



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** has 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 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 August 3, 2022, at **10:00 A.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 22-52000002 PLAT SHEET: H-16

REQUEST: Approval to reinstate a grandfathered retail use.

OWNER: Pine City Properties, LLC
5675 34th St. N.
St. Petersburg, FL 33714

AGENT: Chuck Flynt
5675 34th St. N.
St. Petersburg, FL 33714

ADDRESSES: 2820 16th St. N.

PARCEL ID NUMBERS: 19-31-17-74466-012-0031 and 0013

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Traditional (CRT-1)

REQUEST:

The applicant is requesting approval of a Reinstatement of an abandoned grandfathered retail use in the CRT-1 zoning district. The request relates to an existing one-story building that is currently vacant. The subject property is located on the west side of 16th Street North, between 28th and 29th Avenues North.

BACKGROUND:

The subject property consists of a one-story, 1,428 square foot building and a surface parking lot. The structure was most recently occupied by a flower shop. Per section 16.10.020.1 of the Land Development Regulations, a retail use is a grandfathered use that requires an active Business Tax License as well as occupancy to retain its grandfathered status. The building is currently vacant and has not maintained its Business Tax License for more than two (2) years. Therefore, the grandfathered commercial use in this building is considered abandoned resulting in this request.

STAFF ANALYSIS:

Based on the property card, a commercial building was built on the subject property in 1954 and retail uses have since occupied the building. The present zoning district does not permit retail uses. Evaluation of the criteria for reinstatement specified by the City Code for the Commission's review indicates that reinstatement **is appropriate**, subject to conditions. An analysis follows, based on the City Code criteria to be considered by the Commission.

1. *The degree to which the property's proposed use and density is consistent with the City's Comprehensive Plan, the applicable adopted Neighborhood Plan goals and objectives, and the character of the density, lot sizes and building types within the surrounding blocks.*

The use of this structure as a retail use is compatible with the surrounding neighborhood. The existing building has been occupied by a retail use since 1954. The last retail use (floral shop) moved out of the building approximately 3-months ago. The floral shop also did not renew the business tax since 2019. The properties along 16th Steet North, from just south of 27th Avenue North and just north of 29th Avenue North, including the subject property, are zoned CRT-1. These properties are occupied by office, personal service, retail and restaurant uses. The retail and restaurant are grandfathered uses in the CRT-1 zoning district.

2. *The degree to which the property is currently or was at the time of construction in compliance with the use and density/intensity regulations of Chapter 16 (current code), Chapter 29 (previous code), or then applicable zoning codes.*

The current building is approximately 1,428 square feet according to the Pinellas County Property Appraiser. The subject property has a floor area ratio of 0.22. The CRT-1 zoning district permits a floor area ratio of 1.0 or 6,555 square feet.

3. *The degree to which the property is and has been in compliance with other City Codes.*

There are no active Code Compliance Cases.

4. *The degree to which the property currently has or can provide adequate provisions for parking for the proposed commercial use in accordance with the City's current codes and ordinances.*

The retail use requires one (1) parking space for every 300 square feet or five parking spaces. There are currently six parking spaces on the subject property.

5. *The degree to which the property has an adverse impact on the neighborhood as a result of the use or number of residential units on the site in excess of that allowed under the current zoning designation, lack of needed on-site parking, substandard maintenance, or other similar factors related to the property.*

The properties along 16th Steet North, from just south of 27th Avenue North and just north of 29th Avenue North, including the subject property, are zoned CRT-1. These properties are occupied by office, personal service, retail and restaurant uses. The retail and restaurant are grandfathered uses. The required amount of parking is provided on-site.

6. *A structure containing previously grandfathered boarding or rooming units in a zoning district where such units are prohibited shall be converted to dwelling units. The conversion to dwelling units shall be based on the minimum gross floor area size requirements for multiple-family dwelling units of Chapter 16.*

This criterion is not applicable as the structure does not contain grandfathered rooming units.

7. *Reinstatement of units or a use shall not exceed the previously existing legally grandfathered number of units or intensity of use.*

The existing building has an intensity of 0.22. The applicant is not proposing an addition to the existing building that would increase the intensity.

RECOMMENDATION: The Planning & Development Services Department staff recommends **Approval** of the requested reinstatement of the retail use, which shall be subject to the following conditions:

1. The applicant shall contact the City's Business Tax Division and obtain all necessary Business Tax Certificates.
2. The existing wood fence at the rear of the subject property shall be removed and replaced with 6-foot-tall opaque fence.
3. Foundation landscaping shall be added along the front of the building.
4. The applicant shall work with the City's Transportation and Parking Management Department to explore options to provide public pedestrian access across the subject property to the abutting public sidewalk along 16th Steet North.
5. Failure to comply with the POD's action by the applicant or any new property owner will result in the loss of reinstatement of the abandoned units. This action is applicable to the property, regardless of ownership. When the property is sold, the new property owner must also meet the conditions of reinstatement or eliminate the abandoned dwelling units.

REPORT PREPARED BY:

/s/ Corey Malyszka

07/25/2022

Corey Malyszka, AICP, Urban Design and Development Coordinator

DATE

REPORT APPROVED BY:

Joe Moreda

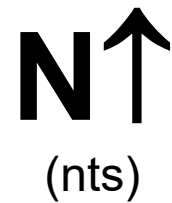
07/25/2022

Joe Moreda, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

DATE



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-52000002
Address: 2820 16th St N.



Existing Site Layout



16TH ST N



REINSTATEMENT

Application No. 22-52000002

List of Required Submittals

Only complete applications will be accepted:

- Completed Reinstatement Application form**
- Pre-application Meeting Notes** (provided by staff at required pre-application meeting)
- Affidavit to Authorize Agent, if Agent signs application**
- Application fee payment**
- Public Participation Report for streamline or public hearing cases**
- Site Plan or Survey of the subject property:**
 - To scale on 8.5" x 11" paper
 - North arrow
 - Setbacks of structures to the property lines
 - Dimensions and exact locations of all property lines, structures, parking spaces, trees and landscaping
- Floor Plans:**
 - On 8.5" x 11", 8.5" x 14", or 11" x 17" paper; Including one 8.5" x 11"
 - Locations of all doorways, windows and walls (interior and exterior)
 - Dimensions and area of each room, including closets
 - Dimensions and area of each dwelling unit, excluding storage areas
- Photographs of the subject property and structure(s)**
- PDF of all above drawings** (may be emailed to Staff Planner)
- Work Program:**
 - Parking spaces
 - Landscaping (Bring up to minimum standards of City Code, Chapter 16)
 - Sidewalks from parking to door of each unit (Minimum 2' wide, paved)
 - Any outstanding Codes Compliance issues
 - Other work to be completed for Certificate of Occupancy
- Signed Financial Statement**
 - Include cost estimates for renovation or construction, proposed methods or evidence of financing, and a timetable for start and completion of work

The following items are optional, but strongly suggested:

- Neighborhood Worksheet**

A Pre-Application Meeting is Required Prior to Submittal.

To schedule, please call (727) 892-5498.

Completeness review by City Staff 

Included in this packet:

- Application
- Affidavit to Authorize Agent
- General Information
- Narrative
- Financial Statement
- Work Program
- Neighborhood Worksheet
- Public Participation Report

RECEIVED

MAY 24 2022

DEVELOPMENT REVIEW SERVICES

Planning and Development Services Department

Development Review Services

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731
727-893-7471

UPDATED: 03-24-2020



REINSTATEMENT

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.

GENERAL INFORMATION	
NAME of PROPERTY OWNER: <i>Pine City Properties, LLC</i>	
Street Address: <i>5675 34th STN</i>	
City, State, Zip: <i>ST Pete FL 33714</i>	
Telephone No: <i>727-526-5450</i>	Email Address: <i>Chuck@ArvanaPropertyManagement.com</i>
NAME of AGENT or REPRESENTATIVE: <i>Chuck Flynt</i>	
Street Address: <i>5675 34th STN</i>	
City, State, Zip: <i>ST Pete FL 33714</i>	
Telephone No: <i>727-526-5450</i>	Email Address: <i>Chuck@ArvanaPropertyManagement.com</i>
PROPERTY INFORMATION:	
Street Address or General Location: <i>7820 16th ST N</i>	
Parcel ID#(s): <i>12-31-16-69102-006-0110</i>	
DESCRIPTION OF REQUEST: <i>Reinstate retail use after our Florist tenant neglected to reapply for Occupational license since 2018. Florist just relocated to larger space in ST Pete. Lack of license renewal just came to our attention</i>	
PRE-APPLICATION DATE:	PLANNER:

FEE SCHEDULE

Reinstatement Administrative Review \$200.00;
 Reinstatement Commission Review \$500.00; Each Variance \$100.00
Cash, credit, and 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*: *Charles Flynt* Date: *5-3-2022*
 *Affidavit to Authorize Agent required, if signed by Agent.

Printed Name: *Charles Flynt*



REINSTATEMENT

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: Pine City Properties, LLC

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

Property Address: 2820 16th ST N ST Pete

Property ID No.: 12-31-16-69102-006-0110

Request: Reinstate retail use after our Florist tenant neglected to reapply for occupational license in 2018. Florist just relocated to larger retail space.

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): Chuck Flynt

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]

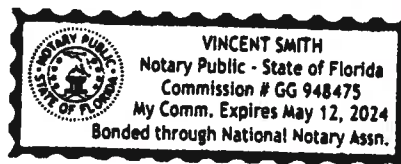
Chuck Flynt
Printed Name

Sworn to and subscribed on this date

Identification or personally known:

Notary Signature: (Print): [Handwritten Signature]
Commission Expiration (Stamp or date):

Date: 5/3/2022



REINSTATEMENT

GENERAL INFORMATION (PAGE 1)

Pre-application Meeting

All applicants are required to schedule a pre-application meeting. Meetings may be held by phone or via email. If an application is submitted without a pre-application meeting, and the application is deemed to be incomplete or incorrect, the application may be delayed. Please call to schedule: 727-893-7471.

Process

If no Variances are requested, reinstatements are reviewed administratively by staff. If one (1) Variance is requested, review may be streamlined. If more than one (1) Variance is requested, or reinstatement is for an abandoned commercial use, then Commission review shall be required. Staff may determine that Commission review is required for any reinstatement if unusual circumstances exist or if the application does not comply with all submittal requirements and standards for review.

Public Participation Report

For streamline and Commission review, all applicants are required to contact the applicable Neighborhood Association President and complete the Public Participation Report prior to submittal of an application. Applications without the Public Participation Report will not be accepted. The contact information will be provided to the applicant by staff at the pre-application meeting.

Application Submittal

Only complete applications will be accepted. Complete applications must be filed by 2:00 p.m. on the application deadline date.

Site Plan, Floor Plans, and Elevation Drawings

All applications for reinstatement require a detailed, accurate site plan or survey, floor plans and photographs of the subject property and structure(s). Staff strongly encourages applicants to retain the services of a design professional to prepare the required plans. The City is unable to accept site plans, floor plans, or elevations that are incomplete, illegible, unclear, or do not meet the criteria listed on the "List of Required Submittals." Such determinations are made at the discretion of the City.

Commission Review

By applying to the Commission, the applicant grants permission for staff and members of the Commission to visit the subject property to evaluate the request. Applicants with special requests related to timing of site visits should advise staff in writing at the time of application submittal. Any Code violations found by the City Staff or the Commission members during review of the subject case will be referred to the Codes Compliance Assistance Department.

Variances

If variances are requested as part of the reinstatement, the variance application, narrative, and fee will need to be included at the time of application.

Legal Notification

Applications requiring streamline or Commission review are required by Florida Statute and City Code to provide public notification of requested variances, reinstatements of grandfathered uses, and redevelopment plans. The applicant will be required to post a sign on the subject property and send, via the U.S. Postal Service by "Certificate of Mailing," notification letters to all property owners within 200 feet of the subject property. The City will provide one (1) original notification letter, a list of properties, mailing labels, sign, and procedures to complete the posting of the sign and the notification of property owners. These legal notifications must be completed by the dates noted on the Commission schedule with verification of mailing returned to staff within seven (7) days of the meeting date.



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REINSTATEMENT

GENERAL INFORMATION (PAGE 2)

Public Hearing

Applications which require public hearing review will be heard by the Commission on the dates listed on the Commission schedule. The public hearings begin at 2:00 P.M. in the City Council Chambers at City Hall, located at 175 5th Street North. All proceedings are quasi-judicial. Therefore, it is required that the property owner or authorized representative attend the hearing.

Approvals

Permits, inspections, business taxes, and certificates of occupancy may be required. All conditions of approval must be completed and approved by the date specified in the report. Failure to satisfy these requirements will invalidate the approval of the request. Approval of a request by the Commission or POD (person officially designated) does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes. Applicants are advised to contact the Construction Services and Permitting Division at (727) 893-7231 to determine if any other regulations may affect a given proposal.

Standards for Approval per Section 16.70.040.1.14

- E. Standards for review. In addition to the standards of review for a zoning and planning decision generally, a decision rendered under this section shall be guided by the following factors:
1. The degree to which the property's proposed use and density is consistent with the City's Comprehensive Plan and the character of the density, lot sizes and building types within the surrounding blocks;
 2. The degree to which the property is currently or was at the time of construction in compliance with the use and density and intensity regulations of this chapter or then applicable zoning codes and Land Development Regulations;
 3. The degree to which the property is and has been in compliance with other City codes;
 4. The degree to which the property currently has or can provide adequate provisions for parking for the proposed number of units in accordance with the City's current codes and ordinances;
 5. The degree to which the property has an adverse impact on the neighborhood as a result of the use or number of residential units on the site in excess of that allowed under the current zoning designation, lack of needed on-site parking, substandard maintenance, or other similar factors related to the property;
 6. A structure containing previously grandfathered boarding or rooming units in a zoning district where such units are prohibited shall be converted to dwelling units. The conversion to dwelling units shall be based on the minimum gross floor area size requirements for one or more bedroom dwelling units as set forth in the Florida Building Code;
 7. Except for efficiency/studio units, each residential unit shall have at least one bathroom, one bedroom, a kitchen and living room;
 8. Reinstatement of units or a use shall not exceed the previously existing legally grandfathered number of units or intensity of use.



REINSTATEMENT

All applications for reinstatement must provide justification for the requested reinstatement based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. A separate letter addressing the criteria may be provided as a supplement to this form.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 2820 16 th ST N	Case No.:
Detailed Description of Project and Request: Our office purchased this retail building in 2011. Property was renovated in 2012. Continually occupied by retail uses since 1954 construction. Space was occupied for approx 8 years by Florist tenant that failed to renew Occ. License since 2018. Relocated to larger building 3 months ago. Seeking to reinstate retail use to continue responsible retail uses.	
1. Is the building currently occupied? Yes, by a retail tenant	
2. How many dwelling units exist on the property? Zero. No dwelling units in this Commercial Building	
3. Of the total number of dwelling units, how many are occupied? NA	
4. Have you applied for an occupational license? NA	
5. Have you had any recent fire or building inspections? Annually by St Pete Fire Dept	
6. When did you acquire the property? 2011	
7. Do you own other rental property in the City of St. Petersburg? Yes	
If yes, please provide a list of the addresses in the space below: 2801 16 th ST N which is directly East across 16 th ST from 2820 16 th ST. Occupied by Big T Printing	
9. Are any variances requested in conjunction with the reinstatement application? No	
If yes, please provide a completed Narrative for Variances. Staff will provide upon request. NA	

REINSTATEMENT

NARRATIVE (PAGE 2)

All applications for reinstatement must provide justification for the requested reinstatement based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
<p>10. Describe the consistency of the subject property with the density, building types, and general character of other properties within the surrounding blocks. <i>The corridor along 16th St is primarily residential with a mix of small retail, personal services and office uses. This is a small, under 1500 SF, commercial single story building that is similar to other commercial buildings within the immediate neighborhood. Private on site parking is provided to keep customers from parking in adjacent residential streets.</i></p>
<p>11. Are there any active Code violation cases for this property? What is the plan for bringing the property into compliance with the City Code?</p> <p><i>No Code Violations during our ownership.</i></p>
<p>12. Does the property currently or can the property provide adequate provisions for parking in accordance with the City Code? <i>In 2012 our office obtained permits to completely renovate the building in order to meet City Codes. Interior was gutted and all new ADA Bathroom was installed, all HVAC + Electrical was replaced. Exterior of building was stuccoed. The shed on the North side of the building was demolished in order to allow for repaving of entire parking lot in order to provide appropriate parking.</i></p>



REINSTATEMENT

FINANCIAL STATEMENT

Street Address: 2820 16th STN Case No.: _____

Estimate of cost for renovation or construction: -0-

Proposed method or evidence of financing: NA

Timetable for start and completion of the work: NA

If the subject reinstatement application is approved by the Development Review Commission, the Commission may impose Conditions of Approval that are in the best interest of the subject property and the surrounding neighborhood. These conditions may be considerable in terms of time and expense to the applicant.

By signing this Financial Statement, I affirm that I am prepared to incur the costs necessary to comply with the Conditions of Approval as levied by the Development Review Commission.


Signature of Property Owner

5/3/22
Date

Chuck Flot
Print Name of Property Owner



REINSTATEMENT

WORK PROGRAM

All applications to the Commission for reinstatement of abandoned uses are required to provide a work program of all work to be completed, per Section 16.70.040.1.14 of the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted.

Street Address: 2820 16th ST N

Case No.: _____

The following work program should consider the following improvements needed to bring the subject property into compliance with the City Code:

- Parking (minimum of one paved, off-street space per one-bedroom or efficiency unit and an additional one-half space per additional bedroom)
- Landscaping & irrigation (per Section 16.40.060 of the City Code)
- Sidewalks (minimum of four [4] feet wide, paved sidewalks connecting parking spaces to the door of each unit)
- Any outstanding Codes Compliance issues
- Other work required to obtain a Certificate of Occupancy (it is recommended that applicants retain the services of a licensed general contractor to determine if any additional work must be completed per the Florida Building Code).

Work to be Done	Cost Estimate	Estimated Time to Complete
<i>None - Building renovated to code in 2012</i>		

Work to be Done	Cost Estimate	Estimated Time to Complete

Work to be Done	Cost Estimate	Estimated Time to Complete

Work to be Done	Cost Estimate	Estimated Time to Complete

Work to be Done	Cost Estimate	Estimated Time to Complete



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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: 2820 16 th ST N	Case No.:
Description of Request: Reinstate the retail use of the property to allow retail business as has been the case since 1954. Occupational license inadvertently not renewed in 2018 by Florist tenant.	
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:	



REINSTATEMENT

PUBLIC PARTICIPATION REPORT

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

*Emergency Greater Woodlawn Neighborhood Association President.
Emergency CONA and mailing notice to FICO.
Walking Door to Door to adjacent residences.*

(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) (c/o Judy Landon at variance@stpetecon.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) 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: _____

Attach the evidence of the required notices to this sheet such as Sent emails.



Pre-Application Meeting Notes

Meeting Date: 4/29/22 Zoning District: CRT-1

Address/Location: 2920 16th ST N

Request: Reinstatement of Commercial Use

Type of Application: " Staff Planner for Pre-App: cdm

Attendees: Chuck

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Greater Woodlawn Neighborhood Assoc.	MARK Holgun	gwnapresident@gmail.com	

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

Notes: Previous tenant did not maintain license since 2018.
Floor Plan, Survey, Photos. ADA Upgrades. 8nd to July
hearing.



EUCLID
 901 24TH AVE N
 SAINT PETERSBURG, FL 33704-9998
 (800)275-8777

05/13/2022 03:23 PM

Product	Qty	Unit Price	Price
First-Class Mail® Package	1		\$5.10
Saint Petersburg, FL 33712			
Weight: 0 lb 7.90 oz			
Estimated Delivery Date			
Non 05/16/2022			
Tracking #:			
9500 1154 4077 2133 7944 86			
Cert of Mailing			\$1.65
Total			\$6.75

Grand Total: \$6.75

Credit Card Resulted \$6.75

Card Name: MasterCard
 Account #: XXXXXXXXXXXXXXX8636
 Approval #: 82957P
 Transaction #: 727
 AID: A000000041010 Chip
 AL: Mastercard
 PIN: Not Required Mastercard

Every household in the U.S. is now eligible to receive a second set of 4 free test kits. Go to www.covidtests.gov

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811

Preview your Mail
 Track your Packages
 Sign up for FREE @ <https://informedelivery.usps.com>

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell Us about your experience. Go to: <https://postalexperience.com/Pos> or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 116254-0704
 Receipt #: 840-51350054-2-5222536-2
 Clerk: 3



1005

U.S. POSTAGE PAID
 FC PKG RTL
 SAINT PETERSBURG, FL
 33704
 MAY 13 2022
 AMOUNT

\$1.65

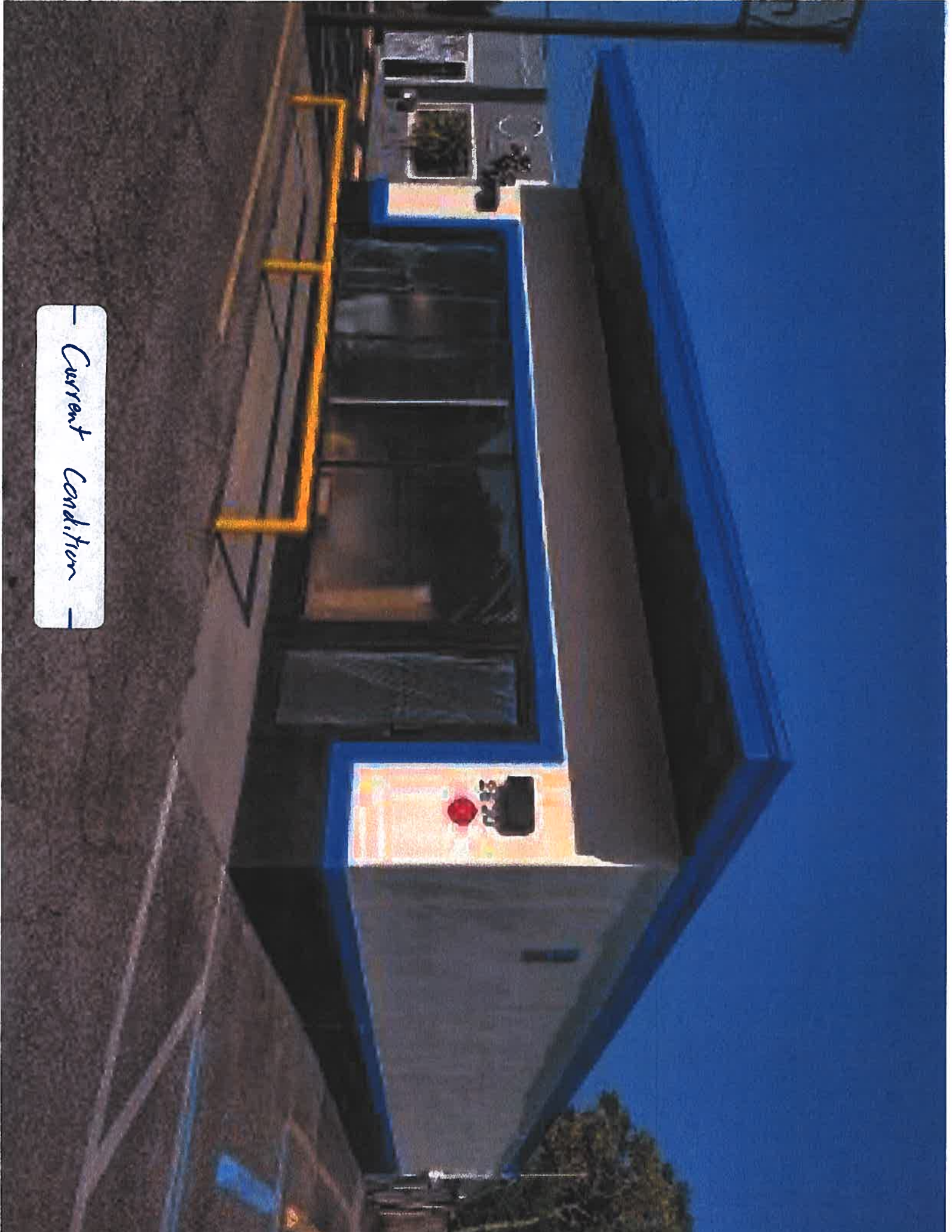
R2305H126734-3

U.S. POSTAL SERVICE
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE—POSTMASTER

Received From:
 Fine City Properties
 5675 34th ST N
 ST Pete FL 33714
 One piece of ordinary mail addressed to:
 Federation of Inner City Communities of Fla
 C/O Kimberly Frazier-Leggett
 3301 24th Ave S
 ST Pete FL 33712

U.S. POSTAGE PAID
 FC PKG RTL
 SAINT PETERSBURG, FL
 33704
 MAY 13 2022
 AMOUNT

PS Form 3817, Mar. 1989



— Current Condition —



— Current Condition —

— Current Condition —



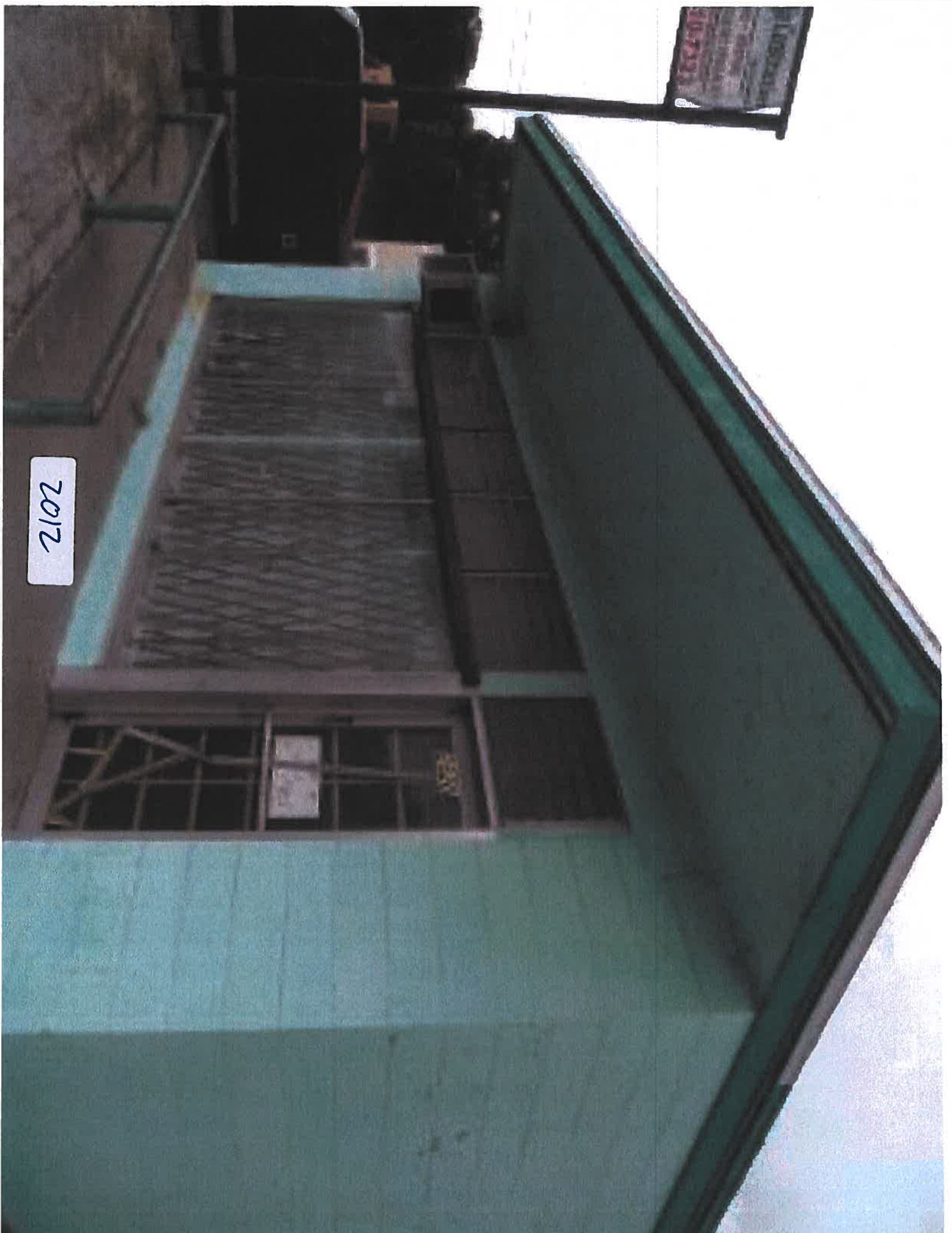
EXIT





— Current Condition —

2012



2012



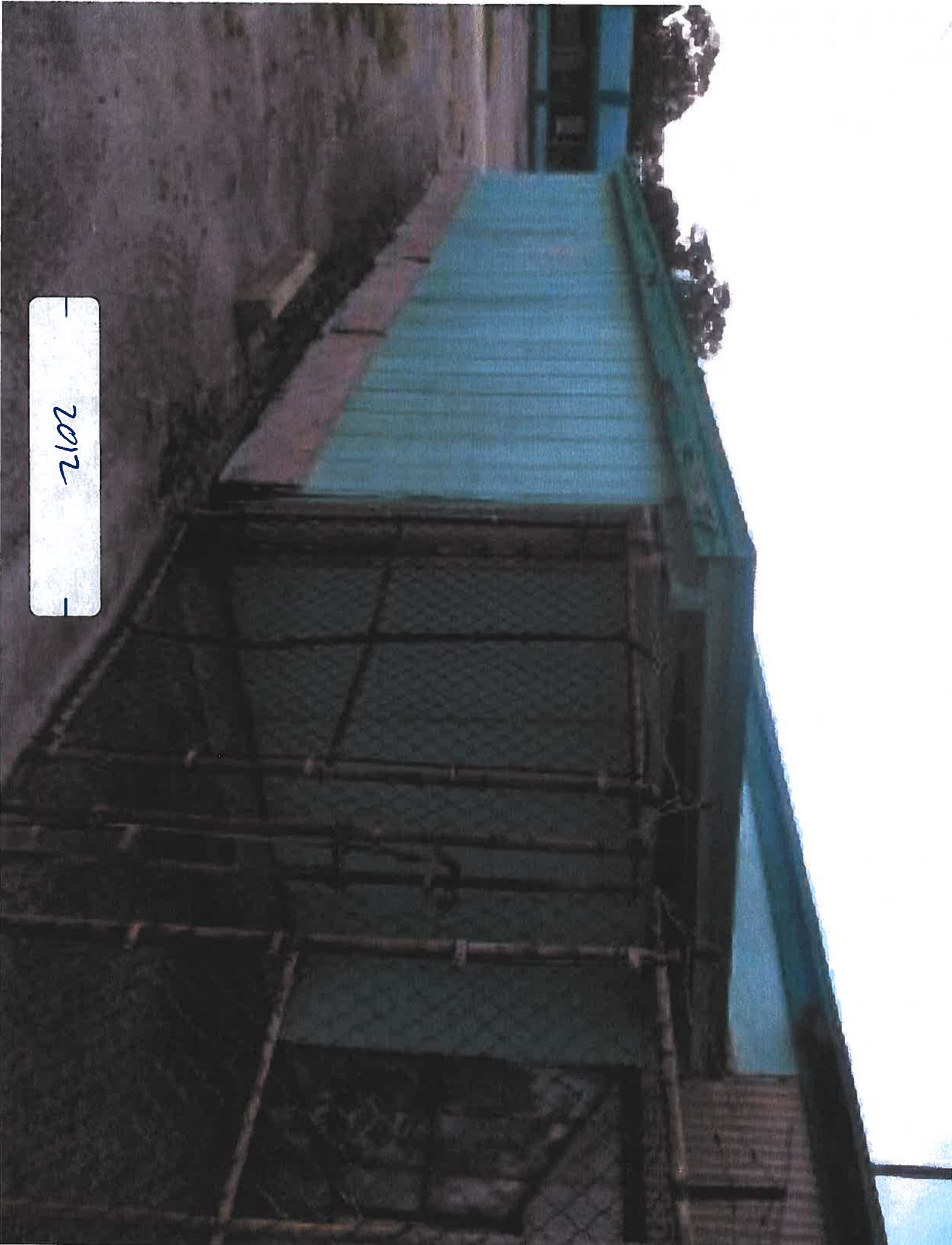
2012



2012



2012



2012



2012



Current Site Plan with Parking

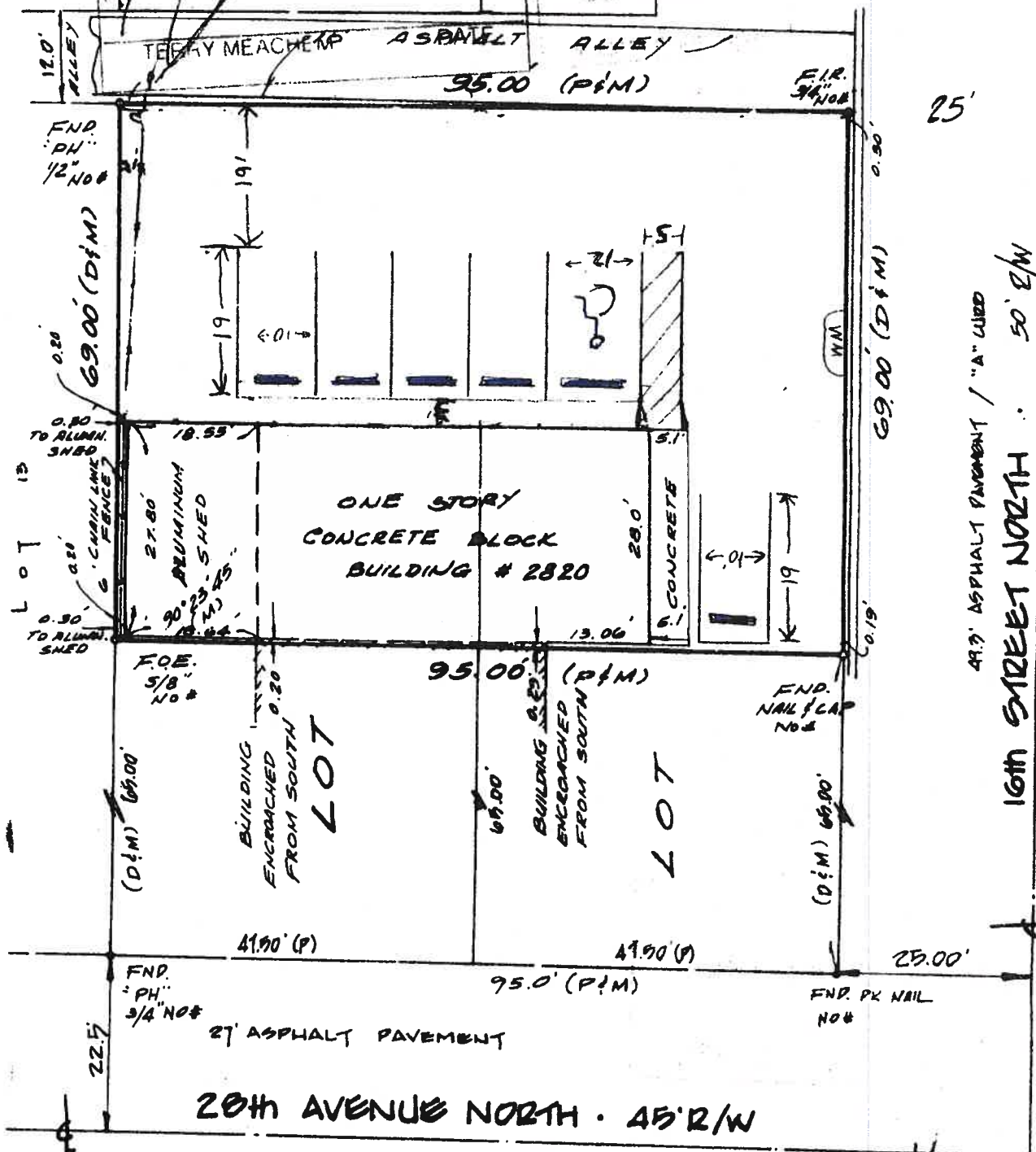
Sec. 12, Twp. 31S, Rng. 16E.



SCALE: 1" = 20'
ASSUMED

CITY OF ST. PETERSBURG
REVIEWED FOR
CODE COMPLIANCE
() PLBG () GAS
() ELEC

SEP 29 2011



Flood Zone
C., Community
Panel #125148
0015 B. Dated
9/30/83.

49.7' ASPHALT PAVEMENT / "A" USED
16th STREET NORTH . 50' R/W

Certified to Richard N. and Patricia A. Vlasick, Marine Bank, Belcher and Attorney's Title Insurance Fund., Inc.

Richard N. Vlasick
APPROVED FOR DEVELOPMENT REVIEW
By *Richard N. Vlasick*
SEP 29 2011

- LEGEND:
- FND "PH" = Found Pinch Head Pipe
 - FND PK = Found PK Nail
 - FOE = Found Open End Pipe
 - FIR = Found Iron Rod
 - R/W = Right-of-Way

A BOUNDARY SURVEY OF

The North 69 feet of Lots 11 and 12, Block 6
according to the Plat of

Richard N. Vlasick
R/V

