



**CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VACATION OF RIGHT-OF-WAY
PUBLIC HEARING**

According to Planning & Development Services Department records, **Commission member Tim Clemmons** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action **scheduled on Wednesday, September 9, 2020 at 2:00 P.M.**, by means of communications media technology pursuant to Executive Order 20-192 issued by the Governor on August 5, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020. Authorization for a virtual meeting has been extended through October 1st by Governor's executive order. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings and/or contact the case planner for up-to-date information pertaining to this case.

CASE NO.: 20-33000010 PLAT SHEET: F-3 and F-5

REQUEST: Approval of partial vacation of street air rights in four locations along 5th Street South between 6th and 8th Avenues South.

OWNER: All Children's Hospital, Inc.
ATTN: Dept. 9010-Finance
550 9th Ave S
St. Petersburg, FL 33701-5210

AGENT: Stantec Consulting Services
ATTN: R. Adam Carnegie
777 S. Harbour Island Blvd, Suite 600
Tampa, FL

ADDRESS: 601 5th Street South

PARCEL ID NO.: 19-31-17-59274-001-0010, 19-31-17-59257-001-0011, 19-31-17-00388-001-0010, 19-31-17-00388-001-0011, 30-31-17-66690-000-0110

ZONING: Employment Center-2 (EC-2)

DISCUSSION AND RECOMMENDATION:

Request. The request is to partially vacate alley air rights above street rights-of-way generally located along 5th Street South between 6th and 8th Avenues South; more specifically (see Attachment A for the Project Location Map, Attachment B for Sketches and Legal Descriptions and Attachment C for Overall Plan and Cross-Sections):

1. Between Elevations 38.00 and 48.00 above an approximate 13-foot by 60-foot section across 5th Street South just north of 8th Avenue South (Parcel 1),
2. Between Elevations 43.10 and 53.10 at the southwest corner of 5th Street South and 7th Avenue South above a street corner easement (Parcel 2),
3. Between Elevations 43.10 and 53.10 above an approximate 13-foot by 50-foot section of 7th Avenue South just west of 5th Street South (Parcel 3), and
4. Between Elevations 45.00 and 55.00 above an approximate 12-foot by 100-foot section of 8th Avenue South just west of 5th Street South (Parcel 5).

The purpose of the vacation is to relocate the Hospital's underground steam and chiller line above ground because it has been damaged by groundwater intrusion. The steam and chilled water provides HVAC services to the Hospital's buildings and originates in their Central Energy Plant located at the northeast corner of 5th Street South and 8th Avenue South. The four roadway segments are all located adjacent to Hospital-owned buildings located in the Employment Center Zone. See Attachment D for the Application including Project Narrative and Attachment E for Photos. The applicant has also requested approval for a Site Plan Modification (DRC Case No. 20-31000006) for this project.

Analysis. Staff's review of a vacation application is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

The Applicant bears the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant does provide background or analysis supporting a conclusion that vacating the subject rights-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

A. Land Development Regulations

Section 16.40.140.2.1.E of the LDR sets forth the criteria for the review of proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

- 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 application was routed to City Departments and Private Utility Providers. There were no objections to the vacation request by City Departments. Engineering has construction-related comments in their Engineering Memo dated September 2, 2020, which is located in Attachment F and is recommended as a Condition of Approval. This memo is also the review memo for the Hospital's related vacation case 20-33000011 and site plan case 20-31000006. Engineering Comment #1, which requires an easement over the vacated right-of-way, does not pertain to this case, it pertains to vacation case 20-3300011. A condition which will apply to all cases related to the overhead chiller line project is for the applicant to amend their License Agreement between the

City of St. Petersburg and All Children's Hospital, Inc., which was executed for the original underground chiller system.

Duke Energy, Spectrum/Bright House Networks and WOW! have reported facilities in the area. It is a Condition of Approval at the end of this report that relocation or removal of these facilities be coordinated with the utility companies. The applicant has been working with the utility companies to accomplish this.

2. ***Whether the vacation would cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record.***
 - Access to the street will not be substantially impaired or denied to any lot of record.
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 of air rights will not impact the existing roadway network or create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.
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.***
 - No City Department or current planning document has identified the air rights of the streets at the proposed elevations and in these locations as needed for present or future public vehicular or pedestrian access, or for public utility corridors.
5. ***The POD, Development Review Commission, and City Council may also consider any other factors affecting the public health, safety, or welfare.***
 - Vacation of the right-of-way would facilitate the construction of the proposed above-ground chiller line, which the Hospital sees as a benefit to its operations. A replat of the area is not required per 16.40.140.2.1.F because the application entails only partial vacations.

B. Comprehensive Plan

The City's current Comprehensive Plan contains Goals, Objectives and Policies related to land use and transportation. Those applicable to the subject application have been identified below in italics. Commentary regarding whether the application advances the Goals, Objectives and Policies, or hinders achievement of same is provided after.

1. Goals, Objectives and Policies from the Land Use Element applicable to the subject application include:
 - Land Use Element Goals:*
 - (1) *Protect the public health, safety and general welfare;*
 - (5) *Attain the highest level of economic well-being possible for the city and its citizens.*

Response to LU Goals 1 and 5: The application would advance these goals by facilitating the development of a facility improvement at the Hospital. According to the Project Narrative submitted with the application, the rebuilt line will better serve the Hospital's operations than the existing system.

2. Goals, Objectives and Policies from the Transportation Element applicable to the subject application include:

Obj. T2: The City shall protect existing and future transportation corridors from encroachment.

Policy T2.4 The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use.

Response to TE Policy T2.4: Approval of the application would not impair the intent and purpose of this policy because only air rights between particular Elevations are proposed for vacation. Vehicular travel will still be possible on the roadways.

C. Adopted Neighborhood or Special Area Plans

The area is located in the Innovation District. According to a letter of support from the District dated May 20, 2020, the “design of this project aligns to the Innovation District’s Streetscape and Connectivity Plan of March 2017.” The Streetscape and Connectivity Plan followed the completion of the St. Petersburg Innovation District Visioning Summary of 2015. See the full letter in Attachment D – Application.

D. Comments from Organizations and the Public

As of September 2, 2020, City Staff received no comments on the application from the public or the Downtown Residents Civic Association, the Downtown Neighborhood Association, the Historic Roser Park Neighborhood Association, the Council of Neighborhood Associations (CONA) or the Federation of Inner-City Community Organizations (FICO).

The Public Participation Report submitted with the application indicates that the applicant met with the Innovation District Board on May 13, 2020 to discuss the project. See the letter of support from the District in Attachment D.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed rights-of-way vacation, and the following conditions of approval:

1. Approval shall be conditioned upon the receipt of approval of the requested Site Plan Modification application (DRC Case No. 20-31000006).
2. Prior to recording of the vacation ordinance, the applicant shall coordinate with Duke Energy, Spectrum/Bright House Networks and WOW! to obtain Letters of No Objection from them.
3. The applicant shall comply with the comments in the Engineering Review Memo dated September 2, 2020, except for Item 1 which does not apply to this case. Prior to initiation of construction of the above ground utility system, the License Agreement between the City of St. Petersburg and All Children’s Hospital, Inc., executed for the original underground chiller system, shall be amended to reflect the new project.
4. Any required easements and relocation of existing City utilities shall be at the expense of the applicant. The applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s).
5. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is

granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

REPORT PREPARED BY:

/s/Cheryl Bergailo

9/2/20

Cheryl Bergailo, AICP, LEED Green Assoc., Planner II
Development Review Services Division
Planning & Development Services Department

DATE

REPORT APPROVED BY:

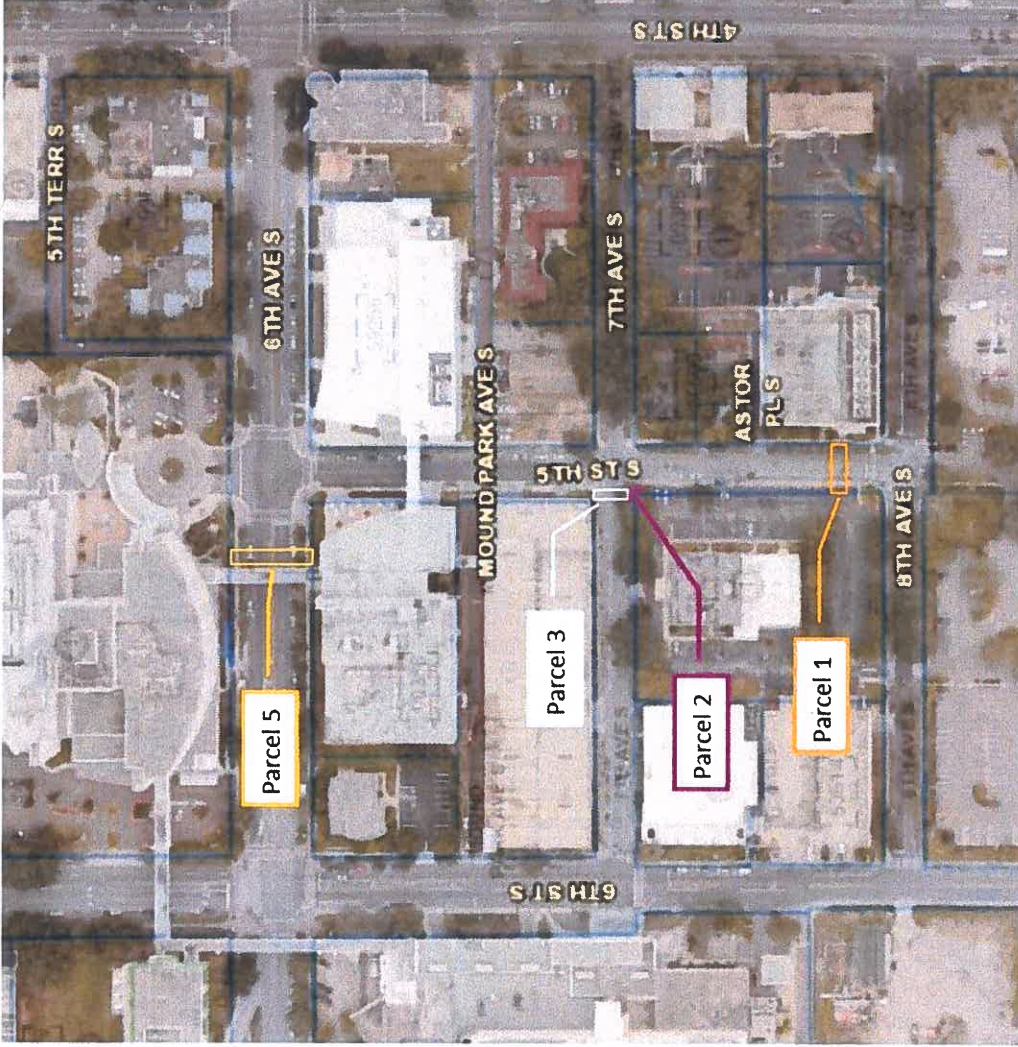


9.3.2020

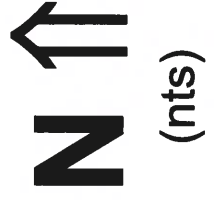
Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

DATE

Attachments: A – Location Map, B – Sketches & Legal Descriptions, C – Overall Plan & Cross-Sections, D – Application, E – Photos, F – Engineering Memo dated September 2, 2020



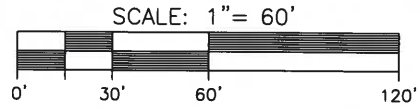
ATTACHMENT A
Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 20-3300010
Address: 601 5th Street South



ATTACHMENT B

PARCEL No.1 (AIR RIGHTS)

7th AVENUE SOUTH
(50' PUBLIC RIGHT-OF-WAY)
(PLAT BOOK H2, PAGE 60)



POINT OF COMMENCEMENT
NORTHEAST
CORNER OF
LOT 1, BLOCK 1

MOUND PARK COUNTY
HEALTH BUILDING REPLAT
(PLAT BOOK 63, PAGE 18)

S00°29'52"W 238.66'

5TH STREET SOUTH
(60' PUBLIC RIGHT-OF-WAY)
(PLAT BOOK H4, PAGE 87)

PARK SIDE TERRACE
(PLAT BOOK 5, PAGE 37)

BLOCK 1
LOT 1

POINT OF BEGINNING

L4
L1
L3

L2

8th AVENUE SOUTH
(60' PUBLIC RIGHT-OF-WAY)
(PLAT BOOK H4, PAGE 87)

LEGEND:

H2= PLAT BOOK 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

H4= PLAT BOOK 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°40'39"E	60.07'
L2	S00°14'54"W	13.08'
L3	N89°55'56"W	60.12'
L4	N00°29'52"E	13.35'

NOT A SURVEY

Source: 5/20/2020 1:12:47 PM DMDONALDSON | Plotfile: 5/20/2020 1:39:44 PM DMDONALDSON | V:\2156\active\215615477\survey\training\rv_vocating\sketch_and_legend\SV-215615477-SK01.dwg\layout1

SCALE:	1"=60'
LEAD TECH.	DMD
SEC-TWP-RGE	30-31S-17E
AREY NO. DATE	

Stantec
One Team, Infinite Solutions
777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602
800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com
Stantec Consulting Services Inc. • Certificate of Authorization L.B 7866

TITLE	PARCEL No.1 (AIR RIGHTS)
PROJ:	J.H.A.C.H. STEAM/CHILLED WATER LINE REPLACEMENT
CLIENT:	VOLTAIR, INC.

PROJECT NO.	215615477
INDEX NO:	SV-215615477-SK01
DATE:	05-06-2020
SHEET NO:	1 OF 2

PARCEL No.1 (AIR RIGHTS):

A Portion of the air rights within 5th Street South, of MINER'S SUBDIVISION, according the map or plat thereof, as recorded in Plat Book 4, page 87 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, being more particularly described as follows:

Commence at the Northeast corner of Lot 1, Block 1, MOUND PARK COUNTY HEALTH BUILDING REPLAT, according the map or plat thereof, as recorded in Plat Book 63, page 18 of the Public Records of Pinellas County, Florida, and run thence along the East boundary of said Lot 1, also being the West right-of-way line of 5th Street South, S.00°29'52"W., 238.66 feet to the point of beginning; thence departing said right-of-way line, S.89°40'39"E., 60.07 feet to a point of intersection with the East right-of-way line of said 5th Street South; thence S.00°14'54"W., along said right-of-way, 13.08 feet; thence departing said right-of-way line, N.89°55'56"W., 60.12 feet to a point of intersection with the aforementioned West right-of-way line of 5th Street South; thence N.00°29'52"E., along said right-of-way line, 13.35 feet to the point of beginning.

The vertical limits of said parcel being described as follows:

Elevation of lower limits: 38.00 feet

Elevation of upper limits: 48.00 feet

Containing 7,942 cubic feet, more or less.

Said elevations based on National Geodetic Survey control points EDD 60 (NGS PID AG5298) and U 733 (NGS PID DL7629) having published elevations of 7.52 feet and 3.33 feet, respectively, referenced to the North American Vertical Datum of 1988.

NOTES:


1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY LINE OF BLOCK 1, MOUND PARK COUNTY HEALTH BUILDING REPLAT (PLAT BOOK 63, PAGE 18), HAVING A GRID BEARING OF S.00°29'52"W., (NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT) FLORIDA STATE PLANE COORDINATE SYSTEM.

STANTEC CONSULTING SERVICES INC.
 CERTIFICATE OF AUTHORIZATION No.L.B.7866

MARK H. FOSTER, PSM
 FLORIDA LICENSE No.L.S.5535

NOT A SURVEY

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SCALE:	N/A	 <p>One Team, Infinite Solutions</p> <p>777 S. Harbour Island Blvd. STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866</p>	TITLE	PARCEL No.1 (AIR RIGHTS)	PROJECT NO.	215615477
LEAD TECH.	DMD		PROJ:	J.H.A.C.H. STEAM/CHILLED WATER LINE REPLACEMENT	INDEX NO:	SV-215615477-SK01
SEC-TWP-RGE	30-31S-17E		CLIENT:	VOLTAIR, INC.	DATE:	05-08-2020
AREV NO. DATE					SHEET NO:	2 OF 2

PARCEL No.2 (AIR RIGHTS)

BLOCK 1

LOT 1

ALL CHILDREN'S SEVENTH REPLAT

(PLAT BOOK 134 PAGES 69 & 70)

SOUTH BOUNDARY OF
BLOCK 1

7th AVENUE SOUTH

(50' PUBLIC RIGHT-OF-WAY)

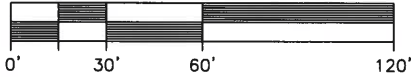
MOUND PARK ADDITION

(PLAT BOOK H2, PAGE 60)

POINT OF
COMMENCEMENT

NORTHEAST CORNER OF
LOT 1, BLOCK 1

SCALE: 1" = 60'



SEE DETAIL BELOW

BLOCK 1

LOT 1

MOUND PARK COUNTY
HEALTH BUILDING REPLAT

(PLAT BOOK 63, PAGE 18)

5TH STREET SOUTH
(60' PUBLIC RIGHT-OF-WAY)
(PLAT BOOK H4, PAGE 87)

LINE TABLE

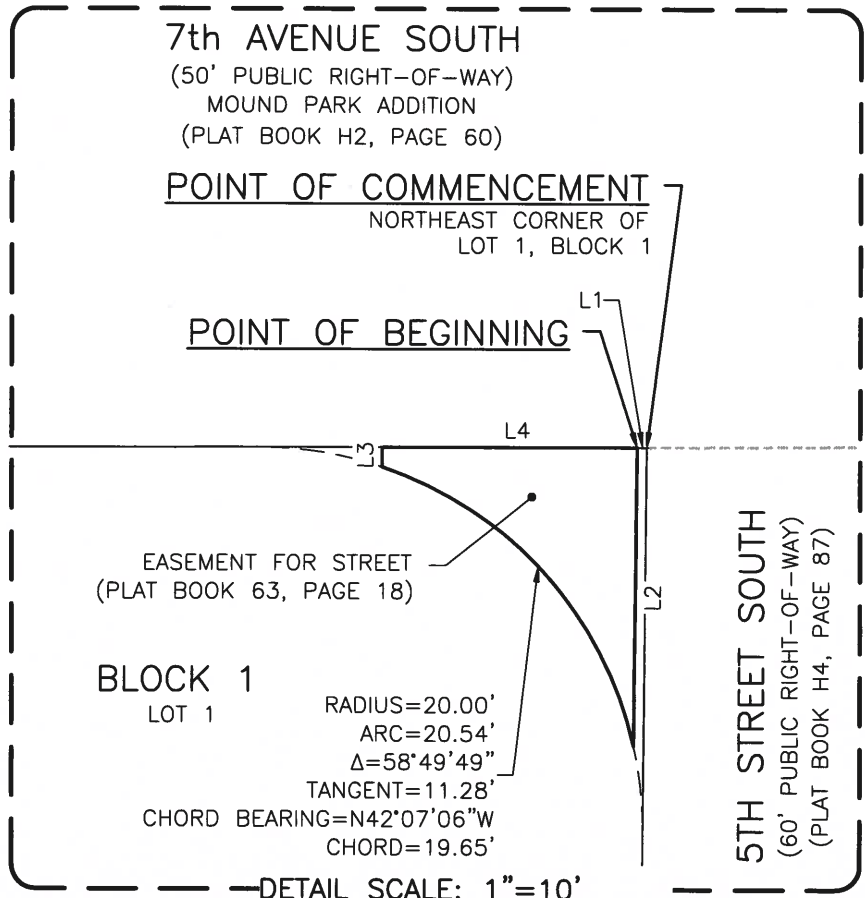
LINE	BEARING	DISTANCE
L1	S89°58'23"W	0.50'
L2	S00°36'29"W	15.61'
L3	N00°45'48"E	1.03'
L4	N89°58'23"E	13.33'

LEGEND:

H2= PLAT BOOK 2 OF THE PUBLIC
RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA

H4= PLAT BOOK 4 OF THE PUBLIC
RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA

NOT A SURVEY



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SCALE: AS SHOWN	<p>One Team, Infinite Solutions</p> <p>777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L B 7866</p>	TITLE PARCEL No.2 (AIR RIGHTS)	PROJECT NO. 215615477
LEAD TECH. DMD		PROJ: J.H.A.C.H. STEAM/CHILLED WATER LINE REPLACEMENT	INDEX NO: SV-215615477-SK02
SEC-TWP-RGE 30-31S-17E		CLIENT: VOLTAIR, INC.	DATE: 05-06-2020
AREV NO. DATE			SHEET NO: 1 OF 2

PARCEL No.2 (AIR RIGHTS):

A Portion of the air rights within that certain Easement for Street purposes within Lot 1, Block 1, MOUND PARK COUNTY HEALTH BUILDING REPLAT, according the map or plat thereof, as recorded in Plat Book 63, page 18 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Lot 1, Block 1, MOUND PARK COUNTY HEALTH BUILDING REPLAT, according the map or plat thereof, as recorded in Plat Book 63, page 18 of the Public Records of Pinellas County, Florida, and run thence along the North boundary of said Lot 1, S.89°58'23"W., 0.50 foot to the point of beginning; thence departing said boundary, S.00°36'29"W., 15.61 feet to a point of cusp being located on the curved southwesterly boundary of that certain Easement for Street purposes located at the northeast corner of aforementioned Lot 1, Block 1; thence 20.54 feet along said easement boundary by the arc of a curve to the left through a central angle of 58°49'49", said curve having a radius of 20.00 feet and being subtended by a chord bearing N.42°07'06"W., 19.65 feet; thence departing said easement boundary, N.00°45'48"E., 1.03 feet to a point of intersection with the North boundary of aforementioned Lot 1; thence N89°58'23"E, along said North boundary, 13.33 feet to the point of beginning.

The vertical limits of said parcel being described as follows:

Elevation of lower limits: 43.10 feet

Elevation of upper limits: 53.10 feet

Containing 767 cubic feet, more or less.

Said elevations based on National Geodetic Survey control points EDD 60 (NGS PID AG5298) and U 733 (NGS PID DL7629) having published elevations of 7.52 feet and 3.33 feet, respectively, referenced to the North American Vertical Datum of 1988.

NOTES:


1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY LINE OF BLOCK 1, MOUND PARK COUNTY HEALTH BUILDING REPLAT (PLAT BOOK 63, PAGE 18), HAVING A GRID BEARING OF S.89°58'23"W., (NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT) FLORIDA STATE PLANE COORDINATE SYSTEM.

STANTEC CONSULTING SERVICES INC.
 CERTIFICATE OF AUTHORIZATION No.L.B.7866

MARK H. FOSTER, PSM
 FLORIDA LICENSE No.L.S.5535

NOT A SURVEY

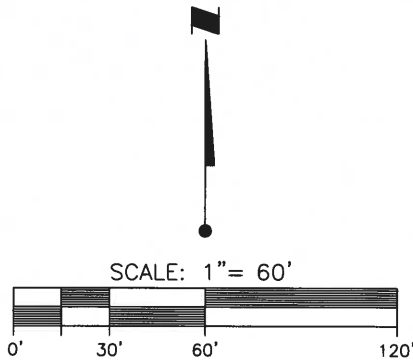
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SCALE:	N/A	 <p>Stantec One Team, Infinite Solutions 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866</p>	TITLE	PARCEL No.2 (AIR RIGHTS)	PROJECT NO.	215615477
LEAD TECH.	DMD		PROJ:	J.H.A.C.H. STEAM/CHILLED WATER LINE REPLACEMENT	INDEX NO:	SV-215615477-SK02
SEC-TWP-RGE	30-31S-17E		CLIENT:	VOLTAIR, INC.	DATE:	05-06-2020
AREV NO. DATE					SHEET NO:	2 OF 2

PARCEL No.3 (AIR RIGHTS)

6th AVENUE SOUTH

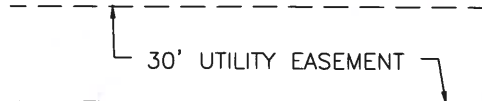
(100' PUBLIC RIGHT-OF-WAY
(PLAT BOOK H2, PAGE 60)



BLOCK 1
LOT 1

ALL CHILDREN'S SEVENTH REPLAT
(PLAT BOOK 134, PAGES 69 & 70)

5TH STREET SOUTH
(67' PUBLIC RIGHT-OF-WAY)
MOUND PARK ADDITION
(PLAT BOOK H2, PAGE 60)



EAST BOUNDARY OF
BLOCK 1

BLOCK 1
LOT 1

POINT OF BEGINNING
SOUTHEAST CORNER OF
BLOCK 1

SOUTH BOUNDARY OF
BLOCK 1

7th AVENUE SOUTH
(50' PUBLIC RIGHT-OF-WAY)
MOUND PARK ADDITION
(PLAT BOOK H2, PAGE 60)

BLOCK 1
LOT 1

MOUND PARK COUNTY
HEALTH BUILDING REPLAT
(PLAT BOOK 63, PAGE 18)

5TH STREET SOUTH
(60' PUBLIC RIGHT-OF-WAY)
(PLAT BOOK H4, PAGE 87)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°56'22"E	8.51'
L2	S02°12'49"W	14.78'
L3	S00°41'31"W	35.50'
L4	S89°58'23"W	13.33'
L5	N00°41'31"E	35.84'
L6	N02°12'49"E	14.43'
L7	N89°56'22"E	4.82'

LEGEND:

H2= PLAT BOOK 2 OF THE PUBLIC
RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA

H4= PLAT BOOK 4 OF THE PUBLIC
RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA

NOT A SURVEY

SCALE:	1"=60'
LEAD TECH.	DMD
SEC-TWP-RGE	19-31S-17E
REV NO. DATE	



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TITLE	PARCEL No.3 (AIR RIGHTS)
PROJ:	J.H.A.C.H. STEAM/CHILLED WATER LINE REPLACEMENT
CLIENT:	VOLTAIR, INC.

PROJECT NO.	215615477
INDEX NO.	SV-215615477-SK03
DATE:	05-06-2020
SHEET NO:	1 OF 2

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PARCEL No.3 (AIR RIGHTS):

A Portion of the air rights within 7th Avenue South, and within the intersection of 5th Street South and 7th Avenue South, of MOUND PARK ADDITION, according the map or plat thereof, as recorded in Plat Book 2, page 60 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, being more particularly described as follows:

Begin at the Southeast corner of Block 1, ALL CHILDREN'S SEVENTH REPLAT, according the map or plat thereof, as recorded in Plat Book 134, pages 69 & 70 of the Public Records of Pinellas County, Florida, said point being located on the North right-of-way line of 7th Avenue South, of MOUND PARK ADDITION, according the map or plat thereof, as recorded in Plat Book 2, page 60 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and run thence N.89°56'22"E., along the easterly extension of the South boundary line of said Block 1, a distance of 8.51 feet; thence departing said easterly extension, S.02°12'49"W., 14.78 feet; thence S.00°41'31"W., 35.50 feet to a point of intersection with the South right-of-way line of aforementioned 7th Avenue South; thence S.89°58'23"W., along said South right-of-way, 13.33 feet; thence departing said right-of-way, N00°41'31"E, 35.84 feet; thence N.02°12'49"E., 14.43 feet to a point of intersection with the South boundary of aforementioned Block 1; thence N89°56'22"E, along said South boundary, 4.82 feet to the point of beginning.

The vertical limits of said parcel being described as follows:

Elevation of lower limits: 43.10 feet

Elevation of upper limits: 53.10 feet

Containing 6,700 cubic feet, more or less.

Said elevations based on National Geodetic Survey control points EDD 60 (NGS PID AG5298) and U 733 (NGS PID DL7629) having published elevations of 7.52 feet and 3.33 feet, respectively, referenced to the North American Vertical Datum of 1988.

NOTES:


1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY LINE OF BLOCK 1, ALL CHILDREN'S SEVENTH REPLAT (PLAT BOOK 134, PAGES 69 & 70), HAVING A GRID BEARING OF N.89°56'22"E., (NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT) FLORIDA STATE PLANE COORDINATE SYSTEM.

STANTEC CONSULTING SERVICES INC.
 CERTIFICATE OF AUTHORIZATION No.L.B.7866

MARK H. FOSTER, PSM
 FLORIDA LICENSE No.L.S.5535

NOT A SURVEY

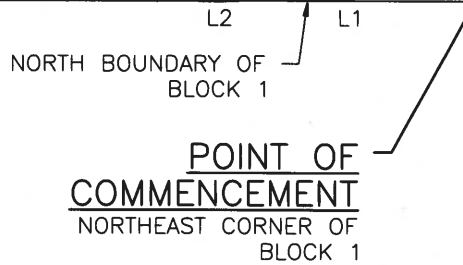
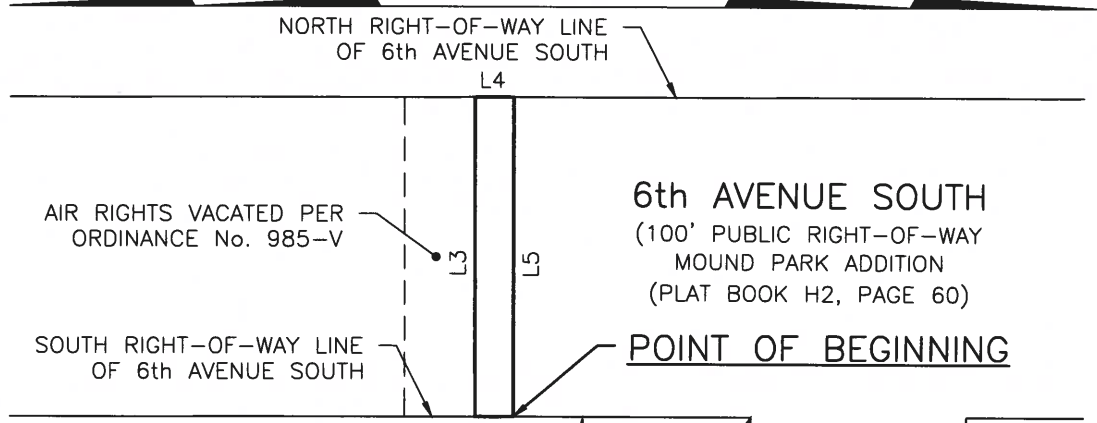
Saved: 5/20/2020 1:18:50 PM MHFOSTER | Plotted: 5/20/2020 1:38:12 PM DMCANDLISON | V:\2156\active\215615477\survey\drawing\vw_vacating\sketch_and_layout\SV-215615477-SK03.dwg\Layout1 (2)

SCALE:	N/A	 <p>One Team, Infinite Solutions</p> <p>777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866</p>	TITLE	PARCEL No.3 (AIR RIGHTS)	PROJECT NO.	215615477		
LEAD TECH.	DMD		PROJ:	J.H.A.C.H. STEAM/CHILLED WATER LINE REPLACEMENT	INDEX NO:	SV-215615477-SK03		
SEC-TWP-RGE	19-31S-17E		CLIENT:	VOLTAIR, INC.	DATE:	05-06-2020	SHEET NO:	2 OF 2
REV NO. DATE								

PARCEL No.5
(AIR RIGHTS)

MOUND PARK ADDITION FIRST
REPLAT AND ADDITION

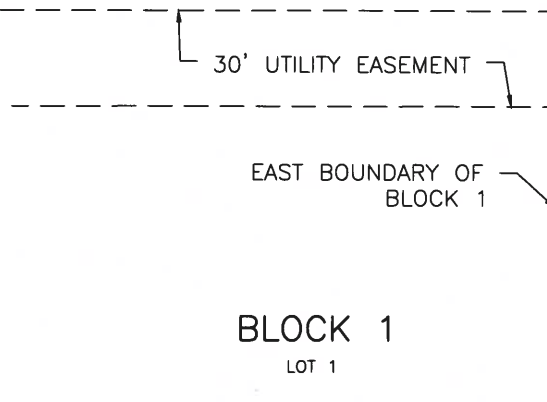
(PLAT BOOK 123, PAGES 26 & 27)



BLOCK 1
LOT 1

ALL CHILDREN'S SEVENTH REPLAT
(PLAT BOOK 134, PAGES 69 & 70)

5TH STREET SOUTH
(67' PUBLIC RIGHT-OF-WAY)
MOUND PARK ADDITION
(PLAT BOOK H2, PAGE 60)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°56'22"W	74.44'
L2	S89°56'22"W	12.13'
L3	N00°03'38"W	100.00'
L4	N89°56'22"E	12.23'
L5	S00°00'00"E	100.00'

LEGEND:

H2= PLAT BOOK 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

NOT A SURVEY

Source: 5/20/2020 1:18:48 PM DMDONALDSON | V:\21561\active\215615477\survey\drawing\vw_vocating\sketch_and_legend\SV-215615477-SK05.dwg\layout1

SCALE: 1"=60'	<p>One Team, Infinite Solutions 777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B. 7886</p>	TITLE PARCEL No.5 (AIR RIGHTS)	PROJECT NO. 215615477
LEAD TECH. DMD		PROJ: J.H.A.C.H. STEAM/CHILLED WATER LINE REPLACEMENT	INDEX NO: SV-215615477-SK05
SEC-TWP-RGE 19-31S-17E		CLIENT: VOLTAIR, INC.	DATE: 05-08-2020
REV NO. DATE			SHEET NO: 1 OF 2

PARCEL No.5 (AIR RIGHTS):

A portion the air rights within 6th Avenue South, of MOUND PARK ADDITION, according the map or plat thereof, as recorded in Plat Book 2, page 60 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, being more particularly described as follows:

Commence at the Northeast corner of Block 1, ALL CHILDREN'S SEVENTH REPLAT, according the map or plat thereof, as recorded in Plat Book 134, pages 69 & 70 of the Public Records of Pinellas County, Florida and run thence along the North boundary line of said Block 1, also being the South right-of-way line of 6th Avenue South, of MOUND PARK ADDITION, according the map or plat thereof, as recorded in Plat Book 2, page 60 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, S.89°56'22"W., 74.44 feet to the point of beginning; thence continue, S.89°56'22"W., 12.13 feet to a point of intersection with the eastern horizontal boundary of that portion of 6th Avenue South having been vacated through City of St. Petersburg Ordinance No. 985-V; thence departing said right-of-way, N.00°03'38"W., along said horizontal boundary, 100.00 feet, more or less, to a point of intersection with the North right-of-way line of aforementioned 6th Avenue South; thence departing said horizontal boundary, N.89°56'22"E., along said right-of-way line, 12.23 feet; thence departing said right-of-way, S.00°00'00"E., 100.00 feet, more or less, to the point of beginning.

The vertical limits of said parcel being described as follows:

Elevation of lower limits: 45.00 feet

Elevation of upper limits: 55.00 feet

Containing 12,180 cubic feet, more or less.

Said elevations based on National Geodetic Survey control points EDD 60 (NGS PID AG5298) and U 733 (NGS PID DL7629) having published elevations of 7.52 feet and 3.33 feet, respectively, referenced to the North American Vertical Datum of 1988.

NOTES:


1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF 6TH AVENUE SOUTH HAVING A GRID BEARING OF S.89°56'22"W., (NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT) FLORIDA STATE PLANE COORDINATE SYSTEM.

STANTEC CONSULTING SERVICES INC.
 CERTIFICATE OF AUTHORIZATION No.L.B.7866

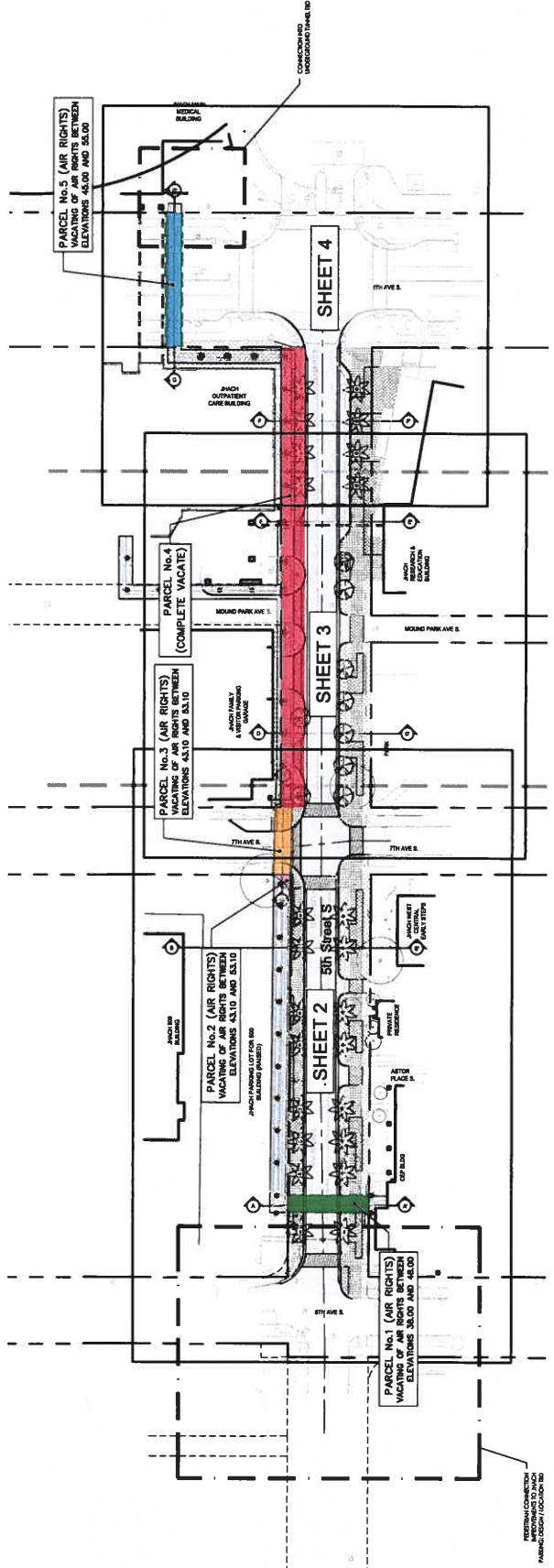
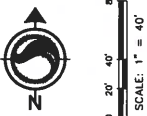
MARK H. FOSTER, PSM
 FLORIDA LICENSE No.L.S.5535

NOT A SURVEY

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SCALE:	N/A	 <p>One Team, Infinite Solutions</p> <p>777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813-223-9500 • F 813-223-0009 • www.Stantec.com Stantec Consulting Services Inc. • Certificate of Authorization L.B.7866</p>	TITLE	PARCEL No.5 (AIR RIGHTS)	PROJECT NO.	215615477
LEAD TECH.	DMD		PROJ:	J.H.A.C.H. STEAM/CHILLED WATER LINE REPLACEMENT	INDEX NO:	SV-215615477-SK05
SEC-TWP-RGE	19-31S-17E		CLIENT:	VOLTAIR, INC.	DATE:	05-08-2020
AREV NO. DATE	19-31S-17E				SHEET NO:	2 OF 2

ATTACHMENT - C



Stantec

7777 Harbour Boulevard, Suite 400
 Tampa, Florida 33607
 Tel: 813.222.5500
 Fax: 813.222.0009
 www.stantec.com

Florida Professional Engineer License No. 12701

NO.	DATE	BY	REVISION

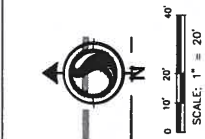
JOHNS HOPKINS
 All Children's Hospital

VOLT AIR

Client/Project: JOHN'S HOPKINS ALL CHILDREN'S HOSPITAL
 5TH STREET CORRIDOR IMPROVEMENTS
 STREETS CARE ABOVE GROUND UTILITIES
 CITY OF ST. PETERSBURG, FLORIDA
 R/W VACATING EXHIBIT

Project Number:	215015477
Scale:	1" = 30'
Sheet:	

Revision	By	App'd	When	What



MATCHLINE SHEET 3

PARCEL No.4 (COMPLETE VACATE)

PARCEL No.3 (AIR RIGHTS)
 VACATING OF AIR RIGHTS BETWEEN ELEVATIONS 43.10 AND 53.10

PARCEL No.2 (AIR RIGHTS)
 VACATING OF AIR RIGHTS BETWEEN ELEVATIONS 43.10 AND 53.10
 STREET EASEMENT RADIUS=20.0'

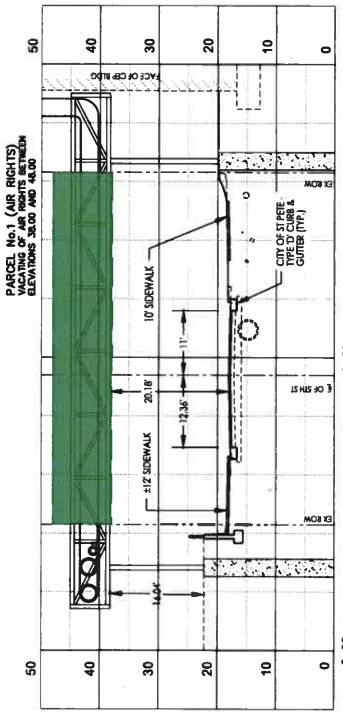
Shade Structure Post and 36" Max. Depth and 36" Max. Spacing
 • NO Sealing
 Decorative Power Sidelwalk
 containing lighting returning W/W

12" Steam line w/ pumped condensate lines
 (Supply & Return)
 (2) 30" Child water lines (each in its own trench)

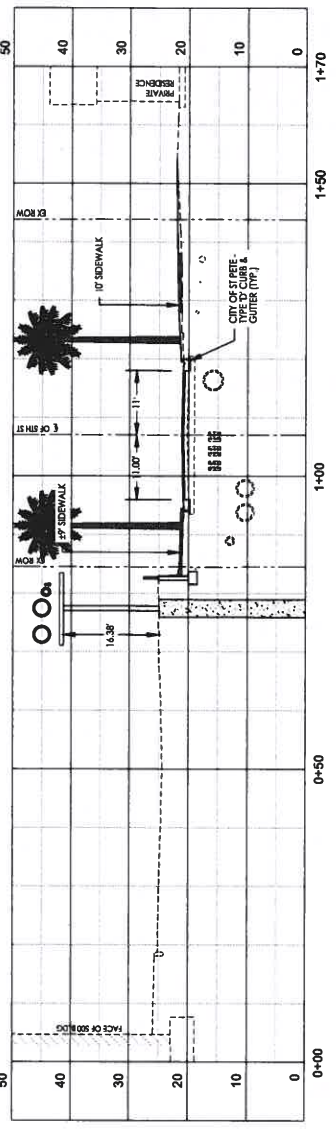
(P) Trees, 37' O.C. to 5x5 Tree Grids
 Shade, canopy
 Opportunities for:
 • Streetlights
 • Innovation District Standards
 • Streetlights with banners and signs

PARCEL No.1 (AIR RIGHTS)
 VACATING OF AIR RIGHTS BETWEEN ELEVATIONS 30.00 AND 48.00
 ROW EASEMENT FOR STREET RADIUS=20.0'

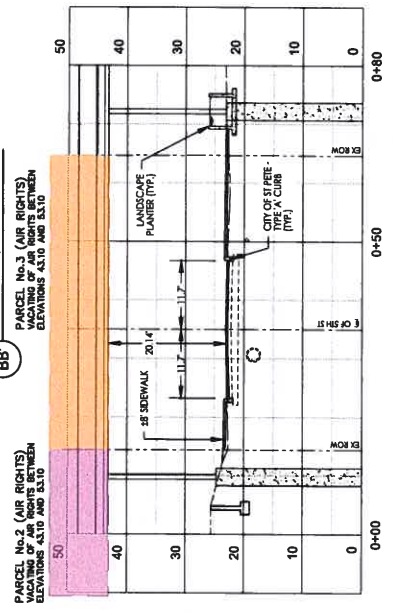
10' STREET EASEMENT



AA' SCALE: H=V | 1"=10'



BB' SCALE: H=V | 1"=20'



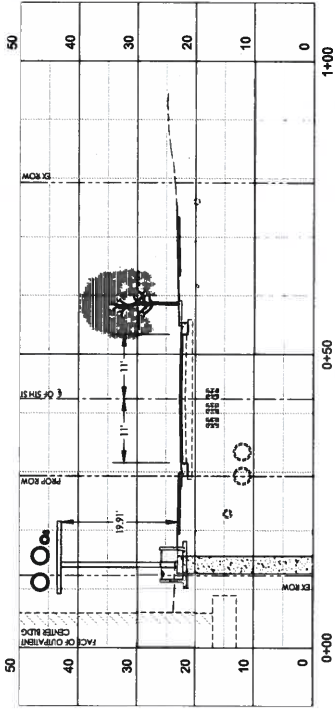
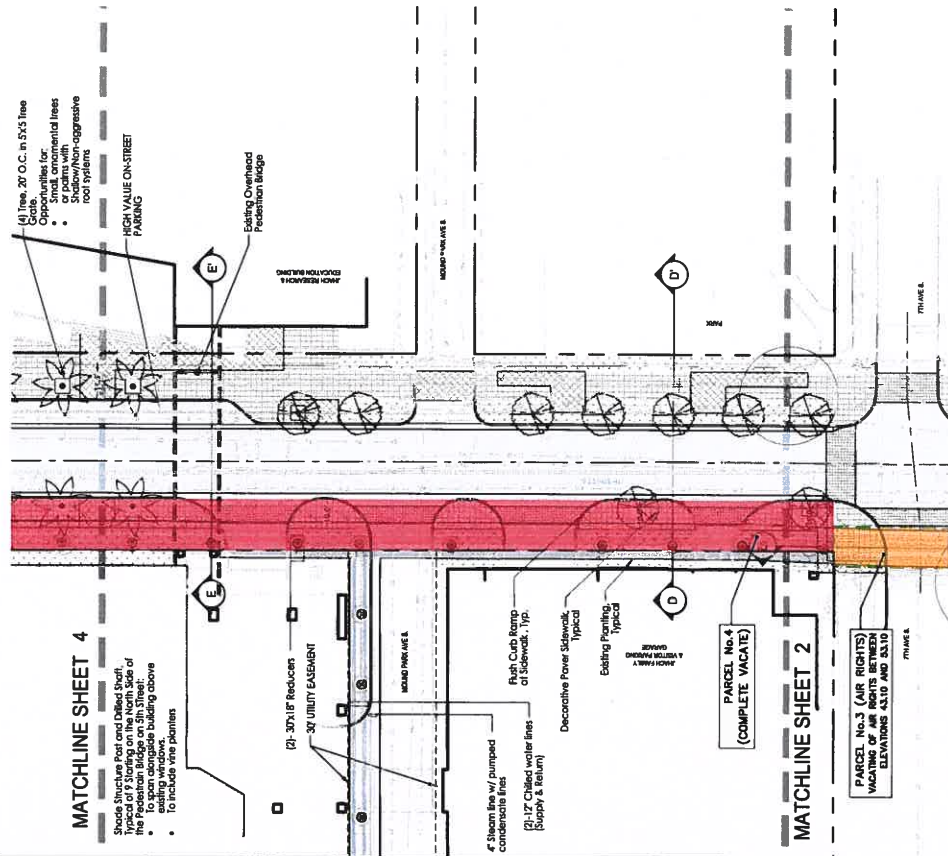
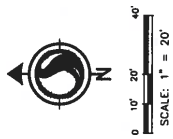
CC' SCALE: H=V | 1"=10'

Revision	By	Date	TH/ALD

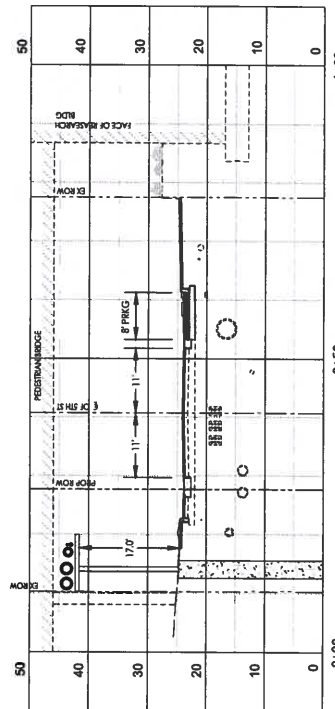
Client/Project: JOHN'S HOPKINS ALL CHILDREN'S HOSPITAL
 5TH STREET CORRIDOR IMPROVEMENTS
 STREETSCAPE/ ABOVE GROUND UTILITIES
 CITY OF ST. PETERSBURG, FLORIDA
 R/W VACATING EXHIBIT

Permit/Sheet: 215015477

Project Number	215015477
Scale	1" = 10'
Sheet	3 of 4
Revision	



DD SCALE: H=V | 1"=10'



EE SCALE: H=V | 1"=10'



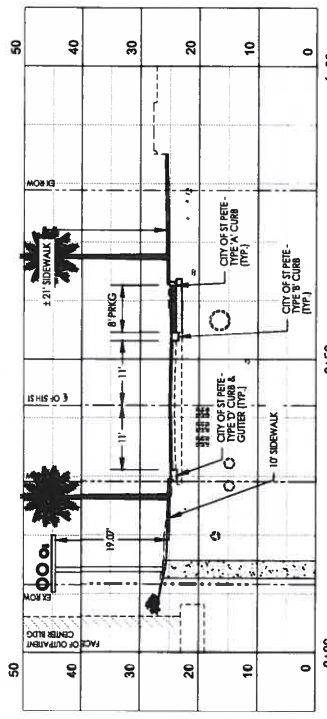
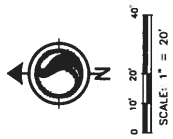
7773 Inwood Blvd, Suite 400
 Tampa, Florida 33607
 Tel: 813.222.8000
 Fax: 813.222.8009
 Lic. # LC-C-000170
 www.stantec.com
 City of St. Petersburg 27013

NO.	DATE	BY	CHKD.	TRM.	DESCRIPTION

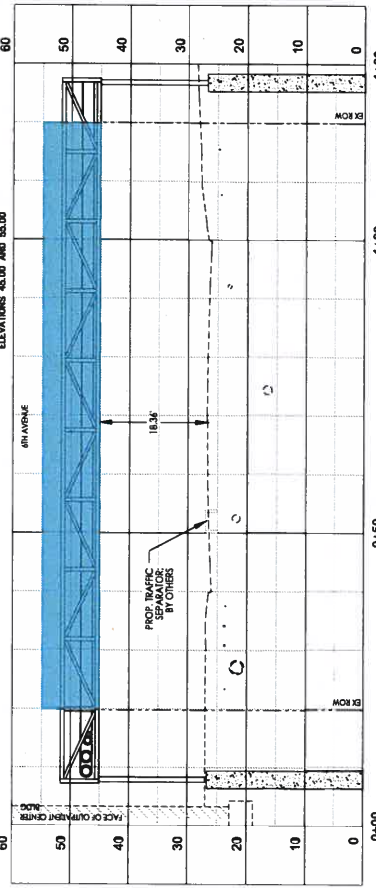


Client/Project
 JOHN'S HOPKINS
 ALL CHILDREN'S HOSPITAL
 5TH STREET CORRIDOR IMPROVEMENTS
 STREETScape / ABOVE GROUND UTILITIES
 CITY OF ST. PETERSBURG, FLORIDA
 R/W VACATING EXHIBIT

Permit/Spec
 0 4 of 4
 Revision Sheet
 Drawing No.
 Title
 Project Number: 215115477
 Scale: 1" = 10'

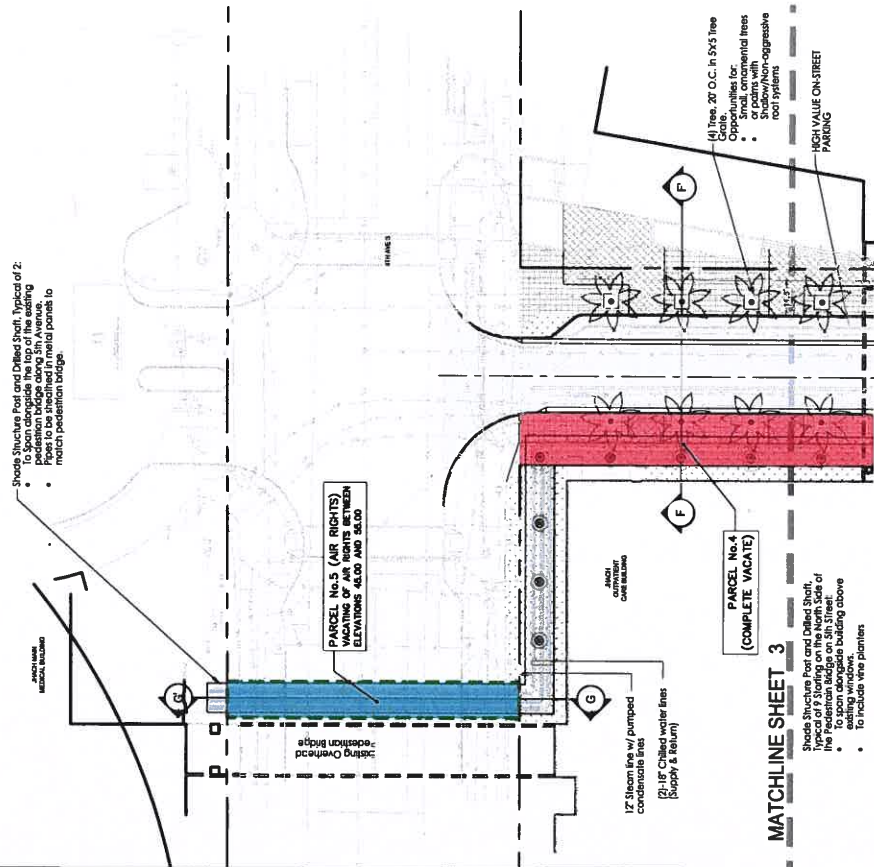


FF SCALE: H=V | 1"=10'



GG SCALE: H=V | 1"=10'

Shade Structure Post and Drilled Shaft, Typical of 2:
 To span across the top of the existing
 pipes to be shielded in metal panels to
 match pedestrian bridge.



Shade Structure Post and Drilled Shaft, Typical of 2 Starting on the North Side of the Pedestrian Bridge on 5th Street, including windows and shading above
 To include vine planters



ATTACHMENT - D

SUBDIVISION DECISION Application

Application No. 20-33000010

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: | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Vacating – Street Right-of-Way |
| Per: 16.40.140 & | <input type="checkbox"/> Lot Split | <input type="checkbox"/> Vacating – Alley Right-of-Way |
| 16.70.050 | <input type="checkbox"/> Lot Refacing | <input type="checkbox"/> Vacating – Walkway Right-of-Way |
| | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Vacating – Easement |
| | <input type="checkbox"/> Street Closing | <input checked="" type="checkbox"/> Vacating – Air Rights |

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): All Children's Hospital Inc.	
Street Address: 550 9th Ave. S.	
City, State, Zip: St. Petersburg, FL. 33701-5210	
Telephone No: (813) 841-3223	Email Address: ghodgso2@jhmi.edu
NAME of AGENT or REPRESENTATIVE: Stantec Consulting Services Inc. / R. Adam Carnegie	
Street Address: 777. S. Harbour Island Blvd., Suite 600	
City, State, Zip: Tampa, FL. 33602	
Telephone No: (813) 449-2822	Email Address: Adam.Carnegie@stantec.com
PROPERTY INFORMATION:	
Street Address or General Location: Certain 5th Street South Air Rights between 7th Ave. S. & 8th Ave. S. 601 5th St S	
Parcel ID#(s): 19-31-17-59274-001-0010 & 30-31-17-66690-000-0110	
DESCRIPTION OF REQUEST: Request to vacate certain air rights along 5th Street South between 7th Ave. S. & 8th Ave. S. to accommodate JHACH's proposed above ground utility system. See attached detailed narrative.	
PRE-APPLICATION DATE: 04/27/2020	PLANNER: Corey Malyszka

FEE SCHEDULE

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

Cash, credit, and 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: Robert A Carnegie Date: 05/27/2020
 *Affidavit to Authorize Agent required, if signed by Agent.

Typed name of Signatory: R. Adam Carnegie, AICP



**Johns Hopkins All Children's Hospital
Above Ground Utility Implementation & 5th Street South Streetscape Improvements
Vacating of Right-of-Way / Air Rights (Subdivision Review Application)**

VACATING OF AIR RIGHTS – PARCELS NO. 1, 2, 3 and 5

BACKGROUND

This application is to vacate several air rights for crossings of 5th Street South (**Parcel 1**), 7th Avenue South (**Parcels 2 and 3**) and 6th Avenue South (**Parcel 5**) near Johns Hopkins All Children's Hospital's ("JHACH") campus in the City of St. Petersburg's Innovation District. This application is necessary in order to secure City approval of, and to implement, an above ground steam and chilled water utility system along the 5th Street South corridor in the City of St. Petersburg's Innovation District.

This utility system is a critical element of the JHACH campus. JHACH operates a state-of-the-art medical campus designed to withstand a Category Five hurricane and operate independently of surrounding utilities and infrastructure in a post-disaster scenario. This unique capability is partially due to JHACH's Central Energy Plant ("CEP"), a facility located at the northeast quadrant of the 5th Street South / 8th Avenue South intersection. Presently, this CEP provides HVAC services to the Hospital and its facilities via underground chilled water and steam lines that run northward within the 5th Street right-of-way towards and across 6th Avenue South to serve the main hospital building. The system also serves other JHACH buildings on or adjacent to 5th Street South. Together, this CEP and its associated chilled water and steam lines comprise a private utility service wholly owned and operated by JHACH. In 2007 the City executed a utility License Agreement with JHACH to accommodate this private utility system underground within City ROWs.

Damage to certain portions of this JHACH underground system has been experienced, in large part, due to water intrusion. While JHACH has implemented certain measures to limit the risk of total system failure as much as possible, replacement and upgrades to the system are necessary. To avoid complete system failure and maintain the resiliency afforded to the hospital by the CEP and the private utility system, JHACH is now required to replace their underground steam and chilled water utilities, along with related condensate return lines.

Conditions underground, including the location and congestion of existing utilities within the 5th Street S. right-of-way, mandate that replacement of and upgrades to JHACH's private utility system must occur entirely above ground. This project, including the proposed vacating of air rights within four parcels, is essential to implement these critical above ground utilities within the 5th Street South corridor.

Applicant and its consultants engaged in extensive coordination over several months with City staff, including reviewing various utility routing options for the proposed steam / chilled water system. During this process, applicant and the City have determined and agreed that the most suitable and viable location of this above ground replacement utility corridor is along the western side of 5th Street South, generally outside of the public right-of-way. This routing includes the above ground system being located on JHACH's private property for two segments:

- within the site of JHACH's "500 (Administration) Building," for that part of the system to be installed parallel to 5th Street South, for the block between 7th Ave. South and 8th Ave. South; and
- within the northern portion of JHACH's Outpatient Care Building site, to allow the above ground system to run south of and adjacent to the 6th Avenue South ROW before crossing that City street.

Other portions of the proposed system will be located in areas presently within City ROW that are to be vacated, these portions of the system are either:

- within the westerly portion of the 5th Street South ROW (the area back-of-curb) for the block between 7th Avenue South and 6th Avenue South; or
- within air rights crossings over 5th Street South, 7th Avenue South and 6th Avenue South.

The latter air rights crossings are the subject of this application. All of the ROW and air rights areas proposed to be vacated, along with the overall routing of the new above ground utility, are detailed on Sheet 1 of the attached "R/W Vacating Exhibit."

With the present need to implement a replacement system above ground, and with the preferred routing having been established between Applicant and City staff, the proposed vacating of air rights in Parcels 1, 2, 3 and 5, as identified on the attached "R/W Vacating Exhibit," is imperative to allow JHACH to continue to provide health care services at these facilities to the surrounding community.

NARRATIVE / REQUEST

This application is to vacate several air rights over and across 5th Street South, 7th Avenue South and 6th Avenue South. This application is necessary to secure City approval of, and to implement an above ground steam and chilled water utility system along the 5th Street South corridor to connect JHACH's central energy plant ("CEP") to several related hospital facilities. This new above ground system is needed by JHACH to address the present deterioration and failing of a parallel underground utility system that was originally constructed in 2006/07.

The above ground utility system will extend along the 5th Street South corridor between 8th Avenue South and 6th Avenue South and is depicted in the attached "R/W Vacating Exhibit." In total, JHACH's above ground utility system will require the vacating of five (5) distinct "areas" along the proposed corridor, four (4) of which are addressed in this application. The areas addressed in this application are Parcels 1, 2, 3 and 5, depicted collectively (along with another - Parcel 4 – within which right-of-way vacating is being proposed) on the attached "R/W Vacating Exhibit. These air rights parcels are as follows:

- Parcel 1: an area within which air rights are being vacated across 5th Street South to affect an above ground street crossing of JHACH's utility system across 5th Street South. This

parcel is approximately 13' in north/south dimension, 10' in height (between elevations 38' and 48') and spans the entire length of the 60' right-of-way. A plan and cross-section view of this area of air rights being vacated over the 5th Street South ROW is shown colored in green on Sheets 1 and 2 of the attached "R/W Vacating Exhibit." The area within which air rights are to be vacated is also indicated on the Sketch and Legal for Parcel No. 1 provided as a part of this application.

- Parcel 2: a triangular area within which air rights are being vacated at the southwest corner of the intersection of 5th Street South and 7th Avenue South. This parcel of air rights lies over a platted Easement for Street purposes that effectively extends the rights-of-way ("ROWS") of both intersecting streets. This parcel extends approximately 15' along the western side of 5th Street South and extends approximately 13' along the southerly ROW line for 7th Avenue South. The vertical height of the area of air rights being vacated is 10' (between elevations 43.1' and 53.1'). A plan and cross-section view of this easement area of air rights being vacated (i.e., "Parcel No. 2" in this applications to vacate air rights) is shown colored in purple on Sheets 1 and 2 of the attached "R/W Vacating Exhibit." The of air rights area to be vacated is also indicated on the Sketch and Legal for Parcel No. 2 provided as a part of this application.
- Parcel 3: an area of air rights extending across 7th Avenue South to be vacated to effect an above ground street crossing across 7th Avenue South. This parcel is approximately 13.33' in east-west dimension, 10' in height (between elevations 43.1' and 53.1'), and spans the entire length of the +/- 50' ROW for 7th Ave. S. A plan and cross-section view of this area of air rights being vacated over 7th Avenue South ROW (i.e., "Parcel No. 3" in this application to vacate air rights) is shown colored in orange on Sheets 1 and 2 of the attached "R/W Vacating Exhibit." The area to be vacated is also indicated on the Sketch and Legal for Parcel No. 3 provided as a part of this application.
- Parcel 5: an area of air rights extending across 6th Avenue South to be vacated to effect an above ground street crossing of JHACH's utility system across 6th Avenue South. This parcel is approximately 12' in east/west dimension, 10' in height (between elevations 45' and 55') and spans the entire 100' width of this right-of-way. This area is immediately east of and abuts the area of air rights previously vacated by City Ordinance No. 985-V to accommodate a north-south pedestrian bridge also crossing 6th Avenue South. That bridge provides a pedestrian connection between JHACH's Hospital and the Outpatient Care Building. The current application effectively extends those air rights previously "released" to JHACH to allow this span of the proposed utility system over 6th Avenue South to be constructed at a location that avoids creating two crossings with separation between them. A plan and cross-section view of this area of air rights being vacated over the 6th Avenue South ROW (i.e., "Parcel No. 5" in these applications to vacate) is shown colored in blue on Sheets 1 and 4 of the attached "R/W Vacating Exhibit." The area to be vacated is also indicated on the Sketch and Legal for Parcel No. 5 provided as a part of this application.

In addition to the above summary of the four (4) parcels of air rights to be vacated as part of JHACH's above ground utility system it is important to note the following in terms of system design:

- The elevations for the lower and upper limits for the 10' high area of ROW within which air rights are being vacated (Parcels 1, 2, 3, and 5) are relative to certain survey control points identified in the Sketch and Legal for those Parcels. Further, as indicated on Cross-Sections A-A' thru GG' on the "R/W Vacating Exhibit," the lower limit of the areas being vacated will result in a minimum clearance of either:
 - for Parcels 1 and 3 (air rights being vacated over 5th Street S. and over 7th Ave. S.), at least 20' between the crown of the roadway and the bottom of the utility support structure
 - for Parcel 2 (air rights being vacated over easement at 5th Street S. & 7th Ave. S.), clearance over the sidewalk on the south side of 7th Ave. S. such that vehicular clearance over adjacent travel lanes within 7th Ave S. is at least 20'; or
 - for Parcel 5 (air rights being vacated over 6th Ave. S.), clearance at least equal to the clearance set by the bottom of the existing adjacent pedestrian bridge.

The exact design of the support structures to facilitate spanning within these areas proposed for vacating of air rights may vary from the conceptual design presently anticipated and illustrated in the Cross-Sections. However, the minimum clearance of such structure from the road surface will remain at the minimums identified above.

- The attached "R/W Vacating Exhibit" depicts Applicant's proposed street reconfiguration and streetscape improvements along the proposed routing of JHACH's above ground utility system. Applicant's proposed improvements include certain changes to Plans already developed by the Innovation District for the 5th Street South corridor. These changes have been discussed with City staff and are supported by the Board of the Innovation District as further advancing the objectives of the March 2017 St. Pete Innovation District "Streetscape and Connectivity Concept Plan: Final Report." Approval of these improvements is being proposed through JHACH's concurrent filing of a Site Plan Review application to the City. This related application seeks to enhance the walkability of 5th Street South as a central spine for the JHACH Campus / Area and to better integrate and complement the proposed above ground utility system into the 5th Street South corridor.

MATTERS FOR CONSIDERATION

Section 16.40.140.2.1E. of the City's Code identifies several "matters for consideration" during review of applications to vacate. These are stated below with applicant's comments.

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.**

For Parcels 1, 2, 3 and 5, the vacating of air rights restores those rights only to the abutting

property owner(s) on either side of the ROW area within which those rights are to be vacated. In the case of these areas where vacating of air rights are proposed for this JHACH project, all abutting properties are owned by JHACH. So only JHACH will acquire rights to the use of those elevated "corridors." No other utilities other than the JHACH utility system described in these applications will be located in the areas of vacated air rights. Therefore, there is no need for any easements to be reserved by the City for the use of anyone other than the adjacent landowner, i.e., JHACH in those instances of air rights being vacated.

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

For Parcels 1,2,3 and 5, the minimum / lower elevation of the area within which air rights are being vacated protects and guarantees continued public access rights under these elevated corridors by vehicles that would use travel lanes within the underlying roadway network. Therefore, there is no detrimental effect to access to lots of record along the corridor for which certain air rights are being vacated. Nor is access impaired to other remote lots to which the street affords access more generally. Similarly, as a "floor" elevation for the area vacated has been set as described above and as shown on cross-sections within the attached "R/W Vacating Exhibit," air rights in favor of the public will continue to exist below areas where air rights are being vacated, over sidewalk areas used by pedestrians. Accordingly, the proposed vacating of air rights does not impair and has no detrimental effect on access to any lot of record, or to the travelling public generally.

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.

No dead ends are being created by this or any other vacating being requested. No travel patterns will be altered by creating new one-ways or any such change to existing travel patterns. For Parcels 1, 2, 3 and 5, the lower elevation of the area within which air rights are being vacated ensures continued public access rights under these elevated corridors by vehicles on the underlying street. Additionally, air rights in favor of pedestrians over sidewalks below the areas of vacated air rights will continue unimpeded.

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.

For Parcels 1, 2, 3 and 5, vertical clearance of under the areas of air rights being vacated is being maintained by setting a lower limit for the areas to be vacated at a height that avoids adverse impacts on vehicular or pedestrian access rights. This clearance also is sufficient to safely accommodate work by the City or others for utility or other maintenance under the area vacated. The vertical clearance also ensures the City and others the ability

to provide public safety and other services. So present and future use of the underlying ROW being vacated is appropriately protected.

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

Vacating the proposed air rights depicted on the attached "R/W Vacating Exhibit" to accommodate JHACH's critical above ground utility system protects and advances the public health, safety and welfare as follows:

- (a) Vacating these air rights is necessary to allow for installation of above ground steam and chilled water systems that are critical to JHACH, and JHACH's providing of essential hospital and other medical services to the community and the wider public.

- (b) Vacating the air rights in question allows for the replacement of JHACH's critical infrastructure while moving the above ground system to the west side of 5th Street South, thereby maximizing separation between the above ground system and the only private property on 5th Street South not owned by JHACH (Parcel No. 30-31-17-66690-000-0060), located on the east side of 5th Street South.



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
Meeting with Innovation District Board - May 13, 2020

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

Applications mailed and electronically sent to CONA, FICO, Downtown Residents Civic Assoc., and Downtown Neighborhood Assoc. pursuant to the City's "Notice of Intent to File" Policy on May 27, 2020.

(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

Innovation District Board expresses desire for public art by local artists be integrated into final plans.

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) (c/o Jennifer Joern at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) 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: May 27, 2020

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



May 20, 2020

St. Petersburg City Staff
City Hall
175 5th Street N
St. Petersburg, Florida 33701

RE: Johns Hopkins All Children's Hospital - 5th Street South Above Ground Utility / Streetscape Improvements

Sir or Madam:

On behalf of the St. Petersburg Innovation District Board of Directors, I would like to share our support for the Johns Hopkins All Children's Hospital - 5th Street South Above Ground Utility / Streetscape Improvement proposal.

The design of this project aligns to the Innovation District's Streetscape and Connectivity Plan of March 2017. It accentuates the playful, modern and innovative character we have devised for the District. We appreciate the planning team's consideration of art and encourage the incorporation of work by local artists in the final plans. The creativity of the design has transformed this project from a standard infrastructure improvement plan to an engaging experience for District members and adds to the overall vision for the area.

Sincerely,

A handwritten signature in black ink that reads "Alison Barlow".

Alison Barlow
Executive Director
St. Petersburg Innovation District



View from 5th St. S. at 8th Ave. S., toward Parcel 1.



View from 5th St. S. at 7th Ave. S., toward Parcels 2 and 3.



View from 5th St. S. at 6th Ave. S., toward Parcel 5.

ATTACHMENT - F

**MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT**

TO: Iris Winn, Administrative Clerk, Development Services Department
Jennifer Bryla, Planning & Development Services Zoning Official, Development Services
Corey Malyszka, Zoning, Development Services Department

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: September 2, 2020 (*Revised Narrative*)

SUBJECT: Site Plan Modification All Children's Hospital

FILE: 20-31000006 (also applicable to related case #20-33000011 & #20-33000010)

LOCATION 777 4th Street South; 30/31/17/58104/001/0140
925 4th Street South; 30/31/17/00387/002/0040
957 4th Street South; 30/31/17/00387/002/0042
1001 4th Street South; 30/31/17/12114/000/0370
600 5th Street South; 19/31/17/59256/007/0040
601 5th Street South; 19/31/17/00388/001/0010
651 5th Street South; 19/31/17/00388/001/0011
900 5th Street South; 30/31/17/00387/002/0041
429 6th Avenue South; 19/31/17/99642/000/0010
501 6th Avenue South; 19/31/17/59257/001/0010
500 6th Street South; 30/31/17/00362/000/0000
801 6th Street South; 30/31/17/00387/001/0010
801 6th Street South; 30/31/17/00387/001/0013
801 6th Street South; 30/31/17/00387/002/0010
461 7th Avenue South; 19/31/17/59256/007/0100
500 7th Avenue South; 19/31/17/59274/001/0010
460 8th Avenue South; 30/31/17/00387/001/0011
739 8th Avenue South; 30/31/17/76914/002/0080
401 9th Avenue South; 30/31/17/00387/001/0012
500 9th Avenue South; 30/31/17/00387/002/0030
550 9th Avenue South; 30/31/17/00387/002/0020

ATLAS: F-3, F-5 **ZONING:** Corridor Commercial Suburban (CCS-1)

REQUEST: Approval of a Site Plan modification to allow construction of a steam and chilled water above ground utility system in the EC-2 zoning district. The applicant is requesting variances for: 1) Ancillary equipment visible from the street, 2) Exterior greenyard requirements, and 3) Encroachment into the required visibility triangles.

The Engineering and Capital Improvements Department has no objection to the proposed site plan modification, provided the following special conditions and standard comments are added as conditions of approval. These revised comments have been updated based on subsequent meetings and discussions with the applicant and therefore may also be applied to associated right-of-way vacation case #20-3300011 and associated air rights vacation case #20-3300010 as the most up to date comments.

1. The eastern 10-feet of the proposed 5th Street right of way vacation shall be retained as **Public Sidewalk and Public Utility Easement** and the legal description & sketch for the retained easement must exclude an above grade envelope which contains all portions of the support structure which overhangs the retained easement. The intent being that the retained public easement must fully encompass the required 10-foot wide public sidewalk while excluding the support columns and excluding the air rights necessary to encompass the the portion of the support structure for the steam and chilled water system that overhangs the easement being dedicated.

2. Plans show a 4" steam line, two 12" water lines (supply and return) and three support columns extending west within the north side of the 30-foot utility easement described as Mound Park Avenue South (west of 5th Street South). A portion of the Mound Park Avenue Easement must be vacated to assure that the columns supporting the steam line structure remain completely outside the retained easement. Additionally, an air rights envelope must be vacated as necessary to contain all portions of the support structure which overhang the retained easement.

- Prior to approval of a partial easement vacation and the partial air rights envelope vacation, JHACH must provide dimensioned utility cross sections drawn to scale through the Mound Park 30-foot public easement showing the locations of all utilities (underground and at grade) along with the location of the drilled shafts, the pile caps, and the overhang of the support structure at each of the support column locations along with a narrative from the Engineer of Record explaining how a standard excavation of the sanitary sewer main could be accomplished within the reduced easement area and under the vacated easement envelope containing the steam line structure which overhangs the retained easement area. It is acknowledged that the applicant has verified the depth and location of the existing sanitary sewer main within the easement but has not yet provided the needed detailed dimensioned cross sections for ECID review. The applicant shall be required to initiate City review and approval of this analysis through via email of the requested information to Nancy.Davis@stpete.org.
- Based on the 10" size and 4-foot depth of the sanitary sewer main in the Mound Park Easement, a minimum **20-foot Public Utility Easement** must be retained centered over the pipe. This easement must be shown on the construction plans or cross sections requested above to verify that columns and pile caps do not encroach into this easement.
- If columns and pile caps do encroach into the 20-foot easement being retained, to evaluate accepting an easement which is not centered over the pipe, ECID will need to review the dimensioned cross sections drawn to scale through the Mound Park 30-foot public easement showing the locations of all utilities (underground and at grade) along with the drilled shafts, the pile caps and the overhang of the support structure and to review the Engineer of Records explanation of how an excavation of the main

could be accomplished within the reduced easement area not centered over the sanitary sewer main and under the vacated easement envelope. The applicant shall be required to initiate City review and approval of this analysis through via email of the requested information to Nancy.Davis@stpete.org.

- Alternatively, the Engineer of Record may evaluate the feasibility of relocating City infrastructure outside the Mound Park Easement.

3. ECID recommends that City Legal & Risk Management consider the need for the applicant to provide a hold harmless and indemnity agreement and to maintain a certificate of insurance as part of the approval to allow the additional private infrastructure to be placed within or over public easement or right of way. This was addressed in the original chiller license agreement and should also be considered for the new elevated private infrastructure as well.

4. As construction plans are developed, the applicant will be required to provide detailed utility cross sections drawn to a standard engineering scale at each support structure. The cross-section details must show all existing utilities and denote clearances from the proposed structure foundations all relative to the right-of-way boundary and/or public easement boundary as applicable. Subsurface utility exploration shall be performed by the applicant's Engineer as part of the design phase to assure accurate utility information is provided on the construction plans. Adequate vertical and horizontal clearance shall be maintained from all existing City infrastructure as necessary to allow maintenance/ replacement excavation using standard excavation equipment. Columns for pipe support must be designed with bearing below all existing public infrastructure. Any necessary City infrastructure relocations shall be performed by and at the sole expense of the applicant in compliance with current City Engineering standards and details.

5. During construction plan review, the Engineer's design plans shall be evaluated to assure clear sight triangles at intersections and driveways per FDOT FDM (part 2) section 212.1.

6. Trees proposed along 5th Street South and any other above ground fixed objects must observe minimum clear width separations from the face of the road curb per FDOT Design Manual Section 215.

7. At the 6th Avenue South crossing, the minimum vertical clearance over the roadway to the bottom of the truss support structure shall not be any lower than the bottom of the existing sky bridge. The applicants Engineer has confirmed that this condition will be met and ECID will verify during construction plans review.

8. Vertical clearance over driveways and at garage entrances will be reviewed as plans are developed.

9. The applicant is responsible to coordinate a review and approval of the plan aesthetics through the City's Development Review Services and Transportation divisions prior to right of way permit issuance. The structure will also require review and permitting through City Construction Services and Permitting to assure compliance with building codes and wind analysis prior to right of way permit issuance

10. Unless otherwise agreed by City Administration, a minor easement permit will be required for all streetscape pavers, landscaping, and irrigation systems placed within the public right of way or within public utility easement. The minor easement permit is a recorded document that clarifies and documents private ownership, liability, and maintenance responsibility by the applicant. It is acknowledged that the applicant has reached out to Brejesh Prayman regarding this issue.

11. The root ball of proposed trees shall remain a minimum horizontal clearance of 5-feet from existing underground public infrastructure.

12. JHACH and Stantec's design deviates from prior approved direction in the Innovation District Streetscape Plans (Project No. 17103-110) and changes the final intersection design at 6th Avenue South. The design change to the intersection impacts the ongoing 6th Avenue South Separated Bikeway project (Project No. 1808-112) and necessitates design revisions and additional services be added to that contract. Mitigation of the financial impacts to these City projects must be resolved. Please contact the City Project Manager, Nicholas A. Head to initiate discussions (phone 727-893-7851, email Nicholas.Head@stpete.org).

13. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

STANDARD COMMENTS:

The project Engineer will be required to develop a site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards for City approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Approval of proposed roadway travel lane closures is discouraged and will be at the discretion of the City's Engineering director pending receipt of adequate justification. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department. Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractors representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved TTC plan.

Use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and

Parking Management department.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. A grading plan showing the roadway and parkway surface drainage shall be submitted to ECID for review/approval.

Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to City Construction Services and Permitting (CSP), SWFWMD, etc. as may be required for this project.

NED/MJR/meh
pc: Kelly Donnelly
Correspondence File