



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VACATION OF RIGHT-OF-WAY
PUBLIC HEARING**

According to Planning & Development Services Department records, **Commissioner Clemmons** 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, June 7, 2023, at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO: 23-33000003

PLAT SHEET: E-4

REQUEST: Approval to vacate a sidewalk easement.

OWNER: Ally MW, LLC
1311 N. Westshore Blvd., Suite 200
Tampa, FL 33607

AGENT: Katie Cole, Esq., Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, FL 33755

ADDRESS: 234 3rd Avenue North

PARCEL ID NUMBERS: 19-31-17-74466-016-0040

ZONING: Downtown Center – 1 (DC-1)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a sidewalk easement located on the existing hotel property in the Downtown Center – 1 (DC-1) Zoning District (see Attachment A - Location Map and Attachment B - Legal Description and Sketch). Sidewalk easement is considered public right-of-way in the Land Development Regulations. The easement was dedicated to the City in 1986 when the porte-cochere/drive-through drop-off area was constructed and is not a platted easement (see Attachment C – Photos and D - Application).

The purpose of the vacation according to the application narrative is to remove an easement that will no longer be needed once the site is redeveloped and the sidewalk relocated to the frontage of the site in the right-of-way. The Applicant has also submitted an application for Site Plan approval (DRC Case #23-31000003) for a 28-story building with 327 dwelling units, 7,980 square feet of commercial space and a 325-space parking garage.

Analysis. Staff's review of a vacation application is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

A. Land Development Regulations

Section 16.40.140.2.1.E of the LDR sets forth the criteria for the review of proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

- 1. The need for easements for public utilities including stormwater drainage and pedestrian easements to be retained or required to be dedicated as requested by the various departments or utility companies.***
 - The application was routed to City Departments and Private Utility Providers. Engineering has no objection to the proposed vacation provided a 10-foot wide public sidewalk is constructed within the public right-of-way of 3rd Avenue North upon redevelopment of the site (see Attachment E). Transportation has a similar comment (see Attachment F). Both letters are a recommended condition of approval.
 - Private utilities have not been identified in the sidewalk easement area.
- 2. Whether the vacation would cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record.***
 - Access will not be substantially impaired or denied to any lot of record.
- 3. Whether the vacation would adversely impact the existing roadway network, such as creating dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or districts.***
 - The vacation will not adversely impact the existing roadway network, create dead-end rights-of-way, or substantially alter utilized travel patterns, provided that the sidewalk is replaced. The existing easement is not a platted easement; its vacation will not undermine the integrity of the plat.
- 4. Whether the easement is needed for the purpose for which the City has a legal interest and, for rights-of-way, whether there is a present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.***
 - The area will not be needed as right-of-way by the City once the sidewalk is re-established in the 3rd Avenue North right-of-way.

5. The POD, Development Review Commission, and City Council may also consider any other factors affecting the public health, safety, or welfare.

- No other factors were considered.

B. Comprehensive Plan

The City's current Comprehensive Plan contains Goals, Objectives and Policies related to land use and transportation. Those applicable to the subject application have been identified below in italics. Commentary regarding whether the application advances the Goals, Objectives and Policies, or hinders achievement of same is provided after.

1. Goals, Objectives and Policies from the Land Use Element applicable to the subject application include:

Land Use Element Goals:

- *(1) Protect the public health, safety and general welfare;*
- *(2) Protect and enhance the fabric and character of neighborhoods;*
- *(4) Assure that services and facilities are provided at the adopted level of service concurrent with existing and future demand; and*
- *(5) Attain the highest level of economic well-being possible for the city and its citizens.*

Response to LU Goals 1, 2 and 4: The vacation, in accordance with recommended conditions of approval, would not impair the foregoing goals of the Land Use Element. Because vacation of the easement is associated with a redevelopment project, the application would advance economic development Goal #5.

2. Goals, Objectives and Policies from the Transportation Element applicable to the subject application include:

Policy T2.4 The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use.

Response to TE Policy T2.4: Approval of the vacation would not impair the intent and purpose of this policy because after the site is redeveloped and the sidewalk relocated to the street frontage, this sidewalk easement will not be needed.

C. Comments from Organizations and the Public

As of May 23, 2023, City Staff received no comments from the public, the Downtown Neighborhood Association, Council of Neighborhood Associations (CONA) or the Federation of Inner-City Community Organizations (FICO).

RECOMMENDATION. Staff recommends **APPROVAL** of the vacation with the following conditions of approval:

1. The Applicant shall comply with the Engineering Review Memo dated May 8, 2023, and the Transportation and Parking Management Department Review Memo dated May 2, 2023.
2. Prior to recordation of the vacation ordinance, the Applicant shall receive DRC approval of the related Site Plan (DRC Case #23-31000003).

3. The Applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.
4. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

REPORT PREPARED BY:

/s/Cheryl Bergailo

5/23/23

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

DATE

REPORT APPROVED BY:

/s/ Corey Malyszka

5/23/23

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

DATE

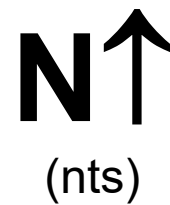
Attachments: A – Location Map, B – Legal Description and Sketch, C – Photos, D - Application, E - Engineering Memo, F – Transportation Memo

ATTACHMENT A



PROJECT LOCATION MAP
Case No.: 23-33000003
 Addresses: 234 3rd Avenue N

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



ATTACHMENT B

LEGAL DESCRIPTION

A sidewalk easement as recorded in Official Records Book 6355, Page 49 being in a portion of Lots 4, 5, & 6, Block 16, REVISED MAP OF THE CITY OF ST PETERSBURG, as recorded in Plat Book1, Page 49, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, described as follows:

Commencing at the Northwest corner of Lot 7 of said REVISED MAP OF THE CITY OF ST PETERSBURG, run East (Assumed Bearing System), 650.00 feet to the Point of Beginning; thence continue East, 10.00 feet thence S 68°30'00" E, 19.50 feet; thence East, 66.96 feet; thence S 68°30'00" E, 19.50 feet; thence East, 10.00 feet; thence S 52°00'00" W, 23.00 feet; thence West, 87.00 feet; thence N 52°00'00"W, 23.00 feet to the Point of Beginning.

Containing 888.00 square feet, more or less.

LEGEND

- (P) RECORD PLAT
- (M) MEASURED

NOTES

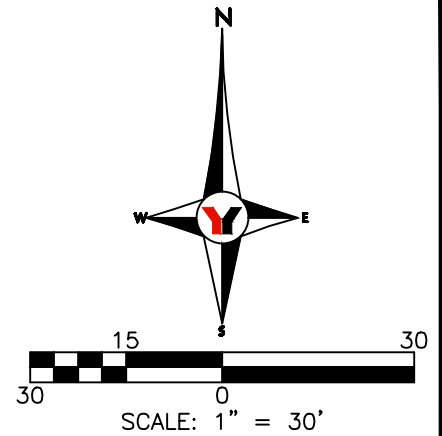
1. BASIS OF BEARINGS: NORTH LINE OF BLOCK 16
2. NOT A BOUNDARY SURVEY.
3. THIS SKETCH IS A GRAPHIC ILLUSTRATION FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THIS DESCRIPTION AND SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TREVOR HATCH, PSM NO. 7443 ON DECEMBER 8, 2022.

PREP-RED FOR: Ally Capital Group 1211 N Westshore Blvd, Suite 800 Tampa, FL 33607		HOTEL INDIGO Sketch and Legal SECTION 19, TOWNSHIP 31 S., RANGE 17 E.		REVISED	BY	D-TE	DESCRIPTION
CREW CHIEF	INITI-LS	D-TE	<p>George F. Young, Inc. 299 DR. M-RTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA - 33701 PHONE (727) 822-4317 F-X (727) 822-2919 BUSINESS ENTITY LB21 WWW.GEORGEFYOUNG.COM CIVIL & TR-NSPORT-TION ENGINEERING I ECOLOGY I GIS I L-NDSC-PE -RCHITECTURE PL-NNING I SURVEYING I SUBSURF-CE UTILITY ENGINEERING G-INESVILLE * L-KEWOOD R-NCH * ORL-ND0 * ST. PETERSBURG * T-MP-</p>				
DR- N	MS	03/02/23					
CHECKED	TH	03/02/23					
FIELD BOOK							
FIELD D-TE							
			Trevor Hatch PSM LS 7443				JOB NO. 23003400SS
			D-TE				SHEET NO. 1 2

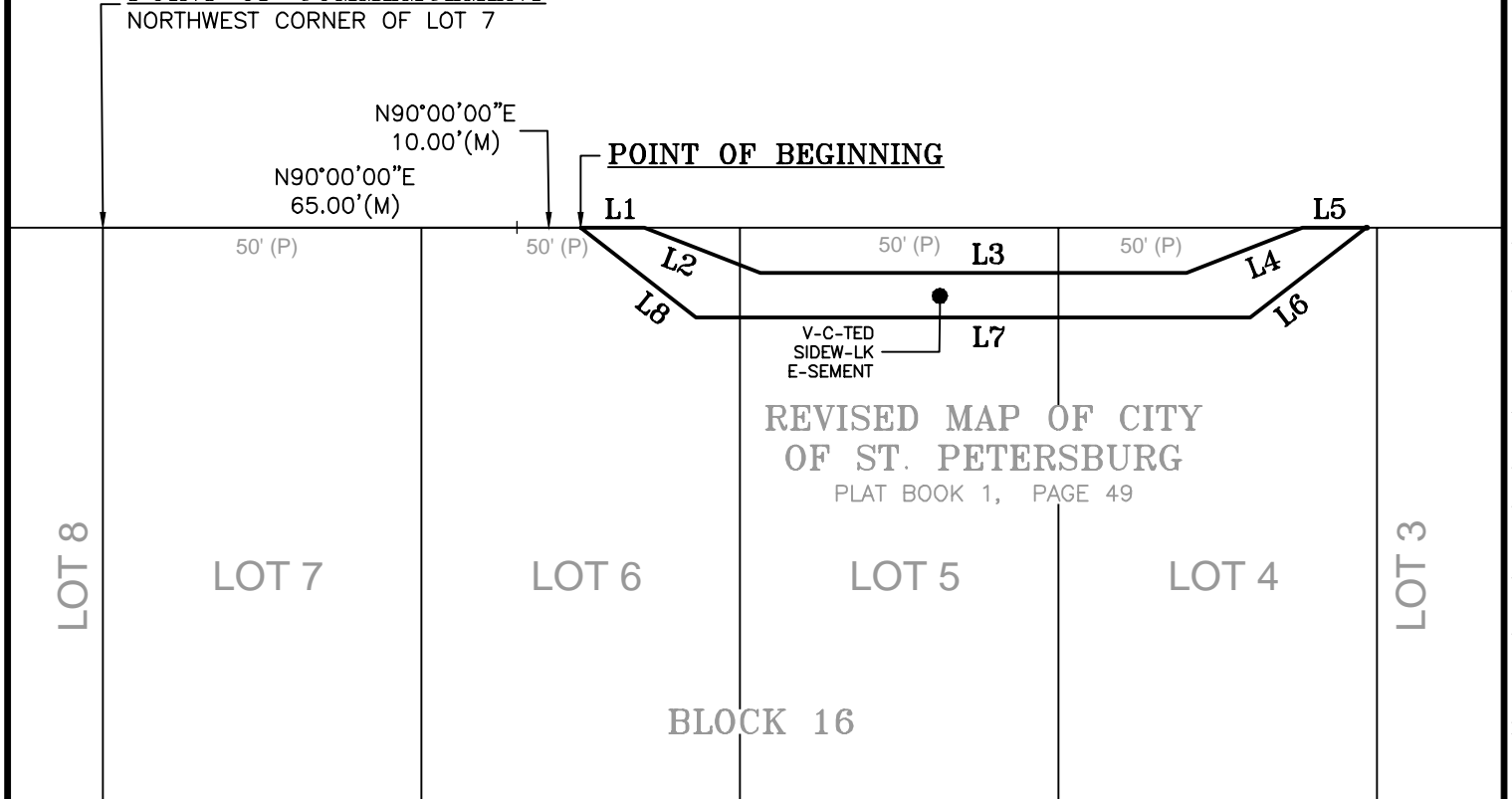
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POINT OF COMMENCEMENT
NORTHWEST CORNER OF LOT 7

N90°00'00"E
10.00'(M)
N90°00'00"E
65.00'(M)

POINT OF BEGINNING



REVISED MAP OF CITY
OF ST. PETERSBURG
PLAT BOOK 1, PAGE 49

LINE T-BLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	N90°00'00"E
L2	19.50'	S68°30'00"E
L3	66.96'	N90°00'00"E
L4	19.50'	N68°30'00"E
L5	10.00'	N90°00'00"E
L6	23.00'	S52°00'00"W
L7	87.00'	N90°00'00"W
L8	23.00'	N51°59'48"W

PREP-RED FOR:
Ally Capital Group
1211 N Westshore Blvd, Suite 800
Tampa, FL 33607

HOTEL INDIGO
Sketch and Legal

SECTION 19, TOWNSHIP 31 S., RANGE 17 E.

REVISED	BY	D-TE	DESCRIPTION

	INITI-LS	D-TE
CREW CHIEF		
DR- N	MS	03/02/23
CHECKED	TH	03/02/23
FIELD BOOK		
FIELD D-TE		

SEE SHEET ONE OF
TWO FOR SIGN-TURE,
SE-L, DESCRIPTION,
LEGEND - D NOTES



George F. Young, Inc.

299 DR. M-RTIN LUTHER KING JR. STREET. N. ST. PETERSBURG, FLORIDA - 33701
PHONE (727) 822-4317 F-X (727) 822-2919
BUSINESS ENTITY LB21 WWW.GEORGEFYOUNG.COM
CIVIL & TR-NSPORT-TION ENGINEERING I E C O L O G Y I G I S I L - N D S C - P E - R C H I T E C T U R E
P L - N N I N G I S U R V E Y I N G I S U B S U R F - C E U T I L I T Y E N G I N E E R I N G
G - I N E S V I L L E * L - K E W O O D R - N C H * O R L - N D O * S T . P E T E R S B U R G * T - M P -

JOB NO.	23003400SS
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ATTACHMENT C



View looking eastward toward sidewalk.



View looking westward along sidewalk.



View looking southward toward sidewalk.



View looking eastward toward sidewalk.

Photo credit: Google.

ATTACHMENT D



SUBDIVISION DECISION Application

Application No. 23-33000003

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 4th Street North.

- | | | |
|--------------------------|--|--|
| Application Type: | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Vacating – Street Right-of-Way |
| Per: 16.40.140 & | <input type="checkbox"/> Lot Split | <input type="checkbox"/> Vacating – Alley Right-of-Way |
| 16.70.050 | <input type="checkbox"/> Lot Refacing | <input type="checkbox"/> Vacating – Walkway Right-of-Way |
| | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Vacating – Easement |
| | <input type="checkbox"/> Street Closing | <input type="checkbox"/> Vacating – Air Rights |

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner):	
Street Address: 1311 N Westshore Blvd, Suite 200	
City, State, Zip: Tampa, FL 33607	
Telephone No:	Email Address:
NAME of AGENT or REPRESENTATIVE: Katie Cole, Esq. / Hill Ward Henderson	
Street Address: 600 Cleveland Street, Suite 800	
City, State, Zip: Clearwater, FL 33755	
Telephone No: (727)259-6791	Email Address: katie.cole@hwhlaw.com
PROPERTY INFORMATION:	
Street Address or General Location: 234 3RD AVE N	
Parcel ID#(s): 19/31/17/74466/016/0040	
DESCRIPTION OF REQUEST: Vacating Sidewalk Easement	
PRE-APPLICATION DATE:	PLANNER:

FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	\$200.00	Vacating Streets & Alleys	\$1,000.00
Lot Line & Lot Split Adjustment Commission Review	\$300.00	Vacating Walkway	\$400.00
Lot Refacing Administrative Review	\$300.00	Vacating Easements	\$500.00
Lot Refacing Commission Review	\$500.00	Vacating Air Rights	\$1,000.00
Variance with any of the above	\$350.00	Street Name Change	\$1,000.00
		Street Closing	\$1,000.00

Checks made payable to the "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: *Katherine E. Cole* Date: 3/3/23
 *Affidavit to Authorize Agent required; if signed by Agent.

Typed name of Signatory: Katherine E. Cole



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: ALLY MW LLC

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

Property Address: 234 3rd Avenue North

Parcel ID Number: 19/31/17/74466/016/0040

Request: Vacating Sidewalk Easement

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): Katie Cole, Esq. / Hill Ward Henderson

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): [Handwritten Signature] Printed Name: Andrew Wright

Sworn to and subscribed on this date

Identification or personally known: PERSONALLY KNOWN

Notary Signature: (Print) [Handwritten Signature] Date: 3/01/23
Commission Expiration (Stamp or date):





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: 234 3rd Avenue North	Case No.:
Description of Request: Vacating Sidewalk Easement	
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:	
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT

Street Address:

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

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

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

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

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

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (variance@stpetecona.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: 2/24/2023
- Attach the evidence of the required notices to this sheet such as Sent emails.

234 3RD AVENUE NORTH SITE – SIDEWALK EASEMENT VACATION NARRATIVE

The site is located at 234 3rd Avenue North, St. Petersburg FL 33701 and is zoned DC-1 with parcel ID of 19/31/17/74466/016/0040. The project site is approximately 0.95 +/- acres and bordered by 3rd Avenue North to the North, and an alley to the South in the City of St. Petersburg, FL. The proposed redevelopment is to build an approximately 327-unit multifamily structure with ground floor retail space, approximately 325 parking spaces, and building height of approximately 330 feet. The existing site contains a public sidewalk easement on the frontage of 3rd Ave North. Due to the existing drop off driveway layout, the sidewalk easement accommodates for the public sidewalk running within the property limit. Since the redevelopment is proposing to remove the drop off driveway loop and construct the public sidewalk within the right of way, the sidewalk easement is no longer needed.

01 Cash 11 Chg
40 Rec 21.00
41 DS
43 Int

Tot 21.00
50

86263498

O.R. 6355 PAGE 49

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, Made this 4th day of November, 1986, between T. B. MARTHA WASHINGTON HOTEL LIMITED, a limited partnership organized and existing under the laws of the State of Florida, whose mailing address is 3000 - 66th Street North, St. Petersburg, Florida, party of the first part, GRANTOR herein, and CITY OF ST. PETERSBURG, FLORIDA, a municipal corporation, whose mailing address is P. O. Box 2842, St. Petersburg, Florida, party of the second part, GRANTEE;

NOV 5 7 40 PM '86
CLERK OF THE CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
Hillsborough County

WITNESSETH:

That the said GRANTEE, for and in consideration sum of \$1.00 and other good and valuable considerations, in hand paid by the GRANTEE, and receipt of which is hereby acknowledged, and in consideration of the conditions and covenants herein contained, does hereby grant unto GRANTEE an easement for the sole purpose of a sidewalk for the use and benefit of the public (sometimes herein collectively referred to as "improvements") within the following described easement area in the City of St. Petersburg, County of Pinellas, State of Florida, to-wit:

A sidewalk easement being in a portion of Lots 4, 5 & 6, Block 16, REVISED MAP OF THE CITY OF ST. PETERSBURG, as recorded in Plat Book 1, Page 49, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, described as follows:

This instrument was prepared by:

Name Diane Barrs, Asst. City Attorney
Address P.O. Box 2842
St. Petersburg, FL 33731

Commencing at the Northwest corner of Lot 7 of said REVISED MAP OF THE CITY OF ST. PETERSBURG, run East (Assumed Bearing System), 65.00 feet to the Point of Beginning; thence continue East, 10.00 feet thence S.68°30'00"E., 19.50 feet; thence East, 66.96 feet; thence N.68°30'00"E., 19.50 feet; thence East, 10.00 feet; thence S.52°00'00"W., 23.00 feet; thence West, 87.00 feet; thence N.52°00'00"W., 23.00 feet to the Point of Beginning.

Containing 880.00 square feet, more or less.

RETURN TO:

Clerk of City Council
P.O. Box 2842
St. Petersburg, FL 33731

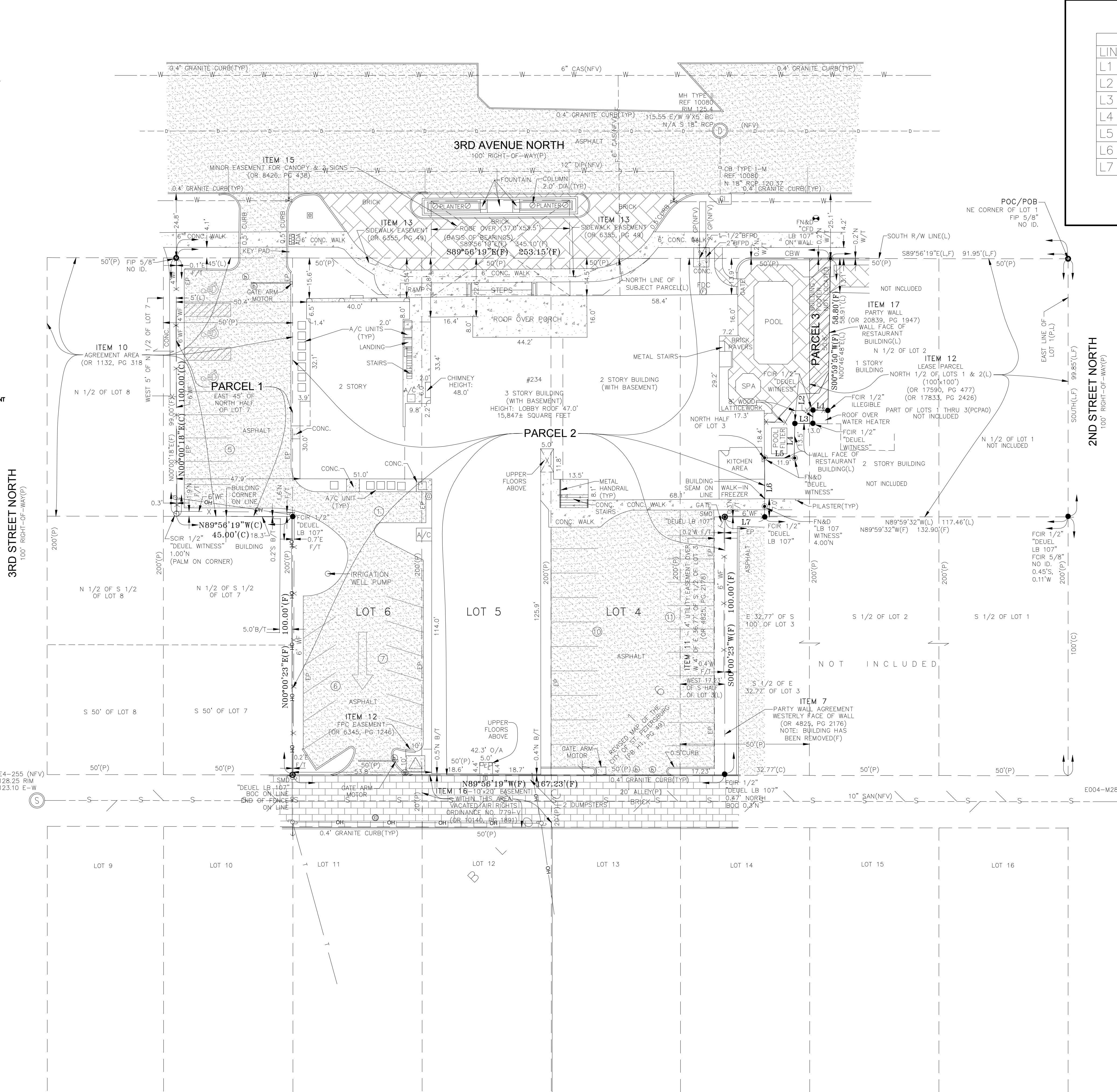
Prepared by:
Debra S. Shultz

GRANTEE shall have the right to inspect, repair and/or replace said improvements, together with all rights and privileges reasonably necessary or convenient for the enjoyment or use thereof for the purposes herein described, subject, however, to the following terms conditions to which GRANTEE expressly agrees:

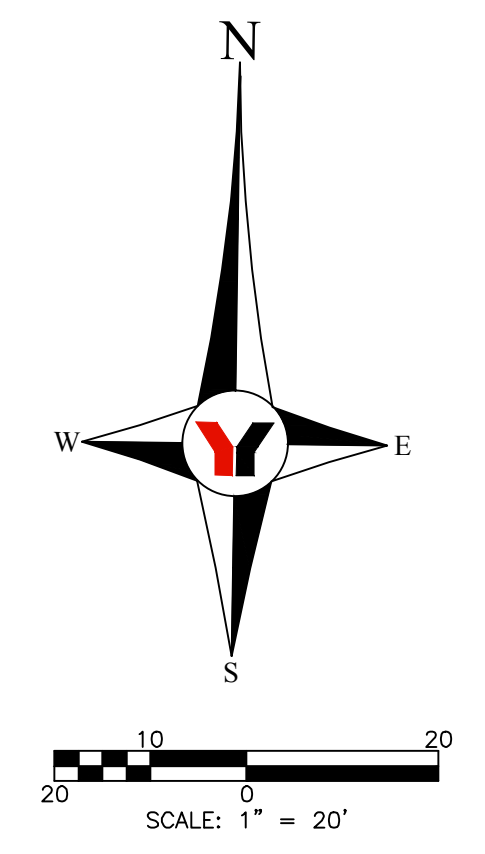
1. That GRANTOR expressly reserves unto itself, its

LEGEND	
A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT
DE	DETECTABLE SURFACE
BFPD	BACK FLOW PREVENTION DEVICE
BOC	BACK OF CURB
B/T	BUILDING TIE
(C)	CALCULATED
CBW	CONCRETE BLOCK WALL
C	CURB INLET
E	CENTERLINE
CL	CHAIN LINK FENCE
CONC.	CONCRETE
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
DB	DEED BOOK
DIA	DIAMETER
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FTE	FINISHED FLOOR ELEVATION
FR	FOUND IRON PIPE
FR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FPC	FLORIDA POWER CORPORATION
(FND)	(NOW KNOWN AS DUKE ENERGY)
FR&D	FOUND RING AND DISK
F/T	FENCE TIE
GI	GRATE INLET
ID.	NO ID.
INV	INVERT
LINE	SEE LINE TABLE
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
LN&D	MANHOLE
NS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
O/A	OVERALL
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK #1, PAGE 49
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISERS' WEB SITE DATA PAGE/PAGES
PG	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PROFESSIONAL REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
R/P	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/W	RIGHT-OF-WAY
SEC	SECTION
SCR	SET CAPPED IRON ROD
SDR	SANITARY CLEAN-OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
SW/T	SIDEWALK TIE
TYP	TYPICAL
TWP.	TOWNSHIP
WF	WOOD FENCE
W/T	WALL TIE

SYMBOL LEGEND	
—	BACK FLOW PREVENTION DEVICE
⊙	BOLLARD
⊕	CABLE TV BOX
⊕	CLEANOUT
⊕	CONCRETE LIGHT POLE
⊕	CONCRETE UTILITY POLE
⊕	CONCRETE MONUMENT (FOUND)
⊕	CROSS WALK POLE
⊕	ELECTRIC BOX
⊕	ELECTRIC MANHOLE (FPO)
⊕	ELECTRIC METER
⊕	ELECTRIC TRANSFORMER
⊕	FIRE HYDRANT
⊕	GAS MARKER POST
⊕	GAS VALVE
⊕	GRATE INLET
⊕	GRATE WIRE ANCHOR
⊕	HANDICAP PARKING SPACE
⊕	IRON PIPE (FOUND)
⊕	IRON ROD (FOUND)
⊕	IRON ROD (SET)
⊕	IRRIGATION CONTROL VALVE
⊕	LIGHT POLE
⊕	MONITORING WELL
⊕	NAIL AND DISK (SET)
⊕	NAIL & DISK (FOUND)
⊕	PARKING SPACES
⊕	POWER/UTILITY WOOD POLE
⊕	RECLAIMED WATER METER
⊕	RECLAIMED WATER VALVE
⊕	SANITARY MANHOLE
⊕	SANITARY SEWER CLEANOUT
⊕	SHO
⊕	STORM SEWER MANHOLE
⊕	TELEPHONE OVERHEAD LINES
⊕	TELEPHONE PEDESTAL
⊕	TRAFFIC SIGNAL JUNCTION BOX
⊕	WATER METER
⊕	WATER VALVE
⊕	X-CUT (FOUND)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°41'38"W(F)	5.77'(F)
L2	S01°31'55"W(F)	5.27'(F)
L3	N89°19'10"W(F)	6.92'(F)
L4	S00°45'43"W(F)	13.45'(F)
L5	N89°40'12"W(F)	11.52'(F)
L6	S00°06'10"E(F)	22.80'(F)
L7	N89°59'32"W(F)	15.44'(F)



DESCRIPTION: (PER SURVEY REFERENCED IN NOTE #10)

PARCEL 1:
THE EAST 45 FEET OF THE NORTH HALF OF LOT 7, BLOCK 16 OF REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

PARCEL 2:
THE NORTH HALF OF LOT 3 AND THE WEST 17.23 FEET OF THE SOUTH HALF OF LOT 3 AND ALL OF LOTS 4, 5 AND 6, BLOCK 16 OF REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

PARCEL 3:
THE NORTH 1/2 OF LOTS 1 AND 2, BLOCK 16 OF REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART. (SAID PROPERTY FACING ON THE SOUTH SIDE OF THIRD AVENUE NORTH, CITY OF ST. PETERSBURG, 100 FEET AND RUNNING THENCE SOUTH BETWEEN PARALLEL LINES, A DISTANCE OF 100 FEET.)

LESS AND EXCEPT:

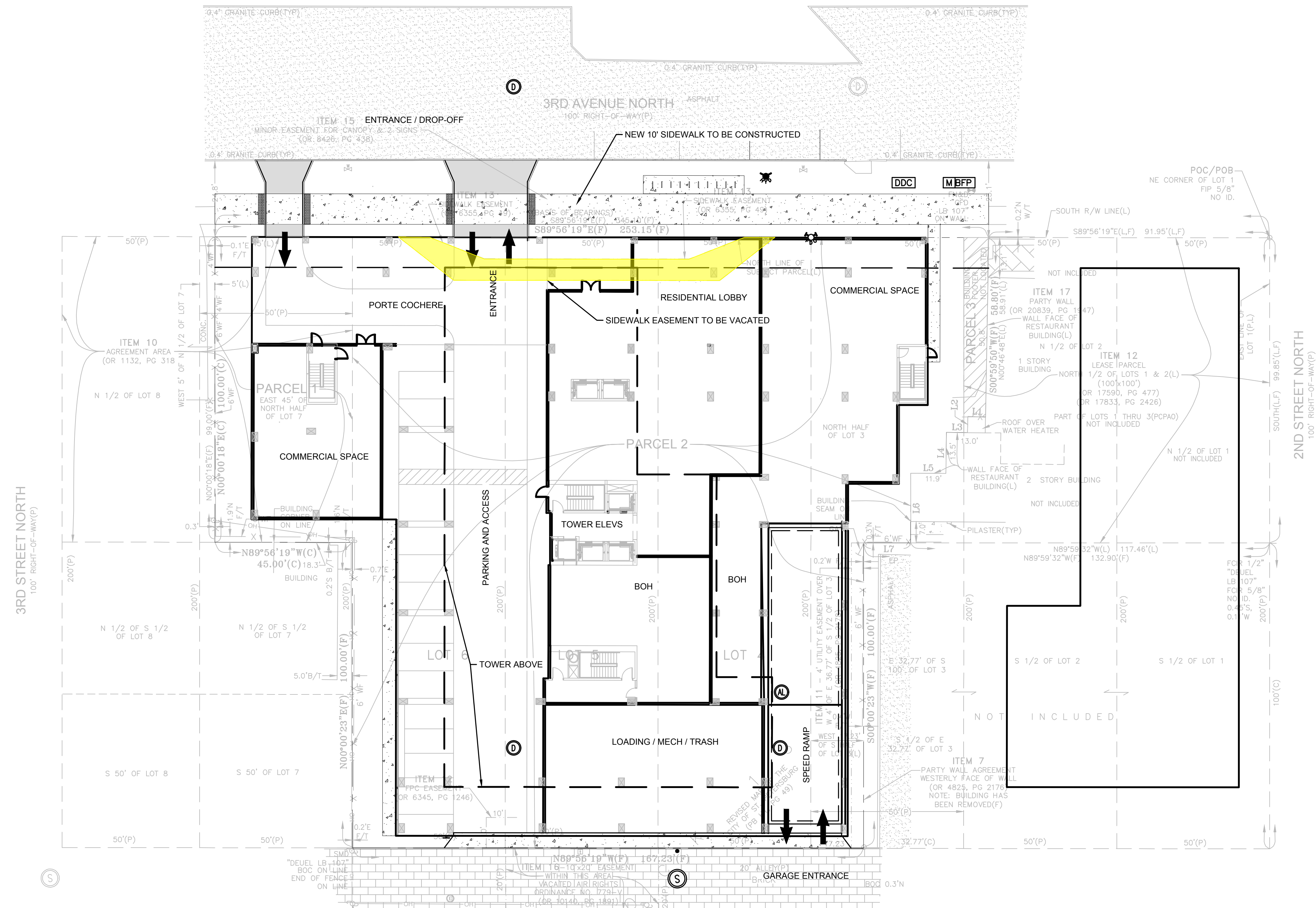
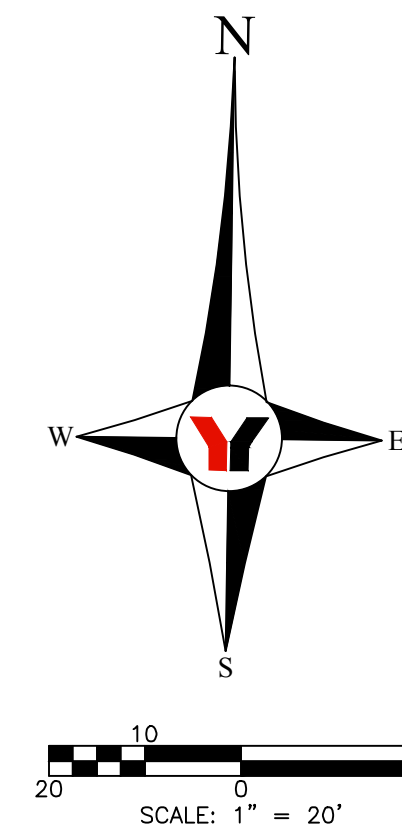
THE NORTH 1/2 OF LOTS 1 AND A PORTION OF LOTS 2 AND 3, BLOCK 16, REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 49, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, ALL DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 16 FOR A POINT OF BEGINNING; PROCEED SOUTH 99.85 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE N. 89°59'32"W., 117.46 FEET; THENCE N.00°06'10"E., 22.73 FEET TO THE WALL FACE OF THE EXISTING RESTAURANT BUILDING; THENCE THE FOLLOWING COURSES ALONG SAID WALL: 1) S.89°40'12"W., 11.51 FEET; 2) N.00°12'02"E., 13.52 FEET; 3) S.89°19'10"E., 6.92 FEET; THENCE N.00°40'50"E., 5.00 FEET; THENCE S.89°19'10"E., 5.91 FEET; TO THE WALL FACE OF THE EXISTING RESTAURANT BUILDING; THENCE N.00°40'48"E., 58.91 FEET ALONG SAID WALL AND ITS EXTENSION TO THE SOUTH RIGHT-OF-WAY LINE OF 3RD AVENUE NORTH; THENCE S.89°59'32"W., 91.95 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS GRANTED BY DECLARATION OF PARTY WALL AGREEMENT BY HERITAGE HOTEL ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN BOOK 20839, PAGE 1947, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

- SURVEYOR'S REPORT:**
- BEARINGS FOR THIS BOUNDARY SURVEY ARE BASED ON THE NORTH LINE OF THE SUBJECT PARCEL, BEING ASSUMED AS 89°59'32"E.
 - THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
 - NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
 - RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
 - THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
 - THE SITE APPEARS TO BE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0219H, COMMUNITY NUMBER 125148, EFFECTIVE DATE 8/24/2021. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR HEREBY ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFE) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.
 - SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT DOES NOT CONSTITUTE NEITHER A GUARANTEE NOR A WARRANTY.
 - UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ASSUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - DESCRIPTIONS AND EASEMENTS SHOWN HEREON WERE TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY DEUEL & ASSOCIATES AND DATED 8/7/2020, LAST REVISED 8/25/2020, (WORK ORDER NUMBER 2008-57) AND WERE NOT VERIFIED FOR THE PURPOSES OF THIS SURVEY.
 - OTHER THAN ENTITIES INCLUDED IN THE CERTIFICATION SHOWN, THIS SURVEY GIVES NO RIGHTS, BENEFITS, WARRANTIES, GUARANTIES, ETC. TO ANY OTHERS; THIRD PARTIES ASSUME ALL RISK ASSOCIATED WITH THE USE OF ELECTRONIC FILES.
 - LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE ONLY.
 - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED ON THE DATE OF SURVEY.
 - INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEB SITE AT WWW.PCPAO.ORG ON 2/10/2022.
 - THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/20 OR SMALLER.
 - THIS SURVEY IS BASED ON U.S. FEET.
 - THE SUBJECT PARCEL CONTAINS 41,200 SQUARE FEET, (0.946 ACRE) MORE OR LESS.
 - THE PORTION OF THE DESCRIPTION THAT READS "TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS GRANTED BY DECLARATION OF PARTY WALL AGREEMENT BY HERITAGE HOTEL ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN BOOK 20839, PAGE 1947, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA" WAS NOT FIELD SURVEYED.

<table border="1"> <thead> <tr><th>NO.</th><th>BY</th><th>DATE</th><th>DESCRIPTION</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	BY	DATE	DESCRIPTION					<table border="1"> <thead> <tr><th>NO.</th><th>BY</th><th>DATE</th><th>DESCRIPTION</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	BY	DATE	DESCRIPTION					<table border="1"> <thead> <tr><th>INITIALS</th><th>DATE</th></tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>	INITIALS	DATE			George F. Young, Inc. 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701 PHONE: (727) 822-4317 FAX: (727) 822-2919 WWW.GEORGEFYOUNG.COM CIVIL & TRANSPORTATION ENGINEERING/ECOLOGICAL/LANDSCAPE ARCHITECTURE PLANNING/SURVEYING/SUBSURFACE UTILITY ENGINEERING GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA	234 3RD AVE N EXISTING CONDITIONS SECTION 19, TOWNSHIP 31S., RANGE 17E.	JOB NO. 22034000SC SHEET NO. EC
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PREPARED FOR:
BEHAR PETERANECZ ARCHITECTURE
 2430 TERMINAL DR S
 ST. PETERSBURG, FL 33712
 (727) 800-5300



George F. Young, Inc.
 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
 PHONE (727) 822-4317 FAX (727) 822-2919 WWW.GEORGEYOUNG.COM
 ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
 CIVIL & TRANSPORTATION ENGINEERING | ECOSYSTEMS | LANDSCAPE ARCHITECTURE
 PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
 GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

TIMOTHY RANKIN	No. 88375
DATE	

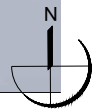
234 3RD AVE N
EASEMENT EXHIBIT
 SECTION 19, TOWNSHIP 31S., RANGE 17E.

JOB NO.
22034000SC
 SHEET NO.
EX

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 LAYOUT: 16.11x11



1 NW VIEW



Behar Peterancz
ARCHITECTURE | INTERIORS
 2430 TERMINAL DRIVE, SOUTH | ST. PETERSBURG, FLORIDA 33712
 (727) 800-5300 | ARCHITECTUREBP.COM | A426001704 1B26001074

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 PROHIBITED.

ISTVAN L. PETERANCZ
 AR4533
 FLORIDA

234 3RD AVENUE N
 SAINT PETERSBURG, FLORIDA

ISSUED DRAWING LOG:

NO.	DATE	DESCRIPTION

PROJECT NO: 22.038

ISSUE DATE: 24 FEB 2023

DRAWING TITLE:
 ARCHITECTURAL
 CONCEPT
 MASSING

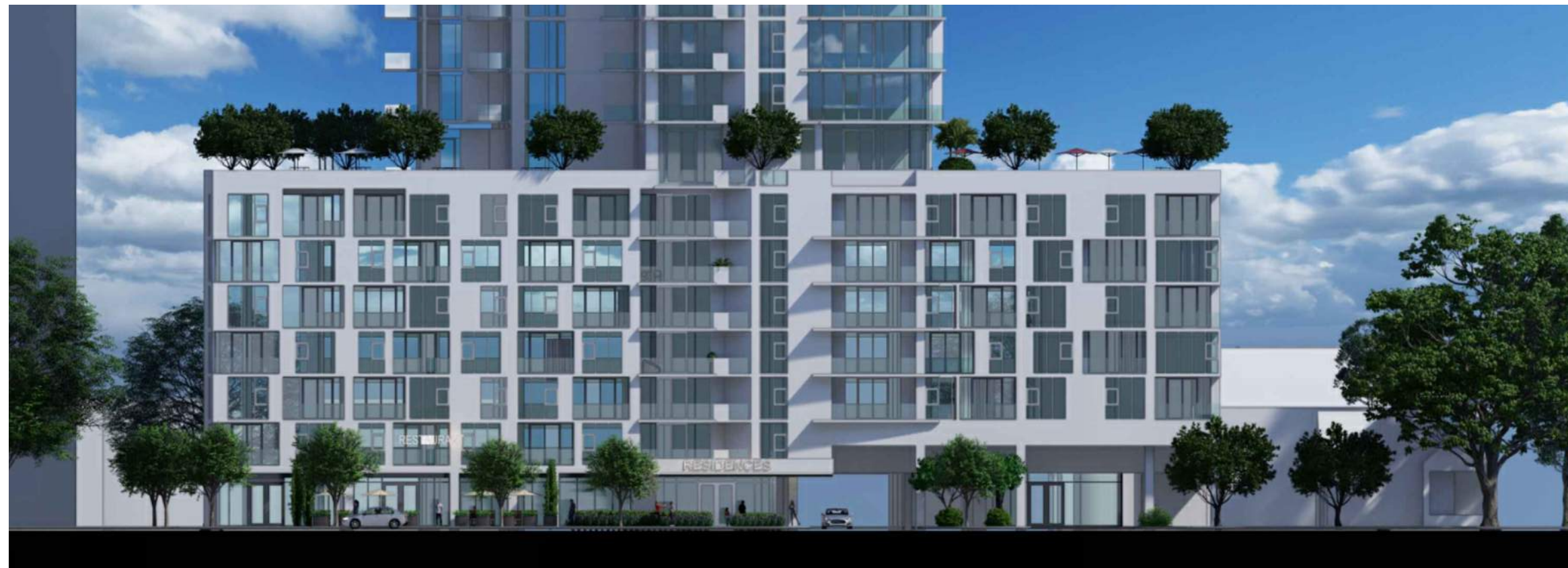
SHEET NUMBER:

A-011

EDITION:
 RESIDENTIAL CONCEPT



1 3RD AVE N ELEVATION



2 3RD AVE N ELEVATION - ENLARGED



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2430 TERMINAL DRIVE, SOUTH | ST. PETERSBURG, FLORIDA 33712
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ISTVAN L. PETERANECZ
AR4533
FLORIDA

234 3RD AVENUE
SAINT PETERSBURG, FLORIDA

ISSUED DRAWING LOG:

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PROJECT NO: 22.038

ISSUE DATE: 24 FEB 2023

DRAWING TITLE:
ARCHITECTURAL
CONCEPT
MASSING

SHEET NUMBER:

A-012

EDITION:
RESIDENTIAL CONCEPT

ATTACHMENT E

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

TO: Cheryl Bergalio, Planner II, Development Review Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: May 8, 2023
SUBJECT: Sidewalk Easement Vacation
FILE: 23-33000003

LOCATION AND PIN: 234 3rd Ave N; 19-31-17-74466-016-0040

ATLAS: E-4

Zoning: Downtown Center – 1 (DC-1)

REQUEST: Approval of a vacation of a sidewalk easement to facilitate redevelopment of the property.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed vacation of the sidewalk easement (OR Bk 6355, Pg 49) provided the public sidewalk a 10-foot wide public sidewalk is constructed within the public right of way of 3rd Avenue North upon redevelopment of the site as indicated in associated site plan application case #23-31000003.

NED/meh

cc: Sean McWhite – WRD
Kayla Eger – Development Review Services

ATTACHMENT F



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Cheryl Bergailo, Planner II, Planning and Development Services Department

FROM: Tom Whalen, Transportation Planning Coordinator, Transportation and Parking Management Department

DATE: May 2, 2023

SUBJECT: Approval of a vacation of a sidewalk easement to facilitate redevelopment of the property

CASE: 23-33000003

The Transportation and Parking Management (“Transportation”) Department has reviewed the proposed vacation of a sidewalk easement to facilitate the redevelopment of the property at 234 3rd Avenue North. The Transportation Department does not object to the vacation, but its approval should be contingent upon a site plan for the proposed redevelopment that depicts a new 10-foot-wide sidewalk along 3rd Avenue North.