



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

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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

According to Planning & Development Services Department records **no Commission members** have a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon 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 **August 3, 2022 at 10:00 A.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 22-33000007 PLAT SHEET: G-12

REQUEST: Approval of a vacation of a 10-ft wide section of right-of-way on the west side of Dr. Martin Luther King Jr. Street North that is 55-feet in length located between 19th Avenue North and 20th Avenue North.

OWNER: General Specific LLC  
200 Mirror Lake Drive North  
Saint Petersburg, FL 33701-3224

OWNER: 1900 MLK LLC  
490 1<sup>st</sup> Avenue South, Suite 700  
Saint Petersburg, FL 33701

ADDRESS: 1900-1920 Dr. Martin Luther King Jr St N

PARCEL ID NUMBERS: 13-31-16-63810-000-0080 and 13-31-16-63810-000-0100

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Traditional (CRT-1)

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## **DISCUSSION AND RECOMMENDATION:**

**Request.** The request is to vacate a 10-ft wide section of right-of-way on the west side of Dr. Martin Luther King Jr. Street North that is 55-feet in length located between 19th Avenue North and 20th Avenue North.

The area of the right-of-way proposed for vacation is depicted on the attached map, see Attachment A, and sketch and description, see Attachment B. The applicant's goal is to vacate a 10-ft wide portion of Dr. Martin Luther King Jr. Street North and dedicate 10-ft wide portions of the applicants' abutting properties via the Canopy Oaks Townhomes Plat (DRC 22-20000006) to provide a consistent right-of-way width along the west side of Dr. Martin Luther King Jr. Street North between 19<sup>th</sup> Avenue North and 21<sup>st</sup> Avenue North for the purpose of redevelopment.

**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.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant, see Attachment C, **does** provide background or analysis supporting a conclusion that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

### **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. The Engineering and Capital Improvements Department (ECID) provided a Memorandum dated July 5, 2022, see Attachment D, stating that they have no objection to the request provided the variance to minimum required right-of-way width for Dr. Martin Luther King Jr. St N associated with the replat (DRC 22-20000006) is approved and adequate right-of-way is retained to provide the minimum required 6-ft wide public sidewalk along Dr. Martin Luther King Jr. St N. To satisfy this requirement the proposed replat of the property includes dedication of private property that is 10-feet in width running parallel to Dr. Martin Luther King Jr. St N as public right-of-way where there is an existing 6-ft wide public sidewalk, see Attachment E. A condition of approval is included at the end of this report requiring approval of the preliminary plat and associated variance.

All other City Departments and Private Utility Providers either had no comments or provided letters of no objection to the vacation request.

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- 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.*

The vacation of a 10-ft wide section of right-of-way on the west side of Dr. Martin Luther King Jr. Street North will not have an effect on access to any lot of record. The applicant is the owner of the property to the west abutting the area proposed for vacation.

- 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.*

Vacating the existing 10-ft wide section of right-of-way will not adversely alter utilized travel patterns and does not create dead-end rights-of-way. The applicant has filed a concurrent preliminary plat application (DRC 22-20000006) that will dedicate existing private property as public right-of-way to provide a continuous right-of-way width along the west side of Dr. Martin Luther King Jr. St N that is consistent with the abutting properties to the north on the subject block.

- 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 right-of-way is not needed for the purpose for which the City has a legal interest and there is no present or future need for the right-of-way. The requested vacation of partial right-of-way will facilitate the dedication of abutting private property as public right-of-way which contains within the property a 6-foot wide public sidewalk utilized for pedestrian access. This request was routed to the Transportation and Parking Management Department for review and comments and they indicated that they have no objection provided the existing public sidewalk will be within the public right-of-way, see Attachment F.

- 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 have been raised for consideration.

#### 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. The proposed partial right-of-way vacation will foster redevelopment which is a goal of the Comprehensive Plan.

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### C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is within the boundaries of the Euclid-St. Paul Neighborhood Association. The Euclid/St. Paul's Neighborhood Plan cites as an issue that the "Sidewalk system in some places are not continuous or are in need of repair" and the plan has recommendations including "Improve pedestrian safety by installing, repairing or replacing concrete sidewalks, and linking any existing walks that are not continuous." The requested vacation of partial right-of-way and associated dedication of private property as public right-of-way through replatting will provide for a continuous public sidewalk located within the public right-of-way along the west side of Dr. Martin Luther King Jr. St N as recommended in the Euclid/St. Paul's Neighborhood Plan.

### **Comments from Agencies and the Public**

The application was routed to City Departments and Private Utility Providers for review and comments. The City's Transportation and Parking Management Department reviewed the proposed vacation and has no objection. The Engineering and Capital Improvements Department (ECID) stated that they have no objection to the request provided the variance associated with the replatting of the abutting property is approved and adequate right-of-way is retained to provide the minimum required 6-ft wide public sidewalk along Dr. Martin Luther King Jr. St N. Approval of the variance to minimum required right-of-way width for Dr. Martin Luther King Jr. St N associated with the replat (DRC 22-20000006) is included as a condition of approval of this request which addresses Engineering's comments.

At the time of writing of the Staff Report there were no comments received from the public for or against the requested vacation of public right-of-way.

**RECOMMENDATION.** Staff recommends **APPROVAL** of the proposed partial right-of-way vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Approval of the vacation shall be contingent upon approval of the Canopy Oaks Townhomes Preliminary Plat application which includes a variance to the minimum required right-of-way width for Dr. Martin Luther King Jr. St N (DRC 22-20000006).
2. Prior to the recording of the vacation ordinance the vacated right-of-way, along with the abutting properties, shall be replatted.
3. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded 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.

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**REPORT PREPARED BY:**

*/s/ Scot Bolyard*

*7/25/2022*

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Scot Bolyard, AICP, Deputy Zoning Official  
Development Review Services Division  
Planning & Development Services Department

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DATE

**REPORT APPROVED BY:**

Joseph Moreda

*7/25/2022*

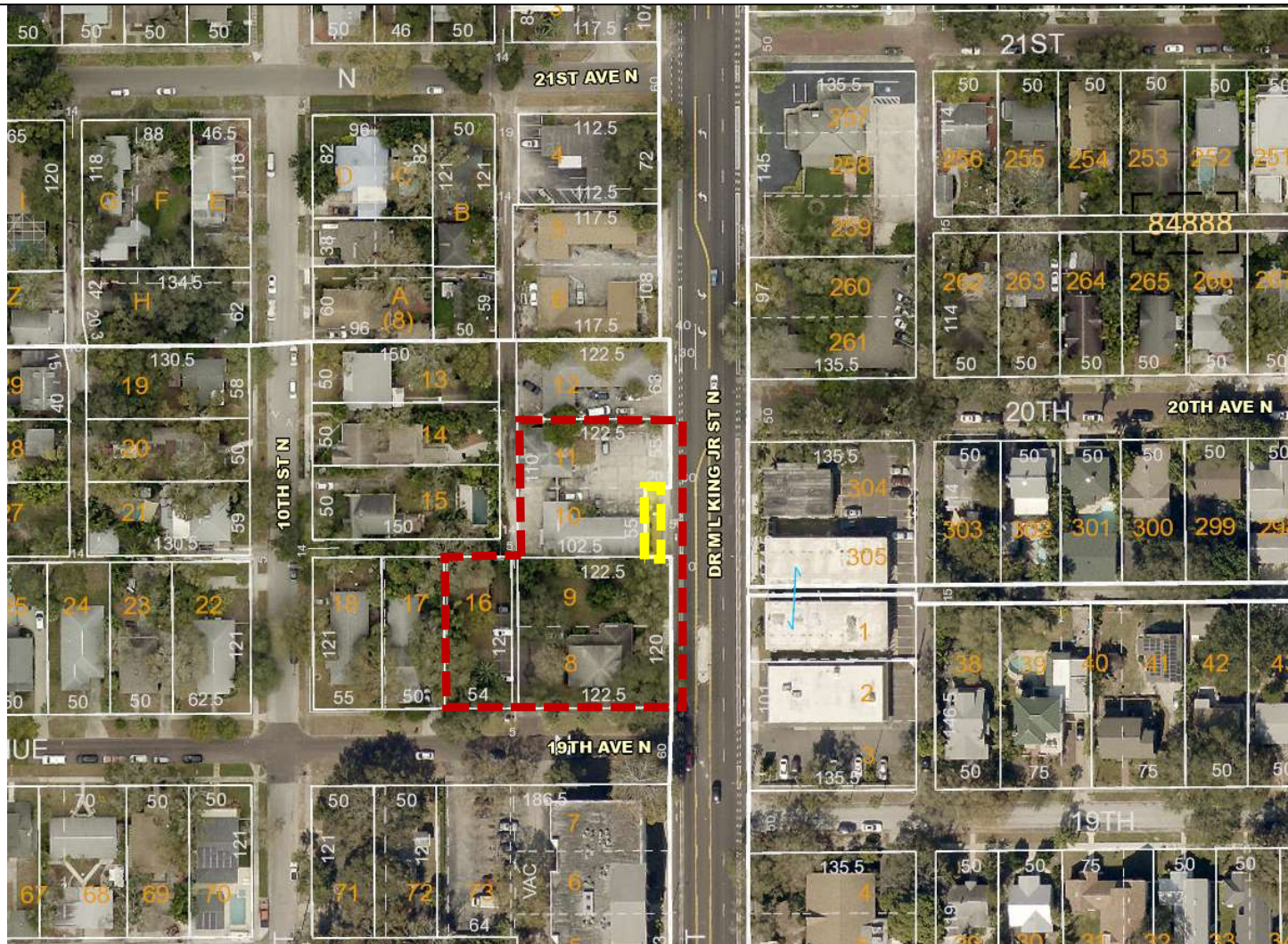
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Joseph Moreda, III, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning & Development Services Department

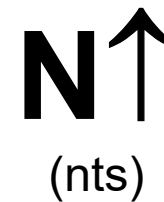
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DATE

Attachments: A – Location Map, B – Sketches and Legal Descriptions, C – Applicant's Narrative, D – Engineering Memorandum dated July 5, 2022, E – Depiction of Rights-of-Way to be Vacated and Dedicated, F - Transportation and Parking Management Department email dated June 21, 2022



Project Location Map  
 City of St. Petersburg, Florida  
 Planning and Development Services  
 Department  
 Case No.: 22-3300007  
 Address: 1900 Dr. Martin Luther King Jr St N



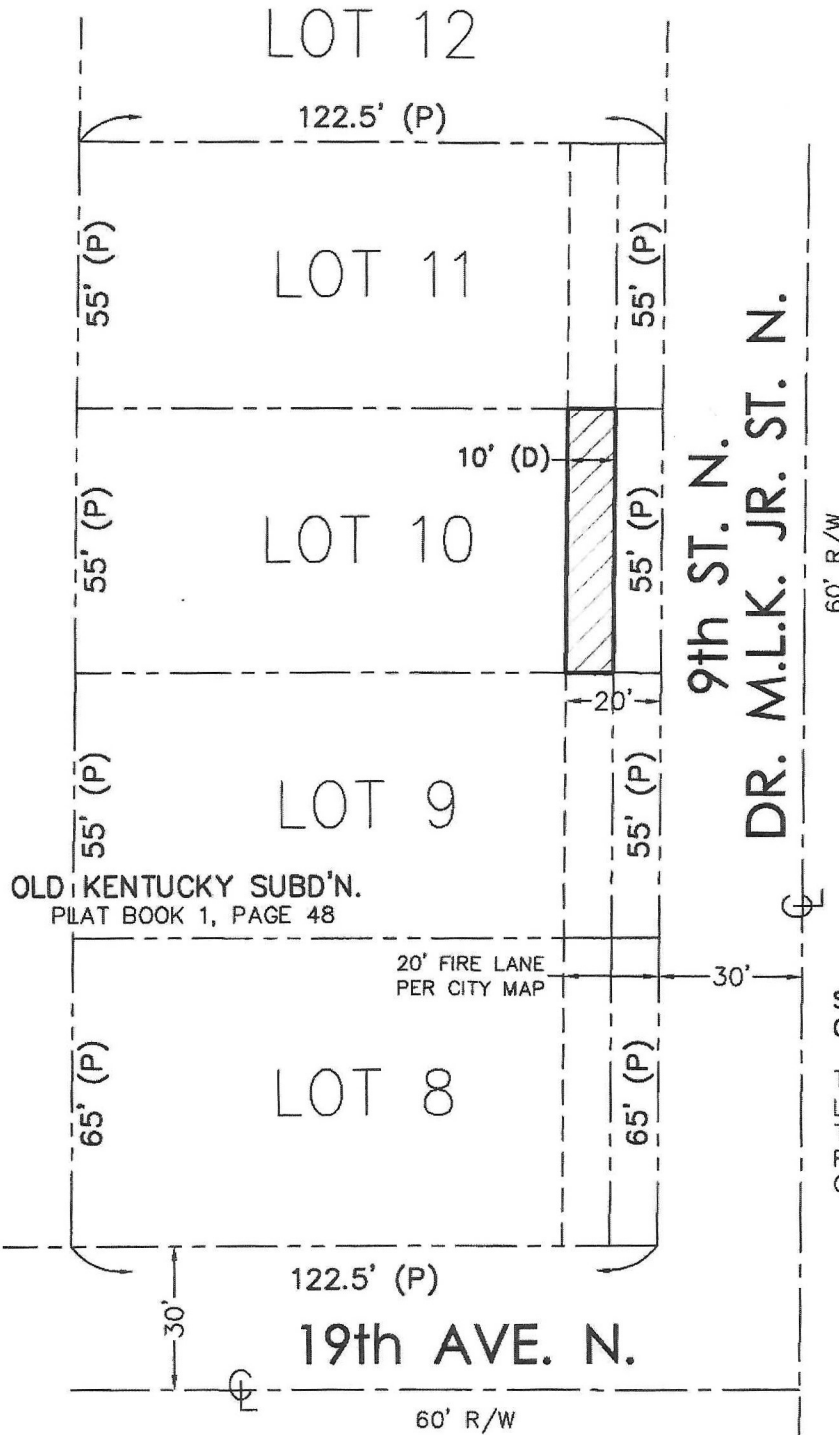
SECTION 13, TOWNSHIP 31S, RANGE 16E



NORTH BASIS:  
ASSUMED  
SCALE: 1" = 40'

LEGEND:

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



SKETCH AND LEGAL DESCRIPTION  
OF A 10 FEET STRIP OF R/W TO VACATE:

THE WEST 10 FEET OF THE EAST 20 FEET OF  
LOT 10, OLD KENTUCKY SUBD'N., ACCORDING TO  
THE PLAT THEREOF RECORDED IN PLAT BOOK 1,  
PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS  
COUNTY, FLORIDA

PREPARED: MARCH 8, 2022

**THIS IS NOT A SURVEY**

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

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

Job Number  
2111-93V  
DWN  
JM

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

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

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

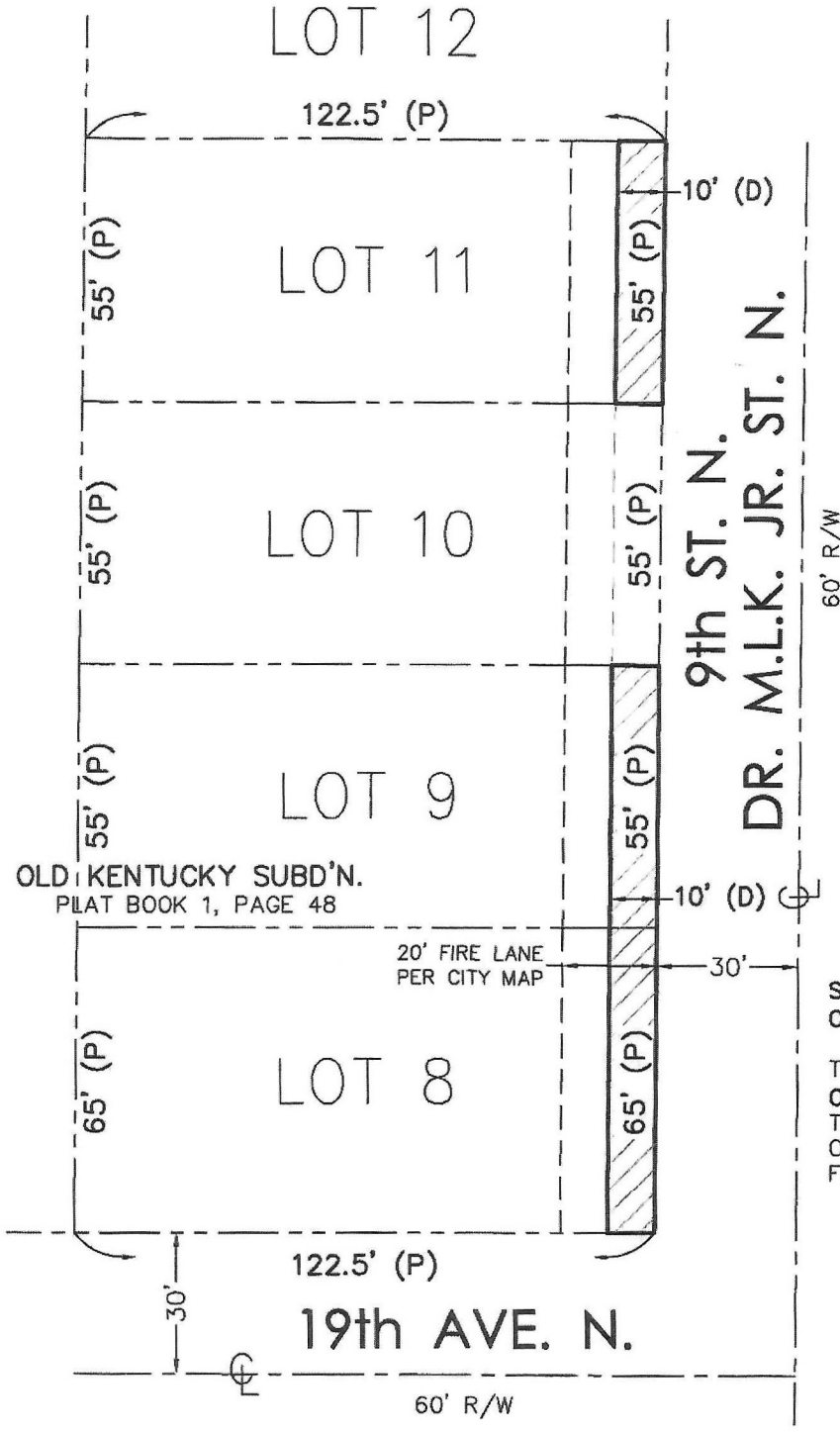
SECTION 13, TOWNSHIP 31S, RANGE 16E



NORTH BASIS:  
ASSUMED  
SCALE: 1" = 40'

LEGEND:

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



SKETCH AND LEGAL DESCRIPTION  
OF TWO 10 FEET STRIPS TO DEDICATE AS R/W:

THE EAST 10 FEET OF LOTS 8, 9, AND 11,  
OLD KENTUCKY SUBD'N., ACCORDING TO THE PLAT  
THEREOF RECORDED IN PLAT BOOK 1, PAGE 48,  
OF THE PUBLIC RECORDS OF PINELLAS COUNTY,  
FLORIDA

PREPARED: MARCH 8, 2022

THIS IS NOT A SURVEY

This Sketch and Legal Description was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record. NOTE: Sketch and Legal Description not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

I hereby certify that the sketch and Legal Description represented hereon meet the requirements of Chapter 50-17, Florida Administrative Code.

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

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

SHEET 1 OF 1

Job Number  
 2111-93D  
 DWN  
 JM



## **Subdivision Narrative**

*Lot 10 Notch Vacation & Lots 8, 9, and 11 ROW Dedication*

TO:

Friday, 5/6/2022

**Scot Bolyard**

Deputy Zoning Official  
Planning & Development Services  
*City of St. Petersburg*  
*One 4<sup>th</sup> St N*  
*St. Petersburg, FL 33701*

The following letter addresses the proposed vacation and dedication of a Public ROW located at 1900 and 1920/24 Dr. Martin Luther King Jr St N, parcel # 13-31-16-63810-000-0080 and parcel # 13-31-16-63810-000-0100, Lots 8, 9, 10 and 11.

General Specific LLC and 1900 MLK LLC request a vacation of the west 10 feet of the east 20 feet of Lot 10, Old Kentucky Subd'n, and the dedication of the east 10 feet of Lots 8, 9, and 11, Old Kentucky Subd'n as described by the included sketch and legal descriptions prepared by John C. Brendla & Associates Inc.

Information in this application includes:

- Subdivision Decision Application
- Narrative
- Pre-Application Meeting Notes
- Affidavit to Authorize Agents
- Public Participation Report required for Variances
- Proof of Notice of Intent to File
- Survey of Existing Conditions (x3)
- Sketch and Legal Description of Area to be Vacated (x3)

Respectfully,

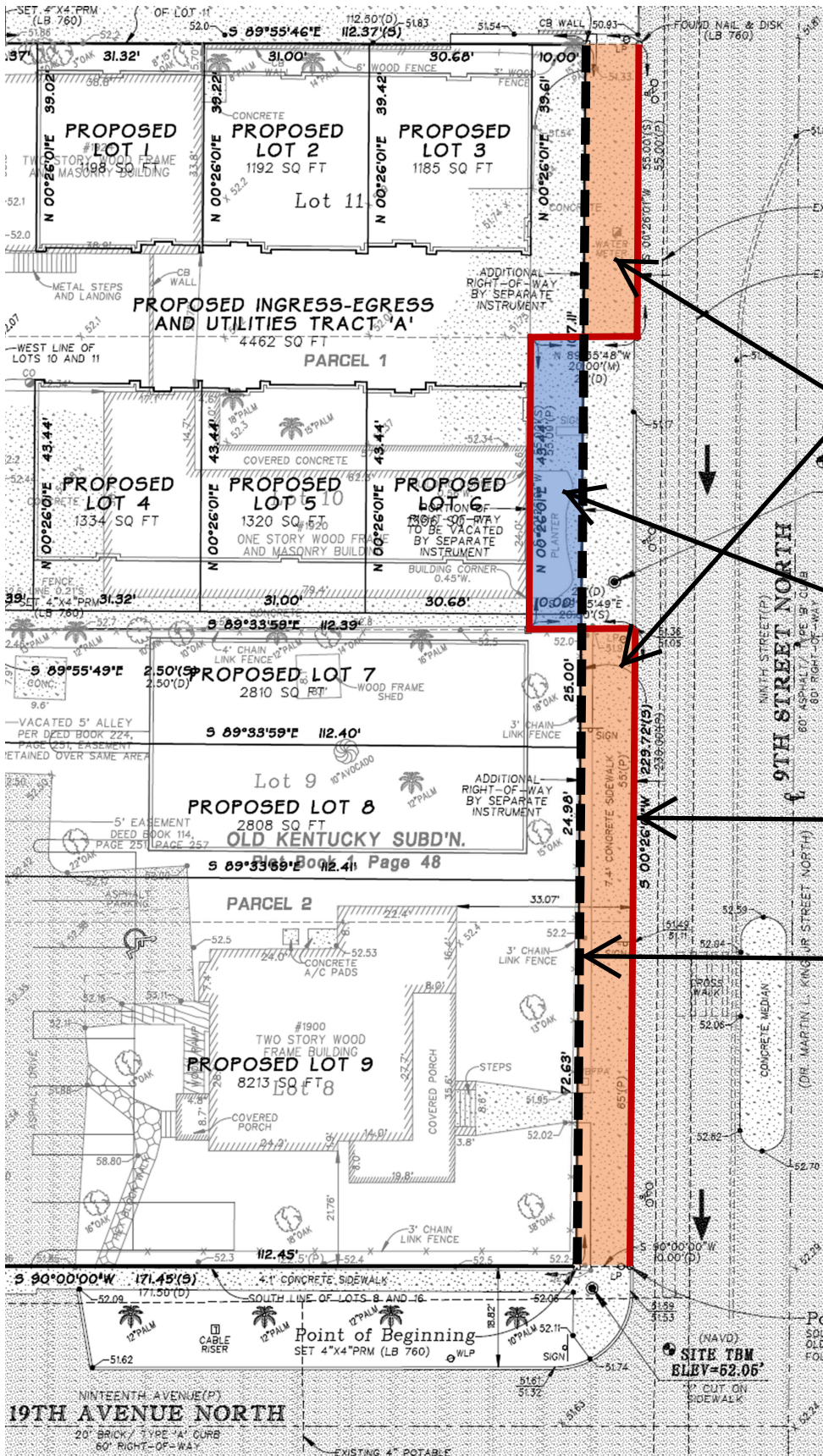


Ben Gelston  
*President*  
Canopy Builders  
(727) 655-0480

# Depiction of Rights-of-Way to be Vacated and Dedicated

1900-1920 Dr. Martin Luther King Jr. Street North

DRC Applications 22-20000006 & 22-33000007



Property to be dedicated as public right-of-way

Right-of-way to be vacated via DRC 22-33000007

Existing property line

Proposed property line

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

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**TO:** Cheryl Bergalio, Planner II, Development Review Services  
**FROM:** Nancy Davis, Engineering Plan Review Supervisor  
**DATE:** July 5, 2022  
**SUBJECT:** Right of Way Vacation  
**FILE:** 22-33000007

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**LOCATION AND PIN:** 1900-1920 Dr. Martin Luther King Junior Street North;  
13-31-16-63810-000-0080; 13-31-16-63810-000-0100

**ATLAS:** F-1            **Zoning:** CRT-1

**REQUEST:** Approval to vacate a 10-foot wide section of right-of-way on the west side of Dr.Martin Luther King Jr Street North that is n55-feet in length located between 19th Avenue North and 20th Avenue North.

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

**SPECIAL CONDITIONS OF APPROVAL:**

1. The Future Major Streets Map identifies this section of Dr. MLK Jr. Street as a *minor arterial roadway*. The Future Lane Arrangement Map identifies this section of Dr. MLK Jr. Street as a four lane divided roadway. For Urban Arterial roadways, City Code 16..40.140.4.1(E) requires a minimum right of way width 100-feet for a four lane divided roadway.

However, it is acknowledged that a recent lane repurposing project on this segment of roadway added separated bikeways on both sides of the road leaving a three lane *divided* roadway at this location. This lane configuration is not identified in City Code 16..40.140.4.1(E) for an arterial roadway. However, for a collector roadway, the nearest lane configuration listed is for a three lane *undivided* roadway requiring a minimum of right of way width of 80-feet.

2. It should be noted that existing right of way widths vary in this area but are generally 60-feet wide south of the subject site and 70-feet wide north of the subject site. The vacation of 10-feet of right of way adjacent to lot 10 and the dedication of 10-feet of right of way adjacent to lots 8, 9, & 11 would result in an overall 70-foot wide right of way adjacent to this property.

3. Consideration should be given to establishing a precedent for a right of way width which is less than the Code required width for this minor arterial corridor. The replat is the opportunity to obtain the full west half of the overall 100-foot right of way as required by Code prior to the redevelopment of this site. Attaining the full right of way width would require elimination of the 10-foot right of way vacation on existing lot 10 and instead the dedication of an additional 20-feet of right of way on lots 8, 9, & 11. By granting a greater set back variance, from 15' required to 0' proposed from the MLK right of way

boundary, the right of way dedication to obtain the full west half of the 100-foot right of way could be attained without impacting the redevelopment. Zoning would need to evaluate this option to determine if other variances to lot size or lot area may be created based on the current redevelopment plan if the full width right of way is required to be dedicated.

4. The request to vacate 10-feet of the existing right of way adjacent to lot 10 would result in a 40-foot wide western half of the right of way rather than the 50-feet required to be dedicated by this property by Code (west half of the 100' overall right of way width). It is acknowledged that separate concurrent replat application #22-20000006, includes a variance to the right of way width required by City Code to facilitate approval of this vacation request.

- A. If the right of way width variance is considered for approval, ECID recommends the following minimum conditions of approval:
  - i. Adequate right of way be retained to provide minimum 6-foot wide public sidewalk as required along the arterial roadway of Dr. ML King Jr. Street North.
  - ii. With the replat case 22-20000006, the remainder of the site, including lots 8, 9, & 11, will be required to dedicate an additional 10-feet of right of way to meet the 70-foot overall width as appears to be the intent of this application.
  
- B. If the right of way width variance is not approved, ECID will require the following dedications with the associated replat case 22-20000006:
  - i. Lots 8, 9, & 11 will require dedication of an additional 20-feet of public right of way on the west side of Dr. ML King Jr St N to meet the 100-foot wide right of way width requirement of the City Code.

NED/mk

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

## Scot K. Bolyard

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**From:** Kyle Simpson  
**Sent:** Tuesday, June 21, 2022 1:58 PM  
**To:** Scot K. Bolyard  
**Subject:** RE: Comments for Canopy Oaks THs Preliminary Plat; 1900 Dr ML King Jr St N (DRC 22-20000006)

Scot,

The Transportation and Parking Management Department has no further comments.

Kyle

Kyle Simpson, AICP  
Planner II, Transportation and Parking Management  
City of St. Petersburg  
(727) 893-7151  
[Kyle.simpson@stpete.org](mailto:Kyle.simpson@stpete.org)

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**From:** Kyle Simpson <[Kyle.Simpson@stpete.org](mailto:Kyle.Simpson@stpete.org)>  
**Sent:** Thursday, June 16, 2022 11:14 AM  
**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>  
**Cc:** Cheryl N. Stacks <[Cheryl.Stacks@stpete.org](mailto:Cheryl.Stacks@stpete.org)>; Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>; Elisabeth M. Staten <[Elisabeth.Staten@stpete.org](mailto:Elisabeth.Staten@stpete.org)>  
**Subject:** RE: Comments for Canopy Oaks THs Preliminary Plat; 1900 Dr ML King Jr St N (DRC 22-20000006)

Hi Scot,

Thank you for the explanation.

Kyle

Kyle Simpson, AICP  
Planner II, Transportation and Parking Management  
City of St. Petersburg  
(727) 893-7151  
[Kyle.simpson@stpete.org](mailto:Kyle.simpson@stpete.org)

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**From:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>  
**Sent:** Wednesday, June 15, 2022 2:55 PM

**To:** Kyle Simpson <[Kyle.Simpson@stpete.org](mailto:Kyle.Simpson@stpete.org)>  
**Cc:** Cheryl N. Stacks <[Cheryl.Stacks@stpete.org](mailto:Cheryl.Stacks@stpete.org)>; Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>; Elisabeth M. Staten <[Elisabeth.Staten@stpete.org](mailto:Elisabeth.Staten@stpete.org)>  
**Subject:** RE: Comments for Canopy Oaks THs Preliminary Plat; 1900 Dr ML King Jr St N (DRC 22-20000006)

Good afternoon Kyle,

Currently portions of the sidewalk are located on private property. The property owner has filed a concurrent application, DRC Case 22-33000007, that will vacate a small portion of ROW and dedicate existing private property as public ROW to provide a continuous ROW width along MLK that is consistent with the existing ROW width on properties to the north and south of the subject property. I have attached a marked up version of the plat with call outs on existing property lines, proposed property lines and existing sidewalks. Let me know if you have any follow-up questions based on this info provided.

Best regards,

Scot Bolyard, AICP  
Deputy Zoning Official, Planning & Development Services  
City of St. Petersburg  
One Fourth Street North, St. Petersburg, FL 33701  
Phone: 727-892-5395 / Fax: 727-892-5557  
[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Please note that all emails are subject to public records law.

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**From:** Kyle Simpson <[Kyle.Simpson@stpete.org](mailto:Kyle.Simpson@stpete.org)>  
**Sent:** Tuesday, June 14, 2022 4:00 PM  
**To:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>  
**Cc:** Cheryl N. Stacks <[Cheryl.Stacks@stpete.org](mailto:Cheryl.Stacks@stpete.org)>; Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>; Elisabeth M. Staten <[Elisabeth.Staten@stpete.org](mailto:Elisabeth.Staten@stpete.org)>  
**Subject:** RE: Comments for Canopy Oaks THs Preliminary Plat; 1900 Dr ML King Jr St N (DRC 22-20000006)

Scot,

Can you confirm that the sidewalk on MLK Street will remain within the ROW? It appears to generally be within the ROW, but it seems like it might venture onto private property on the northern end.

Thanks,  
Kyle

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**From:** Scot K. Bolyard <[Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)>  
**Sent:** Monday, June 13, 2022 5:18 PM  
**To:** Thomas M Whalen <[Tom.Whalen@stpete.org](mailto:Tom.Whalen@stpete.org)>; Cheryl N. Stacks <[Cheryl.Stacks@stpete.org](mailto:Cheryl.Stacks@stpete.org)>; Elisabeth M. Staten <[Elisabeth.Staten@stpete.org](mailto:Elisabeth.Staten@stpete.org)>; Nancy Davis <[Nancy.Davis@stpete.org](mailto:Nancy.Davis@stpete.org)>; Kyle J. Hurin <[Kyle.Hurin@stpete.org](mailto:Kyle.Hurin@stpete.org)>; Ljudmila Knezevic <[Ljudmila.Knezevic@stpete.org](mailto:Ljudmila.Knezevic@stpete.org)>; Martha Hegenbarth <[Martha.Hegenbarth@stpete.org](mailto:Martha.Hegenbarth@stpete.org)>; WRDUtilityReview <[WRDUtilityReview@stpete.org](mailto:WRDUtilityReview@stpete.org)>; Troy D. Davis <[Troy.Davis@stpete.org](mailto:Troy.Davis@stpete.org)>; Aaron M. Fisch <[aaron.fisch@stpete.org](mailto:aaron.fisch@stpete.org)>; Christina M. Boussias <[Christina.Boussias@stpete.org](mailto:Christina.Boussias@stpete.org)>; Timothy R. Collins <[Timothy.Collins@stpete.org](mailto:Timothy.Collins@stpete.org)>; Michael J. Kovacsev <[Michael.Kovacsev@stpete.org](mailto:Michael.Kovacsev@stpete.org)>; Robert P Bassett <[Robert.Bassett@stpete.org](mailto:Robert.Bassett@stpete.org)>; Karen E. Freggens <[Karen.Freggens@stpete.org](mailto:Karen.Freggens@stpete.org)>; Dubinas, Arturas <[Arturas.Dubinas@charter.com](mailto:Arturas.Dubinas@charter.com)>; Feliz Nunez, Bolivar A. <[BAFelizNunez@tecoenergy.com](mailto:BAFelizNunez@tecoenergy.com)>; Stephen Waidley <[stephen.waidley@ftr.com](mailto:stephen.waidley@ftr.com)>; David Hamlin <[dave.hamlin@wowinc.com](mailto:dave.hamlin@wowinc.com)>; [vacate@duke-energy.com](mailto:vacate@duke-energy.com);

'relocations@lumen.com' <[relocations@lumen.com](mailto:relocations@lumen.com)>

Cc: Joe Moreda <[joe.moreda@stpete.org](mailto:joe.moreda@stpete.org)>

**Subject:** Comments for Canopy Oaks THs Preliminary Plat; 1900 Dr ML King Jr St N (DRC 22-20000006)

Good afternoon,

Please find attached for your review and comments the Canopy Oaks Townhouses Preliminary Plat for 1900-1920 Dr. Martin Luther King Jr St N & 917 19th Avenue North. This plat is associated with a request for partial ROW vacation along Dr ML King Jr St N (DRC Case 22-33000007) which will be emailed to you for review immediately following this email. Please review the attached application and return your comments by **July 5, 2022**. If comments are not received by the deadline, then it will be assumed that you have no objection or comments to provide.

Thanks,

Scot Bolyard, AICP  
Deputy Zoning Official, Planning & Development Services  
City of St. Petersburg  
One Fourth Street North, St. Petersburg, FL 33701  
Phone: 727-892-5395 / Fax: 727-892-5557  
[Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Please note that all emails are subject to public records law.