



SAINT PETERSBURG CITY COUNCIL

Meeting of April 2, 2009

**TO:** THE HONORABLE JEFF DANNER, CHAIR, AND MEMBERS OF CITY COUNCIL

**SUBJECT:** Resolution approving the plat of World Office and Retail Plaza, generally located at the northwest corner of Central Avenue and 16<sup>th</sup> Street North (City File: 08-20000010).

**RECOMMENDATION:** The Administration recommends **APPROVAL**.

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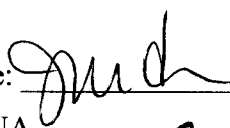


**DISCUSSION:**

The applicant is requesting approval of a replat for a 0.8-acre parcel of land at the northwest corner of Central Avenue and 16<sup>th</sup> Street North. The eastern portion of the property is the site of the current World Liquors store (1601 – Central Avenue). The property owner proposes to redevelop the site with a 3-story office and retail building. The proposed site plan was reviewed and approved by the DRC on April 2, 2008 (City File 08-32000006.) The site plan also required approval to vacate the original east-west alley running through the block. The vacation was approved by the DRC on December 5, 2007 (City File 07-33000026) and the City Council on February 7, 2008 (City Ordinance 986-V).

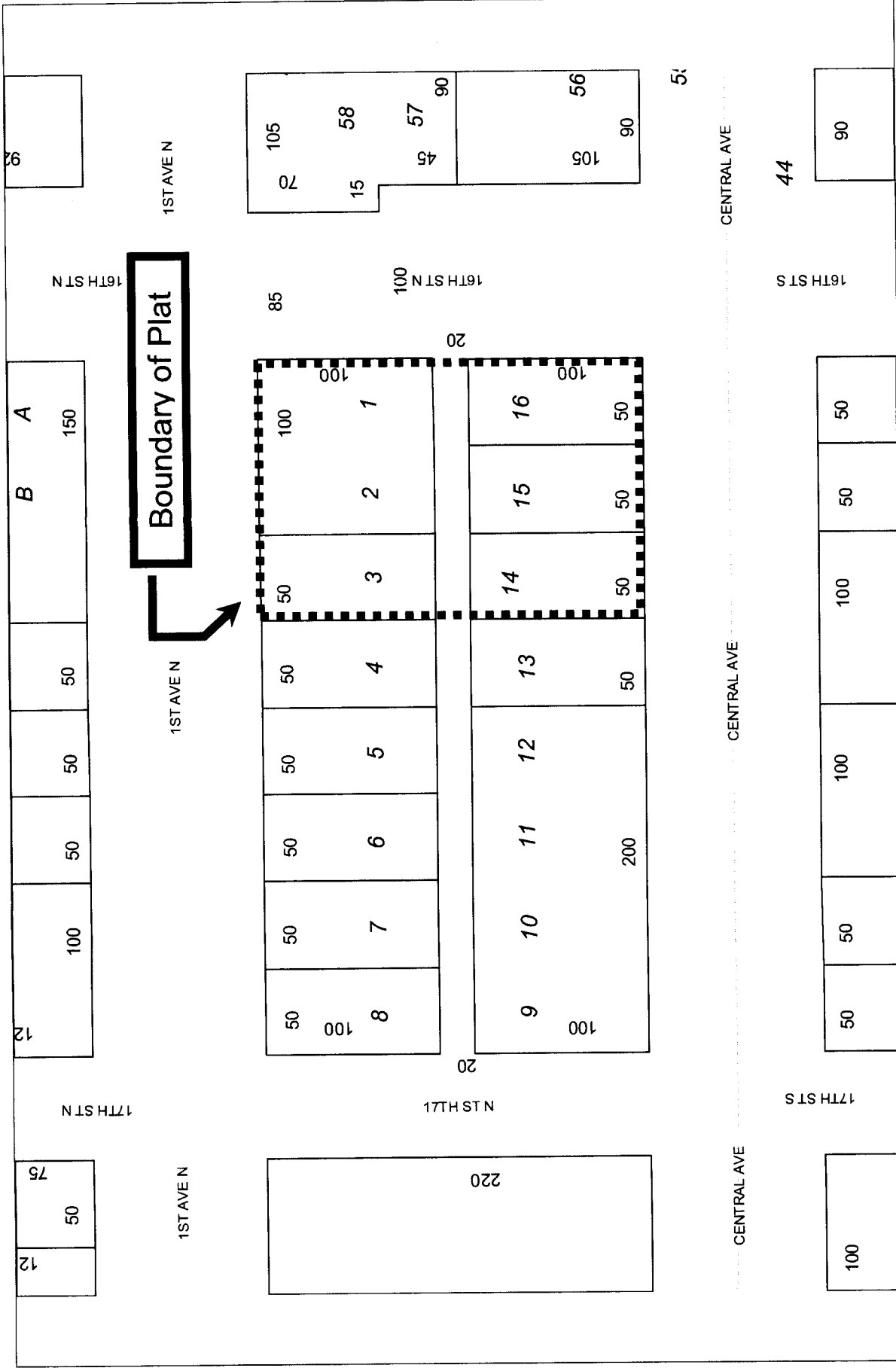
The subject replat is a condition of approval for the alley vacation and must be completed before the City will issue construction permits. The proposed replat dedicates a new alley connection to reroute the segment which was vacated. Rerouting the vacated alley was also a condition of the alley vacation. Approval of the replat allows the applicant to comply with the conditions of approval adopted by the City Council and to proceed with obtaining the necessary permits for construction.

Attachments: Map, Aerial, Resolution

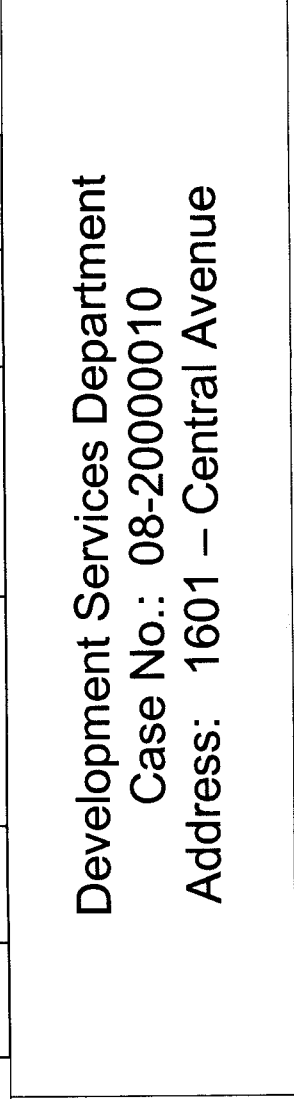
**APPROVALS:**

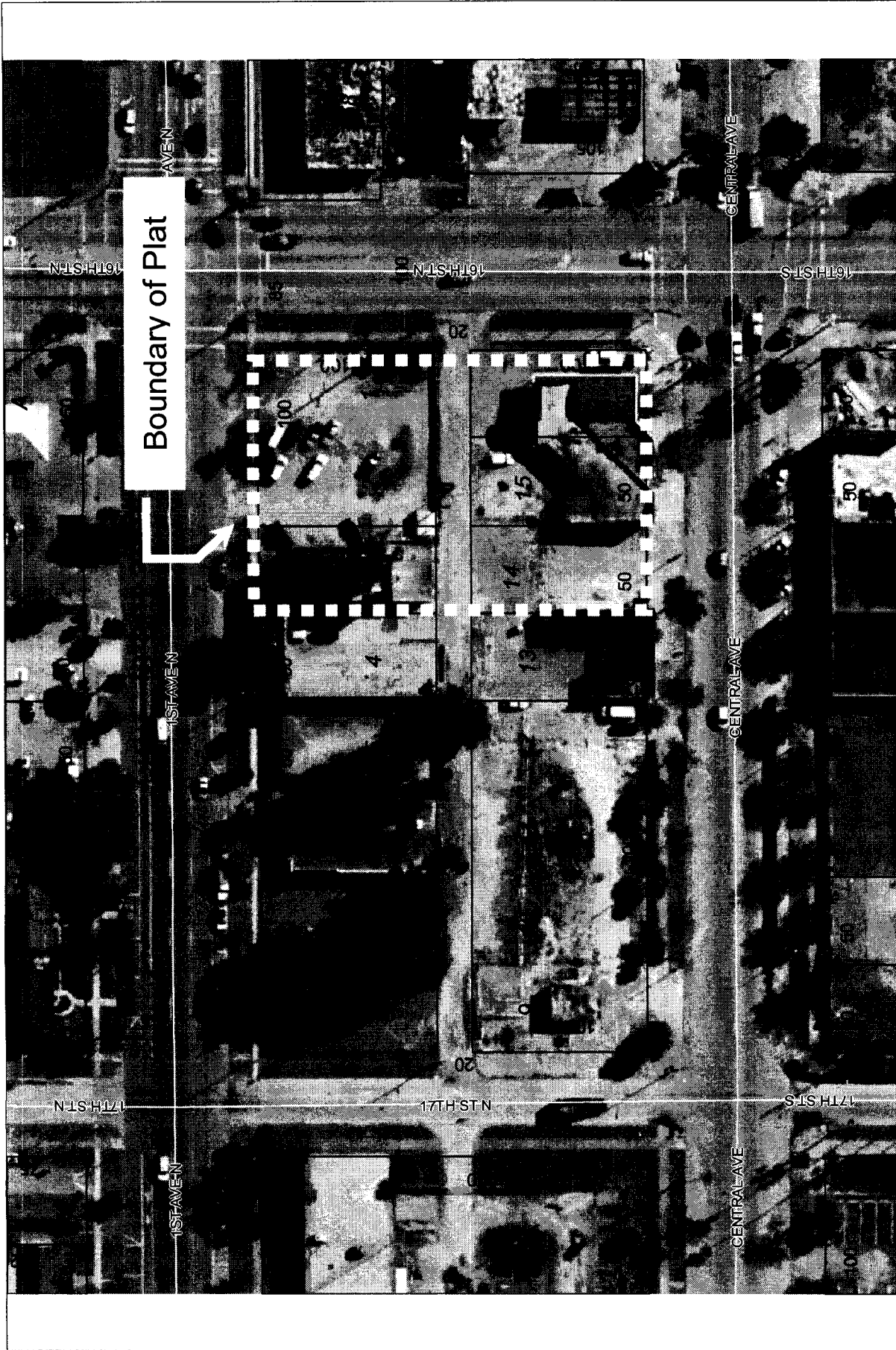
Administrative:    
Budget: NA  
Legal: 





Development Services Department  
 Case No.: 08-20000010  
 Address: 1601 – Central Avenue

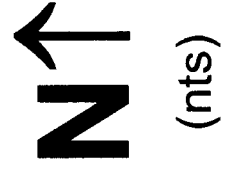




Boundary of Plat



Development Services Department  
Case No.: 08-20000010  
Address: 1601 – Central Avenue



# WORLD OFFICE AND RETAIL PLAZA

**BEING A REPLAT OF LOTS 1, 2, 3, 14, 15, 16, BLOCK 13, FULLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT 20-FOOT ALLEY BOUNDED ON THE NORTH BY THE SOUTH LINE OF AFORESAID LOTS 1, 2 AND 3, BOUNDED ON THE SOUTH BY THE NORTH LINE OF AFORESAID LOTS 14, 15 AND 16, BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY LINE OF 16TH STREET NORTH AND BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 14, IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 31 SOUTH, RANGE 18 EAST, CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA.**

**LEGAL DESCRIPTION:**

From the Southwest Corner of Lot 14, Block 13, FULLER SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 16 of the Public Records of Pinellas County, Florida as the POINT OF BEGINNING, said point being on the North right of way line of Central Avenue (a 100-foot right of way); thence North 00°07'53" East, 220.00 feet to a point on the South right of way line of 1st Avenue North (a 100-foot right of way); said point being the Northwest corner of Lot 3, said FULLER SUBDIVISION; thence South 00°00'00" East, 150.00 feet to a point on the West right of way line of 15th Street North (right of way width 100 feet); thence South 00°00'00" East, 220.00 feet to a point on the aforesaid North right of way line of Central Avenue; thence North 88°56'18" West, along said North right of way line, 150.00 feet to the POINT OF BEGINNING.

St. Petersburg, Florida

**DEDICATION:**

The undersigned hereby certifies that it is the owner of the herein described tract of land hereby dedicated as **WORLD OFFICE AND RETAIL PLAZA**, and that it dedicates to the public all streets, alleys, public easements, rights of way, and public areas shown on this plat of the subdivision of said lands.

M Squared Property, Inc.  
 282 Dr. Martin Luther King Jr. Street North  
 St. Petersburg, FL 33713

Paul Misiewicz, Authorized Agent

Signed and delivered in the presence of:

Witness \_\_\_\_\_  
 (Print Name)

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
 COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008, by Paul Misiewicz, Authorized Agent for M Squared Property, Inc.. He is personally known to me or has produced \_\_\_\_\_ as identification.

My commission expires: \_\_\_\_\_ NOTARY PUBLIC, State of Florida at Large

**NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanting in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

The public utility easement delineated hereon shall also be an easement for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

George F. Young, Inc. 133 081  
 282 Dr. Martin Luther King Jr. Street North  
 St. Petersburg, Florida 33713  
 (727) 822-4317

**CERTIFICATE OF APPROVAL BY THE CITY OF ST. PETERSBURG:**

APPROVED by the City of St. Petersburg, Pinellas County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008, provided that this plat has been filed for record in the Office of the Clerk of the Circuit Court of Pinellas County, Florida, within six (6) months from the date of this approval.

\_\_\_\_\_, MAYOR  
 \_\_\_\_\_, CHAIRMAN

APPROVED by the City Council of the City of St. Petersburg, Pinellas County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008.

**CERTIFICATE OF APPROVAL BY COUNTY CLERK:**

STATE OF FLORIDA  
 COUNTY OF PINELLAS

I, Ken Burks, Clerk of the Circuit Court of Pinellas County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats and that this plat has been filed for record in

Plat Book \_\_\_\_\_ Pages \_\_\_\_\_ Public Records of Pinellas County, Florida.  
 Signed on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008, at \_\_\_\_\_  
 By: \_\_\_\_\_  
 Ken Burks, Clerk  
 Pinellas County, Florida  
 Deputy Clerk

**CERTIFICATE OF CONFORMITY:**

Reviewed for conformity to Chapter 177, Part 1, Florida Statutes by a Professional Surveyor and Mapper under contract or employed by the City of St. Petersburg.

Matthew D. Pickett \_\_\_\_\_ Date: \_\_\_\_\_  
 Florida Professional Surveyor & Mapper No. 6125

**SURVEYOR'S CERTIFICATE:**

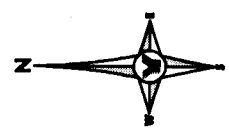
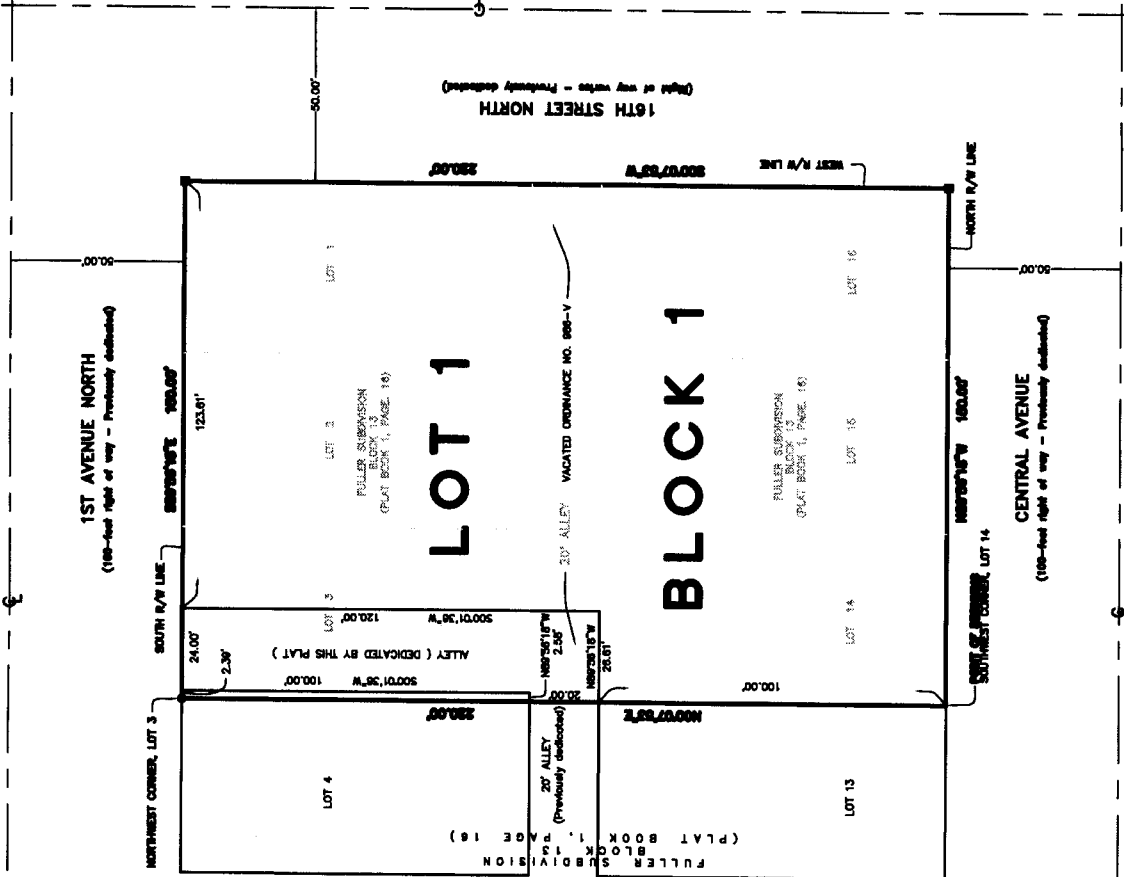
I, Catherine A. Poliak, of George F. Young, Inc., the Surveyor making this plat, do hereby certify that this plat was prepared under my direction and supervision and to the best of my knowledge and belief that this plat complies with all the survey requirements of Part I, Chapter 177, Florida Statutes.

Plat boundary surveyed on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008.

GEORGE F. YOUNG, INC. LB 021  
 282 Dr. Martin Luther King Jr. Street North  
 St. Petersburg, FL 33713  
 (727) 822-4317  
 Catherine A. Poliak  
 Florida Professional Surveyor & Mapper  
 # 15 0827

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**NOTES:**

1. Basis of bearings: Assumed N. 89°55'18" W. along the North right of way line of Central Avenue.
2. Legend:
  - Denotes 4"x4" permanent reference monument set #15021
  - Denotes found 1/2" iron rod with no identification
  - LB Licensed Business
  - LS Licensed Surveyor
  - R/W Right of Way
  - ☉ Centerline
  - No. Number
3. Ordinance 9867, recorded in Official Records Book Page(s) \_\_\_\_\_, Public Records of Pinellas County, Florida.

George J. Young, Inc. 130 681  
 2000 1st Avenue North, St. Petersburg, Florida 33701  
 (727) 822-4317