



SAINT PETERSBURG CITY COUNCIL

Meeting of October 15, 2009

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

SUBJECT: Resolution approving the plat of Fusion 1560, generally located at 1500 Central Avenue (City File: 06-20000012).

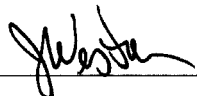

RECOMMENDATION: The Administration recommends **APPROVAL**.

DISCUSSION:

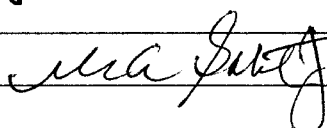
The applicant is requesting approval of a replat of multiple platted lots zoned DC-1 (Downtown Center-1), as well as a previously vacated portion of 15th Street South and an adjoining dead-end 25-foot wide east-west alley between Central Avenue and 1st Avenue South, east of 16th Street South. The street and alley were vacated by City Ordinance 926-V, approved by City Council on November 4, 2004. The proposed replat will consolidate the contiguous lots and vacated street and alley into a single parcel. The applicant is in the process of redeveloping the property with a 4-and 5-story, mixed-use development with a total of 325 dwelling units. Approval of this replat will satisfy the conditions of the vacation ordinance, memorialize the previously approved street and alley vacations, and the consolidation of those areas to create the overall site. The applicant has already submitted construction plans for permitting and site work is in progress.

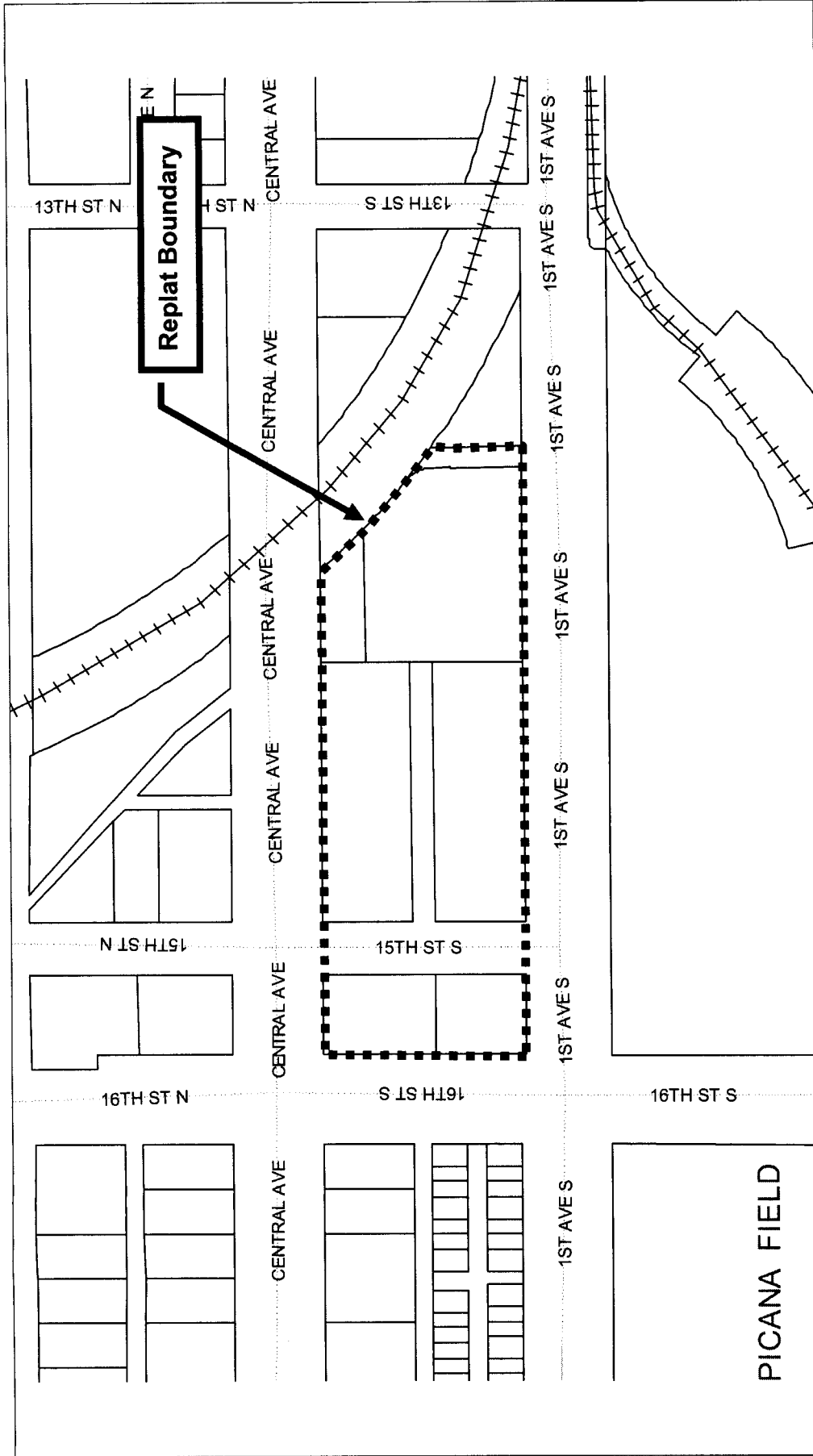
Attachments: Map, Aerial, Resolution

APPROVALS:

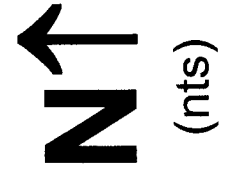
Administrative:  

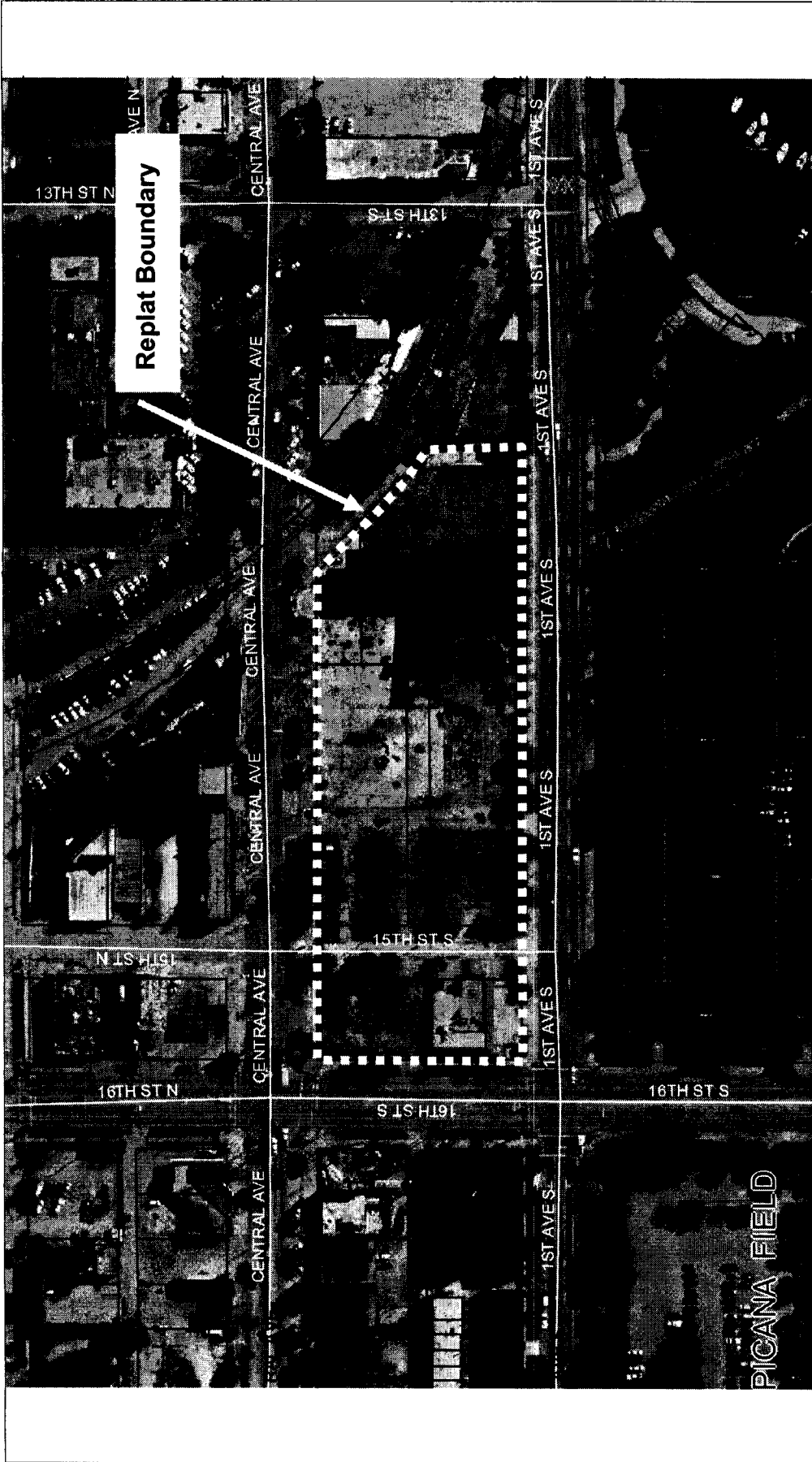
Budget: NA

Legal: 



Development Services Department
 Case No.: 06-20000012
 Address: 1500 Central Avenue





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www.stpete.org

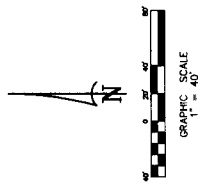
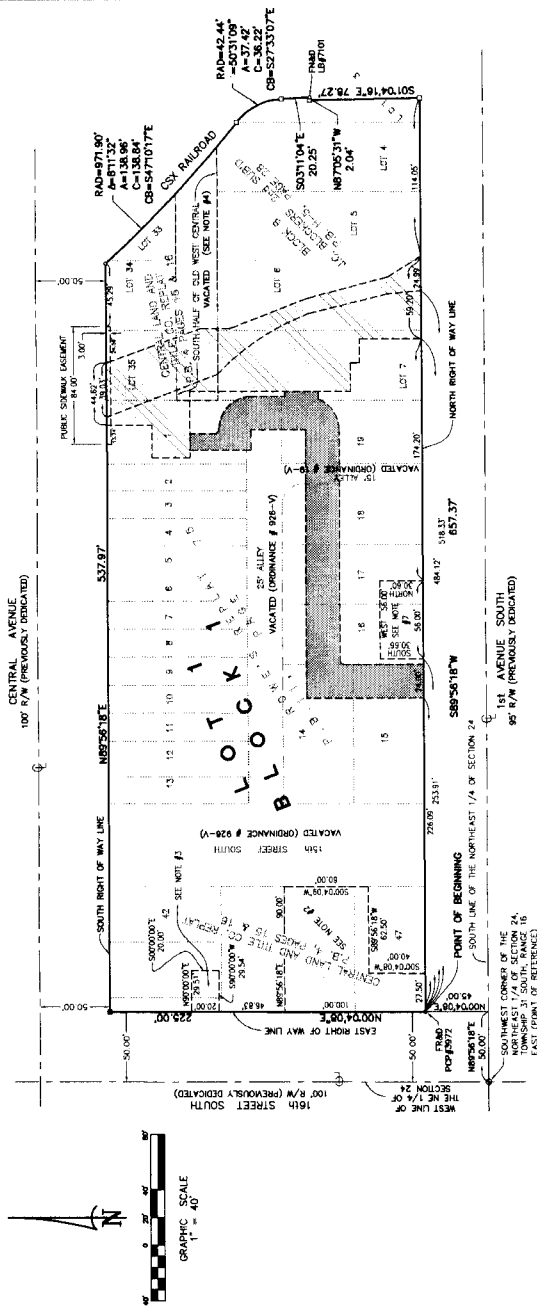
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(nts)

FUSION 1560

BEING A REPLAT OF LOTS 1 THROUGH 19, POWE'S REFLAT AS RECORDED IN PLAT BOOK 11, PAGE 75, PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, TOGETHER WITH A PORTION OF LOT 3, AND ALL OF LOTS 4 THROUGH 7, BLOCK B, J.C. BLOCKERS 2ND SUBD AS RECORDED IN PLAT BOOK 5, PAGE 28, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, TOGETHER WITH A PORTION OF LOT 33 AND ALL OF LOTS 34, 35, 42, AND 43, AND A PORTION OF LOTS 44 THROUGH 47, CENTRAL LAND AND TITLE CO. REFLAT AS RECORDED IN PLAT BOOK 4, PAGES 15 AND 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH VACATED RIGHTS OF WAY, IN THE NORTH-EAST 1/4 OF SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST, CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA



- NOTES:**
1. Beasts of burthening, South 89°56'18" West along the north right of way line of 1st Avenue South.
 2. Replat and easements (including water, public), water distribution lines and backflow prevention devices recorded in Official Records Book 9243, Page 1175, Public Records of Pinellas County, Florida, being in five (5) foot wide easement area defined as comprising a five (5) foot wide strip of land lying two and one half (2-1/2) feet on each side of the center line of the Center of the City of St. Petersburg, are assigned and installed from the area to line at mutually agreed upon locations. Said easements are not indicated on this plat.
 3. Distribution easement recorded in Official Records Book 10267, Page 2566, Public Records of Pinellas County, Florida. Said easement is not indicated on this plat.
 4. Vacated per Affidavit recorded in Official Records Book 10021, Page 450, Public Records of Pinellas County, Florida.
 5. Ordinance Number 15-V is recorded in Official Records Book 1148, Page 534, Public Records of Pinellas County, Florida.
 6. Ordinance Number 926-V is recorded in Official Records Book _____, Page _____, Public Records of Pinellas County, Florida.
 7. Distribution easement recorded in Official Records Book 10347, Page 2547, Public Records of Pinellas County, Florida. Said easement is not indicated on this plat.
 8. Public Maintenance Access Easement, Public Emergency Maintenance Easement, and Public Stormwater Conveyance Easement recorded in Official Records Book 10039, Page 865, Public Records of Pinellas County, Florida. Said easements are not indicated on this plat.
 9. This map is intended to be displayed at a scale of 1" = 40' or smaller.

- LEGEND**
- 1. Double 4x4 permanent reference monument and LB021
 - 2. Double 4x4 permanent reference monument found PL SR972
 - 3. Double 4x4 permanent reference monument found PL SR972
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