



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VARIANCE
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 1,000 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, January 4, 2023 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO.:	22-54000072
PLAT SHEET:	I-7
REQUEST:	Approval of a variance to minimum required lot width, lot area and interior side yard setback to create two (2) buildable lots from two (2) platted lots in common ownership.
OWNER:	Blossom Enterprises, LLC 227 66th Street S St. Petersburg, FL 33707
APPLICANT:	Gabriel and Anna Graham 227 66th Street S St. Petersburg, FL 33707
ADDRESS:	2570 11 th Avenue S
PARCEL ID NO.:	26-31-16-72936-000-0110
ZONING:	Neighborhood Traditional - 1 (NT-1)

REQUEST: The applicant requests approval of a variance to minimum required lot width, lot area and interior side yard setback to create two (2) buildable lots from two (2) platted lots in common ownership.

	Required	Requested	Variance	Magnitude
Lot Area – Lot 11	4,500 sq. ft.	3,315 sq. ft.	1,185 sq. ft.	26%
Lot Area – Lot 12	4,500 sq. ft.	3,315 sq. ft.	1,185 sq. ft.	26%
Lot Width – Lot 11	45 ft.	39 ft.	6 ft.	13%
Lot Width – Lot 12	45 ft.	39 ft.	6 ft.	13%
Side Setback – Lot 11	5 ft.	4.6 ft.	0.4 ft.	8%

BACKGROUND: The subject property consists of platted Lots 11 and 12 in the Prather's Fifth Royal subdivision of 1923. The lots are currently combined under one Parcel ID Number and contain a single-family dwelling (on Lot 11) in the Neighborhood Traditional - 1 (NT-1) Zoning District (see Attachment A – Location Map). A carport on Lot 12 was recently removed. Lots 11 and 12 are 39 feet wide, 85 feet deep and 3,315 square feet in area (see Attachment B – Plat). Both lots are deficient in width and area for the NT-1 Zoning District.

The applicant proposes to retain the house on Lot 11 and construct a new single-family house on Lot 12. The applicant has submitted a site plan, floor plans and façade sketches that depict the new house, which can be built in compliance with the zoning standards of the NT-1 Zoning District (see Attachment C – Application). A 10-foot separation between the houses will be provided so that the 5-foot setback interior setback requirement is effectively met.

VARIANCE REVIEW CRITERIA:

Physical Hardship Related to the Subject Property:

The hardship related to the property is the original platted configuration that created lots deficient in area and width. Since their platting, the lots were re-zoned to RS-75, then NT-1, that required minimum 45-foot-wide and 4,500-square-foot lots.

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 applies to the side yard setback variance request, because the existing house is proposed to be retained.
 - 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 lots are nonconforming platted lots of record and have been combined into one parcel. Because they are under common ownership and are nonconforming, they cannot be unmerged unless variance approval is obtained.

- c. Preservation district. If the site contains a designated preservation district:
 - This criterion is not applicable.
 - d. Historic Resources. If the site contains historical significance:
 - This criterion is not applicable.
 - e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features:
 - This 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:
 - Development on nonconforming lots in common ownership was restricted by City Code 1973 through 2003. The Code was then amended in 2003, allowing development on any platted lot of record, loosening the previous restriction. After concerns that some of the consequent development was inconsistent with the neighborhood pattern in certain instances, City Council again amended the regulation on September 17, 2015, eliminating the right to build on substandard lots without first obtaining a variance, while also making clear the intent of the variance review is to determine whether such development would be consistent with the surrounding neighborhood pattern.
 - Lot Dimensions:
 - The Study Area for lot width and area variances is typically established as the subject block and surrounding blocks in the same zoning district and on the same side of a major street (see Attachment D – Study Area Location Map). In this case the Study Area includes the subject block, and the residential blocks to the northeast, east, southeast and south.
 - Per the attached analyses (see Attachment E - Map Analysis and Attachment F - Tabular Analysis), 70 percent of lots in this area are substandard in width or area, and 77 percent of residentially-developed parcels contain one house per platted lot.
 - Per the foregoing analyses, the predominant pattern of the neighborhood is substandard lots and one house per platted lot, which this application proposes. See also Attachment G – Photos.
 - Setbacks, Building Height and Other Dimensional Requirements:
 - The applicant submitted plans for development of the lots that depict houses which comply with the requirements of the zoning district.
 - The tree in front of Lot 12 is a Laurel Oak, which is in declining condition. Removal satisfies the City Code criteria for removal under the tree removal permitting process; a tree removal permit will be required to remove the tree.
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 deprive the applicant of use of land equivalent to the use made of lands in the subject neighborhood.
4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;
 - Strict application of the applicable provisions would allow the applicant to construct one single-family residential use and one accessory dwelling unit on two platted lots where the predominant pattern in the neighborhood is one house per platted lot.
 5. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;
 - The variance requested is to retain the platted configuration of the lots and provide an effective 10-foot separation between the houses, which can be considered the minimum variance.
 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 generally be in harmony with the permitted density in the Zoning District, and the submitted plans demonstrate sufficiency of the dimensions of the proposed building site 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 is not anticipated to be directly injurious to neighboring properties.
 8. The reasons set forth in the application justify the granting of a variance;
 - The reasons set forth in the application narrative do justify granting of the variance.
 9. No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.
 - This criterion is not applicable. 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 no objections from the public, the Wildwood Neighborhood Association, CONA or FICO. The applicant obtained

three signatures of support, including from the abutting neighbor to the east.

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 & Development Services Department Staff recommends that the approval be subject to the following:

1. The plans submitted for permitting of the new dwelling unit shall substantially resemble those submitted with the approved variance application. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.
2. Site plans for any future development shall show the location of all protected and grand trees. Any application to remove trees shall comply with Section 16.40.060.53.4 at time of permitting, including submittal of any necessary reports. Separate tree removal permits shall be required for removal of any code protected trees.
3. This variance approval shall be valid through January 4, 2026. Substantial construction shall commence prior to the expiration date unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
4. Any public liens and assessments shall be satisfied.

REPORT PREPARED BY:

/s/Cheryl Bergailo

12/21/22

Cheryl Bergailo, AICP, LEED Green Assoc., Planner II
Development Review Services Division
Planning & Development Services Department

DATE

REPORT APPROVED BY:

/s/ Corey Malyszka

12/21/22

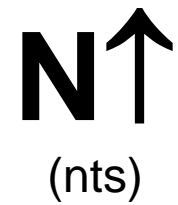
Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

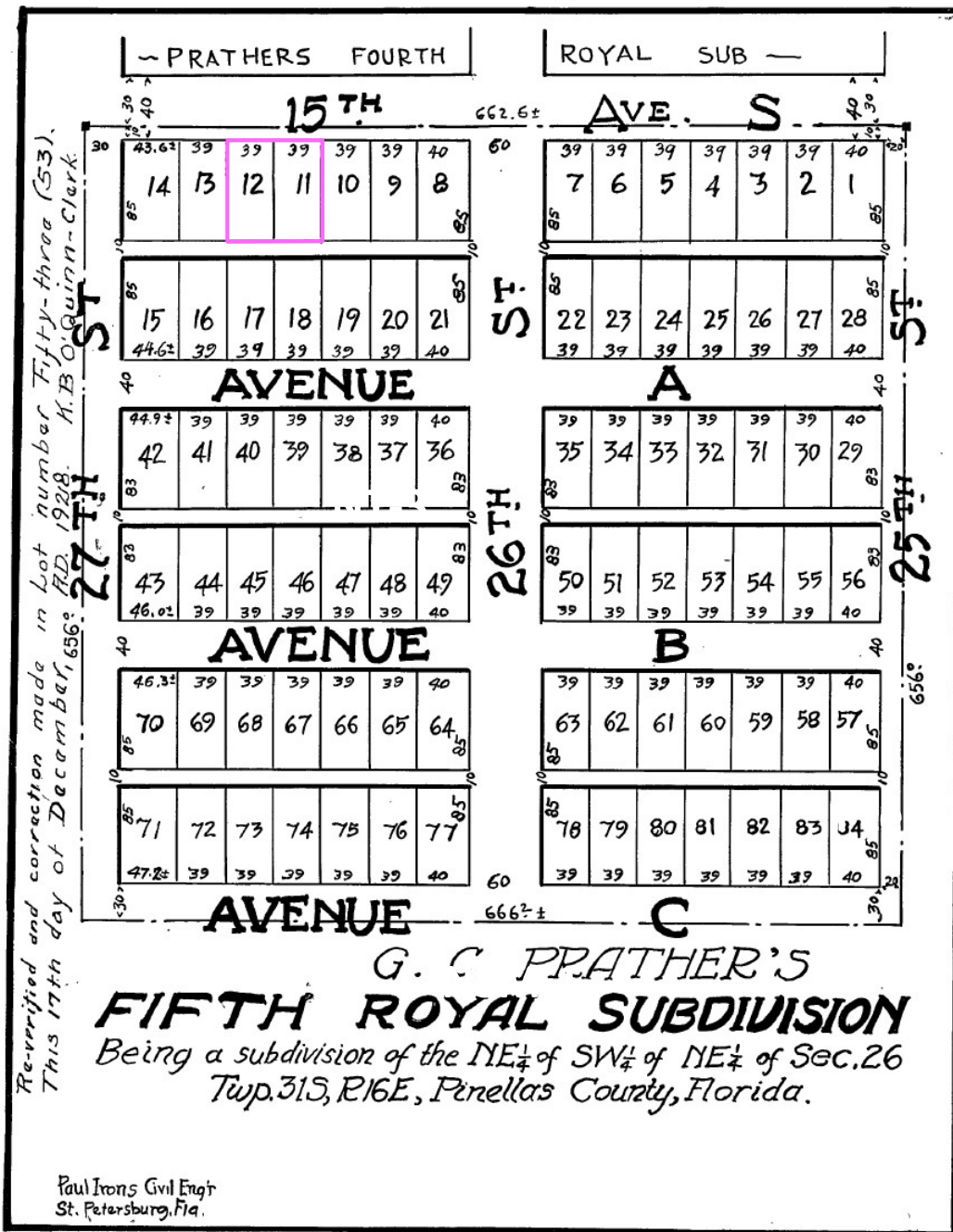
DATE

Attachments: A – Location Map, B – Plat, C – Application, D – Study Area Location Map, E - Map Analysis, F - Tabular Analysis, G - Photos



ATTACHMENT – A
 Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services Department
 Case No.: 22-54000072
 Address: 2570 11th Avenue S





Filed for record Nov. 28, 1923, 9:30
J.N. Brown, Clerk
Grace Dieffenwier

ATTACHMENT—B

Plat



st.petersburg
www.stpete.org



VARIANCE

Application No. 22-54000072

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): Blossom Enterprises LLC	
Street Address: 227 66th St. S.	
City, State, Zip: St.Petersburg, FL 33707	
Telephone No: 727-520-5017 / 727-657-8333 Email Address: neosurf@hotmail.com	
NAME of AGENT or REPRESENTATIVE: Gabriel Graham, Anna Graham	
Street Address: 227 66th St. S.	
City, State, Zip: St.Petersburg, FL 33707	
Telephone No: 727-520-5017 / 727-657-8333 Email Address: neosurf@hotmail.com	
PROPERTY INFORMATION:	
Street Address or General Location: 2570 11th Ave. S., St. Petersburg, FL	
Parcel ID#(s): 26-31-16-72936-000-0110	
DESCRIPTION OF REQUEST: Permission to build a new Single-Family Residence on vacant Lot 12	
PRE-APPLICATION DATE: 08/24/2022 PLANNER: Cheryl Bergailo, Cory Masyszka	


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: 10-3-2022
*Affidavit to Authorize Agent required, If signed by Agent.
Typed Name of Signatory: Gabriel Graham



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: 2570 11th Ave. S.	Case No.:
Detailed Description of Project and Request: We would like to split Lots 11 & 12 into separate parcels. We'd keep the existing residence on Lot 11, which will need a variance for the west side yard setback (4.6' existing, 5.0' required). We would like to build a new Single-Family Residence on lot 12.	
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 only unique aspect of the existing house on Lot 11 is that it is 5 inches closer to the lot line than would be permissible under the current zoning restrictions. Almost all of the other existing homes in the G.C. Prathers Fifth Royal Subdivision are built on similarly-sized lots. The proposed new residence would match the surrounding neighborhood and would provide another home to help solve the City's housing shortage.	
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.	
There are many homes nearby that are built on similarly-sized lots. The two houses adjacent to the subject property (2564 11th Ave. S. & 2588 11th Ave. S.) are both on 39' X 85' lots. There are other homes in the area that appear to be less than 5' from their side property lines. The City of St. Petersburg owns Lots 17 through 21 of this block. These lots are directly across the alley from the subject property, and are similarly sized. The City may be planning on creating single-family residences on those lots.	
3. How is the requested variance not the result of actions of the applicant? The applicant has not done anything to the properties to create the condition requiring a variance.	



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?
Splitting the property into two parcels along the existing lot line will mean that the existing house on Lot 11 will be 5 inches too close to its west side yard property line. Granting the variance will allow us to create a new single-family residence on Lot 12, upgrading the neighborhood.
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
We have found no other way to make Lot 12 buildable for a new single-family residence.
6. In what ways will granting the requested variance enhance the character of the neighborhood?
The existing house on Lot 11 has already improved the look of the neighborhood. Since purchasing the property, I installed a new roof on the home, repainted the exterior, removed the unattractive jalousy shutters from the front porch. The variance will allow another beautiful house to be built on Lot 12, as per the Preliminary Design Drawings created by local Home Designer Thomas Fuegel, which I'm submitting along with this application.

VARIANCE

NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address: 2570 11th Ave. S.	Case No.:
Description of Request: We would like to split Lots 11 & 12 into separate parcels. We'd keep the existing residence on Lot 11 and create a new Single-Family Residence on Lot 12. This will necessitate a variance to allow the existing house on Lot 11 to be 5" closer to the west side property line than would be allowed per the current zoning restrictions.	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 2592 11th Ave. >	
Owner Name (print): Stephanie Franklin	
Owner Signature:	
2. Affected Property Address: 2564 11th Ave. S.	
Owner Name (print): Ozie Okala	
Owner Signature:	
3. Affected Property Address: 2556 11th Ave. S.	
Owner Name (print): Dawn Grady	
Owner Signature:	
4. Affected Property Address: G. C. Prathers Subdivision Lots 17 through 21	
Owner Name (print): City of St. Petersburg	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



VARIANCE

NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

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Owner Name (print): Stephanie Franklin	
Owner Signature: Stephanie Franklin	
2. Affected Property Address: 2564 11th Ave S.	
Owner Name (print): Ozie Okon	
Owner Signature: Ozie Okon	
3. Affected Property Address: 2556 11th Ave S.	
Owner Name (print): Dawn Grady	
Owner Signature: Dawn Grady	
4. Affected Property Address: Lots 17-21 directly behind my property are owned	
Owner Name (print): by the City	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT

Street Address:

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

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

Applicant personally knocked on neighbors doors to inform them of the proposal and had conversations about the plan with every home owner on the block. Letters were sent in the mail to the owners of tenant occupied houses on the same block as 2570 11th Ave S.

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

See attached copy of mail letters sent to owners of tenant occupied properties, all mailed on 09-01-2022. Personally met with Stephanie Franklin in her home at 2592 11th Ave S on 9-1-22 7:45pm. Met with Gerald + Dawn Grady 8-28-22 6:30pm at 2570 11th Ave S. Knocked on door at 2564 11th Ave S on 9-1-22 and got the phone number of home owner and texted homeowner on 9-2-22

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

Mail letters, personal conversations, calls/texts informing of intention to split lots and build on lot 12

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

Everyone is happy about the neighborhood continuing to be improved upon / no objections.

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

☒ Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 9-2-2022

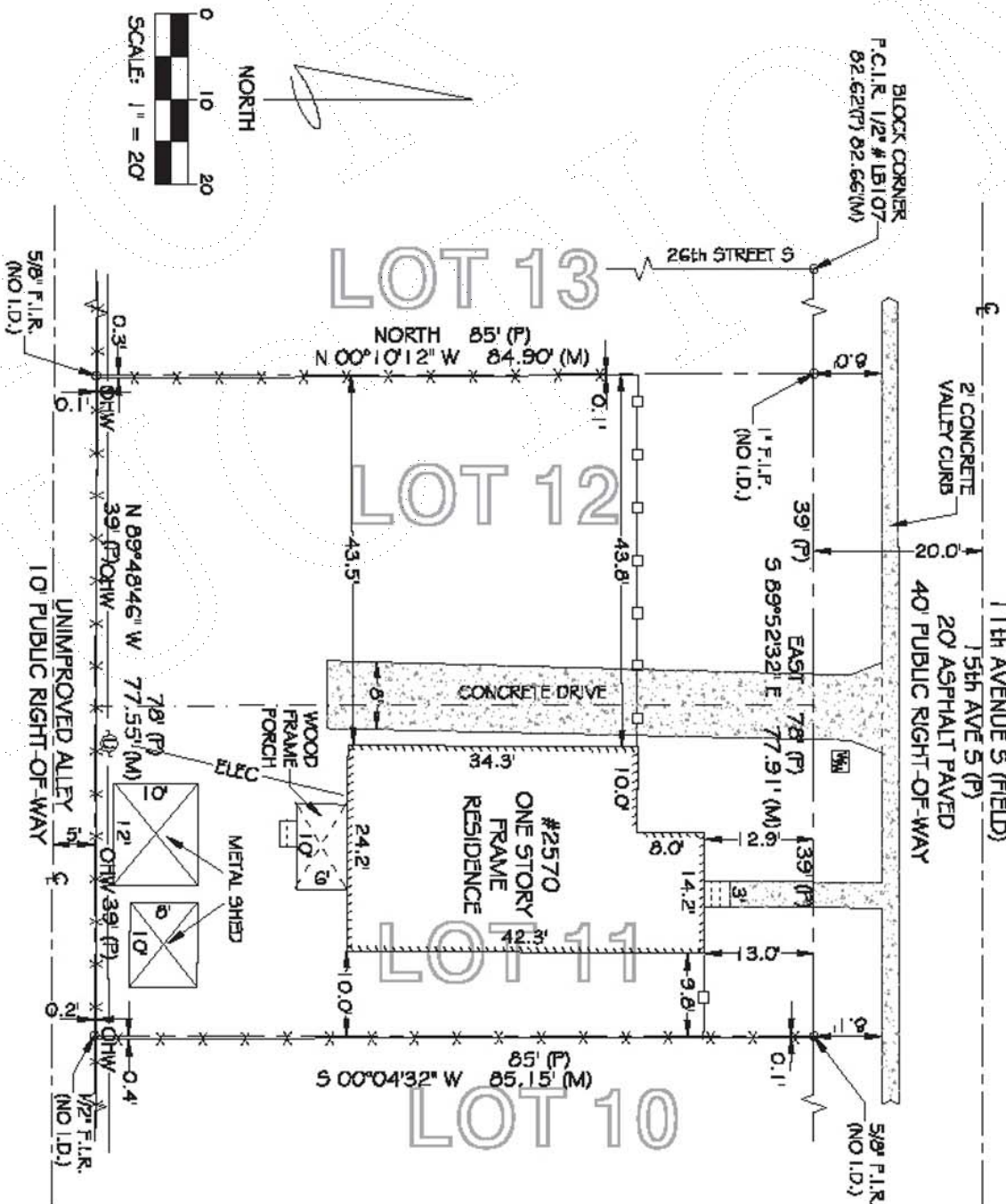
☒ Attach the evidence of the required notices to this sheet such as Sent emails. attached

Fuegel Planning
Services, Inc.
1370 Pine Brook Drive
Clearwater, FL 33755-8436
727-446-2848
fpsi@fuegel.net

Kasper
Modern
Contractor
3165 23rd Ave. N., Unit A
St. Petersburg, FL 33713-3706
727-643-4923
Office@KasperModern.com

PROPERTY ADDRESS:
2570 11TH AVENUE SOUTH
SAINT PETERSBURG, FL 33712

SECTION 26; TOWNSHIP 31 S; RANGE 16 E
LOTS 11 AND 12
G.C. PRATHERS FIFTH ROYAL SUBDIVISION
ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6
PAGE 18 IN THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA



BASIS OF BEARINGS: NONE PER PLAT; ASSUMED THE SOUTH RIGHT OF WAY LINE OF 15TH AVE S TO BE EAST
LEGEND:

- AIR CONDITIONER
ELECTRICAL SERVICE PEDESTAL
CABLE / COMMUNICATIONS VAULT
CABLE / COMMUNICATIONS VAULT
FIRE HYDRANT
WATER METER
UTILITY POLE
LIGHT POLE
COVERED CONCRETE
MEASURED DISTANCE
FENCE (CHAINLINK)
FENCE (WOOD)
FENCE (PLASTIC)
FENCE (METAL)
PROPERTY LINE
EASEMENT / ADJACENT LOT LINE
OVERHEAD WIRE
OVERHEAD ELECTRIC
- 1 FLOOD PLAN
2 PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD
INSURANCE RATE MAP COMMUNITY NUMBER 125139
3 SUBJECT PROPERTY APPEARS LOCATED IN ZONE X1 AS
4 REFERENCED TO THE FIRMI (FLOOD INSURANCE RATE
5 MAP) 12103C00216 EFFECTIVE DATE 09/03/2003
- ABBREVIATIONS:
F.C.I.R. FOUND CAPPED IRON ROD
S.C.I.R. SET CAPPED IRON ROD
F.N.D. FOUND NAIL & DISK
S.N.D. SET NAIL & DISK
F.I.R. FOUND IRON ROD
F.I.P. FOUND IRON PIPE
CH. CHORD
- CERTIFIED TO:
BLOSSOM ENTERPRISES LLC
- FOUND CONCRETE MONUMENT
FOUND NAIL & DISK
SET NAIL & DISK
FOUND IRON ROD
FOUND IRON PIPE
CHORD
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
SEARCH AND IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND
OTHER MATTERS OF RECORD.
UNDERGROUND IMPROVEMENTS NOT SHOWN.

IN COMPLETE ACCORDANCE WITH FLORIDA STATUTE 472.025 AND PURSUANT TO THE
ELECTRONIC SIGNATURE ACT OF 1996 OR FLORIDA STATUTE TITLE XXIX CHAPTER 66B:
IF THIS DOCUMENT WAS RECEIVED ELECTRONICALLY VIA PDF THEN IT HAS BEEN
LAWFULLY ELECTRONICALLY SIGNED; THEREFORE THIS SURVEY PDF IF AUTHENTIC IS
COMPLETELY OFFICIAL AND INSURABLE.

DRAWN BY:	D.G.	SURVEY DATE:	8/2/2022
CHECKED BY:	C.N.	DRAWING NO.:	1
JOB NUMBER:	22-224	SHEET:	1 OF 1

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE
REQUIREMENTS OF CHAPTER 51-17.05 FLORIDA ADMINISTRATIVE CODE
PURSUANT TO SECTION 472.027 FLORIDA STATUTES

SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE
AND RAISED SEAL OR AN ELECTRONIC EQUIVALENT OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

Digitally signed
by Christopher J. Noyes
Date: 2022.08.10
13:09:47 -0400
CHRISTOPHER J. NOYES: PSM FLORIDA SURVEYOR REGISTRATION #6361

PREPARED BY:
CHRISTOPHER J. NOYES PSM, LLC
15 6361
7168 65th STREET NORTH
PINELLAS PARK, FLORIDA 33781
PHONE (727) 545-9777
CHRISPSM6361@GMAIL.COM

Lot 12 Area Calcs

BUILDING AREA	
Habitable	1,223 sf
Front Porch	75 sf
Total	1,298 sf
FLOOR AREA RATIO (FAR)	
Base NT-1 Allowable FAR:	50.0 %
FA Bonus K (1-Story, all Structures):	20.0 %
Total Allowable FAR:	60.0 %
Area of Site:	3,303 sf
Allowable Floor Area:	1,982 sf
Designed Floor Area:	1,223 sf

BUILDING COVERAGE	
Allowable Building Coverage Ratio:	55.0 %
Area of Site:	3,303 sf
Allowable Building Coverage:	1,817 sf
Designed Building Coverage:	1,223 sf

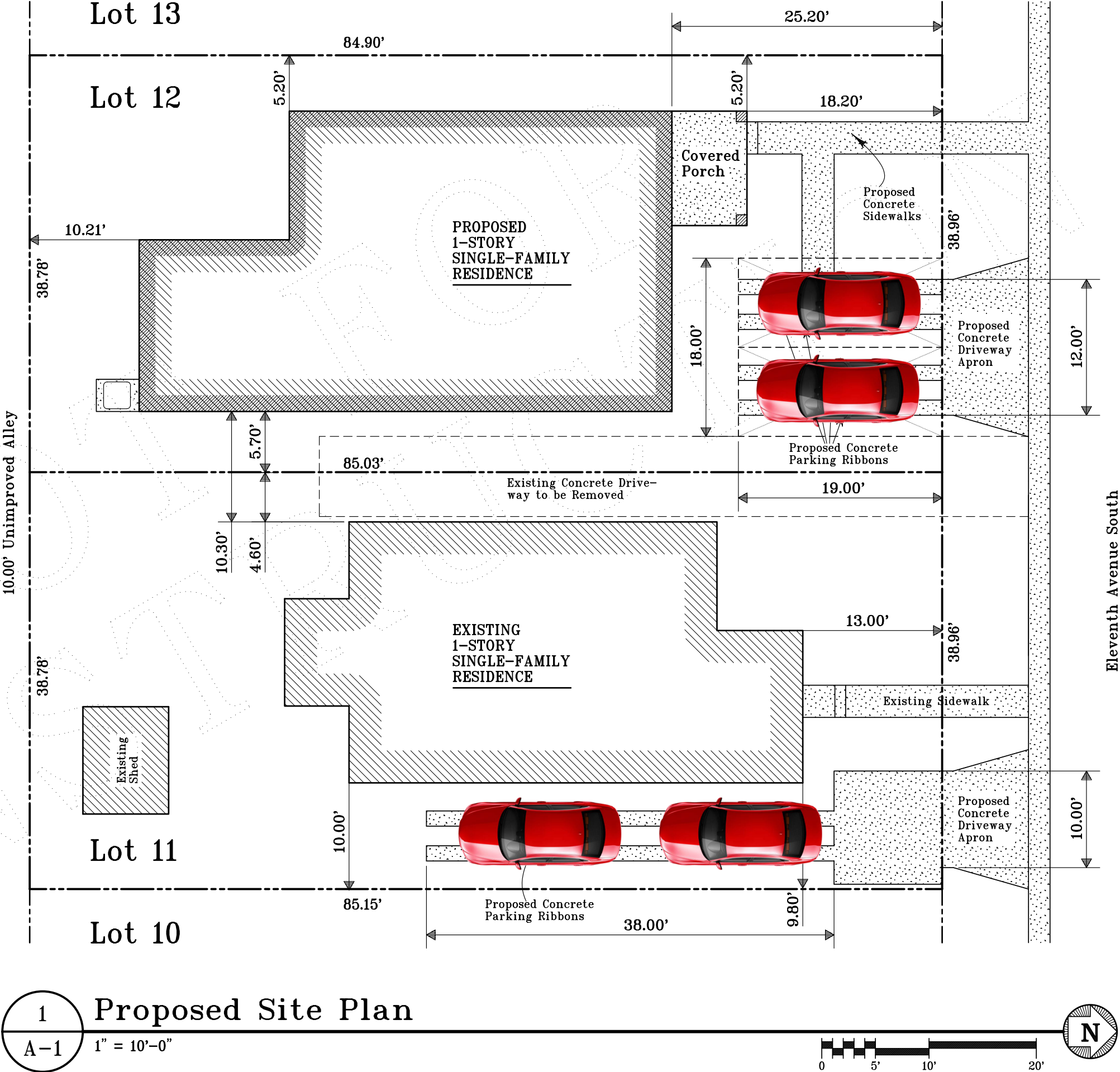
IMPERVIOUS SURFACE AREA (ISA)	
Allowable Impervious Surface Ratio:	65.0 %
Area of Site:	3,303 sf
Allowable ISA:	2,147 sf
Designed ISA:	1,513 sf
Allowable Front Yard ISR:	45.0 %
Area of Front 25' of Site:	972 sf
Allowable Front Yard ISA:	437 sf
Designed Front Yard ISA:	276 sf

Lot 11 Area Calcs

BUILDING AREA	
Habitable	816 sf
Front Porch	112 sf
Front Porch	60 sf
Existing Sheds	200 sf
Total	1,188 sf
FLOOR AREA RATIO (FAR)	
Base NT-1 Allowable FAR:	50.0 %
FA Bonus K (1-Story, all Structures):	20.0 %
Total Allowable FAR:	60.0 %
Area of Site:	3,307 sf
Allowable Floor Area:	1,984 sf
Designed Floor Area:	1,068 sf

BUILDING COVERAGE	
Allowable Building Coverage Ratio:	55.0 %
Area of Site:	3,307 sf
Allowable Building Coverage:	1,819 sf
Designed Building Coverage:	1,068 sf

IMPERVIOUS SURFACE AREA (ISA)	
Allowable Impervious Surface Ratio:	65.0 %
Area of Site:	3,307 sf
Allowable ISA:	2,150 sf
Designed ISA:	1,259 sf
Allowable Front Yard ISR:	45.0 %
Area of Front 25' of Site:	972 sf
Allowable Front Yard ISA:	437 sf
Designed Front Yard ISA:	382 sf

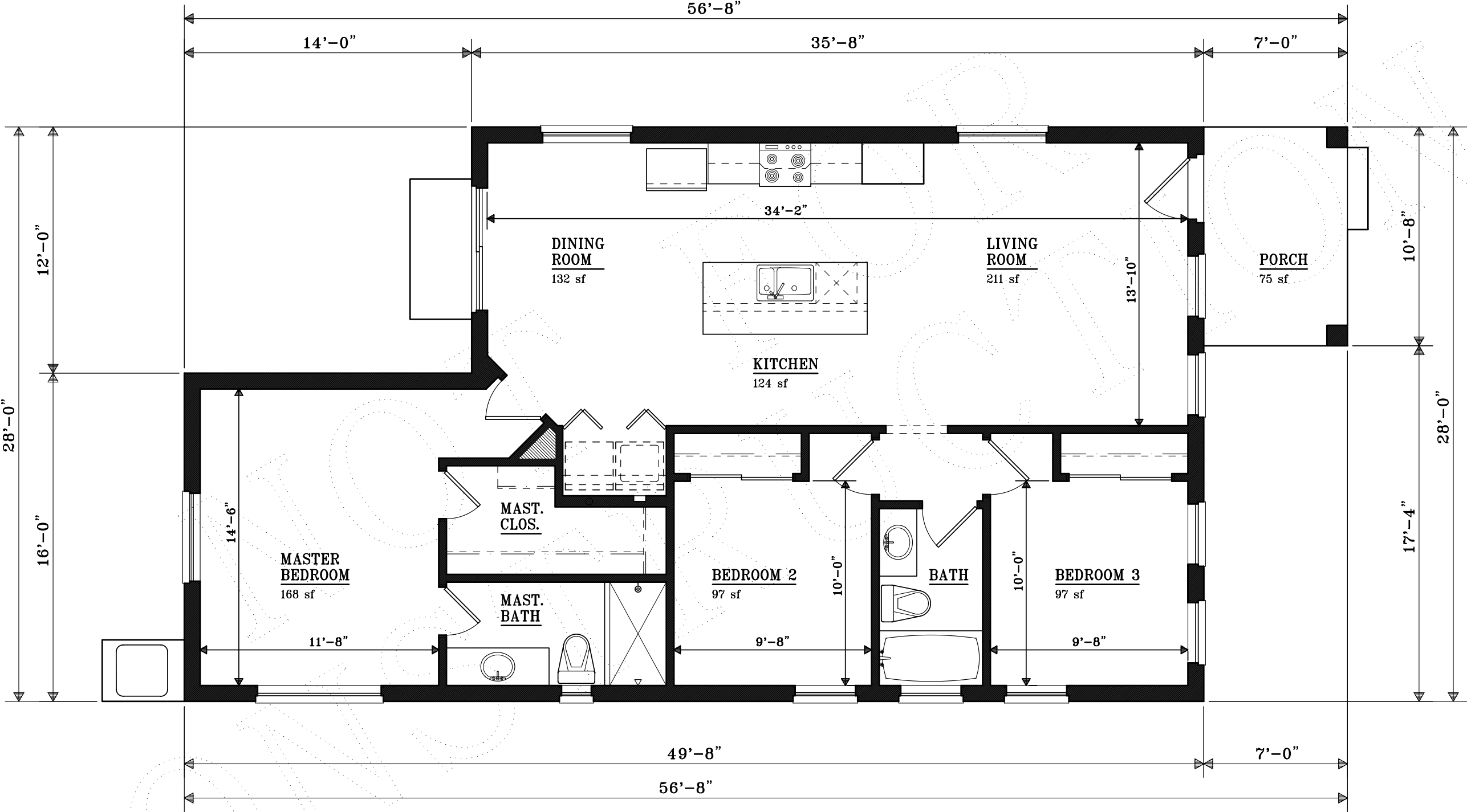


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3165 23rd Ave. N., Unit A
St. Petersburg, FL 33713-3706
727-643-4923
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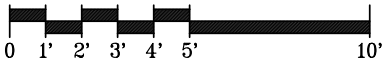
Preliminary Designs for a New Residence at
2570 11th Ave. S.
St. Petersburg, Florida
G.C. Prathers Fifth Royal Subdivision Lots 11 & 12
Property ID 26-31-16-72936-000-0110

September 27, 2022	
1	October 17, 2022
2	November 1, 2022
3	
4	
5	
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7	
8	
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10	



1
A-2 Proposed Floor Plan
3/16" = 1'-0"

Lot 12



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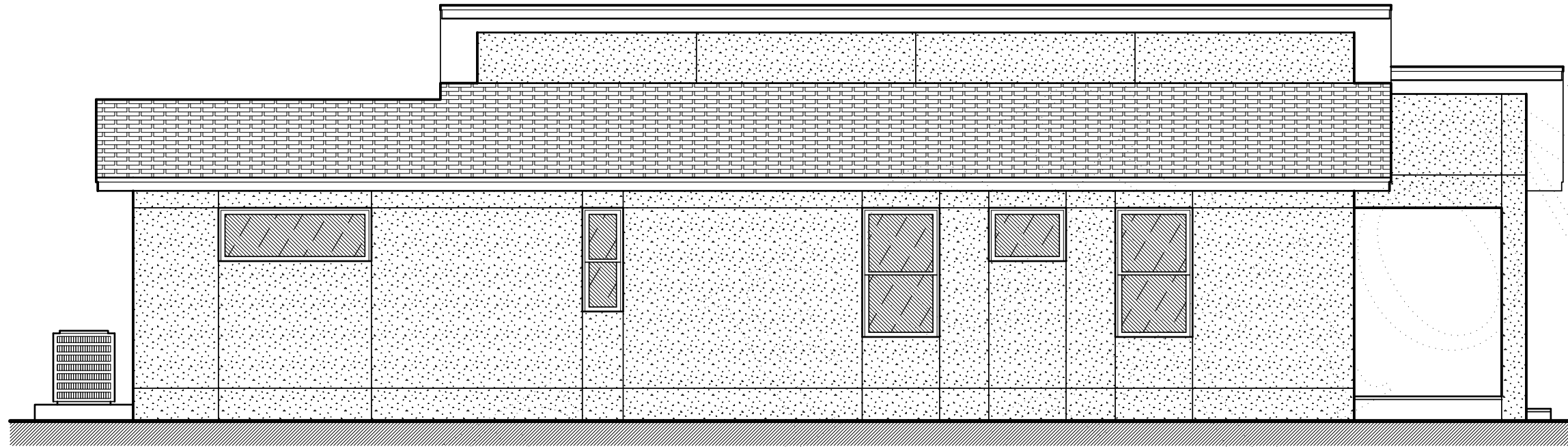
September 27, 2022

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A-2

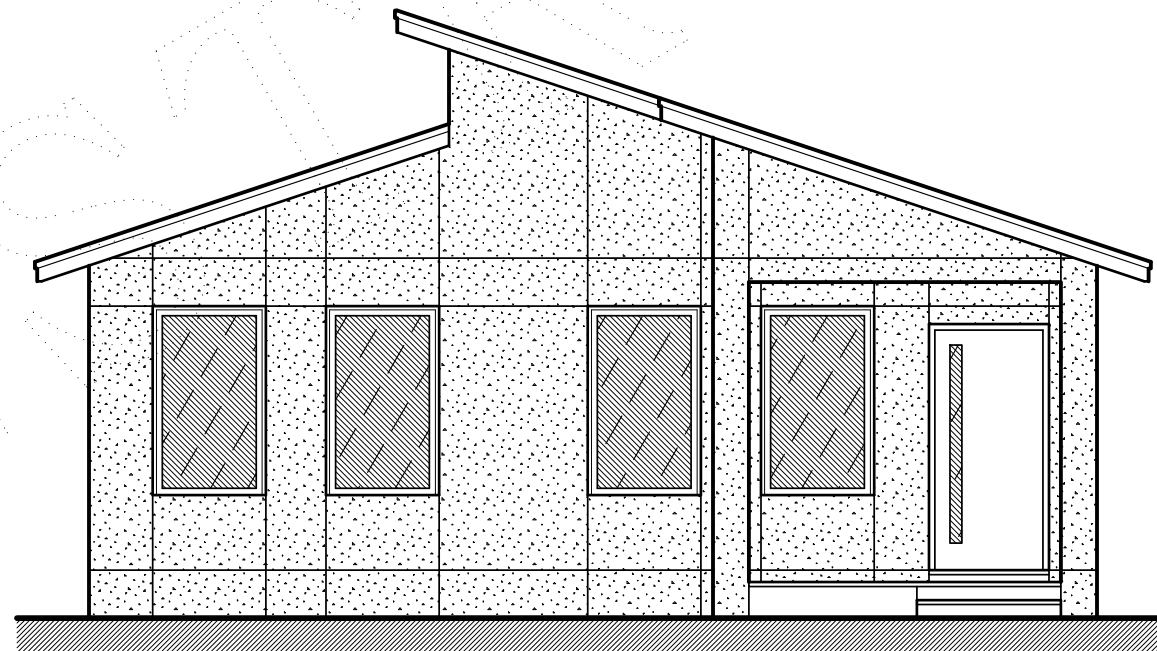
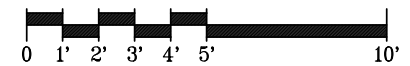
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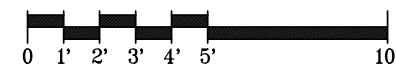
1 Proposed East (Left Side) Exterior Elevation

Lot 12



2 Proposed North (Front) Exterior Elevation

Lot 12



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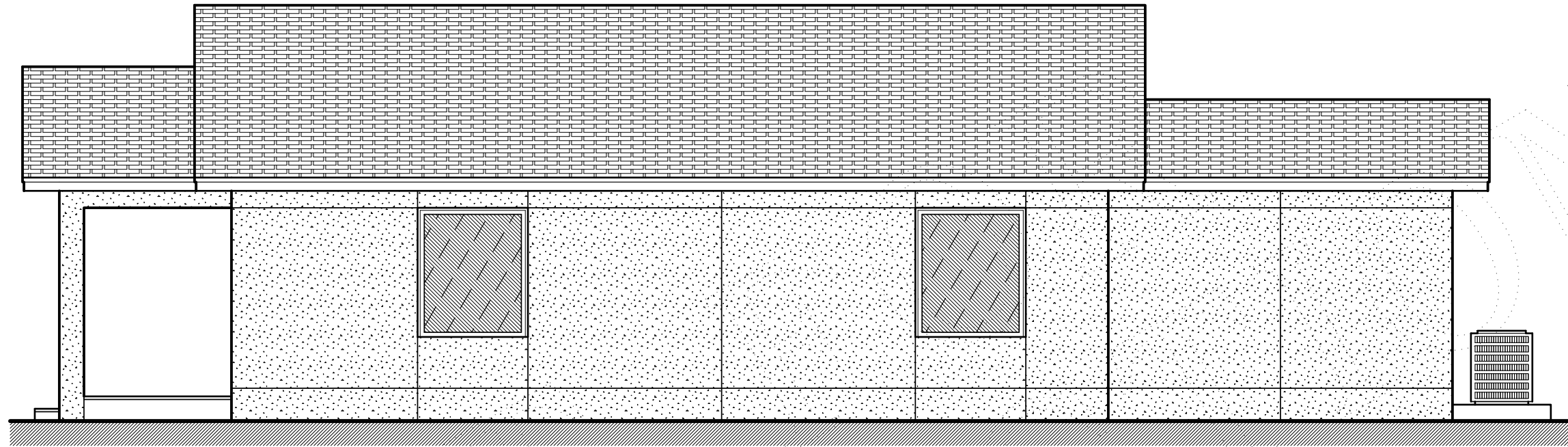
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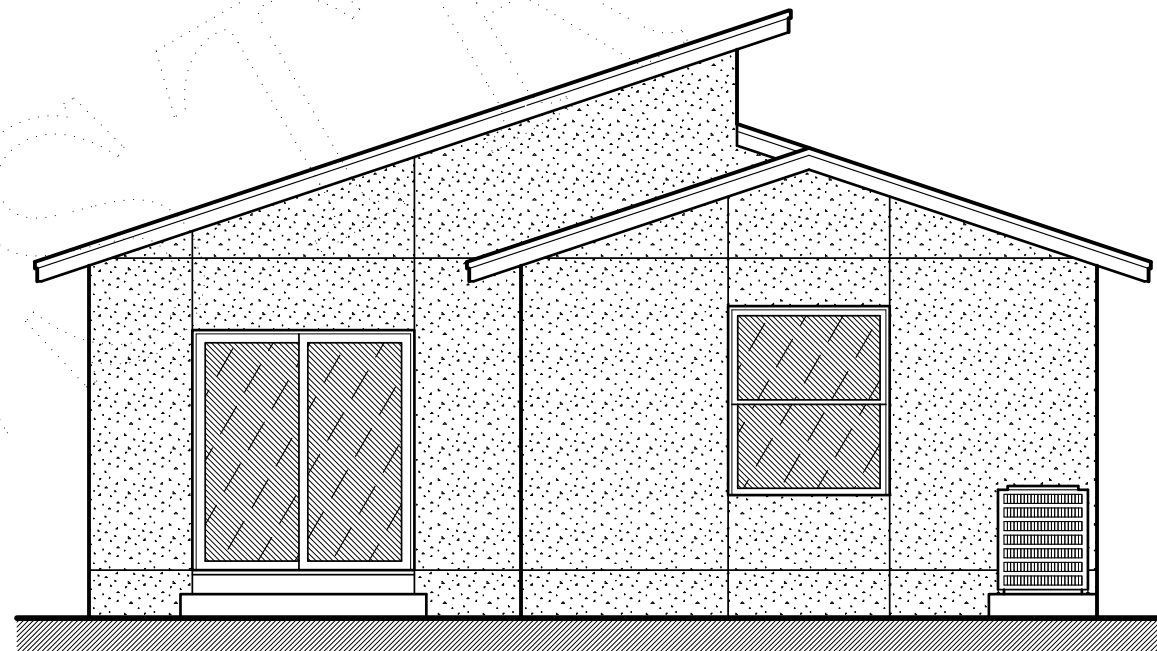
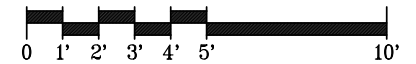
A-3



1 Proposed West (Right Side) Exterior Elevation

Lot 12

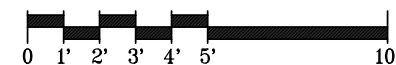
3/16" = 1'-0"



2 Proposed South (Rear) Exterior Elevation

Lot 12

3/16" = 1'-0"



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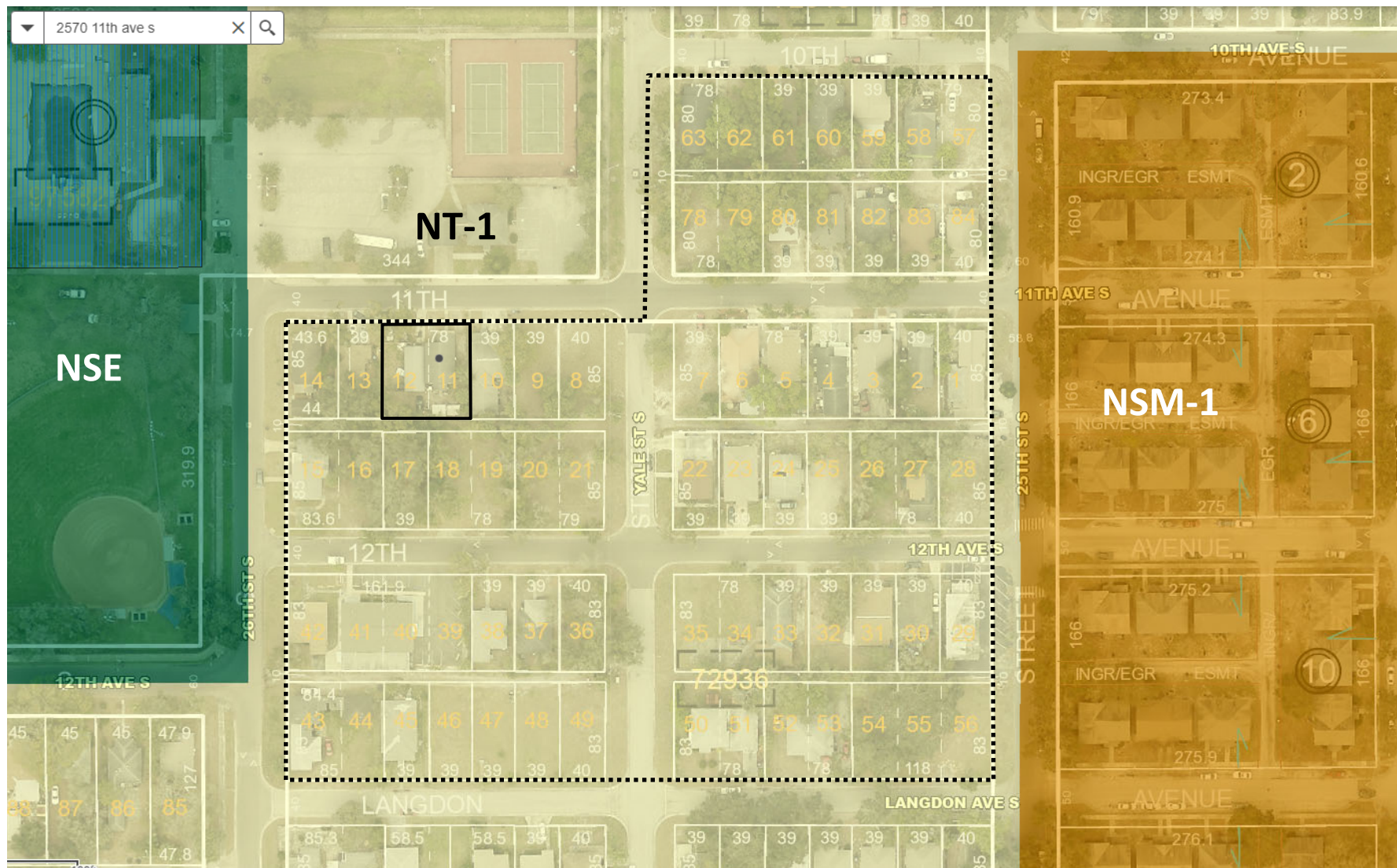
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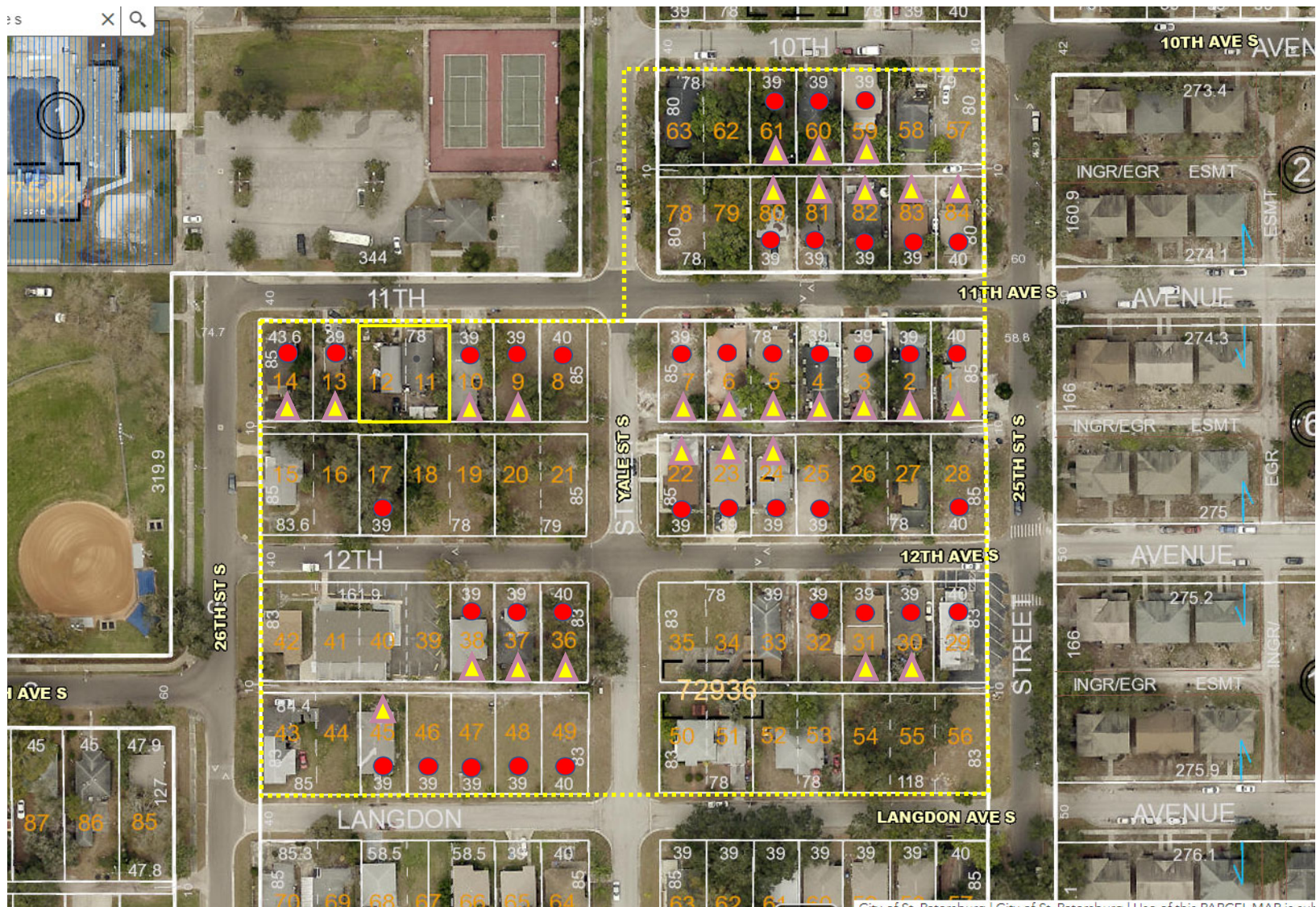
A-4



Legend:  Study area boundary
 Subject property

ATTACHMENT—D

Study Area Location Map



Legend:

- Substandard lot
- ▲ One house per platted lot
- Study area boundary
- Subject property

ATTACHMENT—E

Map Analysis



ATTACHMENT - F
Tabular Lot Analysis

Study Area

Block	Conforming	# Substandard	% Substandard	# One House per Platted Lot	# One House on More Than One Lot	% One Per Platted Lot
Subject Block	4	6	60%	5	1	83%
Block (NE)	3	8	73%	8	2	80%
Block (E)	1	12	92%	10	1	91%
Block (SE)	5	4	44%	3	3	50%
Block (S)	2	8	80%	4	1	80%
Average			70%			77%



Aerial view of site and surrounding lots from the south.
Image from Bing maps.



Views to the subject property from 11th Avenue S.



View toward Lot 12 from 11th Avenue S.