



**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, **no Commission member** or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, June 7, 2023, 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.: 23-33000005 PLAT SHEET: H-2

REQUEST: Approval to vacate a street corner easement.

OWNER: SPD 2021 LLC
PO BOX 690595
Orlando, FL 32869

AGENT: Timothy Roney
535 Central Ave. Suite M
St. Petersburg, FL 33701

ADDRESS: 3001/3023/3061 1st Avenue North

PARCEL ID NO: 23-31-16-35172-000-0010,
23-31-16-35118-016-0140, and
23-31-16-35118-016-0090

LEGAL DESCRIPTION: On File

ZONING: CRT-1

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate the street corner easement at the northwest corner of 1st Avenue North and 30th Street North, abutting Tract A in the Hall's Central Avenue Subdivision No. 2 (see Attachment A - Location Map and Attachment B - Legal Description and Sketch). The applicant's goal is to vacate the rights-of-way in order to construct a multi-family development which includes 12-units.

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 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Easements for public utilities including stormwater drainage and pedestrian easements may 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 for review and comments. Engineering's Memorandum dated May 11, 2023, (see Attachment F) and Transportations' Memorandum dated May 3, 2023, (see Attachment G) both state that they have no objection. However, they have provided site-related recommendations as conditions of approval.

Private utilities have been identified in the street corner. At the time of Staff Report publication staff has not received a letter of no objection from Duke Energy. A condition of approval has been included requiring a letter of no objection from Duke Energy prior to recording of the vacation ordinance.

2. *The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.*

Approval of the vacation will not deny access to any lot of record.

3. *The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.*

The requested vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way or substantially alter utilized travel patterns. A portion of the block is within the National Historic Registry. However, it is not locally designated. Per Code Section 16.20.060.2, "The purpose of the CRT district is to encourage development of townhomes, condominiums, apartment buildings and mixed-use buildings that are appropriately scaled to the context of the corridor." Allowing the rights-of-way easements to be vacated will facilitate redevelopment of the block with a new project that is consistent with

the overall goals of the CRT zoning district. The applicant intends to develop a multi-family townhome project on the subject lot.

4. *The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

The subject corner easements are not needed by the City.

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

No other factors were considered.

B. Comprehensive Plan

Transportation Element Policy T2.4 states, "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."

The City's Transportation and Parking Management Department has reviewed the proposed vacation and has no objection and has provided a set of conditions for approval (see Attachment G). The proposed vacation of the corner easement will foster redevelopment which is a goal of the Comprehensive Plan.

C. Adopted Neighborhood or Special Area Plans

The subject rights-of-way are within the boundaries of the Historic Kenwood Neighborhood Association, Palmetto Park Neighborhood Association and the Grand Central Warehouse District Association. The property is also located within the Kenwood Artist Enclave Overlay District. There are no special area plans which affect vacation of right-of-way in this area of the City.

Comments from Agencies and the Public: The request was routed to City Departments and Private Utility Providers for review and comments.

As of May 24, 2022, City Staff received no comments from the public, the Historic Kenwood Neighborhood Association, the Palmetto Park Neighborhood Association, the Grand Central District and Warehouse Arts District Associations, the Council of Neighborhood Associations (CONA) or the Federation of Inner-City Community Organizations (FICO).

The application was routed to City Departments and Private Utility Providers for review and comments. Both Engineering and Transportation Departments state that they have no objections. However, they have provided site-related recommendations for conditions of approval.

At time of Staff Report publication staff has not received letters from Duke Energy. A condition of approval has been included requiring letters of no objection from Duke Energy prior to recording of the vacation ordinance.

RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed vacation of the street corner easement. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. The Applicant shall comply with the Engineering Review Memo dated May 11, 2023, and the Transportation memo dated May 3, 2023.
2. Applicant shall obtain a letter of no objection from: Duke Energy prior to vacation ordinance being recorded
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, 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/ Candace Scott

5/25/2023

Candace Scott, Planner II
Development Review Services Division
Planning & Development Services Department

Date

REPORT APPROVED BY:

/s/ Corey Malyszka

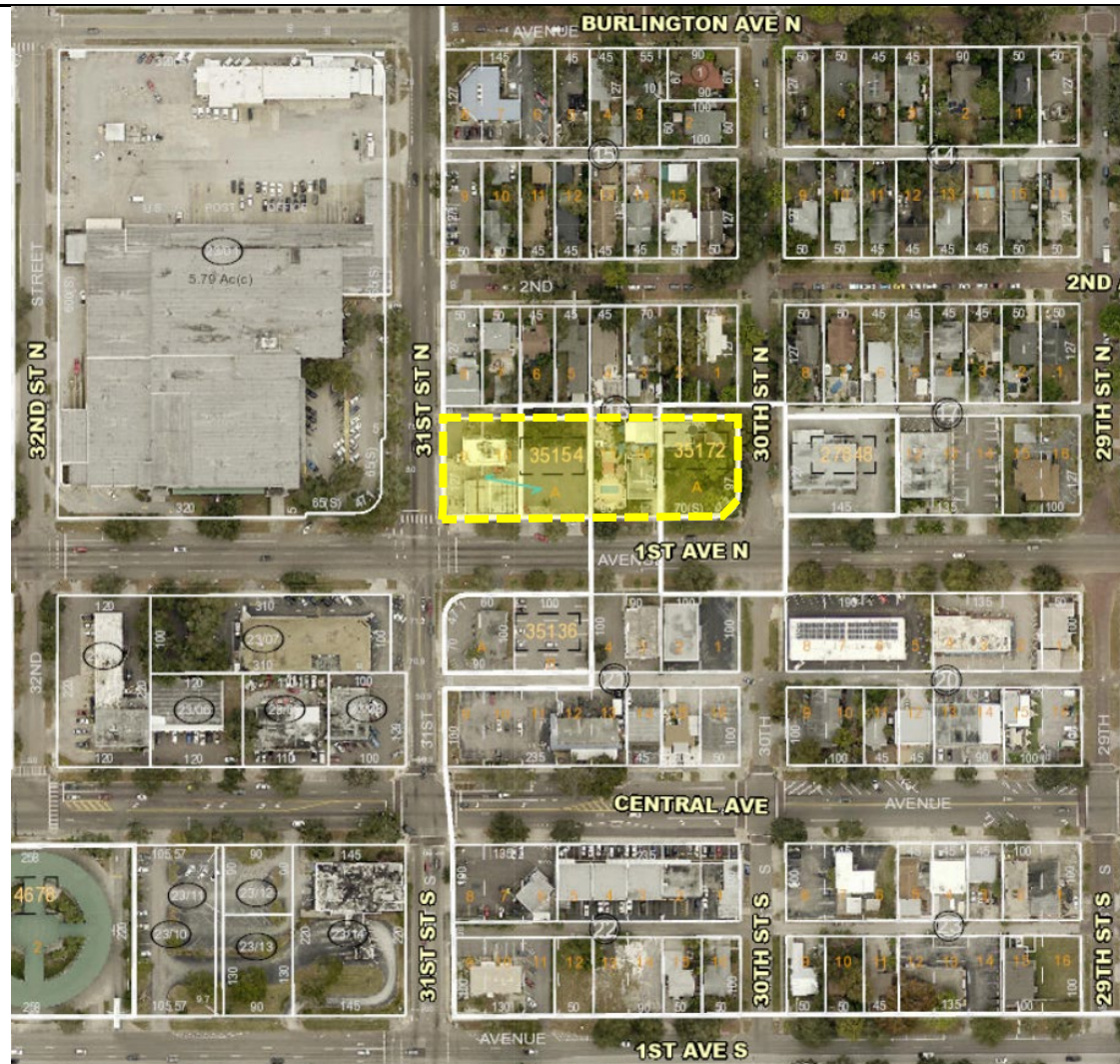
5/25/2023

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

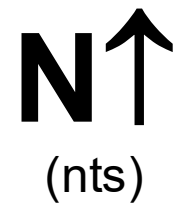
Date

Attachments: A – Location Map, B - Legal Descriptions and Sketches, C – Photos, D - Application, E – Site plan, F – Engineering Memo, G – Transportation Memo, H – Water Resources Memo

ATTACHMENT A



PROJECT LOCATION MAP
Case No.: 23-3300005
Address:
3001, 3023 & 3061 1st Avenue North
City of St. Petersburg, Florida
Planning & Development Services Department



ATTACHMENT B

NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 31 SOUTH, RANGE 16 EAST

DESCRIPTION AND SKETCH FOR
PARTIAL PUBLIC RIGHT-OF-WAY VACATION

LEGAL DESCRIPTION:

A PORTION OF ROAD RIGHT-OF-WAY LYING SOUTHEASTERLY OF AND COINCIDENT TO TRACT "A", HALL'S CENTRAL AVENUE SUBDIVISION NO. 2 CONN'S BLOCK 16 PARTIAL REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 51 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID "TRACT A", HALL'S CENTRAL AVENUE SUBDIVISION NO. 2 CONN'S BLOCK 16 PARTIAL REPLAT AND RUN THENCE S.00°13'38"W. ALONG THE EAST LINE OF SAID TRACT "A" A DISTANCE OF 96.94 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.00°13'38"W. ALONG A LINE OF A SOUTHERLY PROLONGATION THEREOF TO A POINT OF INTERSECTION WITH AN EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 30.24 FEET; THENCE RUN S.90°00'00"W. ALONG SAID EASTERLY PROLONGATION A DISTANCE OF 29.73 TO A POINT ON THE SOUTH LINE OF SAID TRACT "A" TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.22 FEET, HAVING A CHORD BEARING OF N.44°37'49"E. AND A CHORD DISTANCE OF 42.49 FEET TO A POINT ON THE AFORESAID EAST LINE OF TRACT "A" AND THE POINT OF BEGINNING.

CONTAINING THEREIN 191 SQUARE FEET.

THIS DESCRIPTION AND SKETCH IS BASED ON THE
RECORDED PLAT AND EXISTING FIELD GEOMETRY

FOR: SPD 2021A, LLC
SPD 2021, LLC
DESLANDES DESIGN-BUILD

PREPARED: 3/23/23

THIS IS NOT A SURVEY

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

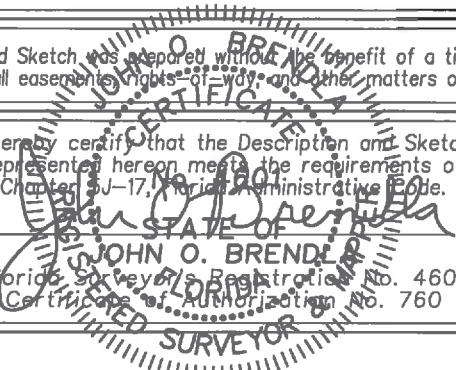
NOTE: Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 3J-17, Florida Administrative Code.
STATE OF FLORIDA
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

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

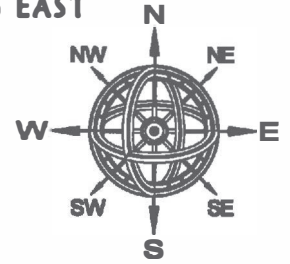
SHEET 1 OF 2

Job: 2105-14A
Drawn: DS



NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 31 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION FOR
PARTIAL PUBLIC RIGHT-OF-WAY VACATION



NORTH BASIS:
ASSUMED

SCALE: 1" = 20'

16' PLATTED ALLEY

100'(P)
Point of Commencement
NORTHEAST CORNER OF TRACT "A"

ABBREVIATIONS:

- (M) = MEASURED
- (P) = PLAT
- (P&M) = PLAT AND MEASURED

HALL'S CENTRAL AVENUE
SUBDIVISION NO. 2
CONN'S BLOCK 16
PARTIAL REPLAT
Plat Book 55, Page 51

Tract "A"

S 00°13'38"W 96.94'(M)
S 00°16'43"E 96.96'(P)

30TH STREET NORTH
60' RIGHT-OF-WAY

CURVE 1

RADIUS=30.00'(P&M)
ARC=47.17'(P), 47.22'(M)
CHORD=42.46'(P), 42.49'(M)
CHORD BEARING=N 44°45'47"E(P)
N 44°37'49"E(M)

Point of Beginning

SUBJECT AREA
191 SQUARE FEET

CURVE 1

S 00°13'38"W 30.24'

70'(P)

POINT ON
A CURVE

S 90°00'00"W 29.73'

1ST AVENUE NORTH

100' RIGHT-OF-WAY

THIS IS NOT A SURVEY

Job: 2105-14A
Drawn: DS

FOR: SPD 2021A, LLC
SPD 2021, LLC
DESLANDES DESIGN-BUILD

Assumed Basis of Bearings:
NORTH RIGHT-OF-WAY LINE OF 1ST AVENUE
NORTH AS BEING S.90°00'00"W.

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

SHEET 2 OF 2

ATTACHMENT C



View of the corner looking westward



View of the corner northward



View of the site along the sidewalk looking eastward

ATTACHMENT D



SUBDIVISION DECISION Application

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 4th Street North.

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

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): SPD 2021A, LLC and SPD 2021, LLC	
Street Address: 2880 1ST Avenue North	
City, State, Zip: St. Petersburg, Florida 33713	
Telephone No: 727-456-4673	Email Address: Andrew@deslandes.build
NAME of AGENT or REPRESENTATIVE: Timothy E. Roney, Roney Design Group, LLC	
Street Address: 535 Central Avenue, Suite M-1	
City, State, Zip: St. Petersburg, Florida 33701	
Telephone No: 727-822-8600	Email Address: tim@roneydesign.com
PROPERTY INFORMATION:	
Street Address or General Location: 3001, 3023, 3061 1st Ave N	
Parcel ID#(s): 23-31-16-35172-000-0010, 23-31-16-35118-016-0140, & 23-31-16-35118-016-0090	
DESCRIPTION OF REQUEST: Vacation of corner ROW at 1st Avenue North and 30th Street North	
PRE-APPLICATION DATE:	PLANNER: Cheryl Bergailo

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: _____
 *Affidavit to Authorize Agent required, if signed by Agent.

Date: 04-07-2023

Typed name of Signatory: Timothy E. Roney, Roney Design Group, LLC (Agent)



Pre-Application Meeting Notes

Meeting Date: 3/23/23 Zoning District: CRT-1

Address/Location: 3001, 3023, 3061 1st Ave N

Request: Street corner ROW and preliminary plat

Type of Application: Vacation and plat Staff Planner for Pre-App: Cheryl Bergailo

Attendees: Cheryl Bergailo, Corey Malyszka, Andrew Deslandes

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Historic Kenwood Neighborhood Assn.		president@historickenwood.org	
Palmetto Park Neighborhood Assn.		palmettopark1@yahoo.com, thorpekatem@gmail.com	
Grand Central		grandcentraldistrict@gmail.com	
Warehouse Arts District Assn.		markusg@warehouseartsdistrictstpete.org	
CONA	President	president@stpetecona.org	
FICO	President	kleggs11@outlook.com	

NOTES:
 Applicant requests to vacate the platted street corner easement ROW and approval of a preliminary plat. Both are associated with a proposed multi-family development.

A Legal Description and Sketch will be required for the area to be vacated. For the vacation, a DRC hearing will be required, as well as a first reading of the vacation ordinance by City Council, and a public hearing at City Council. The applicant will have to notice for the two hearings; the City will provide some of the noticing materials. Any comments received from the routing of the application must be addressed by the applicant, before the vacation ordinance is recorded, similar to the platting process.

At least 10 days before the application is submitted, the applicant must email a copy of the vacation application to the above-referenced Neighborhood Associations. A hardcopy of the sent emails should be provided in the vacation submission package to the staff planner.

When the applications are ready to be submitted, please contact Cheryl.Bergailo@stpete.org for the required drop-off appointment.

You may email a pdf of the submission items for review prior to the official submission.



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: SPD 2021A, LLC & SPD 2021, LLC

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

Property Address: 3001, 3023 & 3061 1ST AVENUE NORTH

Parcel ID Number: 23-31-16-35172-000-0010, 23-31-16-35118-016-0140, 23-31-16-35118-016-0090

Request: VACATE CORNER ROW AT 1ST AVENUE NORTH AND
30TH STREET NORTH

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): TIMOTHY E. RONEY, RONEY DESIGN GROUP, LLC

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] ANDREW DESLANDES
Printed Name

Sworn to and subscribed on this date

Identification or personally known:

Notary Signature: (Print): Kimberly Barnes Date: 4/6/23
Commission Expiration (Stamp or date): Kimberly Barnes



KIMBERLY BARNES
Commission # HH 230881
Expires May 1, 2026



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:	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:	
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:	

Sean Roney

From: Sean Roney
Sent: Thursday, March 30, 2023 4:44 PM
To: 'president@historickenwood.org'; 'palmettopark1@yahoo.com'; 'thorpekatem@gmail.com'; 'grandcentraldistrict@gmail.com'; 'markusg@warehouseartsdistrictstpete.org'; 'president@stpetecona.org'; kleggs11@outlook.com
Cc: Tim Roney; Andrew Deslandes; 'Cheryl L. Bergailo'; Corey Malyszka
Subject: Notice of Intent to File - Vacating ROW - 3001, 3023, 3061 1st Ave. N.
Attachments: Pre-App Meeting Notes - 3001, 3023 and 3061 1st Ave N.pdf; Public Participation Report.pdf
Importance: High

To Whom It May Concern,

This letter is to serve as notice of our intent to file an application with the City of St. Petersburg to vacate the platted street corner easement right of way 10 days prior to formal application submittal. Please see attached for pre-application meeting notes, as well as the public participation report. It is our intent to file a formal application on or before 2pm April 10th, 2023. After that date the application, supporting documents and plans will be available for your review. Please contact Cheryl Bergailo and/or Corey Malyszka (included in this email) if you have any questions or concerns with the above-mentioned request.

Sincerely,
Sean T. Roney, CPBD, AIBD
Managing Partner

Quote of the year: "Building Designer – definition: Someone who solves a problem you didn't know you had in a way you don't understand."



535 Central Avenue, Suite M-1
St. Petersburg, Florida 33701
727-822-8600
sean@roneydesign.com
www.roneydesign.com



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st.petersburg
www.stpete.org

February 18, 2022

SPD 2021 LLC, Andrew Deslandes
8451 Palm Parkway
Lake Buena Vista, FL 32836

Timothy Roney, Roney Design Group LLC
535 Central Ave., Suite M-1
St. Petersburg, FL 33701

Re:

Request: Approval of a variance to the front yard setbacks to construct a 3 story, 3-unit Townhouse with the front porch extending the full length of the building and with the intent to vacate a portion of the R.O.W. at 1st Ave N. & 30th Street N in the CRT-1 Zoning District.

Case No.: 21-54000090
Address: 3023 1st Avenue North
Parcel ID No.: 23-31-16-35118-016-0140
Zoning: Corridor Residential Traditional – 1 (CRT-1)

Dear Applicant:

This application to the Development Review Commission (DRC) was administratively approved on December 21, 2021. The St. Petersburg City Code permits administrative approval of applications, following the prescribed public notice.

The applicant is seeking approval of variances to the front yard building and porch setback requirements (code section 16.20.060.6) for the construction of 12 townhomes on the subject property. The subject property contains 4 platted lots of record in Block 16 of Hall's Central Avenue Subdivision No. 2, which is located in the Historic Kenwood Neighborhood. The property is approximately 190-feet wide and 127-feet deep, with 24,130 square feet of area, or 0.55 acres.

The proposed development is 12 townhomes with 24 enclosed parking spaces. CRT-1 zoning district regulations require a front yard building setback of 15-feet, a front porch setback of 10-feet, and a front stoop setback of 7-feet. The applicant is proposing to construct the townhomes with a front porch setback of 3.17-feet and a front yard building setback of from 6.67-feet. The proposed design has an articulated front façade for each building providing a front porch along 1st Ave N. This request also provides a similar pedestrian environment as the south side of 1st Avenue north where the setback is 0-feet from the property line.



City of St. Petersburg
Department Name
P.O. Box 2842
St. Petersburg, FL 33731-2842
O: 727-000-000

Given the following considerations, the request was found to be consistent with the purpose and intent of the Code as listed below.

1. **Similar Approvals.** Similar variances have been approved by the Commission and/or the POD.
2. **On-site Parking.** Approval of the request will permit on-site parking of vehicles without substantially impairing the use of the property or adjacent alley. the proposed site plan includes 24 enclosed parking spaces.
3. **Enclosed Parking.** Approval of the request provides enclosed parking for vehicles and/or domestic equipment which would otherwise be open to view from a public right-of-way. Each Townhome unit is proposed to have a two-car garage.
4. **Revitalization and Redevelopment.** The request is consistent with the goals of the Administration within a specified area of the City.

This approval is subject to the following Special Conditions of Approval;

1. The plans and elevations submitted for permitting should resemble the plans and elevations submitted with this application, with the following revisions:
 - a. Plans shall comply with Section 16.40.090.4 Bicycle Parking.
 - b. Plans shall comply with Section 16.40.060 Landscaping and Irrigation.
 - c. Plans shall comply with Section 16.40.070 Lighting.
 - d. Plans shall comply with Section 16.20.060.7 Building Design
2. Drive lanes shall be either a minimum of 22-feet for two way traffic or a minimum of 12-feet for one way traffic.
3. Any existing curb cuts on 1st Ave North and 30th Street North shall be removed.
4. If the applicant intends to build and convey these as fee simple townhomes, an approved preliminary plat is required prior to building plan approval.
5. This variance approval shall be valid through December 21, 2024. Substantial construction shall commence prior to this expiration date unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
6. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.

Please contact Adriana Puentes Shaw at adriana.shaw@stpete.org with any questions.

Sincerely,



Dave Goodwin
Interim Zoning Official (POD)
Development Review Services Division

Attachments: aerial map, site plan, elevation plans, floor plans, narrative.
DG/APS:ke

**ROW VACATION APPLICATION
FOR A
BISMARCK TOWNHOMES
3001, 3023, 3061 1st Avenue North
For
SPD 2021A, LLC and SPD 2021, LLC**

NARRATIVE STATEMENT

The Owner of this property is requesting a ROW vacation on the southeast corner of their property on 1st Avenue North and 30th Street North

The existing site is currently a vacant parcel. The lot size is 73' wide x 130' deep, with an area of 9,490 sq. ft. which currently exceeds the minimum lot size requirements of the RU-75 zoning district.

The purpose of this request is to remove the radius property line on this corner to better facilitate the locations on the eastern most building in this development.

Please refer to the attached ROW Sketch showing the area to be vacated and the legal description and area to be affected.

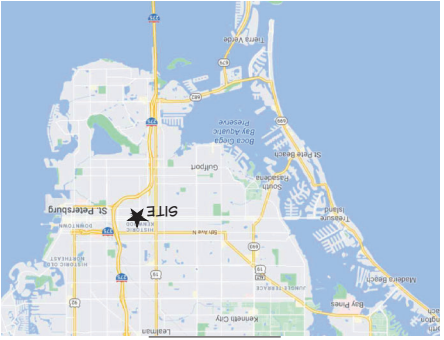
Additionally, please refer to the Site Pan prepared showing this corner and that the visibility triangle will be met for 30th Street North and 1st Avenue North.

It is our belief that this vacation will not alter either the site, sidewalks or street layout and will not have any adverse effect to the surrounding neighborhood.

ATTACHMENT E

THE BISMARKCK TOWNHOMES
FOR
SALT PALM DEVELOPMENT
3023 1ST AVENUE NORTH
ST. PETERSBURG, FL 33713

**PRELIMINARY DESIGN
DOCUMENTS
NOT TO USE FOR CONSTRUCTION**



CONTACT INFORMATION

DESIGNER: RONEY DESIGN GROUP, LLC
525 CENTRAL AVENUE, SUITE M-1
ST. PETERSBURG, FLORIDA 33701
727-822-8600, 727-822-8655 FAX
rgrp@roneydesign.com

OWNER: SRD 2021, LLC
8431 PALM PARKWAY
LAKE BUENA VISTA, FLORIDA 32836-6414

CONTRACTOR: PEEL ANDERSON-DESIGN BUILD, INC.
2446 1ST AVENUE NORTH
ST. PETERSBURG, FL 33713
727-546-8868
COC 1509063

SHEET INDEX

- C1 COVER SHEET & SITE PLAN
- D1 PROPOSED BLDG. #1 - 3rd FLOOR PLAN PLANS
- D2 PROPOSED BLDG. #4 - 1st FLOOR PLAN
- D3 PROPOSED BLDG. #4 - 3rd FLOOR SIMILAR & REPAIRING
- D4 PROPOSED BLDG. #4 - 1st FLOOR PLAN PLANS
- D5 PROPOSED FRONT EXTERIOR ELEVATIONS & REPAIRING

BUILDING DATA

- USE:
 - K3 - ONE & TWO FAMILY DWELLINGS
 - K2 - MULTI-FAMILY DWELLINGS
- OCCUPANCY: RESIDENTIAL - GROUP R
- REGULATORY: COMMERCIAL 2020, 7TH EDITION
- BUILDING CODE: FLORIDA BUILDING CODE

- CONSTRUCTION:
 - TYPE V - UNSPRINKLED
 - TYPE V - SPRINKLED - NFPA 13D SYSTEM
- FILE RESISTANT DEVIATION: 2HR

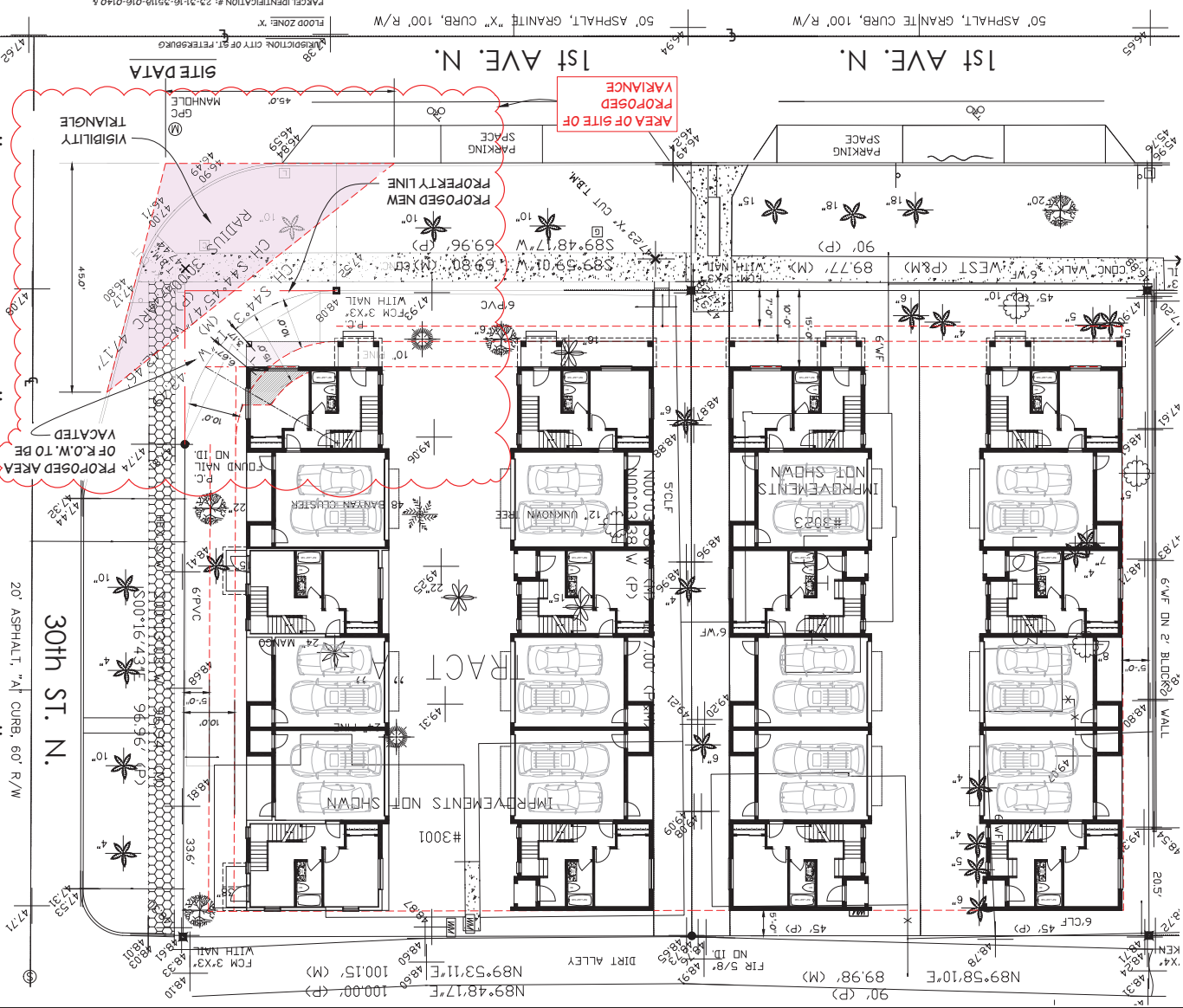
VARIANCE APPLICATION

JOB NUMBER: 21040
SHEET NUMBER: C1
VARIANCE

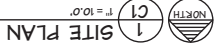
THE BISMARKCK TOWNHOMES
FOR
SALT PALM DEVELOPMENT
3023 1ST AVENUE NORTH
ST. PETERSBURG, FL 33713



RONEY DESIGN GROUP
CENTRAL PROFESSIONAL BUILDING DESIGNERS
525 CENTRAL AVENUE, SUITE M-1
ST. PETERSBURG, FL 33701
RONGR@RONEYDESIGN.COM
(727) 822-8600
AIA
BD
11-08-2021



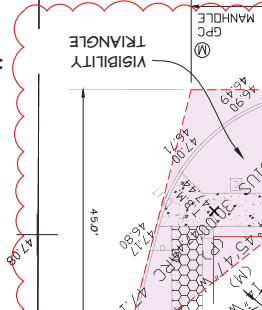
GENERAL SITE PLAN NOTE:
THE INFORMATION SHOWN ON THIS SITE PLAN WAS OBTAINED FROM A REGISTERED LAND SURVEYOR.
JONAS C. BREKALA & ASSOCIATES, INC., JOB # 2105-14, THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE THE
BUILDING ADAPTED AND OUTLINED TO THE DIMENSIONS AS SHOWN IN THIS ACCELERATED
LAND SURVEYOR AND ANY DISCREPANCIES TO THE BUILDING LAYOUT OR REQUIRED SETBACKS SHALL BE
BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. FAILURE TO
DO SO WILL RESULT IN THE SOLE RESPONSIBILITY OF THE LAYOUT WITH THE GENERAL CONTRACTOR AND NO
RESPONSIBILITY TO THE DESIGNER.



1 SITE PLAN
NORTH
1" = 10.0'

LEGAL DESCRIPTION: LOTS 13 & 14, BLOCK 16, HALLS CENTRAL AVE NO. 2
25-31-16-35172-000-0010
FACEL IDENTIFICATION #: 23-31-16-35118-016-0140 &
ZONING: CRT-1
SETBACKS:
FRONT: 15.0' - Building, 10.0' Open, 7.0' - Sloop
SIDES: 5.0' - Interior Side, 10.0' Street Side
BUILDING HEIGHT: 36'

SITE DATA



ATTACHMENT F

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

TO: Candace Scott, Planner II, Development Review Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: May 11, 2023
SUBJECT: Easement Vacation
FILE: 23-33000005

LOCATION AND PIN: 3001, 3023, 3061 1st Avenue North
23-31-16-35172-000-0010; 23-31-16-35118-016-0140
& 23-31-16-35118-016-0090

ATLAS: H-2 **Zoning:** Corridor Residential Traditional - 1 (CRT-1)

REQUEST: Approval to vacate the street corner easement at the northwest corner of 1st Avenue North and 30th Street North, abutting Tract A in the Hall's Central Avenue Subdivision No. 2.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed corner easement vacation provided that the following special conditions are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. To increase pedestrian safety, as part of the redevelopment project and as a condition of the corner easement vacation, the applicant shall be required to realign the western curb line of 30th Street South to remove the widening flare, from 1st Avenue North to approximately 66-feet north of the north curb line of 1st Avenue North and providing a 25-foot radius at the northwest corner of 30th Street and 1st Avenue North. Modifications to extend the public sidewalk to the new curb line and any modifications necessary to the bicycle lane striping along the north boundary of 1st Avenue North shall be included in the Engineering's design. The intent is to align the straighten the road curb to provide additional space for the parkway while maintaining the roadway southbound travel lane width currently existing to the north of the flared road curb as 30th Street approaches 1st Avenue North.
2. Please assure that the developer's design professional(s) coordinate with Duke Energy to determine if the vacation of the corner street easement impacts any of Dukes overhead facilities (Duke overhead lines may cross over the vacated street easement area necessitating Duke pole relocation). Also coordinate with Duke regarding any landscaping proposed under Duke's overhead transmission or distribution systems and prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to newconstruction@duke-energy.com and provide evidence of contact with Duke to the civil permit examiner during the building permit review process.

NED/meh

ec: Sean McWhite – WRD
Maria R. Sciddurlo – Development Review Services

ATTACHMENT G



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Candace Scott, Planner II, Planning and Development Services Department

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

DATE: May 3, 2023

SUBJECT: Approval to vacate the street corner easement at the northwest corner of 1st Avenue North and 30th Street North, abutting Tract A in the Hall's Central Avenue Subdivision No. 2

CASE: 23-33000005

The Transportation and Parking Management ("Transportation") Department has reviewed the proposed vacation of the street corner easement at the northwest corner of 1st Avenue North and 30th Street North. The Transportation Department has several comments on this case.

The Transportation Department is concerned that relocating the overhead power lines, if required, in the right-of-way that would remain would impact the sidewalks. Resetting the western curb on 30th Street to remove the flare would provide a better buffer for the sidewalk.

The applicant should update the site plan to reflect the current striping on 1st Avenue North that occurred due to the SunRunner project. On-street parking no longer exists adjacent to the subject property; the bike lane is adjacent to the subject property. Please let me know if you have any questions about the Transportation Department's review.

ATTACHMENT H

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Corey Malyszka, Zoning Official

FROM: Thomas Whitman, Designer I, Water Resources

DATE: May 25, 2023

SUBJECT: Approval to vacate the street corner easement at the northwest corner of 1st Avenue North and 30th Street North, abutting Tract A in the Hall's Central Avenue Subdivision No. 2.

PLAT: H-2

CASE: 23-33000005

LOCATION: 3001 1st Ave N.; 23-31-16-35172-000-0010, 3023 1st Avenue N.; 23-31-16-35118-016-0140, 3061 1st Ave N.; 23-31-16-35118-016-0090

REMARKS: Water Resources has no objection to the above referenced subject.

Project file