



SAINT PETERSBURG CITY COUNCIL

Meeting of July 9, 2009

TO: THE HONORABLE JEFF DANNER, CHAIR, AND MEMBERS OF CITY COUNCIL

SUBJECT: Resolution approving the plat of SP Burlington Senior LP, generally located at 840 3rd Avenue North. (City File: 09-20000001)

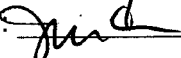


RECOMMENDATION: The Administration recommends **APPROVAL**.

DISCUSSION:

The applicant is requesting approval of a replat for six (6) platted lots zoned DC-2 (Downtown Center-2), as well as a previously vacated 10-foot wide unimproved north-south running alley. The alley was vacated by City Ordinance 949-V, approved by City Council on January 5, 2006. The proposed replat will consolidate the contiguous lots and vacated alley into a single parcel. The applicant is in the process of redeveloping the property with a 5-story, 82-unit affordable multi-family senior living facility. Approving this will allow the applicant to redevelop the subject property as proposed. The applicant has already submitted construction plans for permitting.

Attachments: Map, Aerial, Resolution

APPROVALS:

Administrative:  
Budget: NA
Legal: 

RESOLUTION NO. _____


A RESOLUTION APPROVING THE PLAT OF SP BURLINGTON SENIOR LP, GENERALLY LOCATED 850 3RD AVENUE NORTH; SETTING FORTH CONDITIONS FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the plat of SP Burlington Senior LP, generally located 850 3rd Avenue North, is hereby approved.

This resolution shall become effective immediately upon its adoption, subject to the following condition:

1. Prior to the recording of the vacation ordinance or the replat, the applicant shall comply with the conditions in City Ordinance 949-V.


APPROVED AS TO FORM AND CONTENT:



Development Services Department

6/5/09

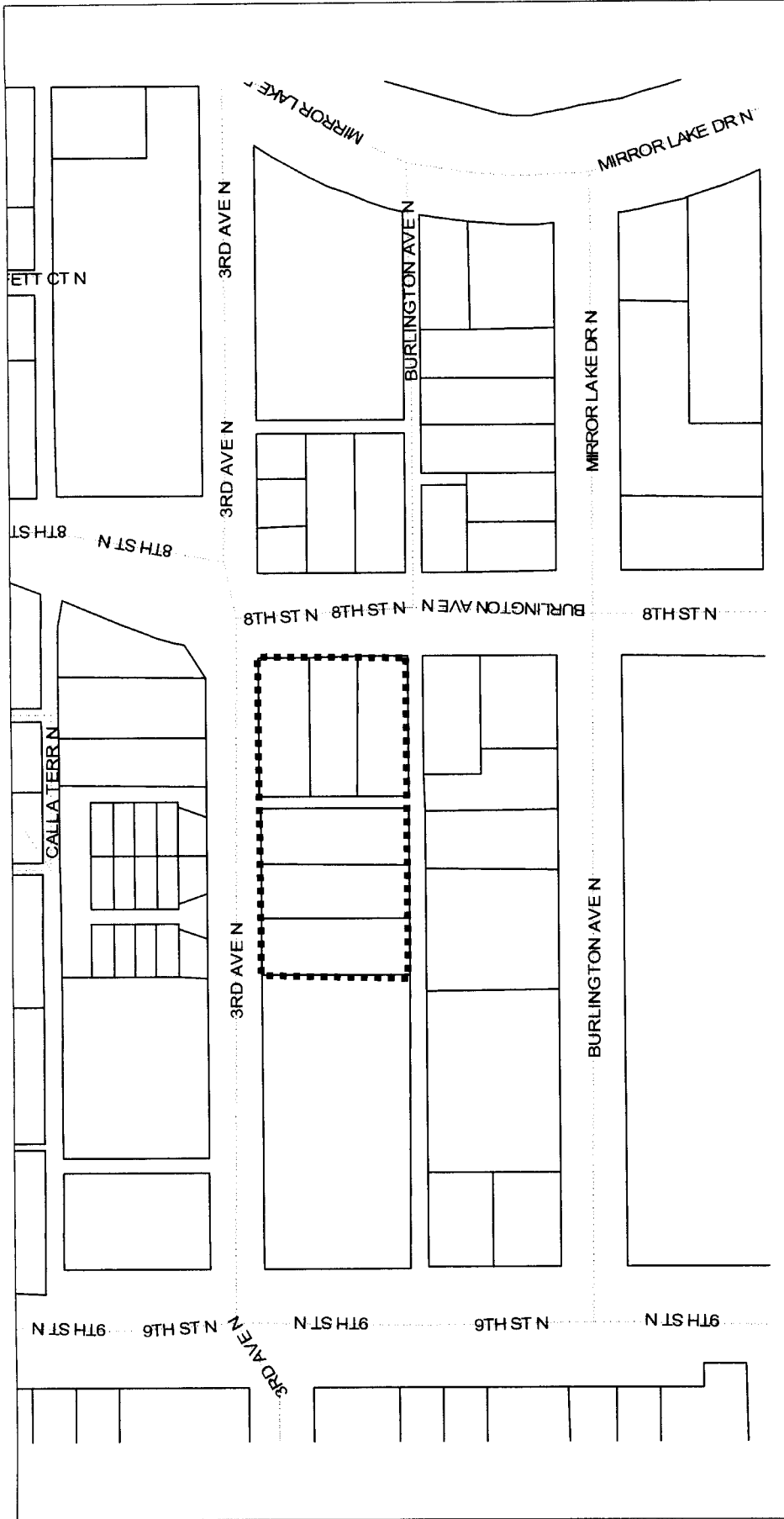
Date



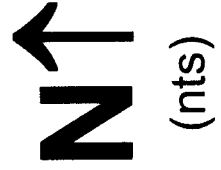
City Attorney (Designee)

6-9-09

Date



Development Services Department
 Case No.: 9-2000001
 Address: 850 3rd Avenue North





Development Services Department
Case No.: 09-2000001
Address: 850 3rd Avenue North



SP BURLINGTON SENIOR LP

BEING A REPLAT OF LOTS 7 THROUGH 12, A PLAT OF W. C. BLACK'S ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 9, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, TOGETHER WITH VACATED RIGHT-OF-WAY, ALL LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

Commence at the intersection of the North 1/4 of Lot 7 of Burlington Avenue North (a 60-foot right-of-way) and the West 1/4 of Lot 7 of 2nd Street North (a 74-foot right-of-way), Section 19, Township 31 South, Range 17 East, Pinellas County, Florida, and run North 1/4 of Lot 7 of 2nd Street North (a 74-foot right-of-way), Section 19, Township 31 South, Range 17 East, Pinellas County, Florida, a distance of 137.76 feet to a point on the South 1/4 of Lot 7 of 2nd Street North (a 74-foot right-of-way), Section 19, Township 31 South, Range 17 East, Pinellas County, Florida, a distance of 204.00 feet; thence South 01°03'07" West, parallel with the West 1/4 of Lot 7 of 2nd Street North, a distance of 137.76 feet to a point on the East 1/4 of Lot 7 of 2nd Street North (a 74-foot right-of-way), Section 19, Township 31 South, Range 17 East, Pinellas County, Florida, a distance of 204.00 feet to the POINT OF BEGINNING.

S. Petersburg, Florida

DEDICATION:

The undersigned hereby certifies that it is the intent of the herein described tract of land hereby joined as SP BURLINGTON SENIOR LP and that it is dedicated to the public as streets, alleys, public easements, rights of way, and public areas shown on the plat of the dedication of said tract.

J. David Page, President

Signed and delivered in the presence of:

Witness _____

(Print Name) _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 2008, by J. David Page, President of SP Burlington Senior LP, a Florida Limited Partnership, on behalf of the limited partnership. He is personally known to me or has produced _____ as Identification.

My commission expires _____ NOTARY PUBLIC, State of Florida of Large _____

NOTICE: This plat as recorded is in graphic form. In the official decision of the subdivided lands described herein and all in the determination be maintained in conformity with any other graphic or digital form of the plat. There may be additional modifications that are not recorded on this plat that may be found in the public records of this county.

The public utility easements delineated herein shall also be an easement for the construction, installation, maintenance and operation of cable television services provided, however, on such construction, installation, maintenance and operation of cable television services shall be subject to the conditions and covenants of a utility franchise, permit, or other public utility. In the event a utility franchise, permit, or other public utility is not obtained, the easement shall be a public utility easement for other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

George F. Young, Inc. 19 021
200 Dr. Martin Luther King Jr. Street North
St. Petersburg, FL 33701
(727) 822-3517

CERTIFICATE OF APPROVAL BY THE CITY OF ST. PETERSBURG:

Approved by the City of St. Petersburg, Pinellas County, Florida, this _____ day of _____, A.D., 2008, at _____, Florida, in the office of the Clerk of the Circuit Court of Pinellas County, Florida, within the (6) months from the date of this approval.

APPROVED by the City Council of the City of St. Petersburg, Pinellas County, Florida, this _____ day of _____, A.D., 2008.

_____ CHAIRMAN

CERTIFICATE OF APPROVAL BY COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS

I, Kim Smith, Clerk of the Circuit Court of Pinellas County, Florida, hereby certify that this plat has been examined and that it conforms in form with all the requirements of the Statute of Florida pertaining to maps and plats and that this plat has been filed for record in _____ Page _____ Public Records of Pinellas County, Florida.

Signed on this _____ day of _____, A.D., 2008, at _____

By: _____ Kim Smith, Clerk
Pinellas County, Florida

CERTIFICATE OF CONFORMITY:

Reviewed for conformity to Chapter 177, Part 1, Florida Statutes by a Professional Surveyor and Mapper under contract or employed by the City of St. Petersburg.

Signed on this _____ day of _____, A.D., 2008, at _____
_____ Date: _____
William D. Pineda
Pinella Professional Surveyor & Mapper No. 0125

SURVEYOR'S CERTIFICATE:

I, Catherine A. Pineda, of George F. Young, Inc., the Surveyor making this plat, do hereby certify that this plat was prepared under my direction and supervision and to the best of my knowledge and belief that this plat complies with all the survey requirements of Part I, Chapter 177, Florida Statutes.

This boundary surveyed on the _____ day of _____, A.D., 2008.

GEORGE F. YOUNG, INC., LB 021
200 Dr. Martin Luther King Jr. Street North
St. Petersburg, FL 33701
Catherine A. Pineda
Professional Surveyor & Mapper
FL 18 0207



SP BURLINGTON SENIOR LP

BING A REPLAT OF LOTS 7 THROUGH 12, A PLAT OF W. C. BLACK'S ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 9, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, TOGETHER WITH VACATED RIGHT-OF-WAY, ALL LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA

3RD AVENUE NORTH
(50' RIGHT OF WAY - PREVIOUSLY DEDICATED)

WEST
6-FOOT PUBLIC-PUBLIC STREET EASEMENT

284.00'

RIGHT-OF-WAY LINE OF 20-FOOT ALLEY

W. C. BLACK'S ADDITION
HILLSBOROUGH PLAT BOOK 4, PAGE 9

LOT 10

LOT 9

300'03"80" W 137.78'

LOT 6

LOT 7

LOT 8

LOT 9

10-FOOT ALLEY

EAST
16' ALLEY
(PREVIOUSLY DEDICATED)

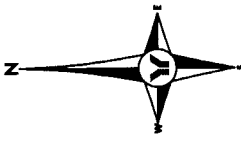
284.00'

POINT OF BEGINNING

N00°03'30"E 137.78'

N00°03'30"E 140.18'

EIGHTH STREET NORTH
(70' RIGHT OF WAY - PREVIOUSLY DEDICATED)



SCALE 1" = 20'

NOTES:

1. Books of bearings WEST along the South right-of-way line of 3rd Avenue North.
2. This map is intended to be filed with a plat of 17'20" or more in width and 100' or more in length in the PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Books of measurements or calculations of total area will vary.

LEGEND:

- Contourline
- LS Unimproved Business
- LS Unimproved Residential
- R/W Right-of-way
- Double and 4"x4" Permanent Reference Measurement LINDY.
- Double and 4"x4" Permanent Reference Measurement LINDY.

POINT OF REFERENCE
MEASUREMENT OF THE SOUTH
BOUNDARY OF LOT 10
TO THE CENTER LINE OF THE
10-FOOT ALLEY

POINT OF REFERENCE
MEASUREMENT OF THE EAST
BOUNDARY OF LOT 9
TO THE CENTER LINE OF THE
16-FOOT ALLEY

George F. Young, Inc. 19 041
2000 1st Avenue North
Tampa, Florida 33601
(727) 823-3317

BURLINGTON AVENUE NORTH
(60' RIGHT OF WAY - PREVIOUSLY DEDICATED)

