



SAINT PETERSBURG CITY COUNCIL

Meeting of April 2, 2009

TO: The Honorable Jeff Danner, Chair, and Members of City Council

SUBJECT: Ordinance _____ approving the vacation of the east-west alley and alley easement in the block bound by 6th Avenue South, 3rd Street South, 1st Street South, and Bayboro Harbor (City File No.: 08-33000018).

RECOMMENDATION: The Administration and the Development Review Commission recommend **APPROVAL**.

Request

The request is to vacate an east-west alley and alley easement south of 6th Avenue South, between 3rd and 1st Streets South. The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" through "C"). The applicant's goal is redevelop the area consistent with the USF St. Petersburg Campus Master Plan (Attachment "D").

Analysis

Staff finds that the requested vacation would be consistent with the criteria in the City Code, the Comprehensive Plan, and the applicable special area plan. The subject alley is no longer necessary for the originally intended purpose. The University has acquired the land surrounding the alley and has finalized the Campus Master Plan, which was approved by the City Council in 2005. The approved Campus Master Plan (City File USFSP-1) is consistent with the vision for the Bayboro Harbor Redevelopment Area (Policies LU 3.1.E.5.b and LU 13.1), and was found to be consistent with the City's Comprehensive Plan (Policy IC 3.7). The subject right-of-way is within the boundaries of the Bayboro Harbor Community Redevelopment Plan (Revised 2007). The Campus Master Plan is consistent with the Redevelopment Plan. The Redevelopment Plan specifically references vacation of right-of-way to accommodate campus expansion.

The approved Campus Master Plan will result in a number of enhanced pathways for pedestrians and bicycles through the campus, minimize conflicts with vehicles, and create enhanced streetscaping along public streets. Approval will eliminate a dead-end alley, will not impair access to any other lot, or impact public travel patterns. Easements for utilities will be retained to protect any infrastructure which will remain. Any relocation of utilities will be done at the applicant's expense.

Comments from Agencies and the Public

The proposed vacation was routed to various City departments and franchised utilities. No objections were noted, provided easements are provided for existing utilities or the applicant bears the cost of relocation or abandonment. Staff received one objection from Gulfcoast Legal Services, which owns the

building at the northwest corner of 7th Avenue South and 1st Street South. However, after discussing the specific plan with Staff, the objection was retracted.

Summary

The subject alley and alley easement are no longer necessary for the originally intended purpose. Approval of the requested vacation will facilitate implementation of the approved Campus Master Plan approved by the City Council in 2005.

DRC Action/Public Comments:

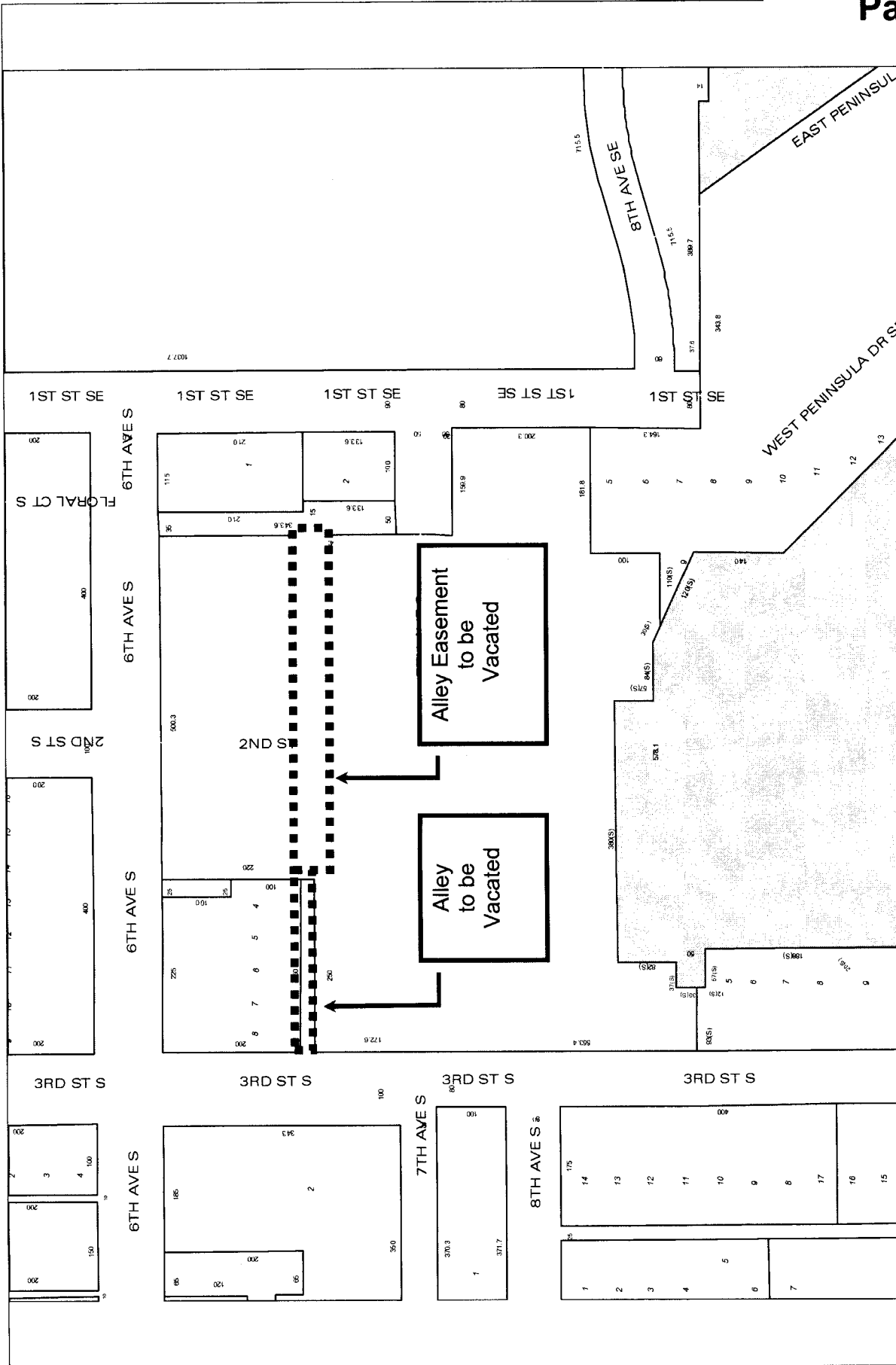
On February 4, 2009, the Development Review Commission (DRC) held a public hearing on the subject application. No person spoke in opposition to the request. After the public hearing, the DRC unanimously voted to recommend approval of the proposed vacation. In advance of this report, no additional comments or concerns were expressed to the author.

RECOMMENDATION:

The Administration recommends APPROVAL of the alley and alley easement vacation, subject to the following conditions:

1. Prior to recording the vacation ordinance, the applicant shall replat the vacated alley, alley easement and the abutting property.
2. The replat shall dedicate utility and drainage easements, as necessary, to protect any existing infrastructure and/or franchised utilities.
3. The applicant shall be responsible for coordinating any necessary abandonment of existing infrastructure and/or franchised utilities, as well as the costs for all associated permits, work and inspections.

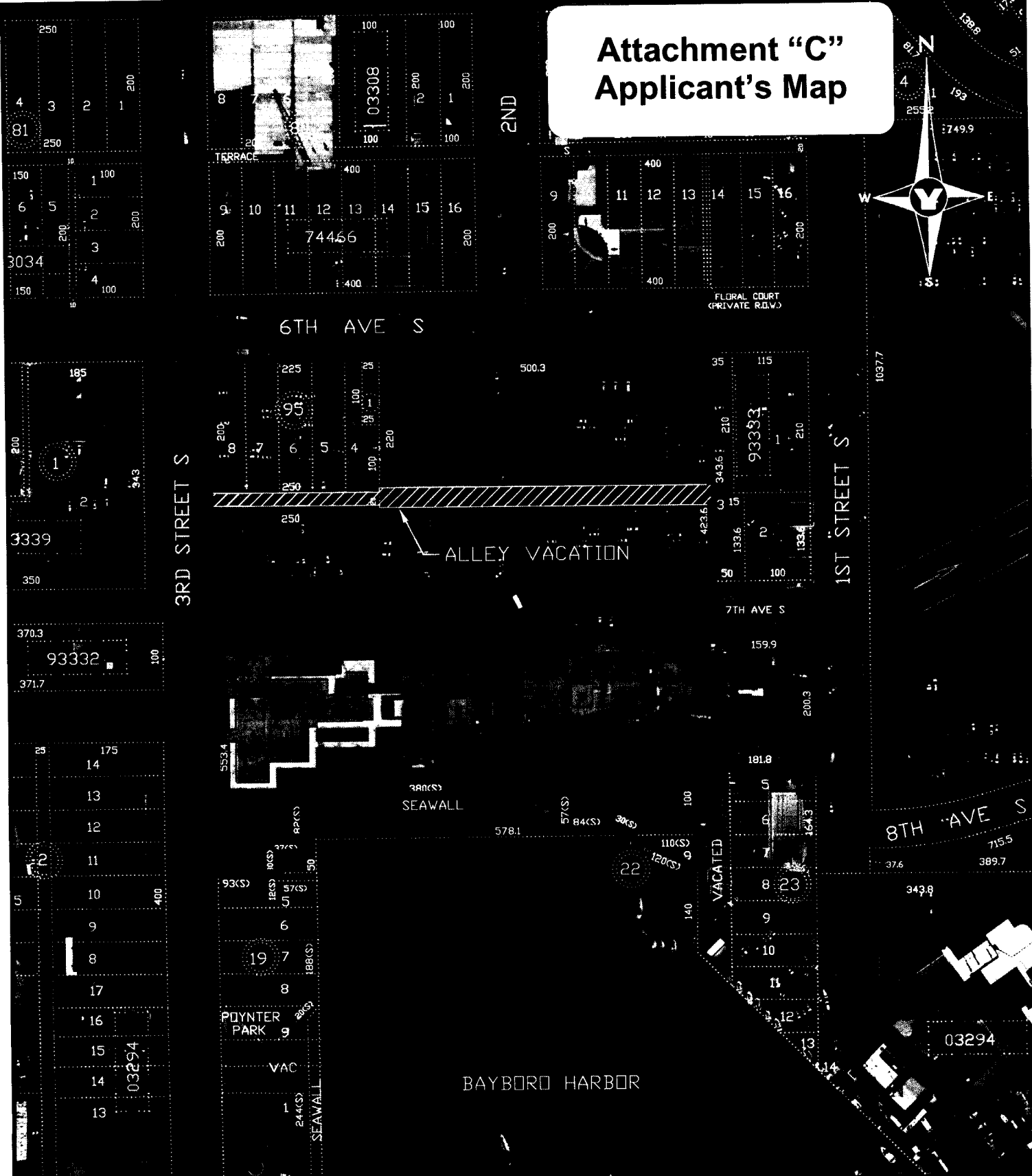
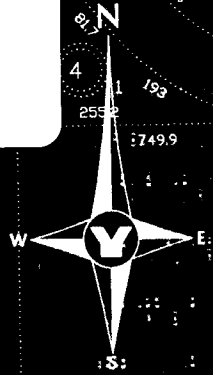
Attachment "A" Parcel Map



Development Services Department
 Case No.: 08-3300018
 Address: 250 – 6th Avenue South



Attachment "C" Applicant's Map



PREPARED FOR:
UNIVERSITY OF SOUTH FLORIDA
 140 7TH AVENUE SOUTH
 ST. PETERSBURG, FL 33701

UNIVERSITY OF SOUTH FLORIDA
REPLAT/ALLEY VACATION EXHIBIT
 SECTION 30, TOWNSHIP 31 S., RANGE 17 E.

BY	DATE	DESCRIPTION

	INITIALS	DATE
DESIGN	MR	10/28/08
DRAWN	SK	10/28/08
CHECKED		
QUALITY CHK	MR	10/28/08
SCALE	1" = 200'	

MICHAEL E. RISSMAN Jr. No. 40218
 DATE



George F. Young, Inc.
 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
 PHONE (727) 822-4317 • FAX (727) 822-2919
 ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
 ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES
 GAINESVILLE-LAKEWOOD RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA-VENICE

JOB NO.
0711030100
 SHEET NO.
1

DATE: 10/31/08 14:45:48 DRAWING: I:\PROJECT\ENG\0711-0301-00\DWG\EXHIBITS\1030100_REPLAT.DWG NAME: SKAPOI

Attachment "D" Campus Master Plan

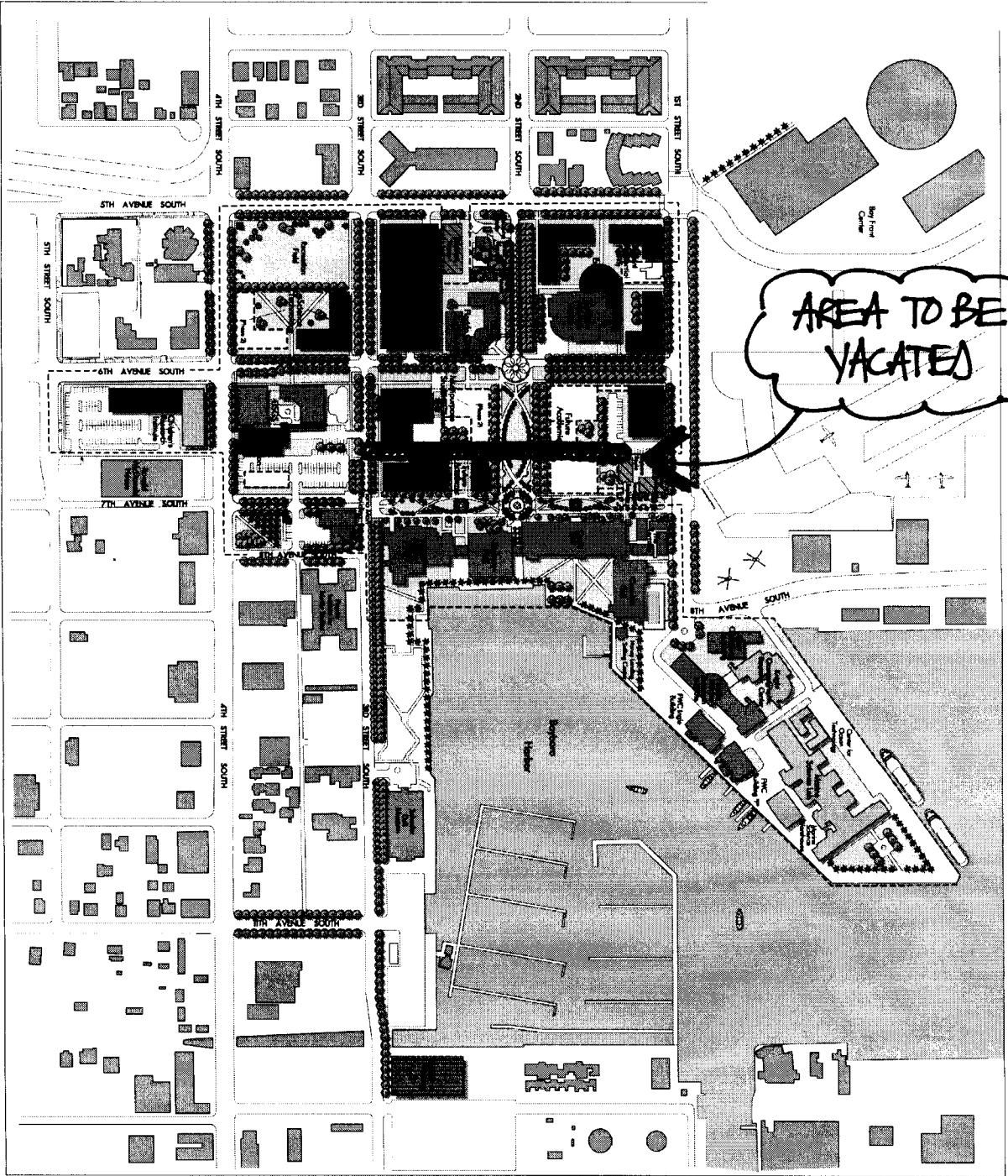
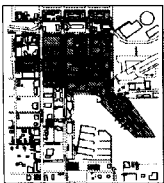


Figure 2
Urban Design
Illustrative Plan
10 Year Plan

- Legend**
- Existing - USF St. Petersburg
 - Existing - USF Tampa
 - Existing - Related Agencies
 - Proposed
 - Alternative/Future Building Site
 - Proposed Parking Structure
 - Future Acquisition
 - Leased



Comprehensive
Master Plan

UNIVERSITY OF
SOUTH FLORIDA

St. Petersburg

July 9, 2004



ORDINANCE NO. _____

AN ORDINANCE APPROVING A VACATION OF THE EAST-WEST ALLEY AND ALLEY EASEMENT IN THE BLOCK BOUND BY 6TH AVENUE SOUTH, 3RD STREET SOUTH, 1ST STREET SOUTH, AND BAYBORO HARBOR; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission:

See Exhibit "A" – Legal Description

SECTION 2. The above-mentioned right-of-way is not needed for public use or travel.

SECTION 3. The vacation is subject to and conditional upon the following:

1. Prior to recording the vacation ordinance, the applicant shall replat the vacated alley, alley easement and the abutting property.
2. The replat shall dedicate utility and drainage easements, as necessary, to protect any existing infrastructure and/or franchised utilities.
3. The applicant shall be responsible for coordinating any necessary abandonment of existing infrastructure and/or franchised utilities, as well as the costs for all associated permits, work and inspections.

SECTION 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.


APPROVED AS TO FORM AND SUBSTANCE:



Development Services

2/19/09

Date



City Attorney (Designee)

2-20-09

Date

Exhibit "A"
Legal Description

That certain 30-foot alley as shown on Lot 1, Block 1, U.S.F. REPLAT as recorded in Plat Book 79, Page 83 of the Public Records of Pinellas County, Florida.

Together with

That certain 20-foot alley lying south of Lots 4 through 8 inclusive, Block 95, REVISED MAP OF THE CITY OF ST. PETERSBURG as recorded in Plat Book 1, Page 49 of the Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part, said 20-foot alley being bounded on the East by aforesaid Lot 1, Block 1, U.S.F. REPLAT and being bounded on the West by the East right of way line of 3rd Street South.

St. Petersburg, Florida