



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VARIANCE REQUEST
PUBLIC HEARING**

According to Planning & Development Services Department records **no commissioner** 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 7, at 1:00 PM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.: 22-54000095 PLAT SHEET: J-4

REQUEST: Approval of variances to lot width and area to create two buildable lots from two platted lots of record with the existing developments to remain on one lot.

OWNER: Michael N. Marks
2823 4th Avenue North
St. Petersburg, FL 33713

AGENT: Keith R. Gordon
2814 4th Avenue North
St. Petersburg, FL 33713

ADDRESS: 2823 4th Avenue North

PARCEL ID NO.: 23-31-16-35118-006-0141

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional, (NT-2)

Lot Size Criterion	Required	Requested	Variance	Magnitude
Lot Area	5,800 sq. ft.	5,715 sq. ft.	85 sq. ft.	1.4%
Lot Width	50-feet	45-feet	5-feet	10%

BACKGROUND: The subject property is zoned NT-2 (Neighborhood Traditional Single-Family) and located on 4th Avenue North, between 28th Street North and 29th Street North in the Historic Kenwood Neighborhood. The property consists of one platted lot (Lot 13) and the west 45-feet of the “Villa Site S” lot according to the historic 1914 Hall’s Central Avenue Subdivision’s plat map (see attached). Developed in the late 1920’s, the existing residence and detached garage are located on the east half of the property. Lot 13 is currently vacant but was developed (as 2825 4th Avenue North) with a separate residence in 1939 according to property card records (see attached).

Per Section 16.20.010.5. of the Land Development Regulations, properties with NT-2 zoning are required to maintain minimum lot widths of 50-feet and minimum lot areas of 5,800 square feet. Presently, the parcel has a lot width of 90-feet and a lot area of approximately 11,430 square feet. Each of the two underlying lots have widths of 45-feet and lot areas 5,715 square feet. As individual lots, both are substandard and will require variance approval to be separated.

Restrictions in the City Code were in place from 1973 through 2003 limiting development on nonconforming lots in common ownership. The land development code was changed in 2003 allowing development on any platted lot of record. On September 17, 2015, City Council amended the non-conforming lot regulations, eliminating the right to build on these substandard lots without first obtaining a variance. During the review of these regulations in 2015 the City Council made the decision to change the land development regulations back to restrict development on substandard lots, while also making clear the intent of the variance review is to determine whether such development would be consistent with the surrounding neighborhood pattern. Council found that in some neighborhoods, development of substandard lots would not be consistent with the surrounding development pattern and allowing one home on one platted lot in an area that has historically developed one single-family residence on more than one platted lot could be detrimental to the neighbors and overall character of the neighborhood.

REQUEST: This application seeks the approval of variances to the lot width and lot area requirements to allow the separation of the vacant lot (Lot 13) to create one buildable lot. The existing residence at 2823 4th Avenue South will remain, while Lot 13 will be made buildable for a new single-family residence.

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 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.*

Approval of the variances would allow for the retention of the existing single-family home on the west side of the property and make Lot 13 buildable for one new single-family residence.

- 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 west half of the property consists of one fully platted lot and the east half consists of west 45-feet of another lot. Individually, both properties are deficient in lot width and lot area for NT-2 zoned lots.

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

The site is not located in a preservation district.

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

The existing residence and garage are listed as contributing resources to the Kenwood Historic District, listed in the National Register of Historic Places.

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

The property has one (1) mature Slash pine, two (2) Laurel Oak trees, and several Sabal Palm trees.

- 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.*

An analysis of the subject block and the surrounding blocks was completed to determine the degree of compatibility, given the development patterns exhibited by neighboring properties that are also zoned NT-2 (see Development Pattern Analysis provided below). Including the subject block, six blocks in the Hall's Central Avenue Subdivision were identified for the study. Parcels abutting 5th Avenue North and 28th Street North, according to the City GIS Mapping records are not zoned NT-2 and for that purpose of this evaluation have been excluded from the study area.

Staff's analysis included analyzing lot widths and lot areas for conformance with the minimum lot size requirements for NT-2 properties, and if the properties contain one house per platted lot. The results of the analysis, provided in the tables below, show that approximately 57% of properties are substandard in terms of lot width and approximately 56% substandard in lot area. Furthermore, results show that 93% of lots in the study area have been developed with one house per platted lot.

Lot Width Analysis

Block	Location	Conforming Width	Substandard Width	% Substandard
Subject Block		3	6	66.00%
Block 2	North	2	4	66.00%
Block 3	Northwest	4	4	50.00%
Block 4	West	8	6	48.85%
Block 5	Southwest	8	7	46.66%
Block 6	South	5	9	64.28%
Total		30	36	56.97%

Lot Area Analysis

Block	Location	Conforming Area	Substandard Area	% Substandard
Subject Block		3	6	66.00%
Block 2	North	2	4	66.00%
Block 3	Northwest	4	4	50.00%
Block 4	West	8	6	48.85%
Block 5	Southwest	8	7	46.66%
Block 6	South	6	8	57.14%
Total		31	35	55.78%

One 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		0	8	1	88.00%
Block 2	North	0	6	0	100.00%
Block 3	Northwest	0	8	0	100.00%
Block 4	West	0	12	2	85.71%
Block 5	Southwest	0	13	2	86.66%
Block 6	South	0	14	0	100.00%
Total		0;0%	61; 92.42%	5; 7.57%	93.40%

*Includes 15 homes on 8 separate platted lots that have been split or the lot line were adjusted into separate parcels.

The Central Hall's Subdivision consists of corner lots that are 50-feet-wide and interior lots that are 45-feet wide, with a few lots that have been combined. This evaluation finds there is a consistency between the request and the established development pattern.

- 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.

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

Given the intended development pattern established by the 1914 Hall's Central Avenue plat and the existing development pattern, staff finds the existing special conditions are not the result of actions by the applicant.

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

Literal enforcement of this Chapter would not result in unnecessary hardship. A single-family dwelling and accessory dwelling unit are permitted on the parcel.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

Strict application of the Code would still provide the applicant with means for reasonable use of the property. It is currently zoned and developed for single-family residential use.

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

The requested variances are the minimum necessary to allow the residence to remain and the vacant lot (Lot 13) to be made a buildable lot.

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

The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and infill development. The following objectives and policies promote redevelopment and infill development in the City:

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.

LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

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

Approval of the request does not appear to be injurious to neighboring properties or detrimental to public welfare.

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

The reasons set forth in the application justify granting the variances.

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.

PUBLIC COMMENTS: The subject property is within the boundaries of the Historic Kenwood Neighborhood Association. As of the publication of this report, Staff did not receive any correspondence in support or opposition to 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 Economic Development Department Staff recommends **APPROVAL** of the requested variances.

CONDITIONS OF APPROVAL: If the variances are approved consistent 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 shall demonstrate compliance with the regulations of the NT-2 zoning district and the Land Development Regulations.
2. This variance approval shall be valid through February 7, 2027. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

REPORT PREPARED BY:

<u>/s/ Shervon Chambliss</u>	<u>01/31/2024</u>
Shervon Chambliss, Planner II	Date
Development Review Services Division	
Planning and Development Services Department	

REPORT APPROVED BY:

<u>/s/ Corey Malyszka</u>	<u>01/31/2024</u>
Corey Malyszka, AICP, Zoning Official (POD)	Date
Development Review Services Division	
Planning and Development Services Department	

Attachments: Location Map, Application, Property Cards, Plat Map, Development Pattern Analysis, Survey, Buildable Area Projections, Conceptual Plans, Address Note, Photos, Building Permit History Overview, Code Enforcement Overview,

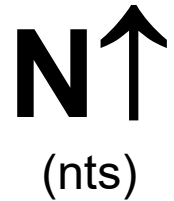


PROJECT LOCATION MAP

Case No.: 23-5400095

Address: 2823 4th Avenue North

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





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RECEIVED
OCT 12 2023
DEVELOPMENT REVIEW
SERVICES

VARIANCE

Application No. 23.54000095

List of Required Submittals

Only complete applications will be accepted:

Included in this packet:

- Pre-Application Meeting Notes
- Application
- Affidavit to Authorize Agent
- General Information
- Narrative
- Neighborhood Worksheet
- Public Participation Report

- 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)

NA

N/A

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 _____

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: 12-23-2022



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RECEIVED

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): MICHAEL N. MARKS	
Street Address: 2823 4th AVE N.	
City, State, Zip: ST. PETERSBURG FL 33713	
Telephone No: 727-519-5949	Email Address: houseofpipes@gmail.com
NAME of AGENT or REPRESENTATIVE: Keith Robert Gordon	
Street Address: 2814 4th AV. N	
City, State, Zip: St. Petersburg, FL 33713	
Telephone No: 727-643-6021	Email Address: Keith@altruRealty.com
PROPERTY INFORMATION:	
Street Address or General Location: 2823 4th AV. N St. Petersburg FL 33713	
Parcel ID#(s): 23-31-16-35118-006-0141	
DESCRIPTION OF REQUEST: requesting a VARIANCE OR buildable lot letter to sell vacant lot that is under-sized 45' x 127'	
PRE-APPLICATION DATE:	PLANNER: SAC

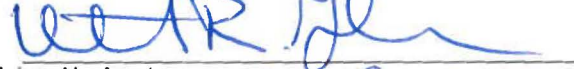
FEE SCHEDULE			
1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00
Cash, credit, checks made payable to "City of St. Petersburg"			

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: 9/28/2023
 *Affidavit to Authorize Agent required, if signed by Agent.
 Typed Name of Signatory: Keith Robert Gordon



Pre-Application Meeting Notes

Meeting Date: 09/14/2023 Zoning District: NT-2

Address/Location: Keith Robert Gordon

Request: Approval of a variance to the required lot width and lot area for two non-conforming lots in common ownership.

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

Attendees: Keith Robert Gordon

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Historic Kenwood Neighborhood Assoc.	Alexis Baum	president@historickenwood.org	201-681-3077
City Wide Association	Council of Neighborhood Associations	variance@stpetecona.org	

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

Notes: The subject property consists of two fully platted non-conforming lots in common ownership.

Each lot measure 45-feet in width as platted, where 50-feet is required by zoning. Additionally, each lot would
have an area of approximately 5,715 square feet. Staff indicated that a survey of the site's existing
conditions will be required to determine if additional variances are necessary. Mr. Gordon advised to
obtain signatures from most directly affected neighbors. Submittal will require the notice to the
Historic Kenwood Neighborhood and CONA 10 days prior to submittal. Staff recommendation to be
post-submittal.



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: Michael N Marks

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

Property Address: 2823 4th AVE N ST. PETERSBURG FL 33713

Parcel ID No.: 23-31-16-35118-006-0141

Request: OBTAIN A VARIANCE OR BUILDABLE LOT LETTER TO SELL VACANT LOT THAT IS UNDER-SIZED 45'x127'

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): Keith Robert Gordon

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

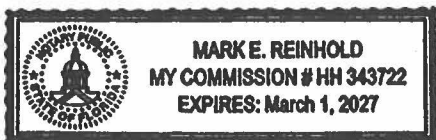
I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): [Signature] Michael N Marks
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Michael N. Marks

Notary Signature: [Signature] Date: 9-28-23
Commission Expiration (Stamp or date):





Pre-Application Meeting Notes

Meeting Date: _____ Zoning District: _____

Address/Location: _____

Request: _____

Type of Application: _____ Staff Planner for Pre-App: _____

Attendees: _____

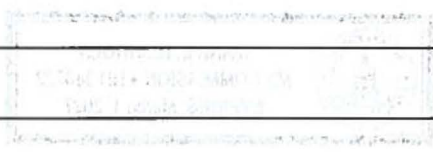
Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:

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

An appointment shall be made with the staff planner prior to submitting a complete application.

Notes: _____





VARIANCE

NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
<p>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>The existing vacant lot is well maintained. The homeowners on each side immediately adjacent have mentioned to me that a new build on subject lot would enhance their values and improve the overall character of the Kenwood neighborhood.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>there are no alternatives to be able to construct a single family home which was the original intentions of the surrounding non-conforming lots.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>New builds are typically more expensive because the cost of materials and labor have increased significantly the past 8 years or so.</p> <p>A new built home would theoretically increase other surrounding homes. The new build architecture is unknown as this moment as no plans have been developed. The lot will be sold to a homeowners or builder.</p>



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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: 2823 4th Av. N. St. Petersburg, FL 33713	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 2814 4th av N St. Pete FL 33713	
Owner Name (print): Kevin Kann	
Owner Signature:	
2. Affected Property Address: 2830 4th av N St. Pete FL 33713	
Owner Name (print): Susan Anne Coakley	
Owner Signature:	
3. Affected Property Address: 2830 4th av N St. Pete FL 33713	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address: 2834 4th av N St. Pete FL 33713	
Owner Name (print): Laura Dann + Kent Walker	
Owner Signature:	
5. Affected Property Address: 2820 Darington Av. N St. Pete FL 33713	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address: 2835 4th av N St. Pete FL 33713	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address: 2828 Darington Av N St. Pete FL 33713	330 28th St, N St, Date R.
Owner Name (print): RANDALL J BOOD	
Owner Signature:	
8. Affected Property Address: 2855 4th av N St. Pete FL 33713	
Owner Name (print):	
Owner Signature:	

NOT HOME

NOT HOME

9. points

2845 4th Av N 33713

Signi.



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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 *AS AGENT REPRESENTATIVE FOR THE PROPERTY OWNER I WILL ATTEND THE NEXT KENWOOD "HISTORIC KENWOOD NEIGHBORHOOD ASSOCIATION" MEETING TO DISCUSS THIS VARIANCE. SENT APPLICATION TO HISTORIC KENWOOD NEIGHBORHOOD ASSOCIATION AND COUNCIL OF NEIGHBORHOOD ASSOCIATIONS.*

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications *BETWEEN 9/26-28 I, AS AGENT FOR PROPERTY OWNER CANVAISED THE ADJACENT SEVEN HOMES LEAVING MY BUSINESS CARDS AND THE APPLICATION FOR VARIANCE.*

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located *AS AGENT / REPRESENTATIVE FOR OWNER, I WALKED THE NEIGHBORHOOD SPEAKING WITH SEVEN PROPERTY OWNERS AND LEAVING THEM WITH THE APPLICATION FOR THE VARIANCE AND THE SURVEY ILLUSTRATING THE SIZE OF THE LOT.*

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

TWO NEIGHBORS IMMEDIATELY ADJACENT TO SUBJECT PROPERTY WERE CONCERNED ABOUT SETBACKS AND THE POSSIBILITY THAT A VARIANCE WOULD CHANGE SIDE, BACK AND FRONT SETBACKS.

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) (variance@stpetecon.org) and to Federation of Inner-City Community Organizations (FICO) (kleggs11@outlook.com) 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: 9/29/2023
 Attach the evidence of the required notices to this sheet such as Sent emails.

Keith Gordon

From: Keith Gordon
Sent: Friday, September 29, 2023 12:24 PM
To: 'president@historickenwood.org'; 'variance@stpetecon.org'; 'kleggs11@outlook.com'
Cc: Michelle Mullis; Keith Gordon
Subject: variance application for 2823 4th av n St Pete FL
Attachments: variance application City Of St. Pete for 2823 4th Av. N St. Pete FL 33713.pdf

To Concerned Parties

Attached is the application for variance requesting either a buildable lot letter or variance as the owner has adjoined two properties, both under-sized (45' x 127') and now wishes to sell one parcel, the vacant lot. He adjoined for refinancing. I am the owner's agent and a Realtor/Broker for Altru Realty.

Respectfully,



Keith Robert Gordon
Altru® Certified Negotiator
Co-Founder Broker

801 49th Street North, St. Petersburg, FL 33710

(727) 551-4474 Direct Line
(888) 392-4806 Toll Free
(866) 420-8957 Fax

Hours: Mon - Fri 9:00 AM - 7:00 PM
Saturday 9:00 - 5 PM
Sunday 9:00 - 4 PM

Altru Realty, LLC
Keith Gordon, Broker
www.altrurealty.com

Submit a Testimonial! <http://altrurealty.com/testimonials.asp>

Please copy Consulting Broker Renee Golda-Widman RGW Real Estate, LLC, on all emails. renee@altrurealty.com

All email communications between a licensed real estate agent or Realtor® ("AGENT") and Altru® Realty ("ALTRU") are an attempt by ALTRU and AGENT to negotiate on behalf of a buyer and seller by exploring terms acceptable to both parties and are intended only to advance the process of arriving at terms and price that are acceptable to a buyer and seller. Such emails may be incomplete thoughts, incomplete terms, partial terms or contain only part of the actual terms. This and all subsequent emails are intended as a non-binding communication between ALTRU and AGENT. All email communications and requests between ALTRU and AGENT are non-binding with any party until such time that the parties to the transaction have executed an actual agreement for purchase and sale via **physical signatures of all parties** or via **ELECTRONIC SIGNATURE PLATFORMS SUCH AS AUTHENTISIGN or OTHER METHODS THAT CONTAIN ACTUAL SIGNATURES**. Only buyers and sellers, by evidence of signatures and initials, can bind parties to buy or sell real estate upon execution of the contract for purchase and sale with an effective date.

Keith Gordon

From: Keith Gordon
Sent: Friday, September 29, 2023 12:36 PM
To: 'officers@historickenwood.org'; 'board@historickenwood.org'
Subject: FW: variance application for 2823 4th av n St Pete FL
Attachments: variance application City Of St. Pete for 2823 4th Av. N St. Pete FL 33713.pdf

From: Keith Gordon
Sent: Friday, September 29, 2023 12:24 PM
To: 'president@historickenwood.org' <president@historickenwood.org>; 'variance@stpetecona.org' <variance@stpetecona.org>; 'kleggs11@outlook.com' <kleggs11@outlook.com>
Cc: Michelle Mullis <michelle@altrurealty.com>; Keith Gordon <keith@altrurealty.com>
Subject: variance application for 2823 4th av n St Pete FL

To Concerned Parties

Attached is the application for variance requesting either a buildable lot letter or variance as the owner has adjoined two properties, both under-sized (45' x 127') and now wishes to sell one parcel, the vacant lot. He adjoined for refinancing. I am the owner's agent and a Realtor/Broker for Altru Realty.

Respectfully,



Keith Robert Gordon
Altru® Certified Negotiator
Co-Founder Broker

801 49th Street North, St. Petersburg, FL 33710

(727) 551-4474 Direct Line
(888) 392-4806 Toll Free
(866) 420-8957 Fax

Hours: Mon - Fri 9:00 AM - 7:00 PM
Saturday 9:00 - 5 PM
Sunday 9:00 - 4 PM

Altru Realty, LLC
Keith Gordon, Broker
www.altrurealty.com

Submit a Testimonial! <http://altrurealty.com/testimonials.asp>

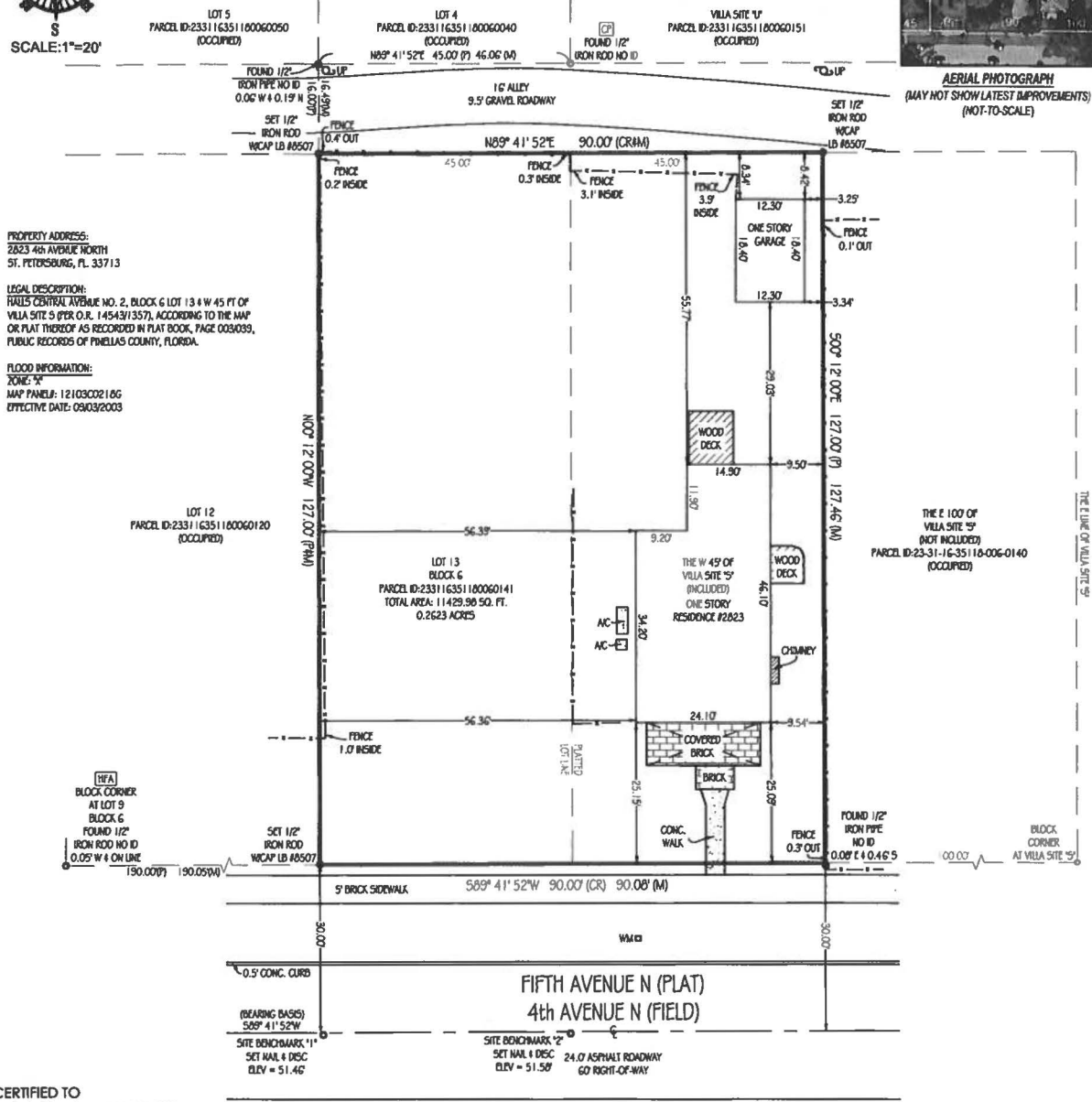
TYPE OF SURVEY: BOUNDARY, CONSTRUCTION, CONDOMINIUM, ALTA/SURPS, TOPOGRAPHIC, SPECIAL PURPOSE. PURPOSE OF SURVEY: UPDATE FOR CONSTRUCTION



BEARING REFERENCE: CENTER LINE OF 4th AVENUE NORTH AS S 88°41'52" W. ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH (MAY NOT SHOW LATEST IMPROVEMENTS) (NOT-TO-SCALE)



PROPERTY ADDRESS: 2823 4th AVENUE NORTH ST. PETERSBURG, FL. 33713. LEGAL DESCRIPTION: TRACT CENTRAL AVENUE NO. 2, BLOCK 6 LOT 13 4 W 45 FT OF VILLA SITE 5 PER O.R. 14543/1357, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK, PAGE 003039, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CERTIFIED TO MICHAEL NORMAN MARKS

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

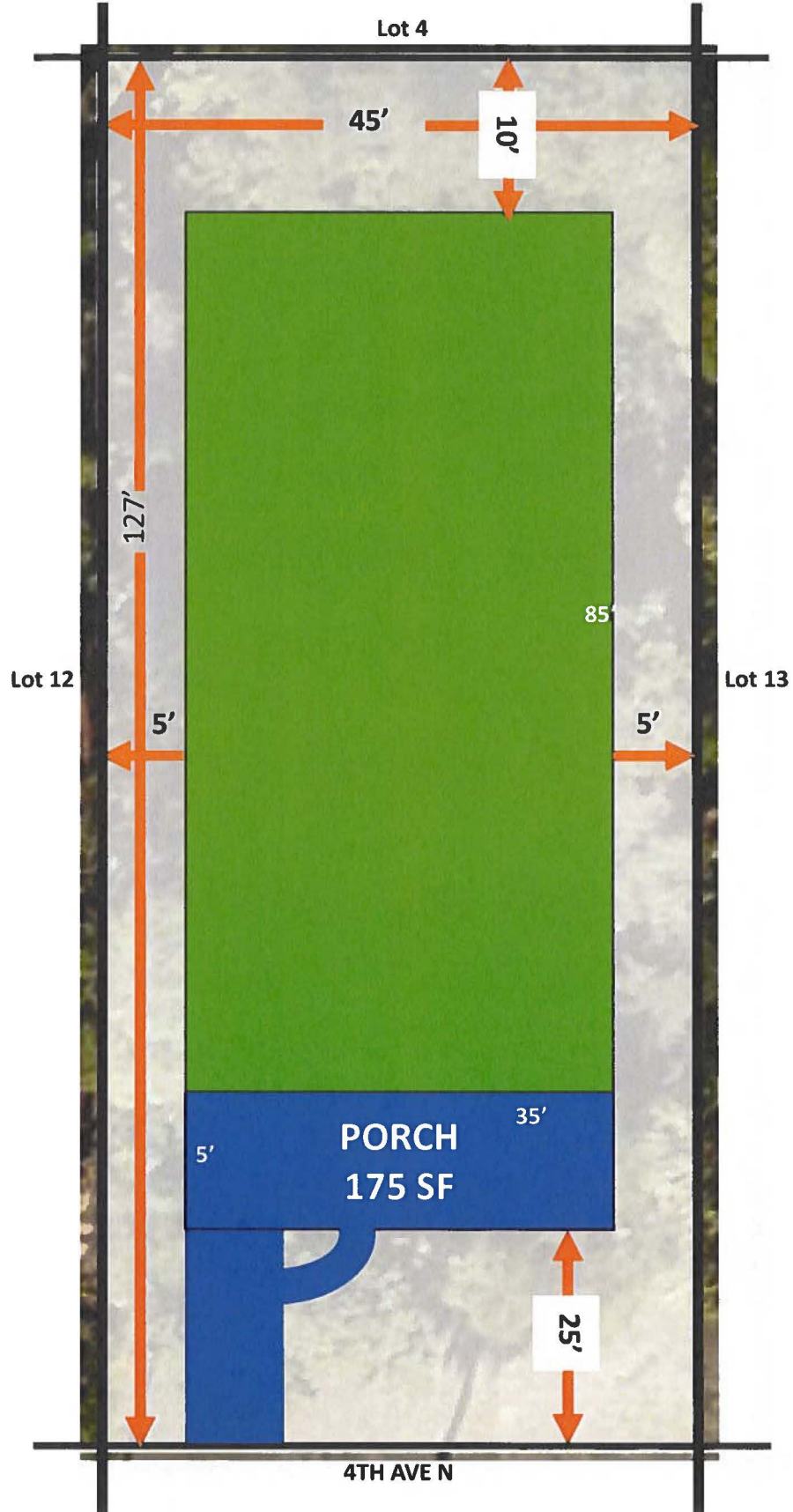
CONCRETE WALK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN. This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100, Deerfield Beach, FL 33441. Office: (561) 387-3587 Fax: (561) 465-3145 www.Landtecsurvey.com

- 1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2. AS INDICATED ABOVE, UNDER PURPOSE OF SURVEY, IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFUNDANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DEED OR CONSTRUCTION PURPOSES. 3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. 4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (NAD 83) OR NORTH AMERICAN VERTICAL DATUM (NAD 83) AS SHOWN ABOVE. 7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8. ALL CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LEGISED SURVEYOR'S SEAL).

Job No: 184187-CW Date of Field Work: 08/31/2023 Drawn by: A.C.V.

Signature section for Pablo A Alvarez, Digitally signed by Pablo A Alvarez, DN: c=US, o=Florida, dnQualifier=A01410C0000018973A, E=PD00007F8C1, cn=Pablo A Alvarez, Date: 2023.09.21 10:53:08 -04'00'. Includes Landtec Surveying logo and license information.

Subject Property: 2823 4TH AVE N
HALL'S CENTRAL AVE NO. 2 BLK 6, LOT 13 & W 45FT OF VILLA SITE S (PER O.R. 14543/1357)
Max Residential Building Coverage: 3045 SF
Maximum Impervious Surface: 3220 SF
Lot Size: 5715 SF



Subject Property: 2823 4TH AVE N
HALL'S CENTRAL AVE NO. 2 BLK 6, LOT 13 & W 45FT OF VILLA SITE S (PER O.R. 14543/1357)
Max Residential Building Coverage: 840 SF
Maximum Impervious Surface: 1228 SF
Lot Size: 5715 SF



DATE	ELECTRICAL PER. No. 2299B DATE 6/18/49	PLUMBING PER. No. 8014 DATE
LOCATION 2823- 4 Ave. No.	OWNER W. J. Cassels	OWNER A. Cassels
OWNER	CONTRACTOR	CONTRACTOR V.D. Love
CONTRACTOR	OPENINGS- 1-meter 1-w. heater	FIXTURES- c-1-ewh
ARCHITECT	2503246-4-9, 12-31 Whitacres	
BLDG. FBugles 9 gas ROOMS 5 1/2	Gen-Sw-2-P.Serv. OK. 16-1055	
SIZE	26345-8-26-37 (Conover) OK. 28	
CU. FT.	N. Neet. Heater. 2016	O. K. DATE 54
RATE PER CU. FT.		
COST		
OCCUPANCY	FIXTURE PER. No. DATE	
FOUNDATION ROOF	OWNER	
FLOORS PARTITIONS	CONTRACTOR	
3/637-3-27-37. Wm. J. Cossels.	CERTIFICATE No. DATE	23-31-46
Repr front & enlarge rear porch. (Owner) \$300.00	ISSUED TO-	
#74485-D - 6/20/49 - \$100		
Owner Augusta Cassels - Repairs for bathroom.		
#9620A-D - 5/4/59 - \$65	GAS PERMIT No. DATE	SEWER PER. No. 1199 12-20-28
Owner Mrs. W. J. Cassels - Canopy over rear door (6' x 8') (Type VI)	OWNER	OWNER Mrs. Edmonds
	CONTRACTOR	CONTRACTOR Savery
	FIXTURES-	O. K. DATE 12-24-28
#91178A-R3 - 1/13/64 - \$100		#611 - 12-30-47 - Mrs. Cassell
Owner George Fogarty - Erect wire fence 3' high West property line		V.D. Love
By Owner (Over)		
SIGN PERMIT No. DATE		SEPTIC TANK PER. No. DATE
		OWNER
	CERTIFICATE No. DATE	CONTRACTOR
	ISSUED TO-	O. K. DATE

#551A-R3 - 3/20/64 - \$100
Owner George Fogarty - Replace
old wood and reroof existing
residence Class C (Type VI) By
Owner

INSTALLATION
#5871 - 9/20/56 - 55,000 BTU
International oil heater.

SUBDIVISION HALL'S CENTRAL AVE. SUB. #2

LOT

13

BLOCK 6

BUILDING	ELECTRICAL 23-31-16	PLUMBING RS75 J4
<p>Location: 2825 - 4th Ave. North Two Room, frame cottage with attached garage. #42464 - 4/28/39 - \$75.00 Owner Roy Ferguson - General repairs #62783 - 5/13/47 - \$550 Owner Dorothy Horn - Erect screened in porch 10'1" x 14'2" to east side of residence; enclose front porch. B of A - 5/9/47 B of A - 3/14/52 - Granted to erect screen porch to residence on rear</p>	<p>#5733B - 10/28/49 - Frank Town Brinson - 3ws 1-meter 1-range</p>	
<p>of lot. B of A - 12/14/56 - Granted to add screen porch to front cottage on rear of lot (#13) #27308A-D - 12/21/56 - \$300 Owner H. G. Byrne - Erect screen porch on rear of residence (Type VI) (12' x 14') #90559A-R3 - 12/4/63 - \$295 Owner Robert D. Thompson - Reroof existing residence Class C. Industrial Roofing, Contractor</p>	<p>INSTALLATION</p>	<p>GAS #9439B - 8/3/59 - H. E. Ray D. Foster - outlet - dryer</p>
<p>B-8</p>	<p>SEWER</p>	<p>SEPTIC TANK</p>
	<p>#7446 - 12/10/40 - Roy Ferguson Hodges - \$2.00</p>	

BUILDING

#51255 - RS75 - 11/18/77 - \$200

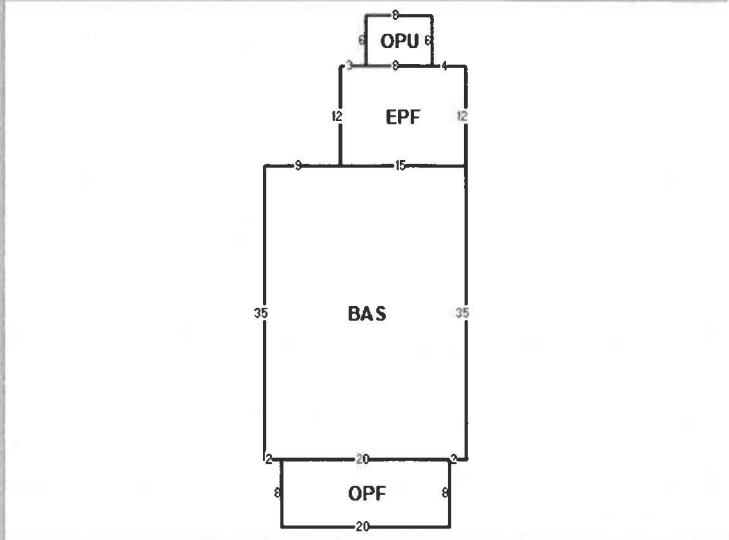
Owner C.J. Le Masurier - reroof
w/90# rolled roofing over 2 layers
of existing roof (Type IV) by owner

#8827 - RS-75 - 11/17/82 - \$100.

Owner Clifford LeMasurier - install
28' of 6' high wooden fencing on
side of res (Type VI) By Owner.

2023 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured			
Floor System:	Wood	Base (BAS):	840	840
Exterior Walls:	Frame Siding	Enclosed Porch (EPF):	0	180
Unit Stories:	1	Open Porch (OPF):	0	160
Living Units:	1	Open Porch Unfinished (OPU):	0	48
Roof Frame:	Gable Or Hip	Total Area SF:	840	1,228
Roof Cover:	Shingle Composition			
Year Built:	1925			
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	5			
Effective Age:	56			



2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
GARAGE	\$44.00	216.0	\$9,504	\$3,802	1925

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<u>21-12000713</u>	ROOF	12/10/2021	\$9,495
<u>00-11000056</u>	MISCELLANEOUS	01/04/2001	\$350

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$485,010	\$113,437	\$63,437	\$88,437	\$63,437

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Y	\$415,610	\$110,133	\$60,133	\$85,133	\$60,133
2021	Y	\$358,006	\$106,925	\$56,925	\$81,925	\$56,925
2020	Y	\$316,897	\$105,449	\$55,449	\$80,449	\$55,449
2019	Y	\$276,879	\$103,078	\$53,078	\$78,078	\$53,078
2018	Y	\$243,687	\$101,156	\$51,156	\$76,156	\$51,156

2023 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	19.8587	(SP)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
18-Jan-2011	\$100	<u>U</u>	I	BAKKENSON HEIDI	MARKS MICHAEL NORMAN	17177/0995
19-Jul-1995	\$41,500	<u>U</u>	I	RICHTER WILLI K	MARKS, MICHAEL	09053/1986

2023 Land Information

Land Area: 0.2624 acres | 11,430 sf Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	90x127	\$6,800	90.00	FF	.9405	\$575,586

Parcel Map

Powered by Esri (<http://www.esri.com/>)

Exemptions

Year	Homestead	Use %	Status
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.
2024	Yes	100%	Assuming no ownership changes before Jan. 1, 2024.
2023	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
17177/0995	\$563,000	121030219001	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	3/39



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 19-Dec-2023)

Parcel Number

23-31-16-35118-006-0141

- Owner Name
MARKS, MICHAEL NORMAN
- Property Use
0110 Single Family Home
- Site Address
2823 4TH AVE N
ST PETERSBURG, FL 33713
- Mailing Address
2823 4TH AVE N
ST PETERSBURG, FL 33713-7706
- Legal Description
HALL'S CENTRAL AVE NO. 2 BLK 6, LOT 13 & W 45FT OF VILLA SITE S (PER O.R. 14543/1357)
- Current Tax District
ST PETERSBURG (SP)
- Year Built
1925

Living SF	Gross SF	Living Units	Buildings
840	1,228	1	1

PERMIT NO.	DATE	ELECTRICAL PER. NO. #3890B	DATE 6/18/49	PLUMBING PER. NO. 8014	DATE 6/28
LOCATION 2823- 4 Ave.No.		OWNER W. J. Cassels		OWNER A. Cassels	
OWNER		CONTRACTOR		CONTRACTOR V.D.Love	
CONTRACTOR		OPENINGS— 1-meter 1-w.heater		FIXTURES— c-1-ewh	
ARCHITECT		25032&46-4-9, 12-37 Whitacres			
END BLDG. FBugles 9 gar ROOMS 5 1/2 bth		Gen-Sw-2-P.Serv. OK.16-1055			
SIZE		26345-8-26-37(Conover)OK.28			
CU. FT.	RATE PER CU. FT.	N.Neat.Heater. 2016		O. K. DATE 54	
COST		FIXTURE PER. NO.	DATE		
OCCUPANCY		OWNER			
FOUNDATION	ROOF	CONTRACTOR			
FLOORS	PARTITIONS	CERTIFICATE No.	DATE		
31637-3-27-37.Wm.J.Cassels.		ISSUED TO—			
Repr front & enlarge rear					
porch.(Owner) \$300.00					
#74485-D - 6/20/49 - \$100					
Owner Augusta Cassels - Repairs					
for bathroom.					
#9620A-D - 5/4/59 - \$65		GAS PERMIT No.	DATE	SEWER PER. No. 1199	DATE 12-20-28
Owner Mrs. W. J. Cassels - Canopy		OWNER		OWNER Mrs. Edmonds	
over rear door (6' x 8')(Type VI)		CONTRACTOR		CONTRACTOR Savery	
		FIXTURES—		O. K. DATE 12-24-28	
				#611 - 12-30-47- Mrs. Cassell	
				V.D.Love	
SIGN PERMIT No.	DATE	CERTIFICATE No.	DATE	SEPTIC TANK PER. No.	DATE
		ISSUED TO—		OWNER	
				CONTRACTOR	
				O. K. DATE	

23-31-46

#92551A-R3 - 3/20/64 - \$100
Owner George Fogarty - Replace
old wood and reroof existing
residence Class C (Type VI) By
Owner

INSTALLATION

#5871 - 9/20/56 - 55,000 BTU
International oil heater.

SUBDIVISION HALL'S CENTRAL AVE. SUB. #2		LOT 13	BLOCK 6
BUILDING	ELECTRICAL 23-31-16	RS75	PLUMBING J4
Location: 2825 - 4th Ave. North Two Room, frame cottage with attached garage. #42464 - 4/28/39 - \$75.00 Owner Roy Ferguson - General repairs #62783 - 5/13/47 - \$550 Owner Dorothy Horn - Erect screened in porch 10'1" x 14'2" to east side of residence; enclose front porch. B of A - 5/9/47 B of A - 3/14/52 - Granted to erect screen porch to residence on rear of lot.	#5733B - 10/28/49 - Frank Town Brinson - 3ws 1-meter 1-range		
	INSTALLATION	GAS	
B of A - 12/14/56 - Granted to add screen porch to front cottage on rear of lot (#13) #27308A-D - 12/21/56 - \$300 Owner H. G. Byrne - Erect screen porch on rear of residence (Type VI) (12' x 14') #90559A-R3 - 12/4/63 - \$295 Owner Robert D. Thompson - Reroof existing residence Class C. Industrial Roofing, Contractor		#9439B - 8/3/59 - H. E. Ray D. Foster - outlet - dryer	
B - 8	SIGNS	SEWER	SEPTIC TANK
		#7446 - 12/10/40 - Roy Ferguson Hodges - \$2.00	

BUILDING

#51205 - RS75 - 11/18/77 - \$200

Owner C.J. Le Masurier - reroof
w/90# rolled roofing over 2 layers
of existing roof (Type IV) by owner

#88207 - RS-75 - 11/17/82 - \$100.

Owner Clifford LeMasurier - install
28' of 6" high wooden fencing on
side of res (Type VI) By Owner.

Filed July 22nd 1914
L.W. Weeding
Clerk Circuit Court.

HALL'S Central Avenue SUBDIVISION

THIS PLAN COVERS
N.E. 1/4 of the S.E. 1/4 Sec. 21 T. 31 S. R. 16 E
N. 1/2 of the S.W. 1/4 Sec. 22 T. 31 S. R. 16 E
S. 1/4 of the S. 1/2 of the N.W. 1/4 Sec. 22 T. 31 S. R. 16 E

Refiled to show changes in measurements in Villa Sites K, L, M, N, O, P, I, J in Blocks 40-41-42

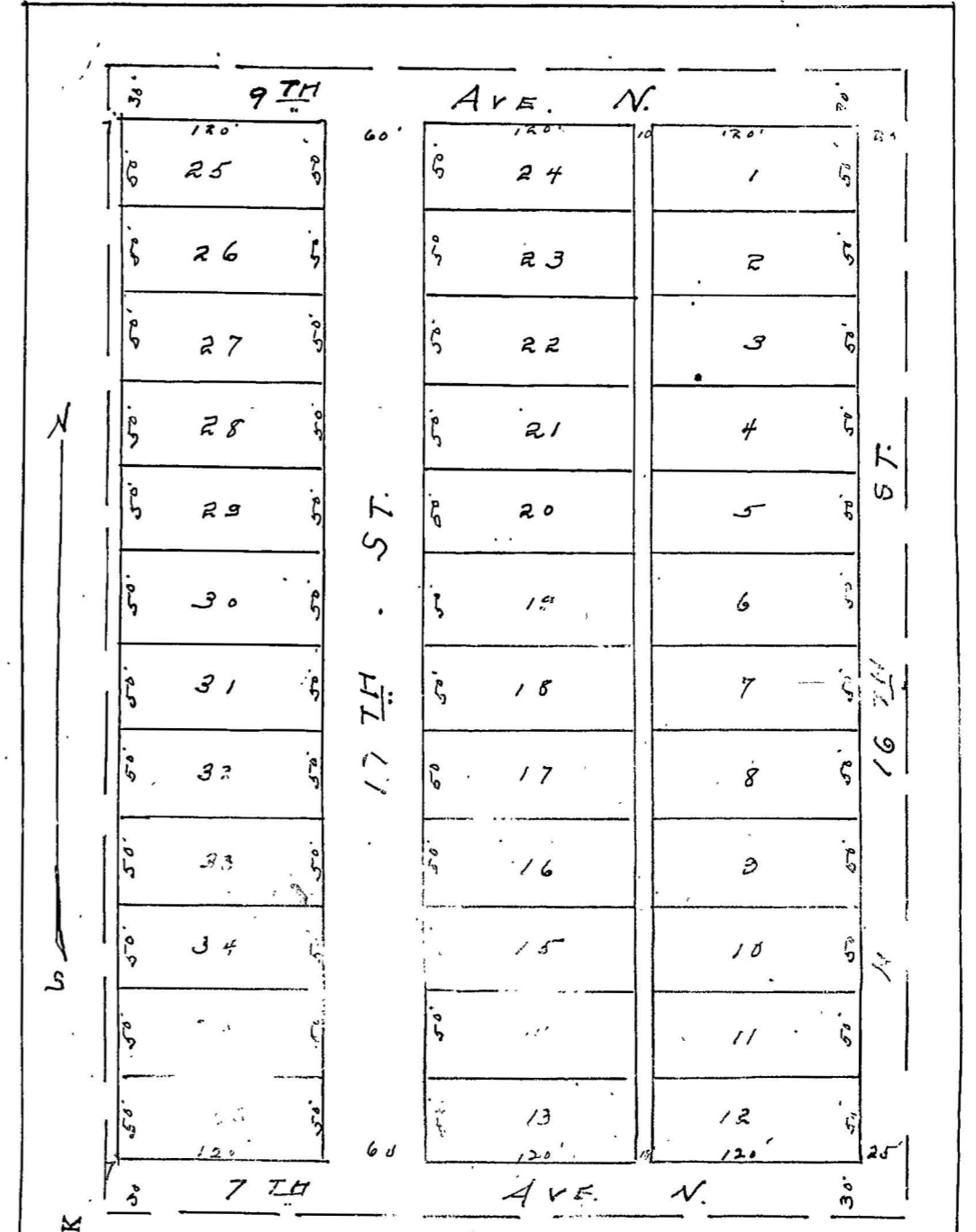
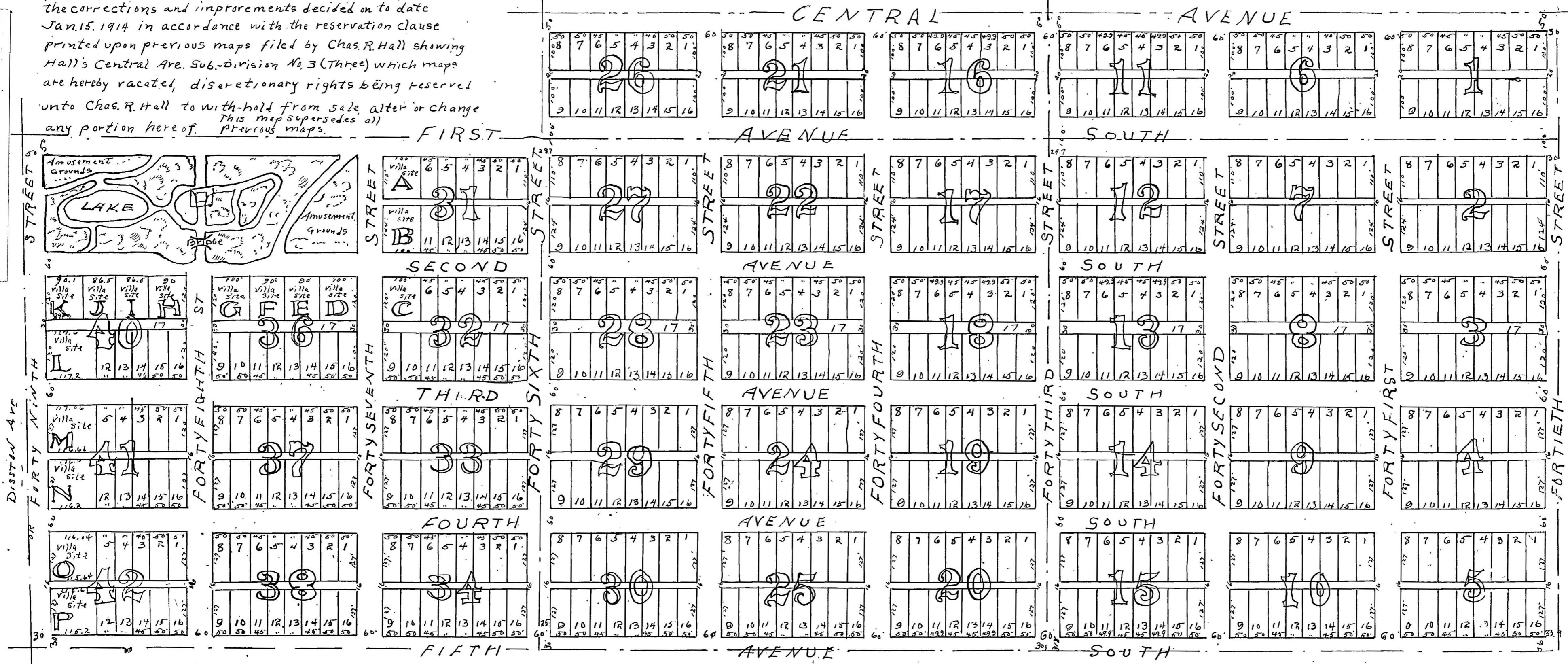
This plat is not a dedication of any portion of the property shown, but is printed and filed to show the corrections and improvements decided on to date Jan. 15, 1914 in accordance with the reservation clause printed upon previous maps filed by Chas. R. Hall showing Hall's Central Ave. Sub-Division No. 3 (Three) which maps are hereby vacated, discretionary rights being reserved unto Chas. R. Hall to with-hold from sale alter or change any portion hereof. This map supersedes all previous maps.

ST. PETERSBURG PINELLAS COUNTY, FLORIDA.

JANUARY 1914

R. Harris Mawhinney
Civil Engineer

19



THE HOMESITE

A Subdivision of a tract beginning at the N.E. Corner of the S.E. 1/4 of the S.W. 1/4 of Sec. 13, T. 31 S. R. 16 E, run west 462' along N. line of said S.E. 1/4, thence S. 660', thence E. 462' to the E. line of said S.E. 1/4, thence N. 660' to the point of beginning.
Scale: 1" = 100' W.S. Merrill, Eng. Co.

ORDINANCE OF PARTIAL VACATION OF
HALL'S CENTRAL AVENUE SUBD
SUBDIVISION HAS BEEN RECORDED IN
IN O. R. BOOK 1533 PAGE 1882
ON 4-10 1914
KARLEEN F. De BLAKER
Clerk of the Circuit Court

By: *Scannu Reichenbach* DEPUTY CLERK

Filed Dec. 22nd 1914
L.W. Weeding
Clerk Circuit Court.

Development Pattern Analysis

Site Address: 2823 4th Avenue North

Zoning: NT-2 Width Required: 50-feet

Area Required: 5,800 sq. ft.

Case #23-54000095

Lot Width Analysis

Block	Location	Conforming Width	Substandard Width	% Substandard
Subject Block		3	6	66.00%
Block 2	North	2	4	66.00%
Block 3	Northwest	4	4	50.00%
Block 4	West	8	6	48.85%
Block 5	Southwest	8	7	46.66%
Block 6	South	5	9	64.28%
Total		30	36	56.97%

Lot Area Analysis

Block	Location	Conforming Area	Substandard Area	% Substandard
Subject Block		3	6	66.00%
Block 2	North	2	4	66.00%
Block 3	Northwest	4	4	50.00%
Block 4	West	8	6	48.85%
Block 5	Southwest	8	7	46.66%
Block 6	South	6	8	57.14%
Total		31	35	55.78%

1 House per Platted Lot Analysis

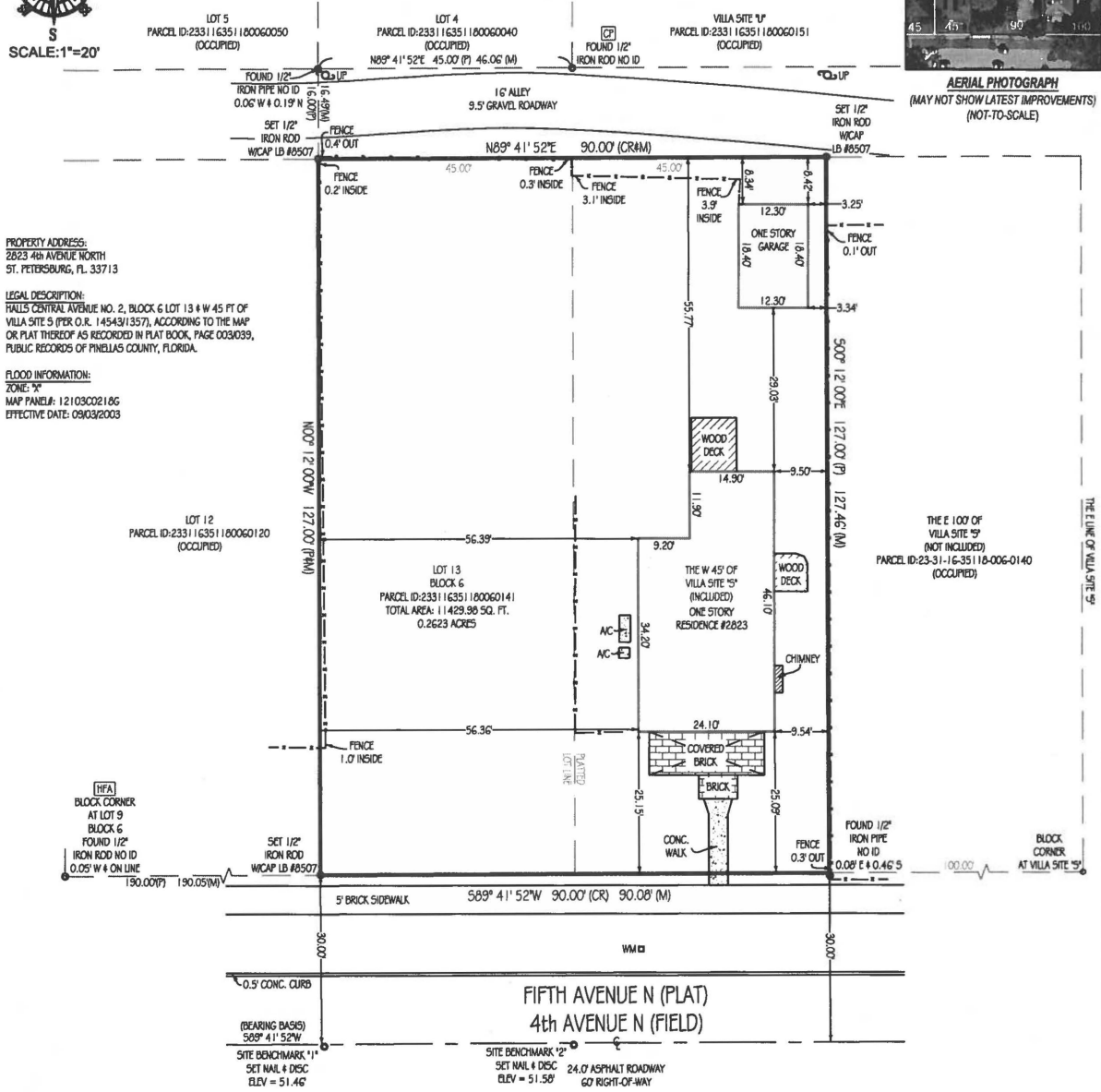
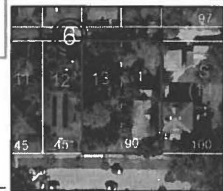
Block	Location	Vacant Lot	1 House on Lot	More than 1 Lot per house	% 1 House per Platted Lot
Subject Block		0	8	1	88.00%
Block 2	North	0	6	0	100.00%
Block 3	Northwest	0	8	0	100.00%
Block 4	West	0	12	2	85.71%
Block 5	Southwest	0	13	2	86.66%
Block 6	South	0	14	0	100.00%
Total		0;0%	61; 92.42%	5; 7.57%	93.40%

*Includes 15 homes on 8 separate platted lots that have been split

TYPE OF SURVEY:
 BOUNDARY CONSTRUCTION CONDOMINIUM
 ALTNANSPS TOPOGRAPHIC SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):
 UPDATE FOR CONSTRUCTION

BEARING REFERENCE:
 CENTER LINE OF 4th AVENUE NORTH AS S 89°41'52" W. ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



PROPERTY ADDRESS:
 2823 4th AVENUE NORTH
 ST. PETERSBURG, FL. 33713

LEGAL DESCRIPTION:
 HALLS CENTRAL AVENUE NO. 2, BLOCK 6 LOT 13 & W 45 FT OF
 VILLA SITE 5 (PER O.R. 145431357), ACCORDING TO THE MAP
 OR PLAT THEREOF AS RECORDED IN PLAT BOOK, PAGE 003039,
 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD INFORMATION:
 ZONE: X
 MAP PANEL#: 12103C02186
 EFFECTIVE DATE: 09/03/2003

CERTIFIED TO
 MICHAEL NORMAN MARKS

*"CP" = CONTROLLING POINT (POINT OF ROTATION) *"HA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO
Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
 - CONCRETE WALK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 387-3587 Fax: (561) 485-3145 www.Landtecsurvey.com	OBSERVATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): TO = TOTAL STATION CD = CENTERLINE CA = CENTRAL ANGLE CU = CURVE CF = CALCULATED FROM FIELD CURVE CD = CURVED DISTANCE CO = CONCRETE CR = CALCULATED FROM RECORD CE = ORANGE EASEMENT PP = POOL PUMP	LEGAL DESCRIPTION PL = PLAT PC = POINT OF CURVE POC = POINT OF COMPOUND CURVE PH = POOL HEATER PI = POINT OF INTERSECTION POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PP = POOL PUMP	POINT OF ROTATION PT = POINT OF TANGENCY EM = ELECTRIC METER F.F.S. = FINISHED FLOOR ELEV. FR = FOUND IRON ROD FR = FOUND WALL FR = FOUND F.F. = FLOOR FINISH FL = LEGAL DESCRIPTION	MEASUREMENTS M = MEASURED OHC = OVERHEAD CABLE QTR = QUARTER H = HOLE RNS = RANGE SBD = SECTION TR = TELEPHONE RISER TWP = TOWNHIP LE = UTILITY EASEMENT UP = UTILITY POLE	SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): UP = UTILITY POLE LP = LIGHT POLE CB = CATCH BASIN FH = FIRE HYDRANT HW = HAWKULE WR = WATER VALVE WM = WATER METER WW = WATER WELL W = WELL CL = CENTER LINE PW = PARTY WALL AC = AIR CONDITIONER SL = SEPTIC LID ES = ELEV. SHOT HP = HANDICAP PARKING SPACE SC = SEC. QTR. CORNER SC = SECTION CORNER	LINES/TYPES: BOUNDARY BUILDING EASEMENT CHAIN LINK FENCE WOOD FENCE PLASTIC FENCE OVERHEAD CABLE
	GENERAL NOTES: 1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2. AS INDICATED ABOVE, UNDER PURPOSE OF SURVEY, IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION. 3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D., 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D., 1885) AS SHOWN ABOVE. 7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8. ANY CORNERS SHOWN AS THEY WERE EITHER BEING SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN BUSINESS HOURS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKER & LEGISLATIVE SURVEYOR INITIALS.					

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 63-17.001 & 63-17.002 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 63-17.002, PURSUANT TO SECTION 472.005, FLORIDA STATUTES.

Job No: 184187-CW Date of Field Work: 08/31/2023 Drawn by: A.C.V.

Elevations, if shown:
 Benchmark: AG 0775
 Benchmark Elev.: 51.07
 Benchmark Datum: NAVD 88
 Elevations on Drawing are in: N.G.V.D.29 N.A.V.D.88
 Revisions:

Digitally signed by Pablo A Alvarez
 DN: c=US, o=Florida, dnQualifier=A01410C0000018973A
 E9DDC007F8C1, cn=Pablo A Alvarez
 Date: 2023.09.21 10:53:08 -04'00'

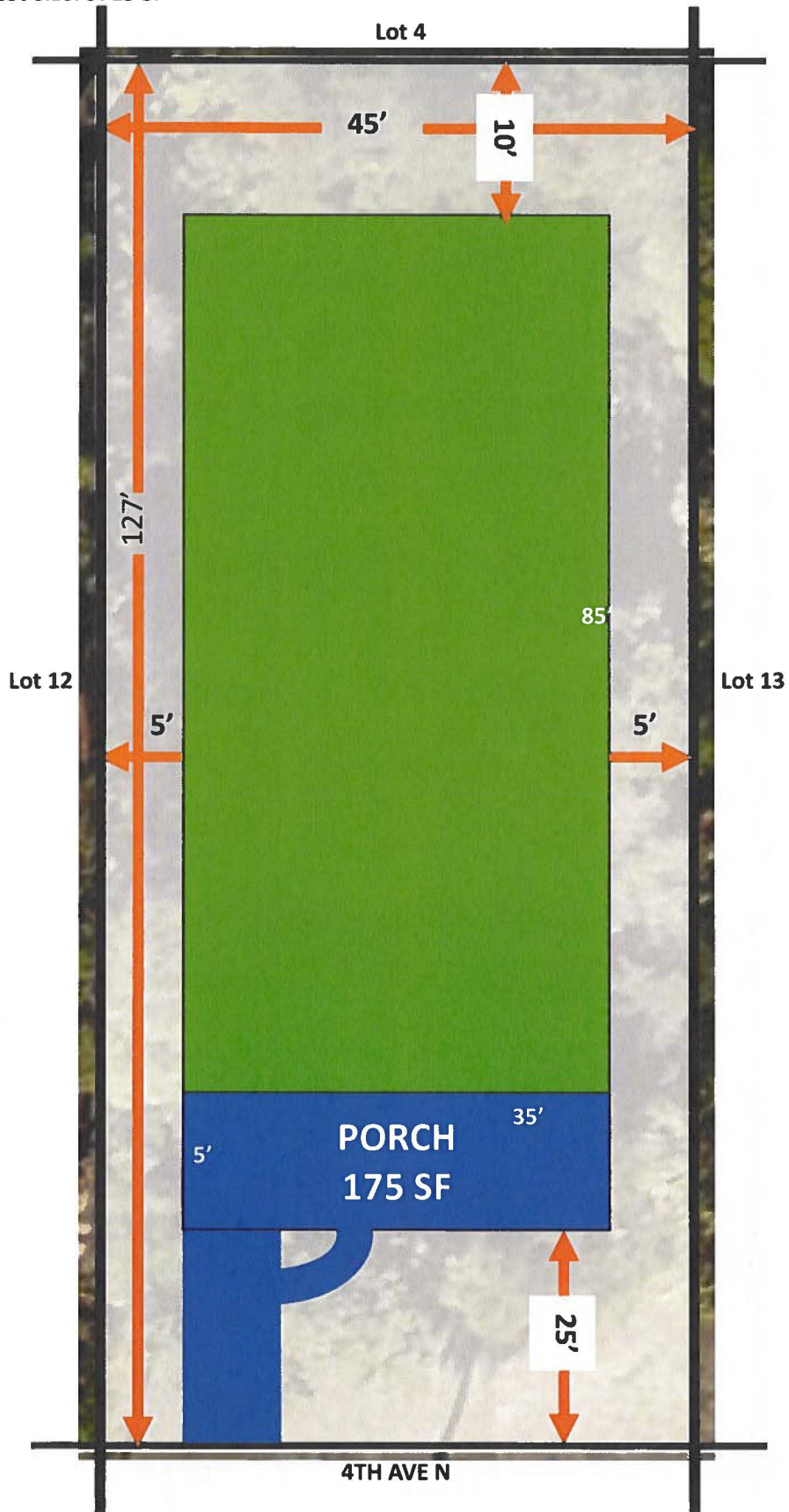
SIGNATURE
 DATE: 9-21-2023
 PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 7724 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

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LICENSED BUSINESS No. 8507

Subject Property: 2823 4TH AVE N
HALL'S CENTRAL AVE NO. 2 BLK 6, LOT 13 & W 45FT OF VILLA SITE S (PER O.R. 14543/1357)
Max Residential Building Coverage: 3045 SF
Maximum Impervious Surface: 3220 SF
Lot Size: 5715 SF







Location ID/Subdivisi... 86289 HISTORIC KENWOOD NBRHD ASSN

Parcel Identification ... 23/31/16/35118/006/0141/

Old Account Number 76793050

Location Address 2823 4TH AVE N

Primary Related Party MARKS, MICHAEL NORMAN

Code ↕	App ↕	Description ↕	Date ↕	Note ↕	Text ↕
ADNO	LM	ADDRESS NOTES	05/20/2008	S	2825 4TH AVE N LOT 13 WAS COMBINED WITH
					THIS PARCEL I HAVE MADE THE 2825
					INACTIVE/KF

Address: 2823 4th Avenue North
 Case No.: 23-5400095
 Building Permit History

CENTRAL SQUARE TECHNOLOGIES Global Location Inquiry - Building Permit Applications Q

OK
 Exit
 Cancel

Property Address: 2823 4TH AVE N Parcel Identification Nbr: 23/31/16/35118/006/0141

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Option	Year	Number	Type	Status	Date	Number	Name
	21	12000713	ORR2	CL	12/10/2021		
	05	12001112	ELEC	CL	12/27/2005		
	01	11001343	GAS	CL	11/30/2001		
	01	08001153	BALT	EX	08/24/2001		
	00	11000056	BALT	AB	11/01/2000		MARKS RESIDENCE
	96	00032280	FEN	AP	04/10/1996		
	95	00015595	MECH	CL	06/27/1995		
	95	00015579	ELEC	CL	06/27/1995		
	88	12168068	OLD	CP	12/16/1988		

Address: 2823 4th Avenue North
 Case No.: 23-54000095
 Code Enforcement History Log

CENTRAL SQUARE TECHNOLOGIES Related Cases and Inspection Selection Q

OK
 Exit
 Cancel

Property Address, Location ID 2823 4TH AVE N
 Parcel Identification Nbr 23/31/16/35118/006/0141/
 Old Account Number 76793050

Option	Number	Status	Date	Insp Description
▼	20 00003560	CASE CLOSED	02/08/2020	SC CIVIL CITATION - YARD PARKING
▼	13 00006499	CASE CLOSED	04/24/2013	RSH OVERGROWTH
▼	04 00024306	CASE CLOSED	11/29/2004	LP PROPERTY MAINTENANCE
▼	01 00019366	CASE CLOSED	10/04/2001	Z25 PROPERTY MAINTENANCE
▼	97 00026705	CASE CLOSED	09/16/1997	BHM DEVELOPMENT REVIEW SERVICES
▼	95 00033566	CASE CLOSED	10/30/1995	LW PROPERTY MAINTENANCE
▼	95 00015232	CASE CLOSED	05/15/1995	OSS RCC - CODE VIOLATION NOT FOUND

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