn by	Checked by		
THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL						
SURVEYOR'S CERTIFICATE: This certifies that a survey of the property described hereon was made under my supervision and that the drawing hereon is a true and accurate representation thereof and meets the standards of practice for surveys set forth in Chapter 5J-17 by the Florida Board of Land Surveyors pursuant to Section 472.027 Florida State Statutes. The seal appearing on this document was authorized by:						
James Kirk			Digitally signed by James Kirk		DATE: 10/28/21	
JAMES H. KIRK, JR.			P.S.M. No. 6103			

Certified to:	
DOMAIN HOMES, INC.	
W.C. SHERRILL AND COMPANY, LLC	
SURVEYING • MAPPING • CONSULTING	
P.O. BOX 203 • ODESSA, FLORIDA 33556	
P: 813-345-4270 • WEBSITE: WWW.WCSHERRILL.COM	
State of Florida, Certificate of Authorization LB #7863	
Project No.: 21-10-89	Date: 10-18-21
Section 14	Township 31 S Range 16 E

PLOT PLAN  
SECTION 14, TOWNSHIP 31 SOUTH, RANGE 16 EAST  
PINELLAS COUNTY, FLORIDA

SITE ADDRESS:  
TBD 25TH STREET N.



TREE LEGEND

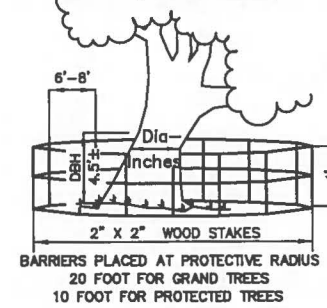
CL CHERRY LAUREL TREE  
PM PALM TREE  
O OAK TREE  
GR GOLDEN RAIN TREE  
DIA DIAMETER  
DBH DIA AT BREAST HEIGHT  
31"O 31" OAK TREE

LEGEND

FD FOUND  
IR IRON ROD  
IP IRON PIPE  
N&D NAIL & DISK  
MAG MAGNETIC  
P PLAT  
M MEASURED  
C CALCULATED  
W/C WITNESS CORNER  
R/W RIGHT-OF-WAY  
PI POINT OF INTERSECTION  
LB LICENSED BUSINESS  
ID IDENTIFICATION  
CONC CONCRETE  
C/P CONC PORCH  
C/S CONC SLAB  
C/W CONC WALK  
A/C AIR CONDITIONER  
F/T FENCE TRANSITION  
PLF PLASTIC FENCE  
WDF WOOD FENCE  
G/W GUY WIRE  
S SANITARY SEWER MANHOLE  
WATER METER  
UTILITY POLE  
N.A.V.D. NORTH AMERICAN  
VERTICAL DATUM  
X 48.8 EXISTING ELEVATION  
F.F. FINISHED FLOOR  
EL ELEVATION  
MIN. MINIMUM  
TREE TO BE REMOVED  
DRAINAGE FLOW ARROW  
PROPOSED GROUND EL  
EXISTING GROUND EL  
ROOF EAVE  
PROPOSED ELEVATION

TREE BARRICADE DETAIL

(NOT TO SCALE)



NOTE: TREE SIZE IS SHOWN IN  
DIAMETER INCHES MEASURED  
AT BREAST HEIGHT (DBH).

LEGAL DESCRIPTION - PARCEL A:

LOT 7, BLOCK 2, "FIRST ADDITION TO MELROSE", ACCORDING TO THE MAP OR PLAT THEREOF  
AS RECORDED IN PLAT BOOK 6, PAGE 70, OF THE PUBLIC RECORDS OF PINELLAS COUNTY,  
FLORIDA.

F.I.R.M. CERTIFICATION:

THE PROPERTY SURVEYED HEREON IS SITUATED IN ZONE "X" AS DELINEATED ON FLOOD  
INSURANCE RATE MAP PANEL NO. 12103C0218G, DATED SEPTEMBER 3, 2003.

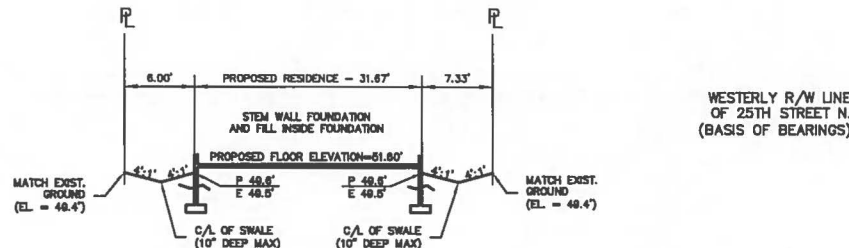
SURVEYOR'S NOTES:

- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR OWNERSHIP AND ENCUMBRANCE REPORT.
- SURVEY FIELD WORK WAS COMPLETED ON OCTOBER 18, 2021.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
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- ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.V.D. OF 1988.
- BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK "PET U" BEING A STANDARD DISK SET IN A CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF 5TH AVENUE NORTH AND 24TH STREET NORTH. ELEVATION = 47.45 FEET (N.A.V.D. OF 1988). SITE BENCHMARK WAS ESTABLISHED WITH GPS INTO THE SITE BY RTK BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION NETWORK WITH AN ACCURACY OF 0.50± FEET.
- MECHANICAL EQUIPMENT SUCH AS A/C UNITS, HEAT PUMPS, POOL PUMPS, FILTERS & ALIKE WILL BE CONCEALED FROM VIEW FROM ADJACENT PROPERTIES & RIGHT-OF-WAYS. CONCEALMENT CAN BE SCREENING, FENCING, AND/OR LANDSCAPING. BUILDER SHALL MAINTAIN A 3 FOOT SETBACK.
- LOT GRADING WILL ENSURE DRAINAGE IN A MANNER NOT TO AFFECT ADJACENT PROPERTIES, GRADING & DRAINAGE WILL COMPLY WITH CITY OF ST. PETERSBURG STORMWATER STANDARDS.
- SITE SHALL COMPLY WITH APPLICABLE CITY OF ST. PETERSBURG "NT-2" ZONING REQUIREMENTS.
- ANY REQUIRED SHADE AND/OR SPECIFIC PALMS TREES TO BE ADDED SHALL COMPLY WITH THE CITY OF ST. PETERSBURG LAND DEVELOPMENT CODE 16.40.060.

HOUSE DESCRIPTION

PROPOSED TWO  
STORY MASONRY  
RESIDENCE #TBD  
LOWEST F.F. EL=51.80'  
16' ABOVE ADJACENT GRADE  
GARAGE EL=50.70'  
PLAN EGRET A  
(+) OPTIONAL EXTENDED LANAI  
(+) OPTIONAL 20'X20' 2-CAR  
DETACHED GARAGE  
(+) OPTIONAL 10'X18'  
CONCRETE PARKING PAD

SITE BENCHMARK:  
SET MAG N&D, LB #7863  
ELEVATION = 47.72  
(N.A.V.D. OF 1988)



CROSS SECTION DETAIL  
(NOT TO SCALE)

LOT S.F. = 5,715.1  
HOUSE, PORCH, LANAI,  
& GARAGE S.F. = 1,769.8  
STEPS, SIDEWALK, A/C PAD, C/S,  
DRIVEWAY & PARKING PAD S.F. = 603.8  
TOTAL S.F. = 2,373.6

AREA CALCULATIONS

TRACT SURVEYED HEREON CONTAINS 5,715 SQUARE  
FEET, MORE OR LESS. PROPOSED IMPERVIOUS AREA  
CONTAINS 2,374 SQUARE FEET, MORE OR LESS.  
PROPOSED IMPERVIOUS IS 41.5% OF SURVEYED TRACT.

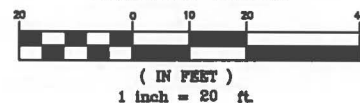
SOD AND CONCRETE CALCULATIONS

TOTAL SOD AREA IN SQUARE FEET ± (ONLY INCLUDES INTERIOR PROPERTY NO OFFSITE)	TOTAL CONCRETE AREA IN SQUARE FEET ± (ONLY INCLUDES INTERIOR SIDEWALKS & DRIVEWAY NO OFFSITE)
3,342	566

LINE TABLE

LINE	LENGTH	BEARING
L1(P&M)	45.00'	S00°12'44"W
L2(P&C)	45.00'	S00°12'44"W
L3(P&C)	127.00'	S89°52'55"W
L4(P&M)	45.00'	N00°12'44"E
L5(P&C)	45.00'	N00°12'44"E
L6(P&C)	127.00'	N89°52'55"E
L7(P&M)	127.00'	N89°52'55"E

GRAPHIC SCALE



Date	Description of Work	Party Chief	Drawn by	Checked by
1-20-22	REVISED PER REQUEST	—	JC	JHK
11-10-21	REVISED PER REQUEST	—	ACJ	JHK
11-2-21	PLOT PLAN	—	JC	JHK
10-18-21	BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY	RJD	ACJ	JHK

THIS PLOT PLAN NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL

SURVEYOR'S CERTIFICATE: This certifies that a plot plan of the property described hereon was made under my supervision and that the drawing hereon is a true and accurate representation thereof and meets the standards of practice for surveys set forth in Chapter 5J-17 by the Florida Board of Land Surveyors pursuant to Section 472.027 Florida State Statutes. The seal appearing on this document was authorized by

James Kirk  
DATE: 1/21/22  
JAMES H. KIRK, JR., P.S.M. No. 6103

Certified to:  
DOMAIN HOMES, INC.

W.C. SHERRILL AND COMPANY, LLC

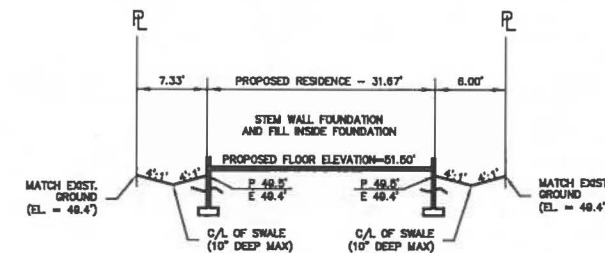
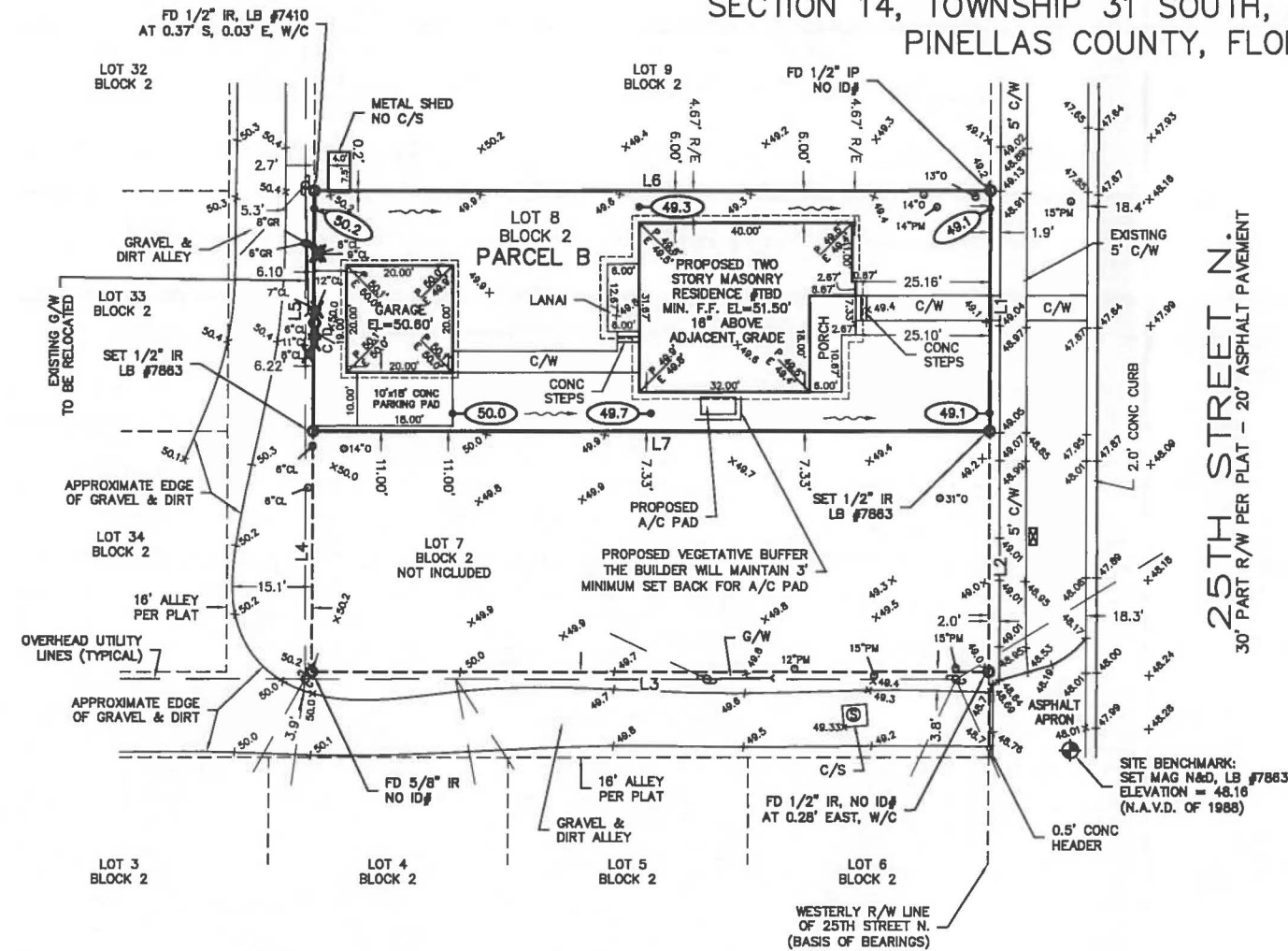
SURVEYING • MAPPING • CONSULTING  
P.O. BOX 203 • ODESSA, FLORIDA 33556  
P: 813-345-4270 • WEBSITE: WWW.WCSHERRILL.COM  
State of Florida, Certificate of Authorization LB #7863

Project No.: 21-10-161 Date: 10-18-21  
Section 14 Township 31 S Range 16 E



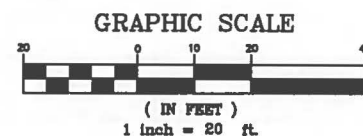
PATH: S:\S21-10-89\Draw\Survey\S21-10-162-PlotPlan-Lot 8-Rev1.dwg, PLOT DATE: 11-11-21

PLOT PLAN  
SECTION 14, TOWNSHIP 31 SOUTH, RANGE 16 EAST  
PINELLAS COUNTY, FLORIDA



CROSS SECTION DETAIL  
(NOT TO SCALE)

LINE TABLE		
LINE	LENGTH	BEARING
L1(P&M)	45.00'	S00°12'44\"W
L2(P&C)	45.00'	S00°12'44\"W
L3(P&C)	127.00'	S89°52'55\"W
L4(P&M)	45.00'	N00°12'44\"E
L5(P&C)	45.00'	N00°12'44\"E
L6(P&C)	127.00'	N89°52'55\"E
L7(P&M)	127.00'	N89°52'55\"E



LOT S.F. = 5,715.1  
HOUSE, PORCH, LANAI,  
& GARAGE S.F. = 1,728.2  
STEPS, SIDEWALK, A/C PAD, C/S,  
DRIVEWAY & PARKING PAD S.F. = 672.9  
TOTAL S.F. = 2,401.1

AREA CALCULATIONS	
TRACT SURVEYED HEREON CONTAINS 5,715 SQUARE FEET, MORE OR LESS. PROPOSED IMPERVIOUS AREA CONTAINS 2,401 SQUARE FEET, MORE OR LESS. PROPOSED IMPERVIOUS IS 42% OF SURVEYED TRACT.	

SOD AND CONCRETE CALCULATIONS	
TOTAL SOD AREA IN SQUARE FEET ± (ONLY INCLUDES INTERIOR PROPERTY NO OFFSITE)	TOTAL CONCRETE AREA IN SQUARE FEET ± (ONLY INCLUDES INTERIOR SIDEWALKS & DRIVEWAY NO OFFSITE)
3,853	696

HOUSE DESCRIPTION

PROPOSED TWO  
STORY MASONRY  
RESIDENCE #TBD  
LOWEST F.F. EL=51.50'  
16\" ABOVE ADJACENT GRADE  
GARAGE EL=50.80'  
PLAN EORRY B  
(+) OPTIONAL LANAI  
(+) OPTIONAL 20'X20' 2-CAR  
DETACHED GARAGE  
(+) OPTIONAL 10'X18'  
CONCRETE PARKING PAD

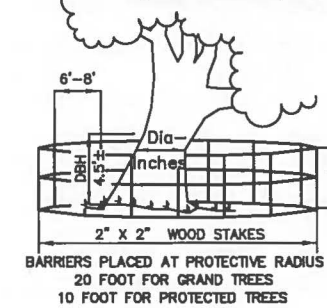
SITE BENCHMARK:  
SET MAG N&D, LB #7863  
ELEVATION = 47.72  
(N.A.V.D. OF 1988)



TREE LEGEND

CL CHERRY LAUREL TREE  
PM PALM TREE  
O OAK TREE  
GR GOLDEN RAIN TREE  
DIA DIAMETER  
DBH DIA AT BREAST HEIGHT  
31\" OAK TREE

TREE BARRICADE DETAIL  
(NOT TO SCALE)



NOTE: TREE SIZE IS SHOWN IN  
DIAMETER INCHES MEASURED  
AT BREAST HEIGHT (DBH).

SITE ADDRESS:  
TBD 25TH STREET N.

LEGEND

FD FOUND  
IR IRON ROD  
IP IRON PIPE  
N&D NAIL & DISK  
MAG MAGNETIC  
P PLAT  
M MEASURED  
C CALCULATED  
W/C WITNESS CORNER  
R/W RIGHT-OF-WAY  
PI POINT OF INTERSECTION  
LB LICENSED BUSINESS  
ID IDENTIFICATION  
CONC CONCRETE  
C/P CONC PORCH  
C/S CONC SLAB  
C/W CONC WALK  
A/C AIR CONDITIONER  
F/T FENCE TRANSITION  
PLF PLASTIC FENCE  
WDF WOOD FENCE  
G/W GUY WIRE  
S SANITARY SEWER MANHOLE  
W WATER METER  
U UTILITY POLE  
N.A.V.D. NORTH AMERICAN  
VERTICAL DATUM  
X 49.9 EXISTING ELEVATION  
F.F. FINISHED FLOOR  
EL ELEVATION  
MIN. MINIMUM  
X TREE TO BE REMOVED  
DRAINAGE FLOW ARROW  
PROPOSED GROUND EL  
EXISTING GROUND EL  
ROOF EAVE  
PROPOSED ELEVATION

LEGAL DESCRIPTION - PARCEL B:

LOT 8, BLOCK 2, \"FIRST ADDITION TO MELROSE\", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 70, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

F.I.R.M. CERTIFICATION:

THE PROPERTY SURVEYED HEREON IS SITUATED IN ZONE \"X\" AS DELINEATED ON FLOOD INSURANCE RATE MAP PANEL NO. 12103C0218G, DATED SEPTEMBER 3, 2003.

SURVEYOR'S NOTES:

- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR OWNERSHIP AND ENCUMBRANCE REPORT.
- SURVEY FIELD WORK WAS COMPLETED ON OCTOBER 18, 2021.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY W.C. SHERRILL AND COMPANY, LLC.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°12'44\" WEST FOR THE WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET N. AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.V.D. OF 1988.
- BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK \"PET U\" BEING A STANDARD DISK SET IN A CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF 5TH AVENUE NORTH AND 24TH STREET NORTH. ELEVATION = 47.45 FEET (N.A.V.D. OF 1988). SITE BENCHMARK WAS ESTABLISHED WITH GPS INTO THE SITE BY RTK BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION NETWORK WITH AN ACCURACY OF 0.50± FEET.
- MECHANICAL EQUIPMENT SUCH AS A/C UNITS, HEAT PUMPS, POOL PUMPS, FILTERS & ALIKE WILL BE CONCEALED FROM VIEW FROM ADJACENT PROPERTIES & RIGHT-OF-WAYS. CONCEALMENT CAN BE SCREENING, FENCING, AND/OR LANDSCAPING. BUILDER SHALL MAINTAIN A 3 FOOT SETBACK.
- LOT GRADING WILL ENSURE DRAINAGE IN A MANNER NOT TO AFFECT ADJACENT PROPERTIES, GRADING & DRAINAGE WILL COMPLY WITH CITY OF ST. PETERSBURG STORMWATER STANDARDS.
- SITE SHALL COMPLY WITH APPLICABLE CITY OF ST. PETERSBURG \"NT-2\" ZONING REQUIREMENTS.
- ANY REQUIRED SHADE AND/OR SPECIFIC PALMS TREES TO BE ADDED SHALL COMPLY WITH THE CITY OF ST. PETERSBURG LAND DEVELOPMENT CODE 16.40.060.

11-11-21	REVISED PER REQUEST HOUSE FLIP	—	ACJ	JHK
11-10-21	REVISED PER REQUEST	—	ACJ	JHK
11-2-21	PLOT PLAN	—	JC	JHK
10-18-21	BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY	RJD	ACJ	JHK
Date	Description of Work	Party Chief	Drawn by	Checked by
THIS PLOT PLAN NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL				

SURVEYOR'S CERTIFICATE: This certifies that a plot plan of the property described hereon was made under my supervision and that the drawing hereon is a true and accurate representation thereof and meets the standards of practice for surveys set forth in Chapter SJ-17 by the Florida Board of Land Surveyors pursuant to Section 472.027 Florida State Statutes. The seal appearing on this document was authorized by:

James Kirk, Jr.  
DATE: 11/11/21  
JAMES H. KIRK, JR., P.S.M. No. 6103

Certified to:  
DOMAIN HOMES, INC.

W.C. SHERRILL AND COMPANY, LLC  
SURVEYING • MAPPING • CONSULTING  
P.O. BOX 203 • ODESSA, FLORIDA 33556  
P: 813-345-4270 • WEBSITE: WWW.WCSHERRILL.COM  
State of Florida, Certificate of Authorization LB #7863

Project No.: 21-10-162 Date: 10-18-21  
Section 14 Township 31 S Range 16 E

APRIL



**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

# VARIANCE

Application No. 22-5400009

## List of Required Submittals

Only complete applications will be accepted:

- ☒ 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: 1/26/21 Zoning District: NT-2

Address/Location: 920 25th St N

Request: Lot width and area variances

Type of Application: Variance Staff Planner for Pre-App: Cheryl Bergailo

Attendees: Cheryl Bergailo, Catherine Coyle

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
North Kenwood Neighborhood Assn.		steven.herzfeld@gmail.com	
CONA FICO	President President	president@stpetecona.org No email available. Notices must be mailed to 3301 24th Ave. S., St. Petersburg, FL 33712 (proof of mailing must be provided to staff)	

## Notes:

Applicant is requesting variances to lot width and area for Lots 7 and 8 to make the individually buildable. They are 45 feet wide and 5,715 square feet. Existing structures and improvements would be demolished. The NT-2 Zone requires 50-foot-wide lots and 5,800 SF.

Until the application is reviewed at the Department's application assignment meeting after the submission deadline, it is unknown whether the application will be streamlined or will require the applicant to attend a Development Review Commission hearing, or whether it will be supported by staff.

The submission deadline for the application and the application will be sent under separate cover.

As listed in the application checklist, a site plan, floor plans and facade drawings should be provided for each lot to demonstrate that a conforming structure can be built on the lots.

10 days before the application is submitted, the applicant is required to notify the above Associations of their intent to file the application. North Kenwood N.A. and CONA may be emailed. FICO must be mailed, and proof of mailing provided. Hardcopies of the proof of emailing and mailing should be included in the application package.

When ready to submit the package, please set up an in-person drop off meeting with Cheryl.Bergailo@stpete.org.





# VARIANCE

Application No. 22-5400009

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 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): <u>Domain Homes Inc</u>	
Street Address: <u>5701 S MacDill Ave</u>	
City, State, Zip: <u>Tampa, FL 33611</u>	
Telephone No:	Email Address:
NAME of AGENT or REPRESENTATIVE: <u>Catherine Coyle</u>	
Street Address: <u>815 E Palm Ave</u>	
City, State, Zip: <u>Tampa, FL 33602</u>	
Telephone No: <u>813-767-2244</u>	Email Address: <u>ccoyle@domainhomes.com</u>
PROPERTY INFORMATION:	
Street Address or General Location: <u>920 25<sup>th</sup> St N</u>	
Parcel ID#(s): <u>14-31-16-57258-002-0070</u>	
DESCRIPTION OF REQUEST: <u>Lot split w/ variance to lot width allowing use of underlying platted lots 7 &amp; 8 @ 45' width each (NT-2 lot width = 90')</u>	
PRE-APPLICATION DATE:	PLANNER: <u>C. Bergailo</u>

FEE SCHEDULE			
1 & 2 Unit, Residential - 1 <sup>st</sup> Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 <sup>st</sup> 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\*) Catherine Coyle Date: 01-26-2022  
\*Affidavit to Authorize Agent required, if signed by Agent.  
Typed Name of Signatory: Catherine Coyle

**NARRATIVE** (PAGE 1)

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

APPLICANT NARRATIVE	
Street Address:	Case No.:
Detailed Description of Project and Request:	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
see attached	
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.	
see attached	
3. How is the requested variance not the result of actions of the applicant?	
see attached	





# 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?
<i>see attached</i>
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
<i>see attached</i>
6. In what ways will granting the requested variance enhance the character of the neighborhood?
<i>see attached</i>

## **APPLICANT NARRATIVE**

**Address:** 920 25<sup>th</sup> St N – Variance for Lot Width

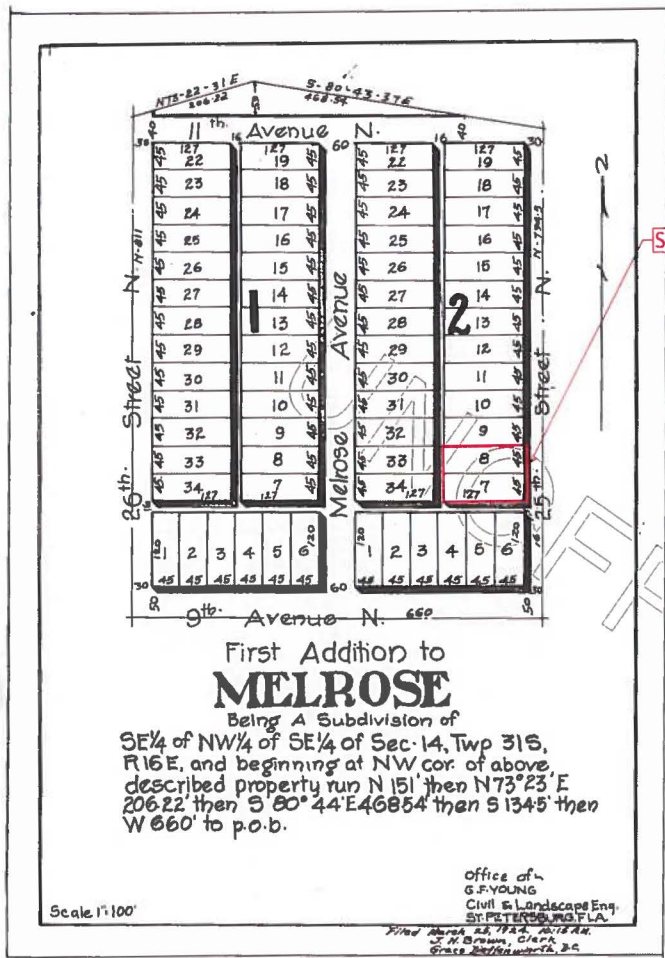
**Legal Descr:** Lots 7 & 8, Block 2, First Addition to Melrose

1. The subject parcel lies within the First Addition to Melrose Subdivision. This subdivision is comprised of two (2) blocks, with thirty-four (34) individual lots measuring 45' in width on each block, for a total of sixty-eight (68) platted lots.

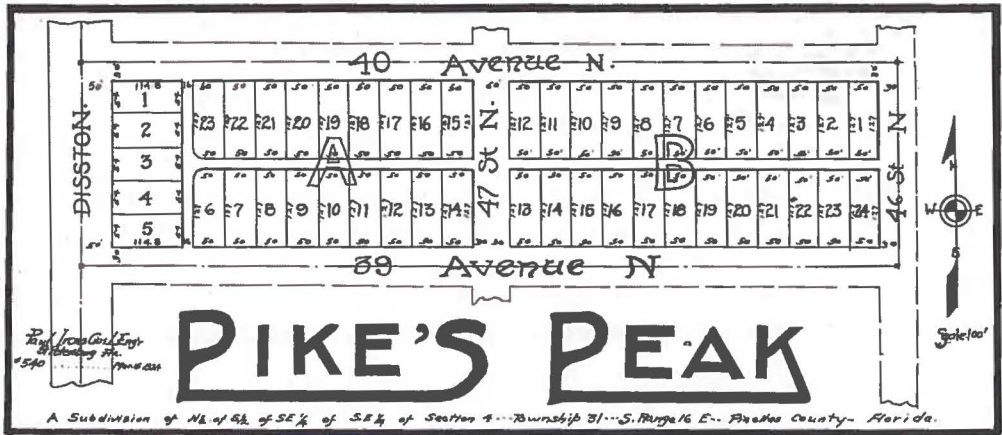
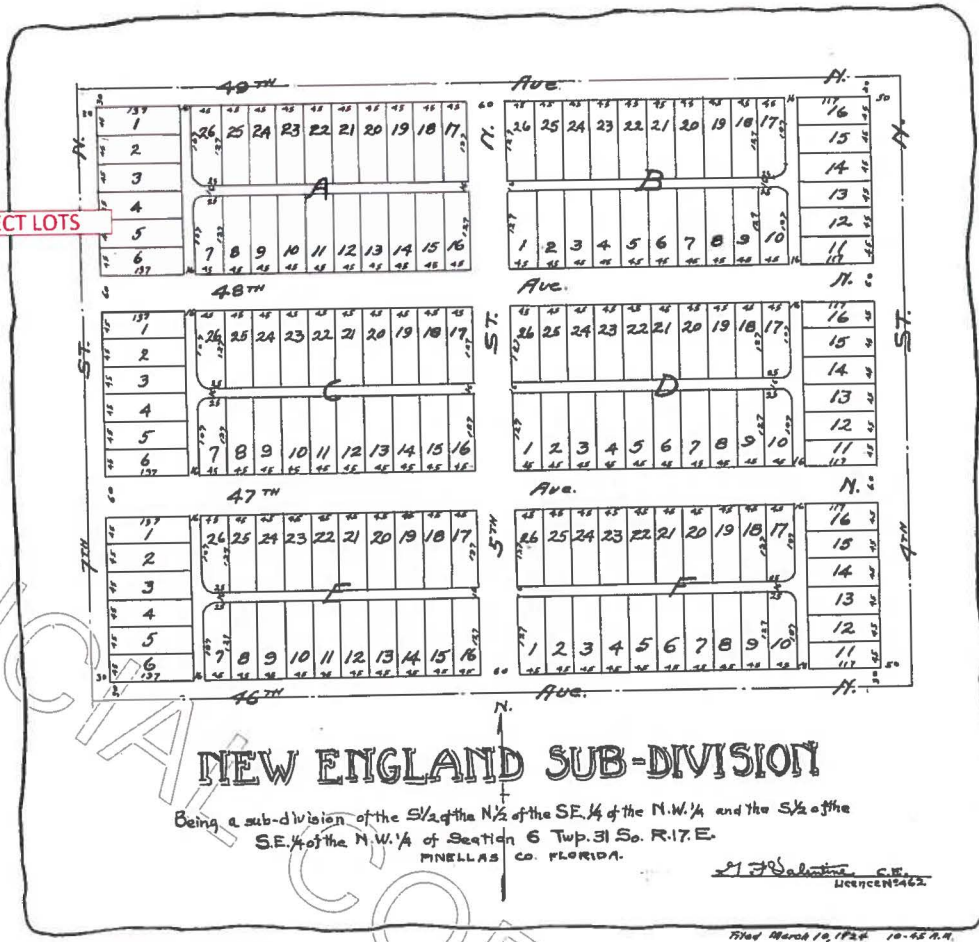
Of the originally platted sixty-eight (68) lots, fifty-eight (58) are individually developed as 45' lots, two (2) are developed as 67.5' lots, and five (5) are developed as 90' (i.e. "double") lots.

The subject lots are one (1) of the five (5) remaining "double" lots, thus they are unique in width and area in comparison to the rest of the original plat. Approving the separation and development of each of the subject lots individually is consistent with the established development pattern of the subdivision and is therefore justified.

2. Refer to response under #1 above. Please also refer to the attached Lot Pattern Map.
3. The variance requested is in keeping with the precedent pattern of the subdivision and the surrounding area. The applicant is seeking approval of the requested variance in order to develop each platted lot to maintain compatibility with the established lot development pattern in the area. Please refer to attached Lot Pattern Map.
4. The requested variance is the minimum request possible, as the request seeks to develop each platted lot individually, in keeping with the precedent pattern of the subdivision and surrounding area. Two (2) new single-family homes, developed under the NT-2 design standards, following the precedent lot development pattern of the subdivision, will enhance and improve the character of the area.
5. The alternative would be to construct one (1) single-family home on this "double" lot. The blockface that includes the subject parcel is comprised of eleven (11) developed lots, nine (9) of which are 45' wide. Maintaining and developing the subject parcel as a 90' wide lot would be visually and aesthetically out of character with the lot width and building spacing pattern already established on this blockface.
6. See reasons stated above.



SUBJECT LOTS







**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: Domain Homes, Inc / Kevin Robles, VP COO

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

Property Address: 920 25<sup>th</sup> St N

Parcel ID No.: 14-31-16-57258-002-0070

Request: Lot Split with variance to lot width  
allowing use of underlying platted lots 7 & 8 @ 45'  
width each (NT-2 required lot width = 50')

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): Catherine Coyle

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.

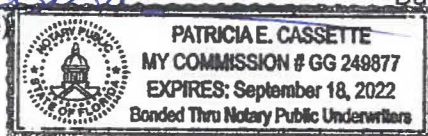
Signature (owner): Kevin D Robles Kevin Robles  
Printed Name

Sworn to and subscribed on this date January 27, 2022

Identification or personally known: [Signature]

Notary Signature: [Signature] Date: 1/27/2022

Commission Expiration (Stamp or date)





# 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@stpetecon.org](mailto:variance@stpetecon.org)), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24<sup>th</sup> 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: 1/27/22

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

**ccoyle@domainhomes.com**

---

**From:** ccoyle@domainhomes.com  
**Sent:** Thursday, January 27, 2022 4:25 PM  
**To:** variance@stpetecon.org; president@stpetecon.org; steven.herzfeld@gmail.com  
**Cc:** 'Catherine Coyle'  
**Subject:** Notice of Intent to File -- Variance for Lot Width/Lot Split to Follow Underlying Plat -- 920 25th St N  
**Attachments:** Pinellas County Property Appraiser.pdf; Plat.pdf; Variance App.pdf

Good afternoon

This email serves as our Notice of Intent to file the attached Variance Application for the following request:

Lot split with variance to lot width allowing use of underlying platted lots 7 & 8 at 45' width each (NT-2 minimum lot width = 50')

Should you have any questions, please contact me at your convenience.

Kindest Regards,

**CATHERINE COYLE**

director of land development & planning

---

Cell: [\(813\)767-2244](tel:8137672244)

[DOMAINHOMES.COM](http://DOMAINHOMES.COM)





NOTICE OF INTENT TO FILE

MAIL TO:

FEDERATION OF INNER-CITY COMMUNITY ORGANIZATIONS

C/O KIMBERLY FRAZIER-LEGGETT

3301 24<sup>TH</sup> AVE S

ST PETERSBURG, FL 33712



0000

U.S. POSTAGE PAID  
TAMPA, FL  
33630  
JAN 27, 22  
AMOUNT  
**\$1.65**  
R2304M113023-69



**ATTACHMENT -**  
**Average Lot Width Analysis**  
 Site Address:

Block	Conforming	Substandard	% Substandard	# One Platted Lot	# Multiple Lots	% One Platted Lot
Subject Block	3	26	90%	26	3	90%
Block 1/2 (east)	26	0	0%	26	0	100%
Block 1 (west)	4	26	87%	26	4	87%
Average			59%			92%

Attachment

Related Cases and Inspection Selection

OK

Exit

Cancel

Cases Only

Display Open

View 2

Property Address, Location ID

920 25TH ST N

Parcel Identification Nbr

14/31/16/57258/002/0070/

Old Account Number

76954790

+

-

Export

Option	Number	Status	Date	Insp Description
<div></div>	21 00024237	CASE CLOSED	10/06/2021	OSS SEARCH FOR ACTIVE VIOLATIONS
<div></div>	21 00010475	CASE CLOSED	05/05/2021	GF PERMIT(S)
<div></div>	19 00029575	CASE CLOSED	11/06/2019	GF PROPERTY MAINTENANCE
<div></div>	14 00010304	CASE CLOSED	06/03/2014	JM PROPERTY MAINTENANCE
<div></div>	13 00005997	CASE CLOSED	04/17/2013	JM FORECLOSURE REGISTRY CASE
<div></div>	06 00001398	INVALID COMP	01/25/2006	LP PROPERTY MAINTENANCE
<div></div>	05 00024215	CASE CLOSED	12/29/2005	ET OVERGROWTH
<div></div>	05 00018871	CASE CLOSED	09/19/2005	LP PROPERTY MAINTENANCE
<div></div>	05 00000052	CASE CLOSED	01/03/2005	Z25 INOPERATIVE MOTOR VEHICLE
<div></div>	03 00009737	CASE CLOSED	05/05/2003	JRB PROPERTY MAINTENANCE
<div></div>	03 00008473	INVALID COMP	05/12/2003	WB OVERGROWTH
<div></div>	99 00001977	CASE CLOSED	01/28/1999	LP APPROVED PARKING
<div></div>	97 00026436	CASE CLOSED	08/26/1997	LP PROPERTY MAINTENANCE
<div></div>	97 00020319	CASE CLOSED	07/15/1997	LW OVERGROWTH
<div></div>	97 00014802	VOIDED	05/27/1997	LW PROPERTY MAINTENANCE

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SUBDIVISION

FIRST ADDITION TO MELROSE

LOT

7 &amp; 8

BLOCK

2

R-3

BUILDING	ELECTRICAL RS-75	PLUMBING 14-31-16 I-8
Location: 920-25th Street No. #63409 - 6/23/47 - \$5000 Owner Oliver H. Ash - Four room and bath residence with B/W and garage (24' x 56') #65490 - 10/23/47 - \$2500 Owner Oliver H. Ash - Four room and bath residence with B/W and garage (28' x 26') (Revised Plans) A. B. Shields, Contractor #82541-D - 10/2/50 - \$275 Owner Oliver H. Ash - Extend existing breezeway 12' to north (Type C) #7337A-D - 7/15/54 - \$185 Owner Oliver H. Ash - Add car- porte to residence, erect roof over green house (11' x 22') (Type VI) #7380A-D - 7/19/54 - \$250 Owner Oliver H. Ash - Patio addition to residence (7' x 26') (Over)	#5925 - 12/3/47 - A. Shields Wallis - 9c 10sw 13p 60amp #6086 - 12/10/47 - A. Shields Wallis - Attic Fan 3c 1-meter	#1083 - 11-4-47- A. Shields Newberry - c-l-s-b-1EWH
SIGNS	SEWER	SEPTIC TANK
	#9363J - 8/17/61 - Mrs. Oliver Ash Godsey & Wechtel Plbg. \$10.00 tap	#1305 - 1-28-48- A.B. Shields F.S.T.W.

✓16749A-D - 9/7/55 - \$300  
Owner Oliver H. Ash - Add-  
ition to plant house (9' x  
16')

#B-6068-R3 - 2/9/68 - \$150  
Owner Mrs. Ash - Repairs to  
patio and front porch (Type V)  
Tibbetts, Contractor

SHINGLES	PERMIT #	RS-05679
STRIP & 1	5-3-85	
ISSUED	OWNER	

Attachment F

Global Location Inquiry - Building Permit Applications

Display Location Images

+

-

Export

Option	Year	Number	Type	Status	Date	Number	Name
<div></div>	22	36001277	TREE	AP	01/05/2022		
<div></div>	22	36001276	TREE	AP	01/05/2022		
<div></div>	22	01000180	AGAR	IP	01/05/2022		LOT 8
<div></div>	22	01000179	NSFR	IP	01/05/2022		LOT 8
<div></div>	22	01000159	AGAR	IP	01/04/2022		LOT 7
<div></div>	22	01000158	NSFR	IP	01/04/2022		LOT 7
<div></div>	22	01000035	DOTH	AP	01/03/2022		
<div></div>	21	12000524	DSFR	AP	12/08/2021		
<div></div>	21	06000720	ARES	AP	06/08/2021		
<div></div>	19	07000573	WIND	CL	07/09/2019		
<div></div>	19	01001524	NOTH	VO	01/25/2019		

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920 25TH ST N

Parcel Identification Nbr

14/31/16/57258/002/0070/