

**MEMORANDUM
CITY OF ST. PETERSBURG**

**City Development Administration
Development Services Department**

To: The Honorable Jamie Bennett, Chair, and Members of the City Council

From: Julie Weston, Development Services Director

Date: May 30, 2008

Subject: Agenda review question regarding alley vacation, June 5th agenda item D1

I understand at the May 29th Council agenda review, a question was asked about platted alleys adjacent to the segment proposed to be vacated. The segment proposed to be vacated runs from 14th to 15th Street, behind the 18th Avenue South frontage. This is an unimproved segment, as are the platted alleys to the east across 14th Street and to the west across 15th Street. The applicant in the instant case is the property owner of the 18th Avenue frontage, immediately north of the subject right of way. City regulations require owners of more than half of frontage adjacent to right of way proposed to be vacated to support the vacation. In this case there was no expressed opposition to the vacation request. Because the alley proposed for vacation is the entire segment between two streets, Administration can support the application, subject to conditions requested by the Engineering Department.

Typically vacation applications are generated by one or more property owners adjacent to a right of way, and Administration reviews the application presented. If the application is not an entire alley between streets or avenues, staff may suggest the applicant seek support from adjacent property owners. In those cases at minimum some adjustment must be made to not create a dead end alley (for example, by creating a cul de sac or dedicating an ingress-egress easement to a street or avenue). That was not the case in this application; I personally met with this property owner and to my knowledge he did not contact property owners to the east of 14th Street or to the west of 15th Street nor did I suggest that he do so. The conditions in the block to the east and the block to the west are different in that there's more than one right of way segment and it is possible we would not support vacation of a portion of the right of way for the reasons stated above.

Please advise if there's further question on this issue.