



Included in this packet:

- ξ Pre-Application Meeting Notes
- ξ Application
- ξ Affidavit to Authorize Agent
- ξ Neighborhood Worksheet
- ξ Public Participation Report

Planning and
Development Services Department

Development Review Services Division

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

(727) 893-7471

devrev@stpete.org UPDATED: 12- -202

SUBDIVISION DECISION

Application No. _____

List of Required Submittals

Only complete applications will be accepted:

F Completed application and narrative of the request

F Pre-application Meeting Notes

F Affidavit to Authorize Agent, if Agent signs application **F** Application fee payment (fee schedule on application)

F Public Participation Report (not required for Lot Line Adjustment, Lot Split, Lot Refacing or Easement Vacation applications if no variance is requested)

F Proof that Notice of Intent to File was sent to Neighborhood and Business Associations (not required for Lot Line Adjustment, Lot Split, Lot Refacing or Easement Vacation applications if no variance is requested)

F For Lot Refacing applications: documentation showing that the notice of the application and a request for a letter of consent were sent to the abutting property owners. If there will be separate ownership of the property, a copy of the contract by which such transfer of ownership will occur is also required.

F Lot Line Adjustments, Lot Splits and Lot Refacing

- Site Plan or Survey of the subject property
- To scale on 8.5" x 11" or 11" x 17" paper; North arrow
- Setbacks of structures to the property lines
- Dimensions and exact locations of all property lines, structures, parking spaces, trees and landscaping
- Signed and sealed Description and Sketch of each new parcel being requested, as spelled out in F.A.C. 5J-17.052

F Vacations – Signed and sealed Description and Sketch of the area to be vacated prepared by a licensed surveyor, as detailed in F.A.C. 5J-17.052

F PDF of all submission items emailed to Staff

Planner The following items are optional, but strongly suggested: **F** Neighborhood Worksheet

F Photographs of the subject property and



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: F /RW Line Adjustment F 9DFDWLQJ – Street Right-of-Way Per: 16.40.140 & F /RW 6SOLW F 9DFDWLQJ – Alley Right-of-Way 16.70.050 F /RW 5HIDFLQJ F 9DFDWLQJ – Walkway Right-of-Way F 6WUHHW 1DPH &KDQJH F 9DFDWLQJ – Easement F 6WUHHW &ORVLQJ F 9DFDWLQJ – Air Rights

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner):	
Street Address:	
City, State, Zip:	
Telephone No: Email Address:	
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No: Email Address:	
PROPERTY INFORMATION:	
Street Address or General Location:	
Parcel ID#(s):	
DESCRIPTION OF REQUEST:	
PRE-APPLICATION DATE: PLANNER:	

FEE SCHEDULE

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

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

Typed name of Signatory:

DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT

I am the owner(s) and record title holder(s) of the property noted herein

My Owner's Name: EE 1246 CENTRAL AVE HOLDING LLC

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

Property Address: 1120 Central Ave.

Parcel ID Number: 24-31-16-53478-000-0090

Request: Vacation of Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute application(s) or other documentation necessary to effectuate such application(s)

Name(s): R. Donald Mastry, Tremam Law

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and approve the above described property.

The undersigned authority, hereby certify that the foregoing is true and correct.

I, the owner: [Signature]

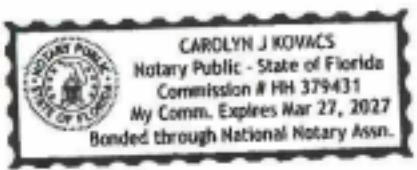
JONATHAN DAOU
Printed Name

and subscribed on this date

Signature or personally known: Jonathan Daou

Signature: (Print): Carolyn J Kovacs
Commission Expiration (Stamp or date): CAROLYN J KOVACS

Date: May 11, 2023



Vacation of Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.

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): R. Donald Trenam Law

been executed to induce the to consider and has

This City of St. Petersburg, Florida, affidavit act on the above described property.

I (we), the undersigned do hereby certify that the foregoing is true and correct.

Signature (owner). Sworn to and subscribed on this date Identification of Printed Name edivmd jfölj14-11-491-JV Mou

personally - (Print): Date:

Notary Signature: Commission Expiration (Stamp or date):

f»efies

Florida Commission # HH 27, 2027 bonded through National Notary Assn. 379431

CAROLYN J KOVACS My Comm. Expires Mar Notary Public - State of ...

Page 4 of 6 City of St. Petersburg — One 411st Street North — Pa Box 2842 — St. Petersburg, FL 33731-2842 —(727) 893-7471 www.stpete.orondr

PLANNING & ECONOMIC DEVELOPMENT DEPT. DEVELOPMENT REVIEW SERVICES DIVISION

Mill 1/4 11111111 IOW st.petersburg www.stpete.org CITY OF ST. PETERSBURG

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: TRICERA 1100 BLOCK LLC

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

Property Address: 1100 Central Ave., 1122 Central Ave. and 1126 Central Ave.

Parcel ID Number: 24-31-16-53478-000-0010, 24-31-16-53478-000-0120 and 24-31-16-53478-000-0130


Request: Vacation of Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.

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): R. Donald Mastry, Trenam Law

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):  Benjamin Mandell, Manager
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Personally known

Notary Signature: (Print): Maria Marquez Date: May 25, 2023
Commission Expiration (Stamp or date):



MARIA MARQUEZ
Notary Public
State of Florida
Comm# HH293436
Expires 7/26/2026

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: TRICERA 1100 BLOCK LLC

Property Address: 1100 Central Ave., 1122 Central Ave. and 1126 Central Ave.

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

Parcel ID Number: 24-31-16-53478-000-0010, 24-31-16-53478-000-0120 and 24-31-16-53478-000-0130

Request: Vacation of Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.

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): R. Donald Mastry, Trenam Law

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.

Printed Name

Signature **4i** (owner):

Benjamin Mandell, Manager

Notary Signature: (Print): **aaa** Date: qct y cps-, ,**29.23** Sworn to and subscribed on this

date

Identification or personally known: date):

Commission Expiration (Stamp or

7er5on a ity Knowa

MARIA MARQUEZ
Notary Public
State of Florida
Comm# HM293438
Expires 7/26/2026



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: ANOTHER LITTLE CENTRAL AVENUE BUILDING LLC

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

Property Address: 1180 Central Ave.

Parcel ID Number: 24-31-16-53478-000-0150

Request: Vacation of Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.

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): R. Donald Mastry, Tremam Law

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.

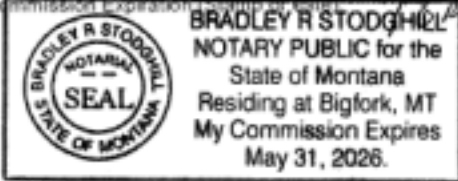
Signature (owner): [Signature] Blake Thompson, Manager.
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Blake Thompson

Notary Signature: (Print): [Signature] Date: June 28, 2023

Commission Expiration: BRADLEY R STODGHIEL



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: COLLECTIVE EDGE LLC

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

S. 24-31-16-53478-000-0170,

Property Address: Parcel ID

24-31-16-53478-000-0210

Number:

0 Central Ave. and 0 Commercial Ave.

Request:

between Commercial Ave. S and Central Ave.

Vacation of Commercial Ave. S., and alley lying

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)

R. Donald Mastry, Trenam

Agent's Name(s): Law

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.

ER LICENSE

Signature (owner):

Sworn to and subscribed on this date

Identification or personally known:

Nicholas Pantuliano

Printed Name

Jeremiah Spencer 10/06/2023

Notarized online using audio-video communicationDRIV

Notary Signature: (Print): Date:

Commission Expiration 12/09/2026

(Stamp or date):

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: PERNICIOUS LLC

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

Property Address: 1101 1st Ave. S.
Parcel ID Number: 24-31-16-53478-000-030
0

Request: Vacation of Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.

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): R. Donald Mastry, Trenam Law

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.

DRIVER LICENSE

Signature (owner):

Sworn to and subscribed on this date
Nicholas Pantuliano Printed Name

Jeremiah Spencer 10/06/2023

Identification or personally known:
Notary Signature: (Print): Date:
Commission Expiration (Stamp or date):
12/09/2026

Notarized online using audio-video communication

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:



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

APPLICANT REPORT
Street Address:
1. Details of techniques the applicant used to involve the public
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

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

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

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

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (variance@stpetecona.org) and to Federation of Inner-City Community Organizations (FICO) (kleggs11@outlook.com) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

--

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: _____

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

NARRATIVE IN SUPPORT OF SUBDIVISION DECISION APPLICATION
(VACATION OF STREET AND ALLEY)

LLC, and Another Little Central Avenue Building LLC (collectively, the “Owners”) are the owners of the property located at 0, 1100, 1104, 1106, 1110, 1114, 1120, 1122, 1126, 1128, 1180, 1234 and 1246 Central Ave., 0 Commercial Ave. S. and 1101 1st Ave. S. (collectively, the “Property”).

The Owners are requesting the vacation of Commercial Ave. S., and the alley lying between Commercial Ave. S. and Central Ave. (the “Proposed Vacation”) to allow for the redevelopment of the Property. Commercial Ave. S. and the alley function as service driveways for the Property and are not used as part of the roadway network.

To the Owners’ knowledge, there are no public utilities in the Proposed Vacation. The Owners own 100% of the lineal frontage of the Proposed Vacation.

Discussion of Matters for Consideration for Vacations

Sec. 16.40.140.2.1.E of the Land Development Code

1. *The need for easements for public utilities including stormwater drainage and pedestrian easements to be retained or required to be dedicated as requested by the various departments or utility companies.*

The Owners agree that the alley will be dedicated as a pedestrian easement to provide for north/south connectivity through the block. There is no need for public utility easements as there are no public utilities within the Proposed Vacation. The Owners will work with utility companies to resolve any private utilities within the Proposed Vacation.

2. *Whether the vacation would cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record.*

The vacation would not have this effect, as the Proposed Vacation does not abut any lot of record other than Owners’.

3. *Whether the vacation would adversely impact the existing roadway network, such as creating dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or districts.*

The vacation would not have this effect, as the Proposed Vacation consists of service driveways which are not used as part of the roadway network.

4. *Whether the easement is needed for the purpose for which the City has a legal interest and, for rights-of-way, whether there is a present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

Page 1 of 2

There is no present or future need for the Proposed Vacation for public vehicular access or for public utility corridors, as it only serves the Owners’ Property. The alley will be dedicated as a pedestrian easement to provide for north/south connectivity through the block.

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

N/A

Discussion of Standards of Review for Subdivision Decisions,

D. Standards for review. In reviewing the application for a subdivision decision, the POD, commission or the City Council shall consider whether the application is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the Comprehensive Plan.

The application is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the Comprehensive Plan, specifically the promotion of redevelopment.









Digitally signed by Dan Rizzuto
Date: 2023.04.04 11:58:36 -04'00'