



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

CASE NO.: 22-54000086

PLAT SHEET: F-20

REQUEST: Approval of a variance to lot width to create three (3) buildable lots on three (3) non-conforming platted lots in common ownership to allow for the construction of three (3) single-family residences.

OWNER: 634 North LLC
6565 99th Way. N. Unit 21A
St. Petersburg, FL 33708

APPLICANT: Benjamin Gelston, Canopy Builders
1900 Dr. MLK Jr. St. N.
Saint Petersburg, FL 33704

ADDRESS: 634 35th Avenue N.

PARCEL ID NO.: 07-31-17-11376-005-0110

ZONING: Neighborhood Traditional - 2 (NT-2)

VARIANCE DATA:

	Required	Requested	Variance	Magnitude
Lot Width – Lot 11	50 ft.	45 ft.	5 ft.	10%
Lot Width – Lot 12	50 ft.	45 ft.	5 ft.	10%
Lot Width – Lot 13	50 ft.	46.75 ft.	3.25 ft.	6.5%

REQUEST: The applicant requests approval of a variance to lot width to create three (3) buildable lots on three (3) non-conforming platted lots in common ownership to allow for the construction of three (3) single-family residences.

BACKGROUND: The subject property consists of three fully platted lots (Lots 11, 12, & 13) in the Bridgeway Addition subdivision of 1924. The lots are currently combined under one Parcel ID Number and was last developed with a single-family dwelling constructed in 1926. The subject property is 138-feet wide x 127 feet deep and is approximately 17,487 square feet in total area. The property is located in the Neighborhood Traditional - 2 (NT-2) Zoning District. The property was purchased in August 2022 and the single-family home was demolished in October 2022.

DISCUSSION: The Applicant proposes to separate the parcel into its constituent platted lots creating two new buildable lots for a total of three. The NT-2 Zoning District requires a minimum lot width of 50-feet to render a lot buildable. The individual subject lots range from 45-feet to 47.69-feet in width. The Applicant has submitted a site plan, floor plans, and architectural elevation renderings that depict the proposed new homes, all of which comply with or exceed NT-2 Zoning District requirements.

The subject subdivision consists of primarily 45-foot wide x 127-foot deep lots. Of the 149 platted lots with an NT-2 designation in the subdivision, 120 lots (80.54%) are deficient in contemporary lot width requirements. The current property configurations of these 149 originally platted lots place them into 132 parcels, of which 87 (65.9%) are deficient in lot width.

The subject property is largest single parcel in the subject area and has adequate lot area (17,487 sqft.) to support three buildable lots but lacks adequate width to separate the parcel into three buildable lots without variance to Code standards.

CONSISTENCY REVIEW COMMENTS: The Planning & Development Service Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is 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 intends to redevelop the property with three new single-family homes, each with a detached garage; both are allowable uses in the NT-2 Zoning District.

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 is zoned NT-2 and currently meets the minimum lot width and area standards.

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

This criterion is not applicable. The subject property does not contain a designated preservation district.

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

This criterion is not applicable. The subject property does not contain any historically significant resources.

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

This criterion is not applicable. While there is a large specimen slash pine on north side of the property, the subject property does not contain any significant vegetation or other natural features that directly relate to this variance request. The slash pine shall be preserved as a recommended condition of approval at the end of this report.

f. *Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

The proposed project promotes the established development pattern of the neighborhood. The majority of existing parcels are deficient in lot width. The proposed homes exceed the setback requirements and comply with all other dimensional and design requirements for the NT-2 Zoning District.

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

This criterion is not applicable. The subject property does not involve any public facilities or resources.

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

The conditions are not the result of the Applicant. The original platting of the subdivision occurred in 1924. The property was last purchased in 2022.

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

The literal enforcement of the Code regulations would result in unnecessary hardship. The subject property is the largest single parcel in the study area, is comprised of three platted lots, and has enough lot area to support three buildable lots. The proposed property widths and sizes are similar to the majority of properties in the subject area.

- 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;*

The strict application of the provisions of the Code would result in the property being separated into two large buildable lots and ultimately developed with larger homes. This configuration would not reflect the predominant development pattern, size, or character of the surrounding properties in the neighborhood. Three smaller lots with relatively smaller homes would better fit the prevailing development pattern.

- 5. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The variance requested is the minimum variance that will make possible the reasonable use of the land. The proposed reconfiguration of the property into its three constituent lots, that are of similar sizes of the majority of properties in the subject area, with three moderately sized homes, that meet or exceed all dimensional and architectural design requirements, is a reasonable use of the land.

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

The granting of the requested variance will be in harmony with the general purpose and intent of the Code. The resulting properties created from separating the subject parcel allow for three appropriately sized homes for the neighborhood rather than the alternative of two oversized properties with two oversized homes that do not reflect the development pattern of the neighborhood.

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

The granting of this variance will not be injurious to neighboring properties or detrimental to public welfare. The size and design of the proposed homes meet or exceed the Code requirements including setbacks from the adjacent property to the east.

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

The reasons set forth in the application justify the granting of the variance. The development pattern of the neighborhood justifies the proposed separation of the subject property.

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.*

No other neighboring lands, buildings, or other structures are being considered.

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

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 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. The 45-inch slash pine located on the north side of Lot 12, as noted on the submitted site plans, shall be preserved through the construction process and beyond. 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 February 1, 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/ Michael Larimore

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

1/17/2023

DATE

REPORT APPROVED BY:

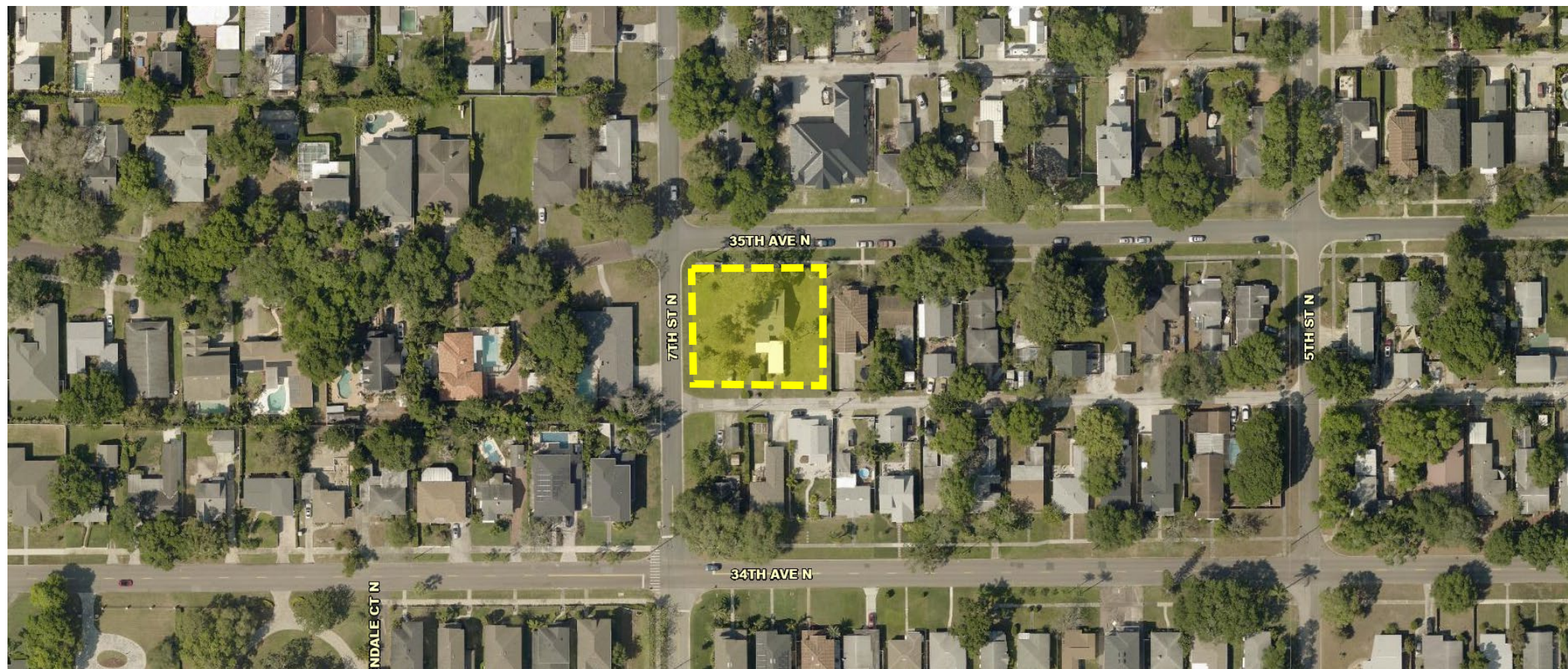
/s/ Corey Malyszka

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

1/17/2023

DATE

Attachments: A – Location Map, B – Application Package, C – Original Plat, D – Map Analysis

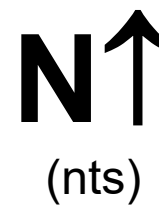


PROJECT LOCATION MAP

Case No.: 22-5400086

Addresses: 634 35th Ave. N.

City of St. Petersburg, Florida
Planning & Development Services Department





VARIANCE

Application No. _____

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Steve Wacker dba 634 North LLC	
Street Address: 8701 Bay Pines Blvd	
City, State, Zip: St. Petersburg, FL 33709	
Telephone No: (727) 501-3943	Email Address: steve@thundermarine.com
NAME of AGENT or REPRESENTATIVE: Canopy Builders, Ben Gelston	
Street Address: 1900 Dr Martin Luther King Jr St N	
City, State, Zip: St. Petersburg, FL 33704	
Telephone No: (727) 655-0480	Email Address: ben@canopybuilders.com
PROPERTY INFORMATION:	
Street Address or General Location: 634 35th Ave N	
Parcel ID#(s): 07-31-17-11376-005-0110	
DESCRIPTION OF REQUEST: Lot Split with Variance to Lot Width for 3 platted lots in common ownership	
PRE-APPLICATION DATE: 08/24/2022	PLANNER: Scot K Bolyard

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*: Stephen B Wacker Date: 9/2/2022
 *Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: _____



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: 634 35th Ave N	Case No.:
Detailed Description of Project and Request: Lot Split with Variance to Lot Width for 3 platted lots in common ownership	
Lot 11 and 12 require a substandard lot width of 45', consistent with existion plat dimensions.	
<p>1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance? All lots have frontage along 35th Ave N.</p> <p>Lot 13 has 127' of additional frontage along 7th St N. Topography ranges from 119' above sea level in the SW corner of lot 13 to 116.5' in the NE corner of lot 11. Lot dimensions are as follows: Lot 11 - 45' wide by 127' deep, Lot 12 - 45' wide by 127' deep, Lot 13 - 47.69' (North) width, 46.75' (South) width, 127' deep.</p> <p>The variance to lot width is supported by neighboring 45' wide lots within in a 1,000' radius of the subject parcels.</p> <p>(x5) five lots to the East and (x10) ten lots to the South and Southeast along the common E-W alley share identical characteristic as the requested diemensions of lot 11 and lot 12.</p>	
<p>2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced. Yes, multiple lots in close proximity share common dimensions of 45' widths by 127' depths. Examples include:</p> <p>626, 616, 606, 600, 546 35th Ave N, 647, 646, 635, 631, 626, 622, 621, 611, 610, 605, 600, 550, 547, 544, 536, 535, 531, 528, 521 34th Ave N</p>	
<p>3. How is the requested variance not the result of actions of the applicant?</p> <p>The existing plat boundaries will define the request of (x2) two, substandard 45' wide lots. Further action of a Lot Split will divide the (x3) three parcels in common ownership with frontage along 35th Ave N.</p>	



Pre-Application Meeting Notes

Meeting Date: 08/24/2022 Zoning District: NT-2

Address/Location: 634 35th Ave N

Request: Variance to Lot Width for 3 platted lots in common ownership

Type of Application: Variance Staff Planner for Pre-App: SKB

Attendees: Patrick Farese

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
FIVE POINTS NBRHD ASS	Joshua Shulman	Stpetefivepoints@gmail.com	727-463-5474
ALLENDALE TERRACE NEIGHBORS UNITED N.A.	William Hess	Wihess@shorecrest.org	727-798-9455

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

Notes: Preservation of Slash Pine in front yard area will be required.

Tree does not appear to be within buildable area as it is in the front 10-ft of the property.

Email address for FICO: kleggs11@outlook.com



CITY OF ST. PETERSBURG
PLANNING & ECONOMIC DEVELOPMENT 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: 634 North LLC

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

Property Address: 634 35th Ave N

Parcel ID Number: 07-31-17-11376-005-0110

Request: ~~Lot split with~~ Variance to Lot Width of 3 platted lots in common ownership

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): Canopy Builders, Ben Gelston

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

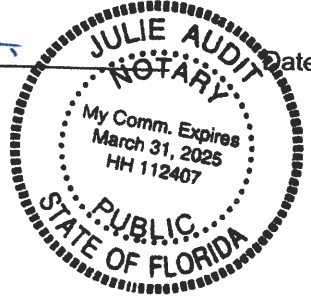
I (we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): [Signature] Steve Wacker
Printed Name

Sworn to and subscribed on this date 9/6/22

Identification or personally known: [Signature]

Notary Signature: (Print): JULIE AUDIT Date: 9/6/22
Commission Expiration (Stamp or date):



U.S. POSTAL SERVICE CERTIFICATE OF MAILING MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER
Received From: <i>Canopy Builders</i> <i>1900 Dr MLK Jr St N</i> <i>St. Petersburg, FL 33704</i>
One piece of ordinary mail addressed to: <i>FICO Attn:</i> <i>Kimberly-Frazier Leggett</i> <i>3301 24th Ave S</i> <i>St. Petersburg, FL 33712</i>

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

PS Form 3817, Mar. 1989



RDC 23

U.S. POSTAGE PAID
FCM LETTER
SAINT PETERSBURG, FL
33704
NOV 17 22
AMOUNT
\$1.75
R2305P150262-7

Subject: RE: 634 35th Ave N_Notice of Intent to File
Date: Friday, November 18, 2022 at 4:55:59 PM Eastern Standard Time
From: stpetefivepoints@gmail.com
To: patrick@canopybuilders.com
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.png

The notice of intent to file has been received and the variances requested are within the current nature and character of the neighborhood.

Regards,

Joshua Shulman
President
Five Points Neighbors Association

From: patrick@canopybuilders.com <patrick@canopybuilders.com>
Sent: Friday, November 18, 2022 12:48 PM
To: stpetefivepoints@gmail.com; Variance@stpetecona.org
Cc: BEN@canopybuilders.com; Scot K. Bolyard <Scot.Bolyard@StPete.org>
Subject: FW: 634 35th Ave N_Notice of Intent to File

See below.

PF

From: patrick@canopybuilders.com <patrick@canopybuilders.com>
Date: Thursday, November 17, 2022 at 1:17 PM
To: stpetefivepoints@gmail.com <stpetefivepoints@gmail.com>, Variance@stpetecona.org <Variance@stpetecona.org>
Cc: Scot K. Bolyard <Scot.Bolyard@StPete.org>, ben@canopybuilders.com <BEN@canopybuilders.com>
Subject: 634 35th Ave N_Notice of Intent to File

Good Afternoon Judy Landon and Joshua Shulman,

The attachment in this email serves as a notice of Canopy Builders' intent to file a Variance to Lot Width on behalf of Steve Wacker for 634 35th Ave N, St. Petersburg, FL 33704.

A copy of this letter will be sent Kimberly-Frazier Leggett at 3301 24th Ave S, St. Pete 33712.

Please review the attached letter and variance application attached.

Respectfully,
Patrick Farese
Land Development & Permitting
☎ 727-590-0737 | ☎ 727-417-2742

Subject: 634 35th Ave N_Notice of Intent to File
Date: Thursday, November 17, 2022 at 1:17:14 PM Eastern Standard Time
From: patrick@canopybuilders.com
To: stpetefivepoints@gmail.com, Variance@stpetecon.org
CC: Scot K. Bolyard, ben@canopybuilders.com
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, Signed_Notice of Intent - 635 35th Ave N.pdf, 635 35th Ave N_Variance Application.pdf

Good Afternoon Judy Landon and Joshua Shulman,

The attachment in this email serves as a notice of Canopy Builders' intent to file a Variance to Lot Width on behalf of Steve Wacker for 634 35th Ave N, St. Petersburg, FL 33704.

A copy of this letter will be sent Kimberly-Frazier Leggett at 3301 24th Ave S, St. Pete 33712.

Please review the attached letter and variance application attached.

Respectfully,

Patrick Farese

Land Development & Permitting
O 727-560-0737 | C 727-417-2742



Canopy Builders LLC
1900 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33704

September 9, 2022

FICO
3301 24th Avenue S
St. Petersburg, FL 33712
Attn: President

Dear CONA, FICO, and Five Points Neighborhood Association,

As required by the City of St. Petersburg's Land Development Code, we are notifying your organizations of our intent to apply for a variance to lot width of Lot 11/Lot 12/Lot 13 for three platted lots currently identified as parcel #07-31-17-11376-005-0110 and addressed as 634 35th Ave N. The proposed substandard lot widths are consistent with immediately surrounding parcels. Original platted Lots 11, Lot 12, and Lot 13 are 45 ft wide, 45 ft wide, and 47.69 ft wide, respectively, by 127 ft deep, with approximately 17,487 SF of area. We are moving forward with permitting three new single-family residences, included in the attached package, based on the current zoning. The city has informed us that a variance is required to establish three buildable single-family lots consistent with the character of the existing streetscape.

Should you have any questions, please don't hesitate to contact me.

Best regards,



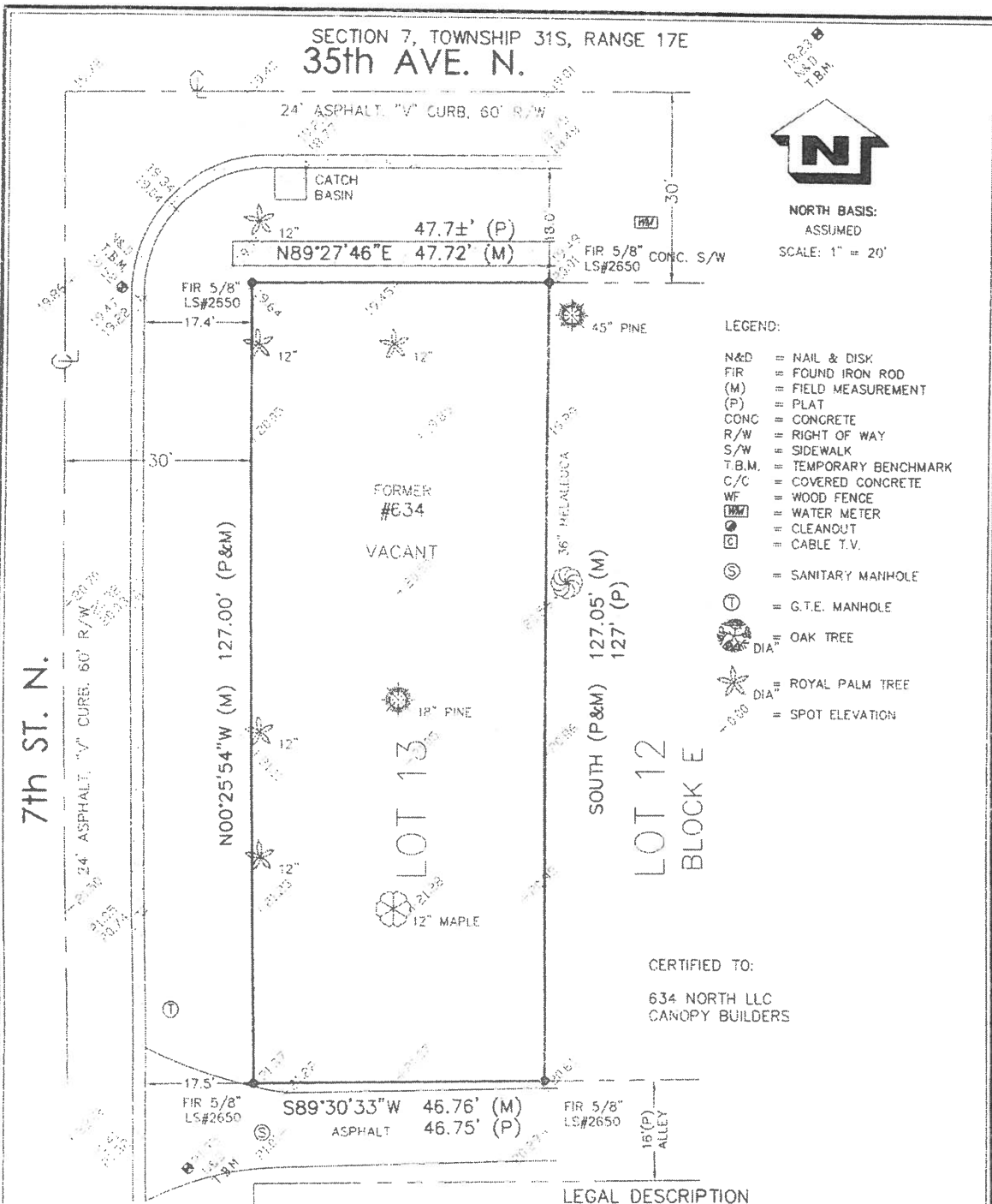
Ben Gelston

CC: Scot Bolyard
Patrick Farese

SECTION 7, TOWNSHIP 31S, RANGE 17E
35th AVE. N.



NORTH BASIS:
 ASSUMED
 SCALE: 1" = 20'



- LEGEND:
- N&D = NAIL & DISK
 - FIR = FOUND IRON ROD
 - (M) = FIELD MEASUREMENT
 - (P) = PLAT
 - CONC = CONCRETE
 - R/W = RIGHT OF WAY
 - S/W = SIDEWALK
 - T.B.M. = TEMPORARY BENCHMARK
 - C/C = COVERED CONCRETE
 - WF = WOOD FENCE
 - [Symbol] = WATER METER
 - [Symbol] = CLEANOUT
 - [Symbol] = CABLE T.V.
 - [Symbol] = SANITARY MANHOLE
 - [Symbol] = G.T.E. MANHOLE
 - [Symbol] = OAK TREE
 - [Symbol] = ROYAL PALM TREE
 - [Symbol] = SPOT ELEVATION

LEGAL DESCRIPTION

LOT 13, BLOCK E, BRIDGEWAY ADDITION TO ST. PETERSBURG,
 ACCORDING TO THE PLAT THEREOF,
 RECORDED IN PLAT BOOK 6, PAGE(S) 54,
 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES - 9/16/2022

Zoning
 NT-2
 Floor Zone
 "X"
 COMMUNITY PANEL #125148 1210300217 H,
 EFFECTIVE 8/24/21
 Basis of Bearings:
 WEST BOUNDARY LOT 12
 ASSUMED NORTH
 Benchmark:
 COAST AND GEODETIC SURVEY DISK
 STAMPED J 253 (1966)
 EL. = 20.31' N.A.V.D. M.S.L. = 0.00'

NOTE: This survey is made for the exclusive use
 of the current owners of the property and also
 those who purchase, mortgage or guarantee the
 title thereto within one (1) year from date hereof.

2208-90.CRD
 FIELD BOOK 976 PAGE 59-60

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.

NOTE: Survey not valid without the signature and the original
 raised seal of a Florida Licensed Surveyor and Mapper.

I hereby certify that the survey represented hereon meets the
 requirements of Chapter 54-17, Florida Administrative Code.

JOHN O. BRENDLA
 Florida Surveyor's Registration No. 4601
 Certificate of Authorization No. LB 750

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 4015 82nd Avenue North
 Pinellas Park, Florida 33781
 phone (727) 576-7546 ~ fax (727) 577-9932

JOB# 2208-90.13
 Dwn. JN

SECTION 7, TOWNSHIP 31S, RANGE 17E

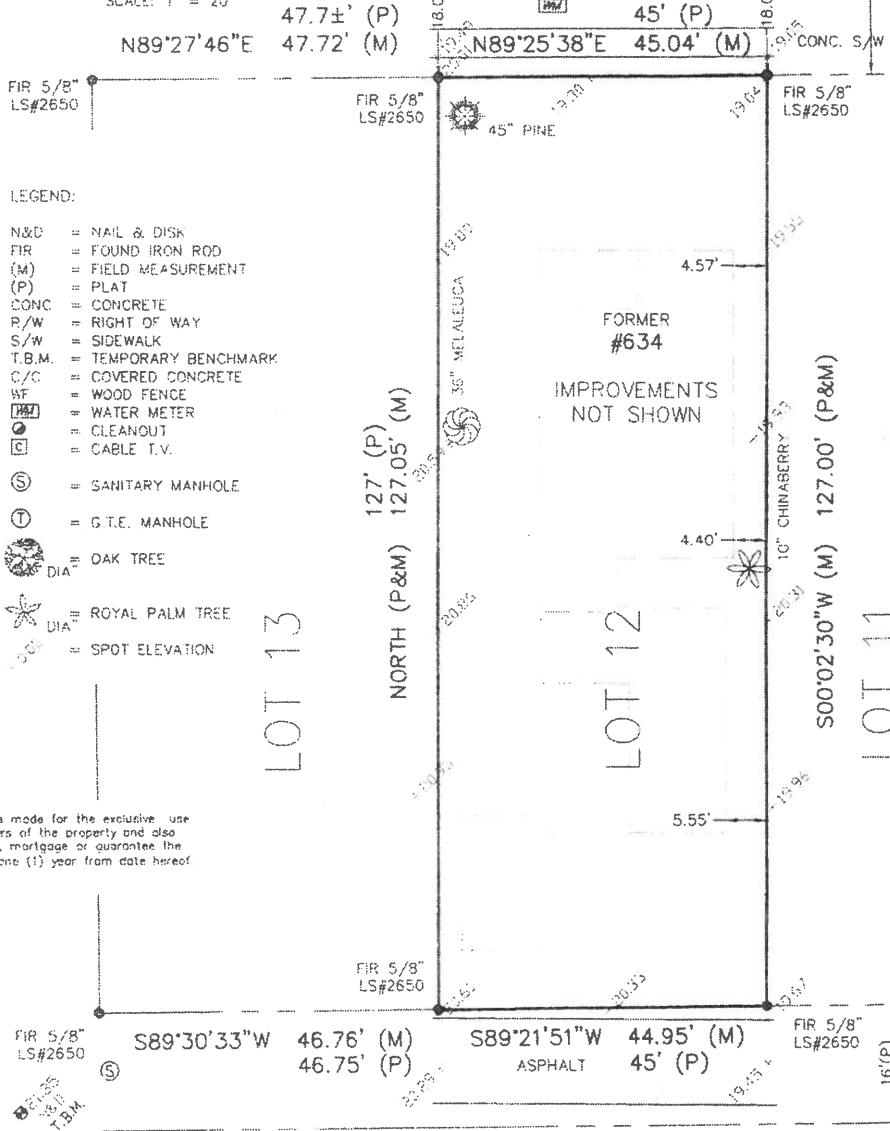
35th AVE. N.

CERTIFIED TO:
634 NORTH LLC
CANOPY BUILDERS



NORTH BASIS:
ASSUMED

SCALE: 1" = 20'



- LEGEND:
- N&D = NAIL & DISK
 - FIR = FOUND IRON ROD
 - (M) = FIELD MEASUREMENT
 - (P) = PLAT
 - CONC = CONCRETE
 - R/W = RIGHT OF WAY
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 - C/C = COVERED CONCRETE
 - WF = WOOD FENCE
 - [Symbol] = WATER METER
 - [Symbol] = CLEANOUT
 - [Symbol] = CABLE T.V.
 - [Symbol] = SANITARY MANHOLE
 - [Symbol] = G.T.E. MANHOLE
 - [Symbol] = OAK TREE
 - [Symbol] = ROYAL PALM TREE
 - [Symbol] = SPOT ELEVATION

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

LEGAL DESCRIPTION

LOT 12, BLOCK E, BRIDGEWAY ADDITION TO ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES - 9/16/2022

Zoning
NT-2
Flood Zone

COMMUNITY PANEL #125148 12103C0217 H,
EFFECTIVE 8/24/21
Basis of Bearings:
WEST BOUNDARY LOT 12
ASSUMED NORTH
Benchmark:
COAST AND GEODETIC SURVEY DISK
STAMPED J 263 (1966)
EL. = 20.31' N.A.V.D. M.S.L. = 0.00'

2208-90.CRD FIELD BOOK 976 PAGE 59-60

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.

NOTE: Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

JOB# 2208-90.12
Dwn: JMI

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-10, Florida Administrative Code.

John O. Brendla
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. LB 760

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SECTION 7, TOWNSHIP 31S, RANGE 17E



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

35th AVE. N.

24' ASPHALT, "V" CURB, 60' R/W

7th ST. N.

LEGEND:

- N&D = NAIL & DISK
- FIR = FOUND IRON ROD
- (M) = FIELD MEASUREMENT
- (P) = PLAT
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- R/W = RIGHT OF WAY
- S/W = SIDEWALK
- T.B.M. = TEMPORARY BENCHMARK
- C/C = COVERED CONCRETE
- WF = WOOD FENCE
- [Symbol] = WATER METER
- [Symbol] = CLEANOUT
- [Symbol] = CABLE T.V.
- [Symbol] = SANITARY MANHOLE
- [Symbol] = G.T.E. MANHOLE
- [Symbol] = OAK TREE
- [Symbol] DIA = ROYAL PALM TREE
- [Symbol] DIA = SPOT ELEVATION

LEGAL DESCRIPTION

LOT 11, BLOCK E,
BRIDGEWAY ADDITION TO ST. PETERSBURG,
ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 6, PAGE(S) 54,
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY WITH TOPOGRAPHY
AND TREES - 9/16/2022

LOT 12
BLOCK E

LOT 11

LOT 10

FIR 5/8"
LS#2650

S89°29'52"W 45.02' (M)
ASPHALT 45' (P)

FIR 1/2"
NO ID.

15' (P)
ALLEY

Zoning
NT-2
Flood Zone

"X"
COMMUNITY PANEL #125148 12103C0217 H,
EFFECTIVE 8/24/21

Basis of Bearings:
WEST BOUNDARY LOT 12
ASSUMED NORTH

Benchmark:
COAST AND GEODETIC SURVEY DISK
STAMPED J 263 (1966)
EL. = 20.31' N.A.V.D. M.S.L. = 0.00'

NOTE: This survey is made for the exclusive use
of the current owners of the property and also
those who purchase, mortgage or guarantee the
title thereto within one (1) year from date hereof.

CERTIFIED TO:

634 NORTH LLC
CANOPY BUILDERS

2208-90.CRD

FIELD BOOK 976 PAGE 59-60

This Survey was prepared without the benefit of a title search and is
subject to all encumbrances, Rights-of-way, and other matters of record.

NOTE: Survey not valid without the signature and the orig-
inal raised seal of a Florida Licensed Surveyor and Mapper.

JOB# 2208-90.11
Drawn: JHM

I hereby certify that the survey represented hereon meets the
requirements of Chapter 5, Florida Administrative Code.

John O. Brendla
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. LB 760

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SECTION 7, TOWNSHIP 31S, RANGE 17E

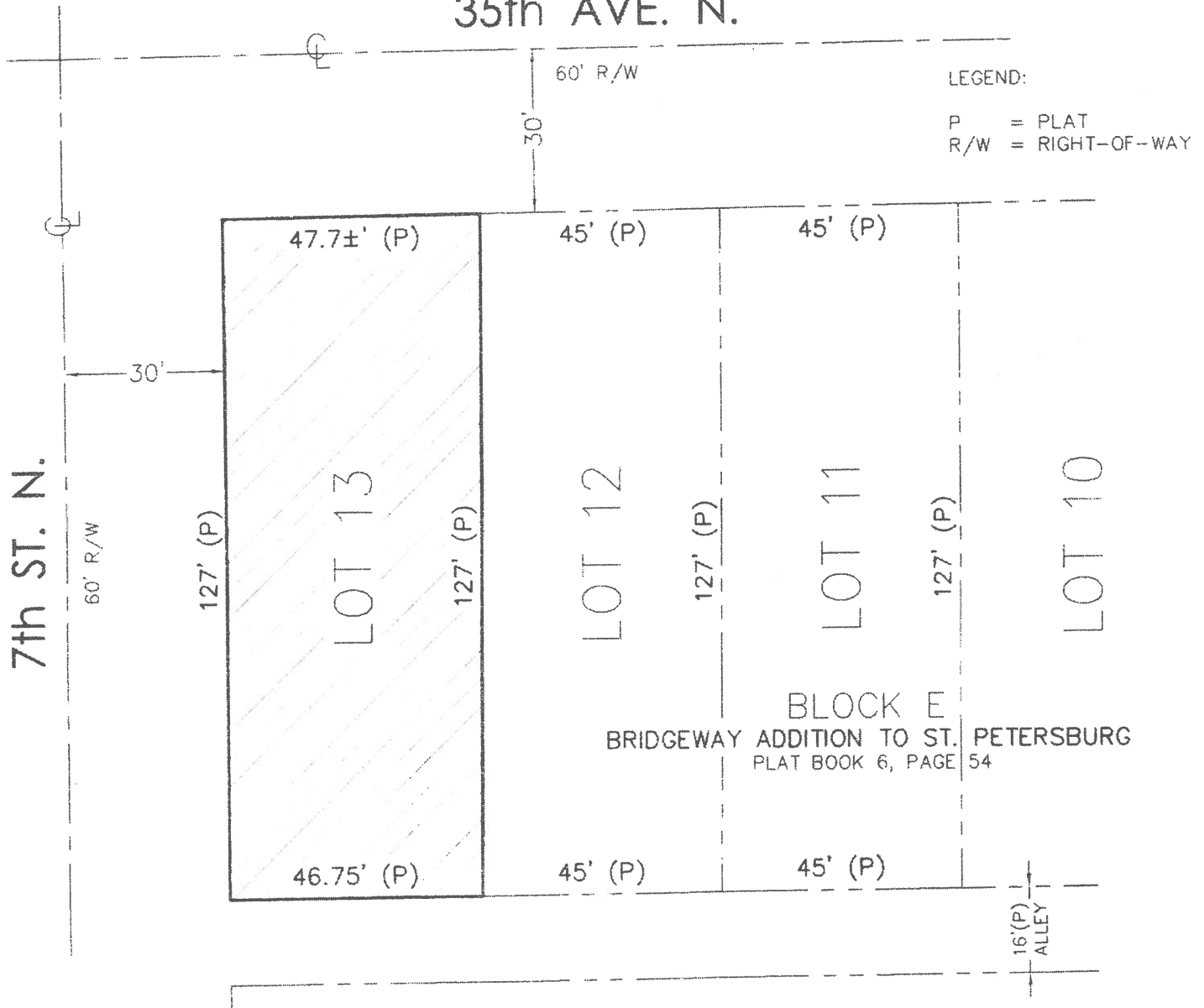
SKETCH AND LEGAL DESCRIPTION:

LOT 13, BLOCK E, BRIDGEWAY ADDITION TO ST. PETERSBURG,
 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 54,
 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



NORTH BASIS:
 ASSUMED
 SCALE: 1" = 30'

35th AVE. N.



BLOCK E
 BRIDGEWAY ADDITION TO ST. PETERSBURG
 PLAT BOOK 6, PAGE 54

PREPARED: SEPTEMBER 20, 2022

THIS IS NOT A SURVEY

This Sketch and Legal Description was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Sketch and Legal Description not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

I hereby certify that the sketch and Legal Description represented hereon meet the requirements of Chapter 5J-17, Florida Administrative Code.

John O. Brendla
 JOHN O. BRENDLA
 Florida Surveyor's Registration No. 4601
 Certificate of Authorization No. LB 760

Job Number 2208-90 JIM DWN

Prepared by:
 JOHN C. BRENDLA & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 4015 82nd Avenue North
 Pinellas Park, Florida 33781
 phone (727) 576-7546 ~ fax (727) 577-9932
 SHEET 1 OF 1

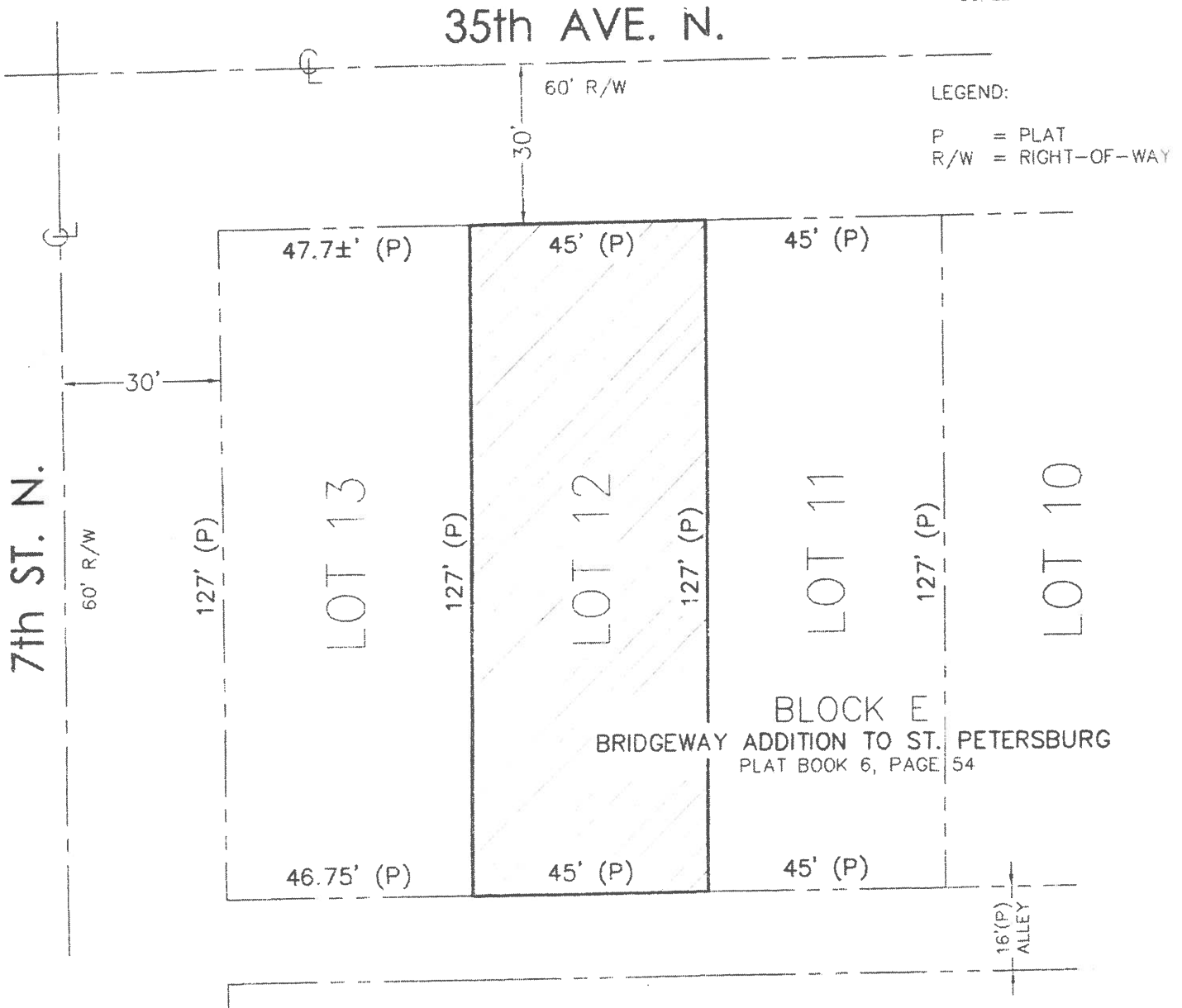
SECTION 7, TOWNSHIP 31S, RANGE 17E



SKETCH AND LEGAL DESCRIPTION:

LOT 12, BLOCK E, BRIDGEWAY ADDITION TO ST. PETERSBURG,
 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 54,
 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NORTH BASIS:
 ASSUMED
 SCALE: 1" = 30'



PREPARED: SEPTEMBER 20, 2022

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DWN
 JM
 Job Number
 2208-90

I hereby certify that the sketch and Legal Description represented hereon meet the requirements of Chapter 5-17, Florida Administrative Code.

John O. Brendla
 JOHN O. BRENDLA
 Florida Surveyor's Registration No. 4601
 Certificate of Authorization No. LB 760

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 Pinellas Park, Florida 33781
 phone (727) 576-7546 ~ fax (727) 577-9932

SECTION 7, TOWNSHIP 31S, RANGE 17E

SKETCH AND LEGAL DESCRIPTION:

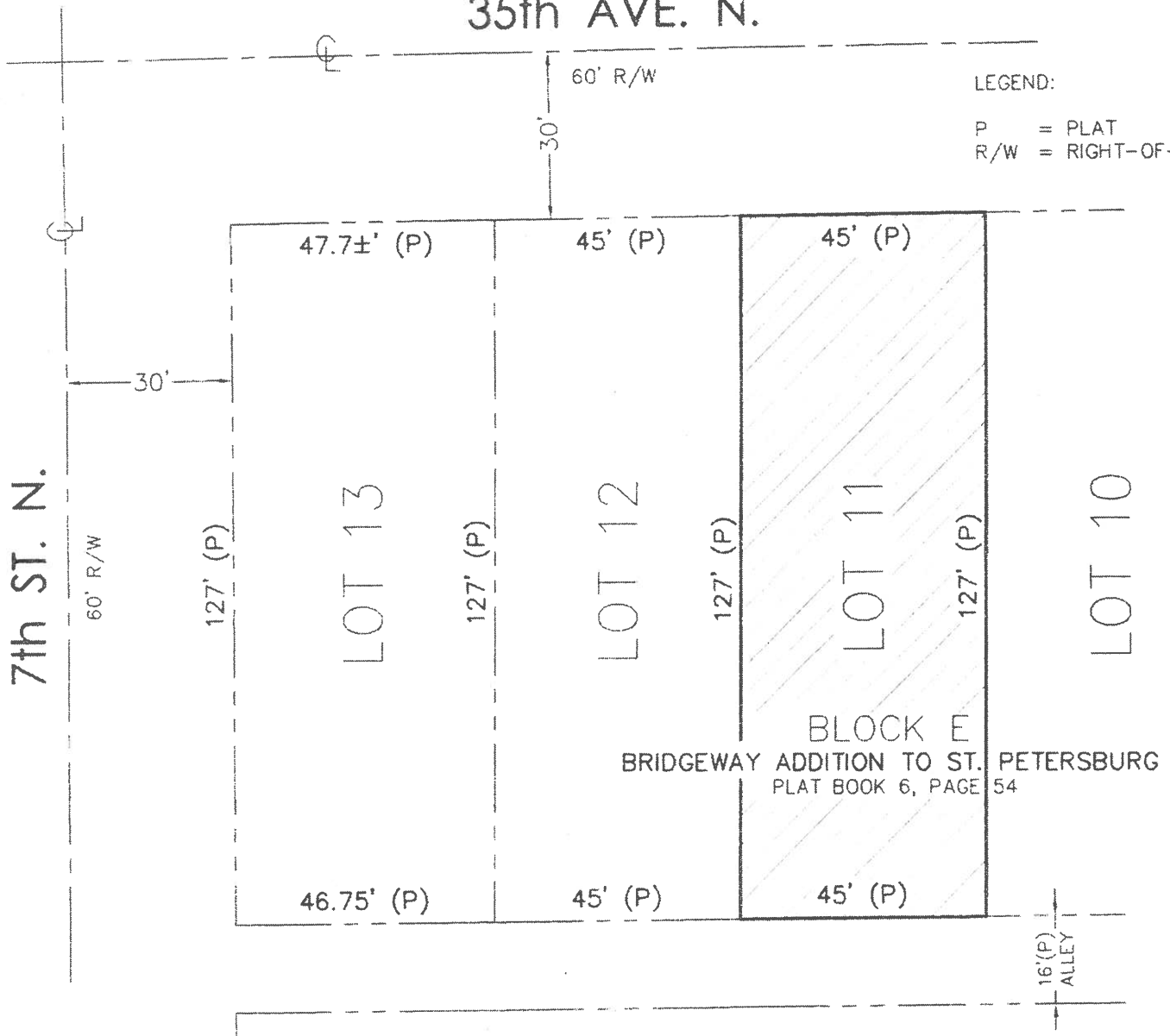
LOT 11, BLOCK E, BRIDGEWAY ADDITION TO ST. PETERSBURG,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 54,
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA



NORTH BASIS:
ASSUMED

SCALE: 1" = 30'

35th AVE. N.



LEGEND:

P = PLAT
R/W = RIGHT-OF-WAY

PREPARED: SEPTEMBER 20, 2022

THIS IS NOT A SURVEY

This Sketch and Legal Description was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Sketch and Legal Description not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

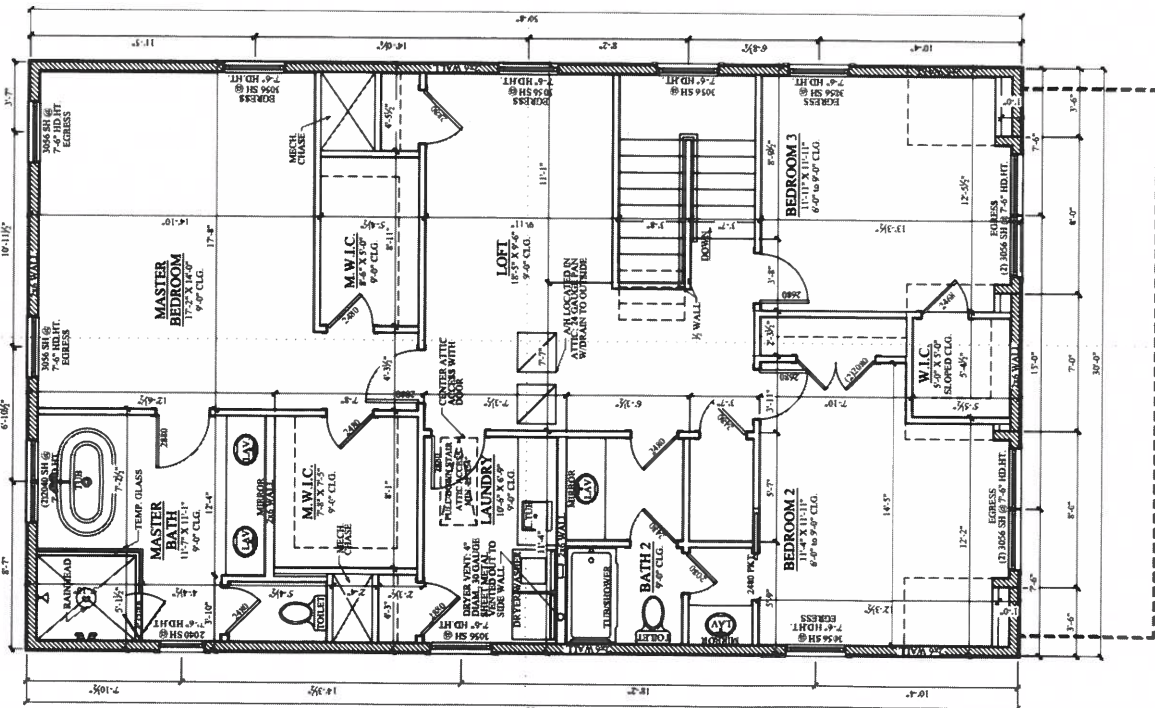
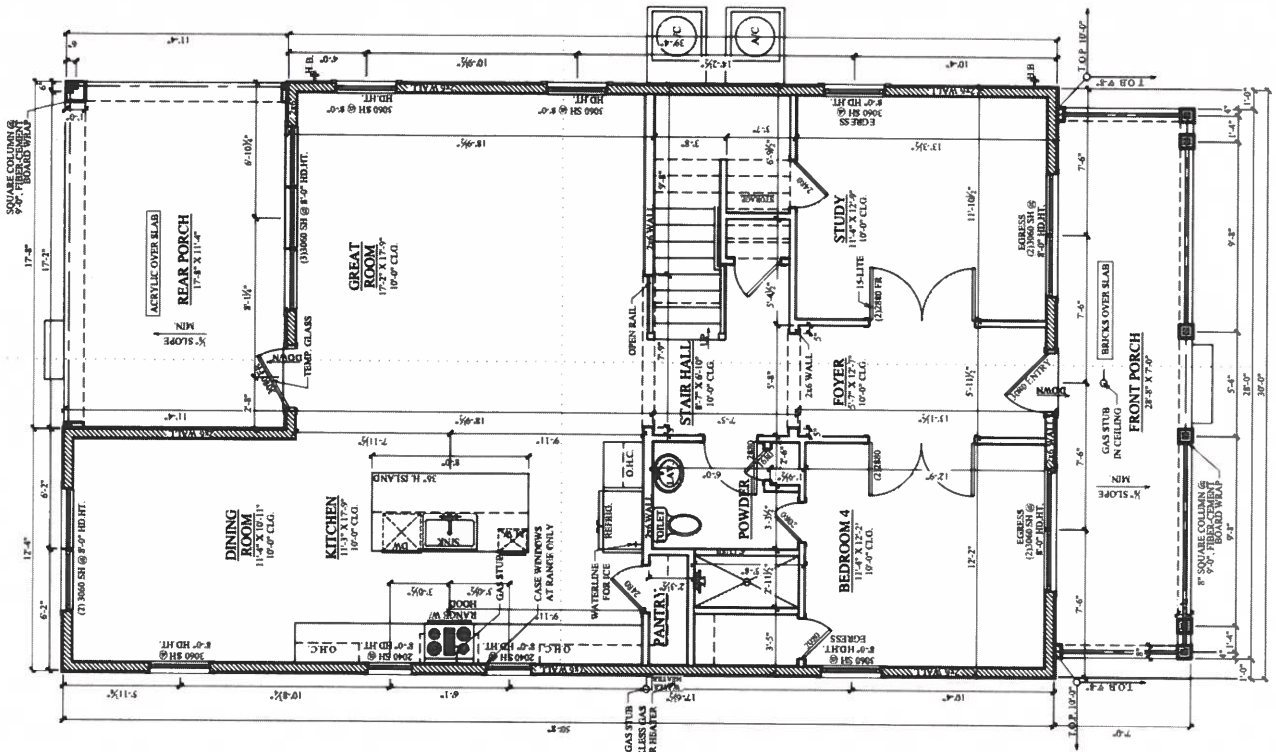
DWN
JM
Job Number
2208-90

I hereby certify that the sketch and Legal Description represented hereon meet the requirements of Chapter 5J-17, Florida Administrative Code.

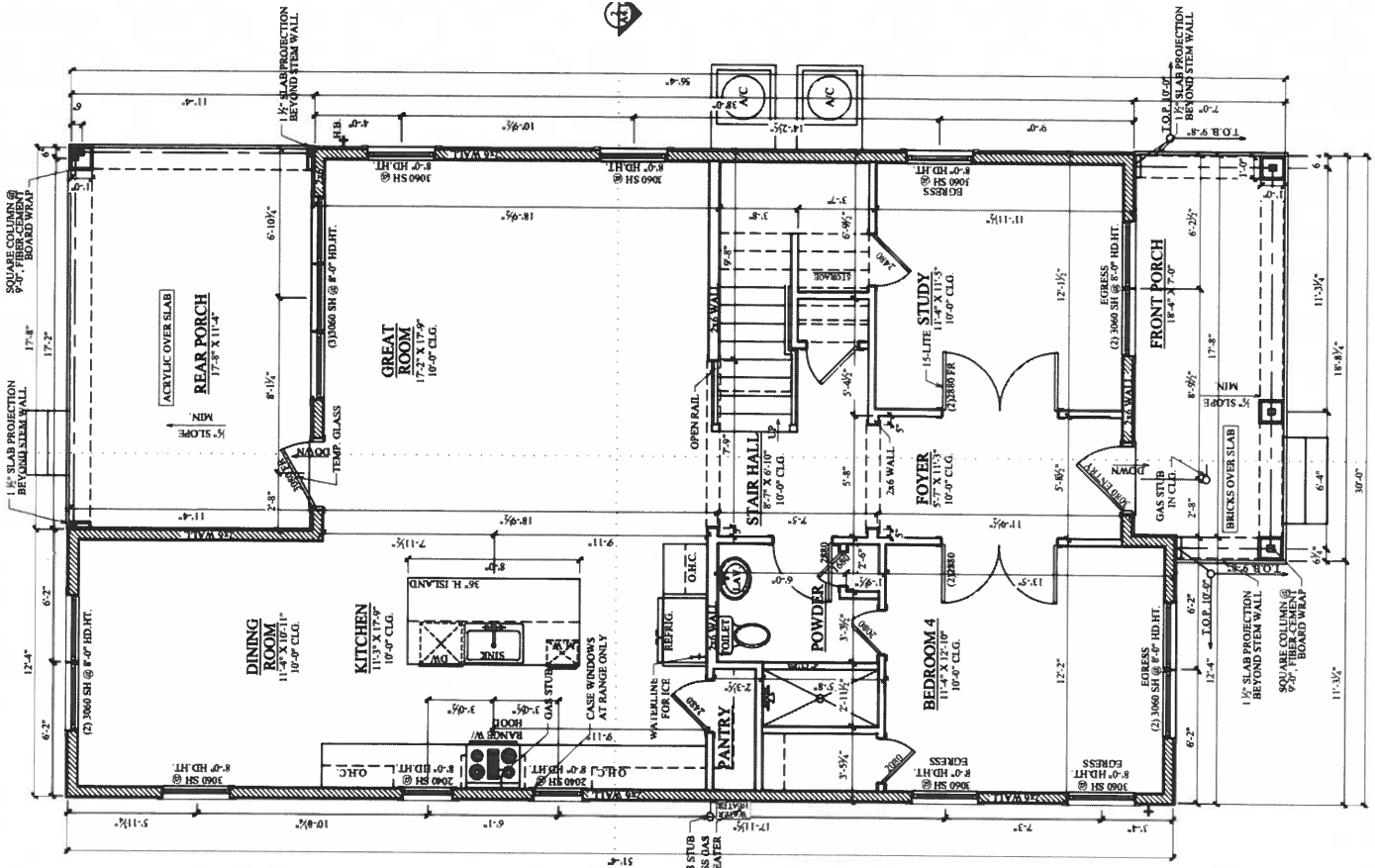
JOHN C. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. LB 760

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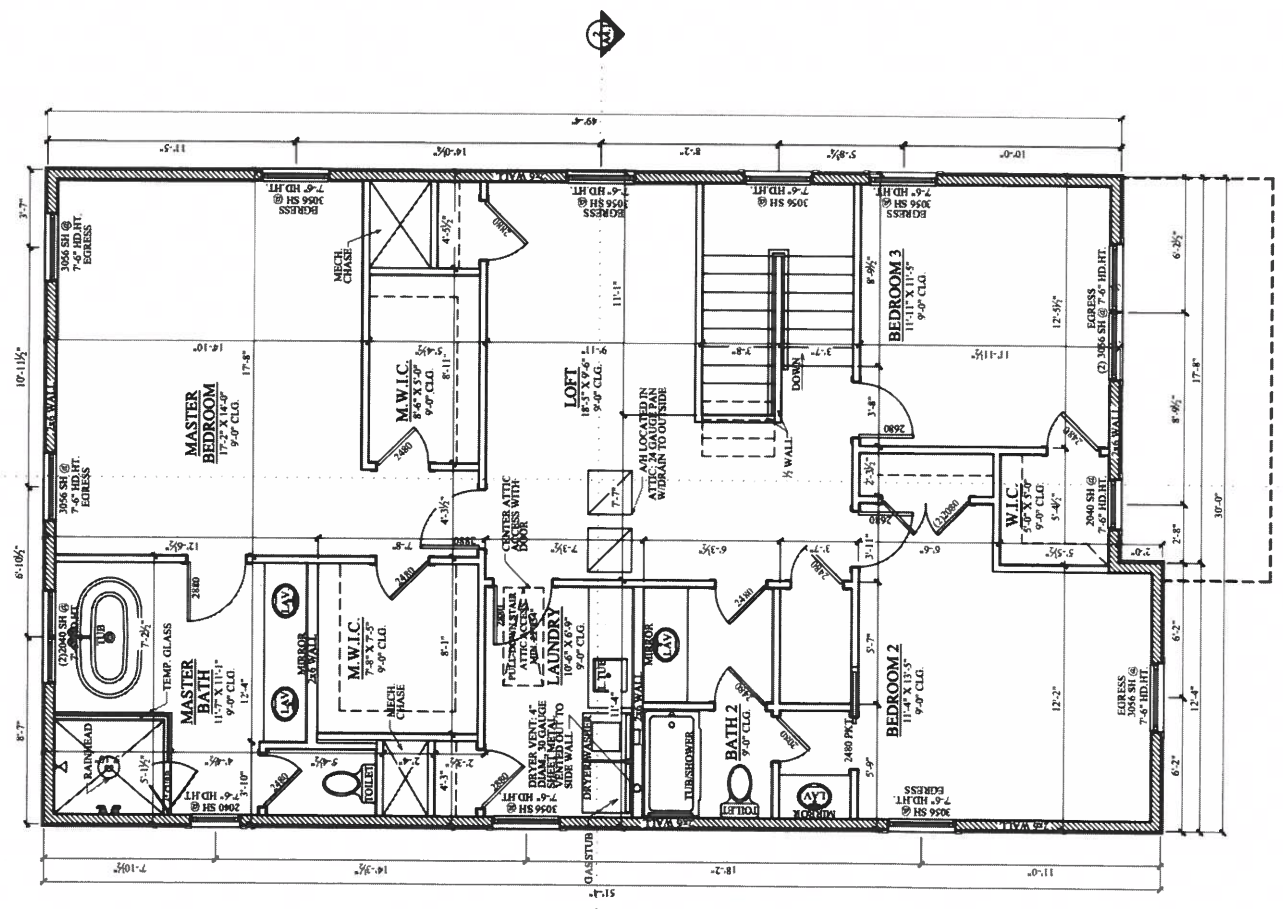
SHEET 1 OF 1



Lot 12 Floor Plan



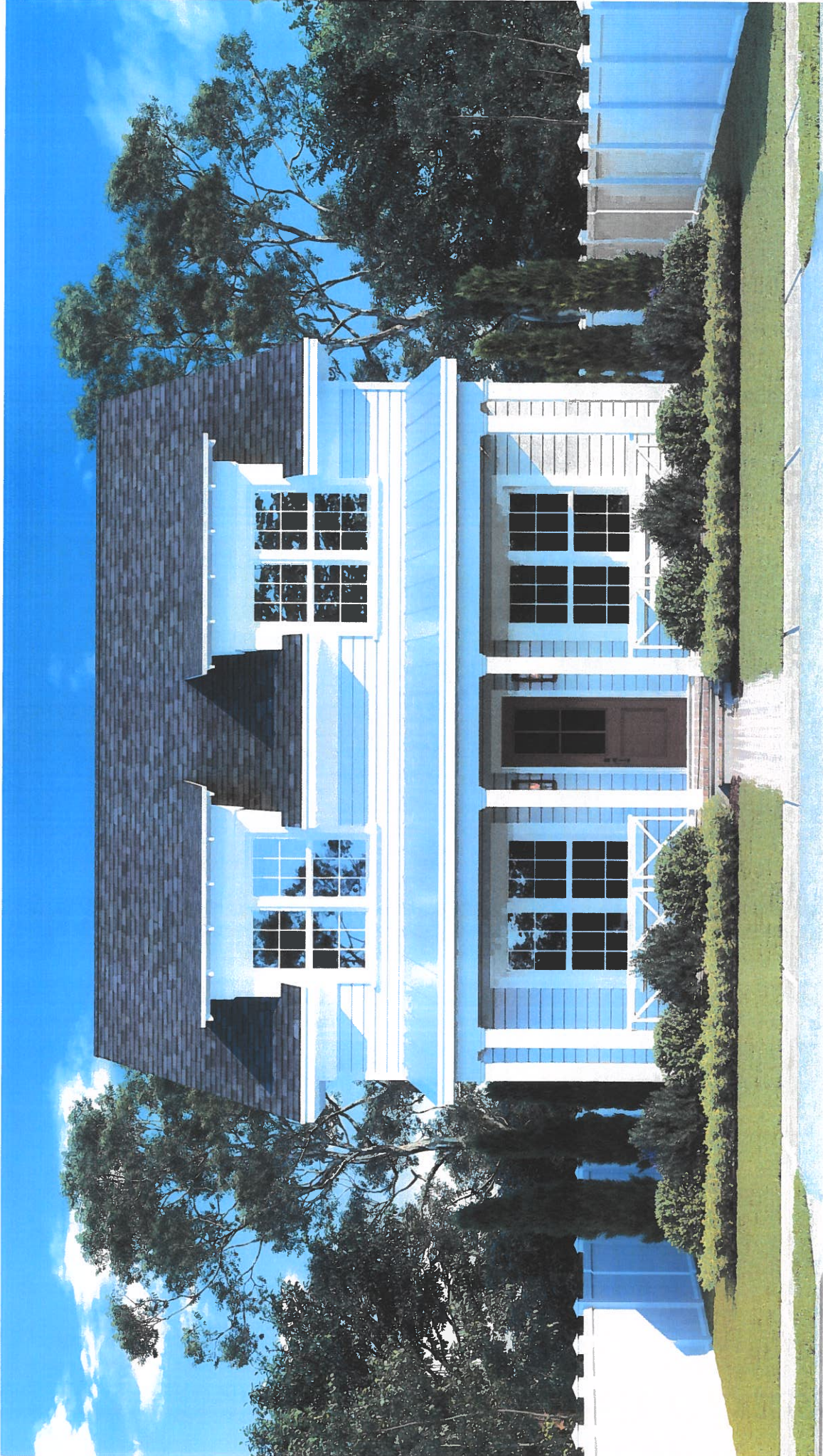
Lot B3 Floor Plan





CANOPY
BUILDERS

Lot 11 Elevation



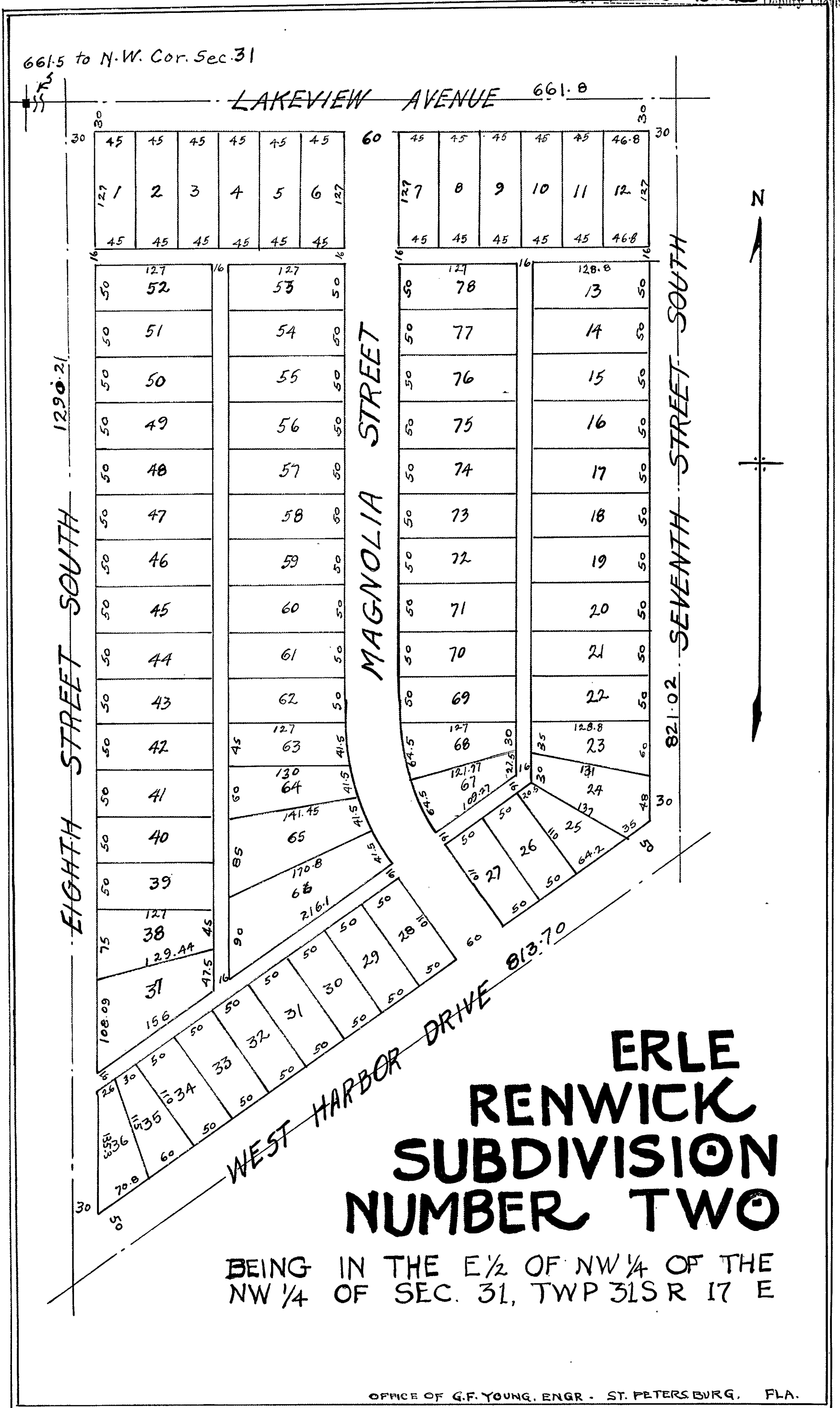
Lot 12 Elevation



Lot 13 Elevation

ORDINANCE OF PARTIAL VACATION OF
 Bridgeway Add
 SUBDIVISION HAS BEEN RECORDED IN
 IN O. R. BOOK 11774 PAGE 1534
 ON 1-9 2002
 KARLEEN F. De BLAKER
 Clerk of the Circuit Court

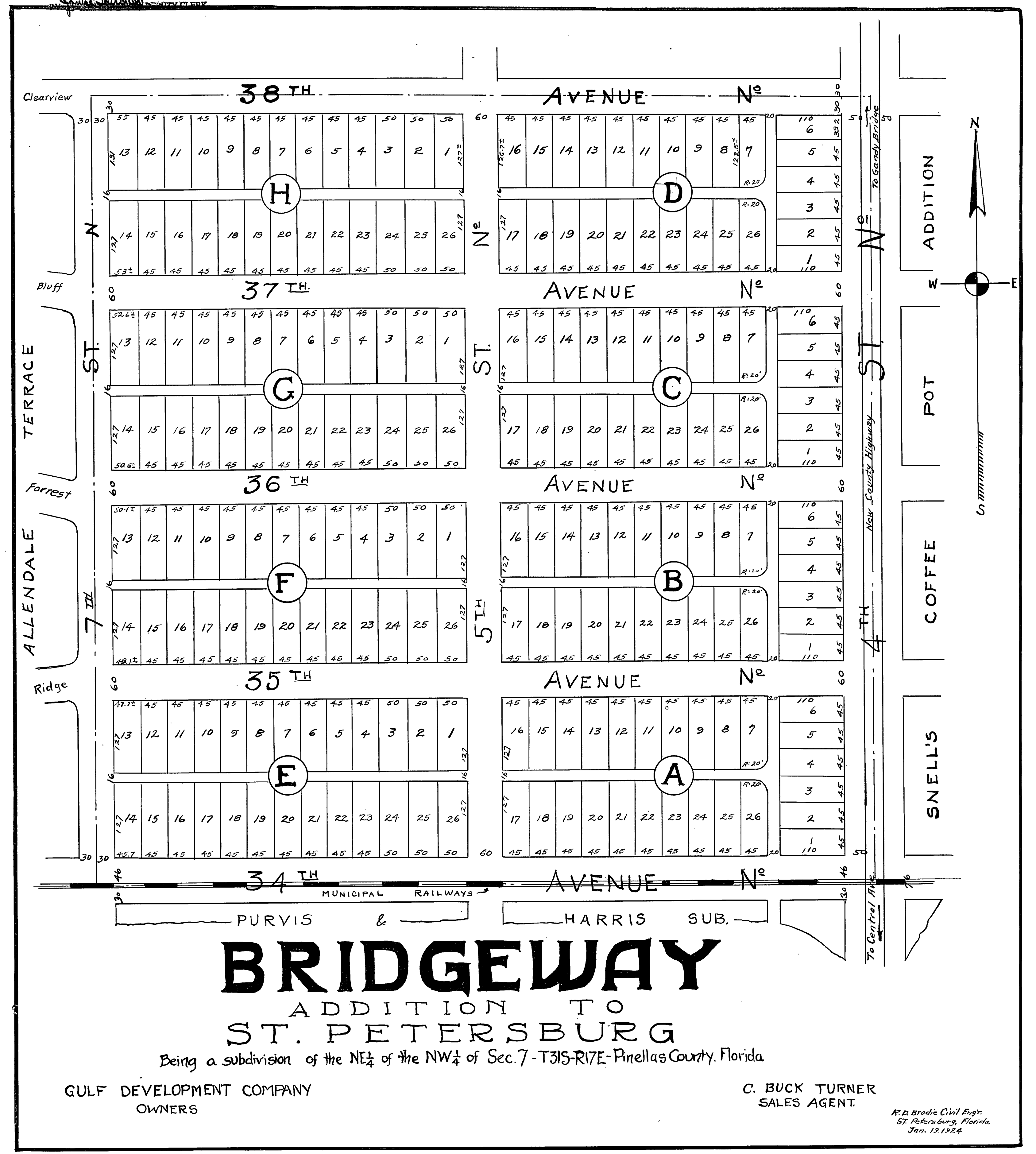
RESOLUTION OF PARTIAL VACATION OF
 Erle Renwick #2
 SUBDIVISION HAS BEEN RECORDED IN
 O. R. BOOK 3607 PAGE 871
 ON 8-23-1971
 HAROLD MULLENDORE
 Clerk of the Circuit Court



**ERLE
 RENWICK
 SUBDIVISION
 NUMBER TWO**

BEING IN THE E 1/2 OF NW 1/4 OF THE
 NW 1/4 OF SEC. 31, TWP 31S R 17 E

OFFICE OF G.F. YOUNG, ENGR. ST. PETERSBURG, FLA.
 Filed Feb 25, 1924, 8:30 AM.
 J. N. Brown, Clerk
 Grace Diessenwerth II.C.



**BRIDGEWAY
 ADDITION TO
 ST. PETERSBURG**

Being a subdivision of the NE 1/4 of the NW 1/4 of Sec. 7-T31S-R17E-Pinellas County, Florida

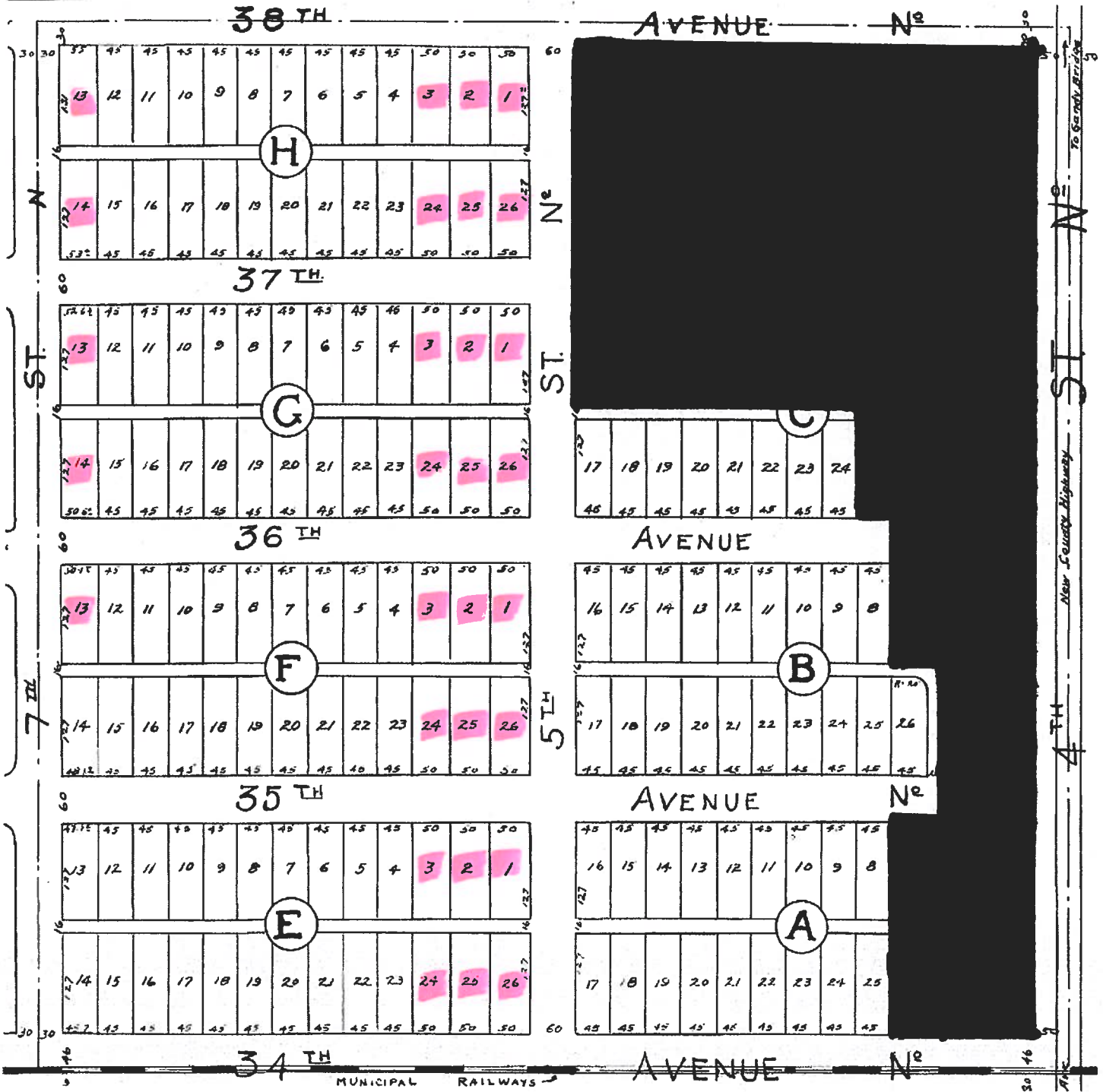
GULF DEVELOPMENT COMPANY
 OWNERS

C. BUCK TURNER
 SALES AGENT.

R.D. Brodie Civil Engr.
 St. Petersburg, Florida
 Jan. 13, 1924

Filed Jan 21, 1924, 2:30 P.M.
 J. N. Brown, Clerk
 Grace Diessenwerth II.C.

PLAT (1924)



149 PLATTED LOTS

29 50'+ WIDE LOTS

19.46% CONFORMING

CURRENT (2023)

38TH AVE N

55 125 13	45 124.5	45 11	45 10	45 9	90 8	45 7	45 6	60 5	45 4	50 3	50 2	50 1
14 127	15	16	17	18	19	20	21	22	23	24	25	26 127
53	45	45	45	60	45	45	45	45	45	100	50	

37TH AVE N

53 127	45 13	45 12	45 11	45 10	45 9	45 8	45 7	45 6	45 5	45 4	50 3	50 2	50 1 127
14 127	15	16	17	18	19	20	21	22	23	24	25	26 127	
96	45	45	45	45	45	45	45	45	45	45	50	50	50

7TH ST N

36TH AVE N

50 127	45 13	45 12	45 11	45 10	45 9	45 8	45 7	45 6	45 5	45 4	50 3	50 2	50 1 127
14 127	15	16	17	18	19	20	21	22	23	24	25	26 127	
75.5	167.6	67.5	90	56.2	56.2	50	50	50	50	50	50	50	50

5TH ST N

17 127	18	19	20	21	22	23	24 127
45	45	45	45	45	45	90	

45 127	45 16	45 15	45 14	45 13	45 12	67.5 11	56.2 10	56.2 9	45 8 127
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17 127	18	19	20	21	22	23	24	25	26 127
45	45	45	45	45	45	45	45	45	45

35TH AVE N

138 127	45 13	45 12	45 11	45 10	45 9	45 8	45 7	45 6	90 5	50 4	50 3	50 2	50 1 127
14 127	15	16	17	18	19	20	21	22	23	24	25	26 127	
46	45	45	45	45	45	45	45	45	45	45	45	100	

45 127	45 16	45 15	45 14	45 13	67.5 12	67.5 11	45 10	45 9	45 8 127
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17 127	18	19	20	21	22	23	24	25 127
67.5	67.5	45	45	45	45	45	45	45

34TH AVE N

55310

132 PARCELS

45 50'+ WIDE PARCELS

34.1% CONFORMING