



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, no **Commission member** 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 on **Wednesday, December 2, 2020 at 10:00 A.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida. Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at [www.stpete.org/meetings](http://www.stpete.org/meetings) for up-to-date information.

CASE NO.:	18-33000010	PLAT SHEET:	K-10
REQUEST:	Approval to vacate a 16-foot east/west alley adjacent to Lots 1-8 and 9-16, Block 2 Corson's Subdivision, located between 38th Street North and 39th Street North and between 16th Avenue North and 17th Avenue North.		
OWNER:	Calvary Chapel Fellowship St. Pete, Inc. 3800 17th Avenue North Saint Petersburg, Florida 33713		
AGENT:	Jehrica Fehrman Parsley Development, Inc. 2325 Dr. MLK Jr. Street North Saint Petersburg, Florida 33704		
ADDRESS & PARCEL ID NO.:	3800 17th Avenue North	15-31-16-18288-002-0010	
	3827 16th Avenue North	15-31-16-18288-002-0120	
	3843 16th Avenue North	15-31-16-18288-002-0110	
	3853 16th Avenue North	15-31-16-18288-002-0010	
	3863 16th Avenue North	15-31-16-18288-002-0090	
ZONING:	Neighborhood Traditional – 1 (NT-1)		

## **DISCUSSION AND RECOMMENDATION:**

**Request.** The request is to vacate a 16-foot east/west alley adjacent to Lots 1-8 and 9-16, Block 2 Corson's Subdivision, located between 38th Street North and 39th Street North and between 16th Avenue North and 17th Avenue North (see Attachment A for the Project Location Map, Attachment B for Sketch & Legal Description and Attachment C for the Application).

The purpose of the vacation is to effectuate the development of the Church's Special Exception and Site Plan application which was approved by the Development Review Commission on October 7, 2020 (DRC Case #20-32000009). That plan entails construction of a two-story 11,214 square foot multi-purpose building used for a childcare facility up to 60 children. Additional on-site parking and a playground are also part of the plan. See Attachment D for the Approved Site Plan and Attachment E for photos of the existing alley.

**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 right-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. City Water Resources objects to the application due to the presence of a City sewer main in the alley. Engineering does not object so long as the vacated alley plus an additional four (4) feet is retained as **Public Utility Easement for the sewer main** (see Attachment F - Engineering Review Memo dated November 6, 2020 and Attachment G – Water Resources Objection).
- Spectrum/Bright House Networks and Frontier Communications have reported facilities in the area to be vacated. 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. Because the alley would be required to be retained as Public Utility Easement, Duke Energy has no objection to the vacation although Duke has facilities in the alley.

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

- Access to lots of record will not be impaired or denied.

**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 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.***

- The City still has need for this right-of-way because it contains a City sewer main. A public utility easement will be required over the right-of-way for utility purposes.

**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 a DRC-approved Special Exception and site plan.
- A replat of the area is not required per 16.40.140.2.1.F because the application is located in a Neighborhood zoning district.

**B. Comprehensive Plan**

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 all the abutting properties are owned by the same entity, and an internal driveway will be created.

**C. Adopted Neighborhood or Special Area Plans**

The area is located in the Disston Heights neighborhood. There is no City-accepted neighborhood plan for this area.

**D. Comments from Organizations and the Public**

As of November 18, 2020, City Staff received two objections to the application from the public including Lisa Johnson and Avery Bredice. These residents also objected to the Special Exception and site plan which was approved by the DRC in October 2020. Staff received no comments from the Disston Heights Civic Association, the Council of Neighborhood Associations (CONA) or the Federation of Inner-City Community Organizations (FICO).

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

1. Prior to recording of the vacation ordinance, the applicant shall coordinate directly with Spectrum/Bright House Networks and Frontier to obtain Letters of No Objection from them.

2. The applicant shall comply with the comments in the Engineering Review Memo dated November 6, 2020.
3. 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).
4. 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

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

11/18/20

DATE

**REPORT APPROVED BY:**



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

11.18.2020

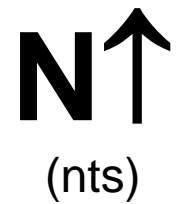
DATE

Attachments: A – Location Map, B – Sketch & Legal Description, C – Application, D - Approved Site Plan, E – Photos, F – Engineering Memo dated November 6, 2020





ATTACHMENT - A  
 Project Location Map  
 City of St. Petersburg, Florida  
 Planning and Development Services Department  
 Case No.: 18-33000010  
 Address: 3800 17<sup>th</sup> Avenue North



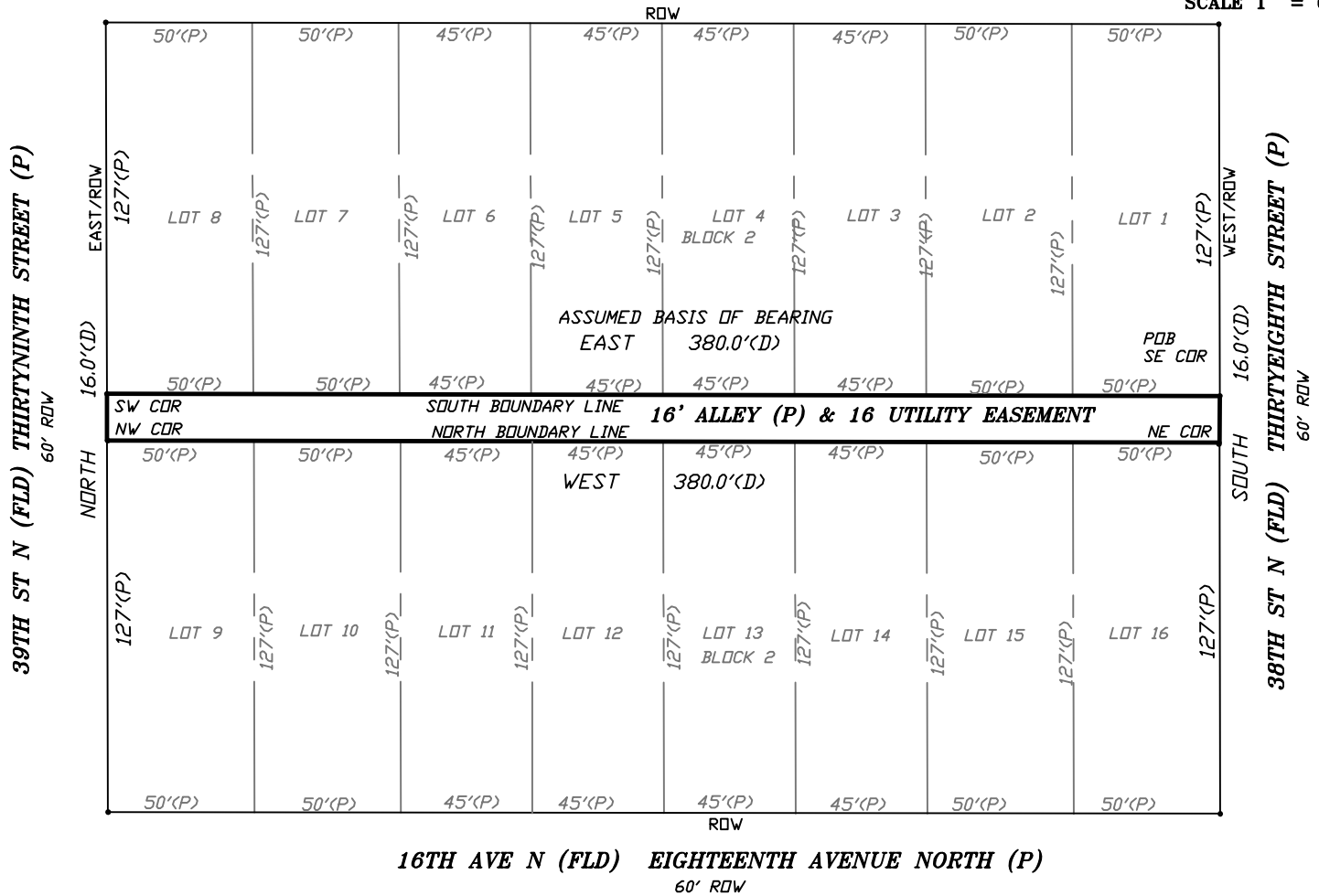
# ATTACHMENT - B



17TH AVE N (FLD) NINETEENTH AVENUE NORTH (P)

60' ROW

SCALE 1" = 60'



## SURVEYORS NOTES:

SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.  
THE DRAWING SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.  
RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.  
NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.  
THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
BASIS OF BEARING ASSUMED EAST ALONG THE SOUTH BOUNDARY LINE OF LOTS 1 THROUGH 8, BLOCK 2, CORSON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 94, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
BOUNDARY MONUMENTS WERE NOT SET IN CONJUNCTION WITH THE PREPARATION OF THIS DRAWING.

## LEGENDS & SYMBOLS

COR = CORNER  
(FLD) = FIELD  
NE = NORTHEAST  
NW = NORTHWEST  
(P) = PLAT  
POB = POINT OF BEGINING  
ROW = RIGHT-OF-WAY  
SE = SOUTHEAST  
SW = SOUTHWEST

## CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN HEREON AND THAT IT HAVE ACHIEVES THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPER, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.50 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

BY: Errol A. Ayuso DATE SIGN: 05-05-2018

ERROL A. AYUSO, P.S.M #5955 DRAWN BY: EAA FIELD CREW

ERROL A. AYUSO

PROFESSIONAL SURVEYORS & MAPPERS PSM #5955

10170 11TH STREET NORTH #105

ST PETERSBURG, FLORIDA 33716

727-528-2399 OR 528-1839, FAX 727-528-2038

E-MAIL AYUSOSURVEYING@YAHOO.COM

REVISIONS DATE:

FILE NO. 18025P04V-2

SHEET 2 OF 2

CHECK BY: EAA

LEGAL DESCRIPTION:

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SAID PARCEL CONTAINING 6080 SQUARE FEET OR 0.14 ACRES MORE OR LESS.

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BY: Errol A. Ayuso DATE SIGN: 05-05-2018

**ERROL A. AYUSO, P.S.M #5955** DRAWN BY: EAA FIELD CREW

**ERROL A. AYUSO**

PROFESSIONAL SURVEYORS & MAPPERS PSM #5955

**10170 11TH STREET NORTH #105  
ST PETERSBURG, FLORIDA 33716**

**727-528-2399 OR 528-1839, FAX 727-528-2038**

**E-MAIL AYUSOSURVEYING@YAHOO.COM**

REVISIONS DATE:





# ATTACHMENT - C SUBDIVISION DECISION

Application  
Application No. 18-33000010

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 1<sup>st</sup> floor of the Municipal Services Building, One 4<sup>th</sup> Street North.

**Application Type:**

Per: 16.40.140 &  
16.70.050

- ☐ Lot Line Adjustment  
☐ Lot Split  
☐ Lot Refacing  
☐ Street Name Change  
☐ Street Closing

- ☐ Vacating – Street Right-of-Way  
☒ Vacating – Alley Right-of-Way  
☐ Vacating – Walkway Right-of-Way  
☐ Vacating – Easement  
☐ Vacating – Air Rights

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> Calvary Chapel Fellowship	
Street Address: 3800 17th Ave N	
City, State, Zip: St Petersburg, FL 33713	
Telephone No: 727-317-9024	Email Address: Dannyhodes521@gmail.com
<b>NAME of AGENT or REPRESENTATIVE:</b> Jehrica Fehrman/ Parsley Development Inc	
Street Address: 2325 Dr MLK Jr St N	
City, State, Zip: St Petersburg, FL 33704	
Telephone No:	Email Address: parsleydevelopment@gmail.com
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: alley south of 3800 17th Ave N and north of 3827, 3843, 3853, 3863 16th Ave N	
Parcel ID#(s):	
<b>DESCRIPTION OF REQUEST:</b>	
Vacate alley south of 3800 block of 17th Ave N, replace with utility easement/pedestrian walkway	
<b>PRE-APPLICATION DATE:</b> 8/22/18	<b>PLANNER:</b> Kathryn Younkin

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	\$200.00	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: \_\_\_\_\_

\*Affidavit to Authorize Agent required, if signed by Agent.

Date: 10/15/18

Typed name of Signatory: \_\_\_\_\_

*Jehrica Fehrman*





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

**DEVELOPMENT REVIEW COMMISSION  
AFFIDAVIT TO AUTHORIZE AGENT**

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: Calvary chapel Fellowship

This property constitutes the property for which the following request is made

Property Address: ALLEY SOUTH OF 3800 17TH AVE AND NORTH OF 3827, 3843, 3853, 3863 16TH AVE

Parcel ID Number: \_\_\_\_\_

Request: VACANT ALLEY SOUTH OF 3800 17TH AVE AND NORTH OF 3827, 3843, 3853, 3863 16TH AVE

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): JEHRICA FEHRMAN

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

I (we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): [Signature] Danny Hodges  
Printed Name

Sworn to and subscribed on this date

Identification or personally known: PERSONALLY KNOWN

Suzanne Ellen Wieden  
Notary Signature: (Print) SUZANNE ELLEN WIEDEN Date: 8-16-18  
Commission Expiration (Stamp or date):



City of St. Petersburg – One 4<sup>th</sup> Street North – PO Box 2842 – St. Petersburg, FL 33731-2842 – (727) 893-7471

# NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
<b>Street Address:</b> 3800 17TH AVE. NORTH	<b>Case No.:</b>
<b>Description of Request:</b> VACATE ALLEY SOUTH OF 3800 BLOCK AT 17TH AVE NORTH.	
<p>The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):</p>	
<p>1. Affected Property Address: 3800 17TH AVE NORTH ST. PETERSBURG FL 33713  Owner Name (print): CALVARY CHAPEL FELLOWSHIP ST. PETE INC.  Owner Signature: <i>Danny Hodges</i></p>	
<p>2. Affected Property Address: 3827 16TH AVE NORTH ST. PETERSBURG FL 33713  Owner Name (print): CALVARY CHAPEL FELLOWSHIP ST. PETE INC.  Owner Signature: <i>Danny Hodges</i></p>	
<p>3. Affected Property Address: 3843 16TH AVE NORTH ST. PETERSBURG FL 33713  Owner Name (print): CALVARY CHAPEL FELLOWSHIP ST. PETE INC.  Owner Signature: <i>Danny Hodges</i></p>	
<p>4. Affected Property Address: 3853 16TH AVE NORTH ST. PETERSBURG FL 33713  Owner Name (print): CALVARY CHAPEL FELLOWSHIP ST. PETE INC.  Owner Signature: <i>Danny Hodges</i></p>	
<p>5. Affected Property Address: 3863 16TH AVE NORTH ST. PETERSBURG FL 33713  Owner Name (print): CALVARY CHAPEL FELLOWSHIP ST. PETE INC.  Owner Signature: <i>Danny Hodges</i></p>	
<p>6. Affected Property Address:  Owner Name (print):  Owner Signature:</p>	
<p>7. Affected Property Address:  Owner Name (print):  Owner Signature:</p>	
<p>8. Affected Property Address:  Owner Name (print):  Owner Signature:</p>	



# 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

Pastor Danny Hodges of Calvary Chapel Fellowship presented a proposal to the Disston Heights Neighborhood Association at their Oct. 9, 2018 meeting. The proposal was unanimously approved. On Sept. 24, 2020 we hosted an open house for the neighborhood residents in which we communicated our renovation plans. On Oct. 7, 2020 we submitted a site plan application to the City Review Committee and it was approved.

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

##### (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

## 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 Judy Landon at [variance@stpetecona.org](mailto:variance@stpetecona.org)), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24<sup>th</sup> 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: \_\_\_\_\_

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

# Written Narrative

RE: Calvary Chapel Fellowship  
3800 17<sup>th</sup> Ave. N, St. Petersburg, FL

We would like to vacate the alley on the church property of the 3800 block south of 17<sup>th</sup> Ave. N to allow us to build as far south as possible and convert the alley to a pedestrian walk way and bury all the overhead lines.

This is how the criteria from the email that was provided by Kathryn Younkin will be met:

1. The alley will be replaced with a 16' utility easement to allow pedestrian traffic between the church buildings. We will not be building over the easement and will grant access for sewer, phone, cable, and power companies. This will allow us to eliminate rear property line setbacks with any future construction projects as well.
2. The church owns the entire block which will not cause any substantial detrimental effect or impair and deny access to any lot of record. All properties have 17<sup>th</sup> Avenue or 16<sup>th</sup> Avenue access.
3. In our opinion, this will not adversely affect the roadway network and makes it a safer place for the church members and kids.
4. We need to vacate the alley in order to complete the renovations approved in our site plan.



**LEGAL DESCRIPTION:**

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**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY MAP WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN HEREON AND THAT IT HAVE ACHIEVES THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPER, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER SJ-17.00 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

BY: Errol Ayuso DATE SIGN: 05-05-2018

ERROL A. AYUSO, P.S.M #5955 [DRAWN BY: EAA] FIELD CREW

**ERROL A. AYUSO**

PROFESSIONAL SURVEYORS & MAPPERS PSM #5955

10170 11TH STREET NORTH #105

ST PETERSBURG, FLORIDA 33718

727-528-2399 OR 528-1839, FAX 727-528-2038

E-MAIL AYUSOSURVEYING@YAHOO.COM

REVISIONS DATE:



LEGAL DESCRIPTION FOR VACATION OF ALLEY  
THIS IS NOT A SURVEY  
SECTION 15, TOWNSHIP 31 SOUTH, RANGE 18 EAST



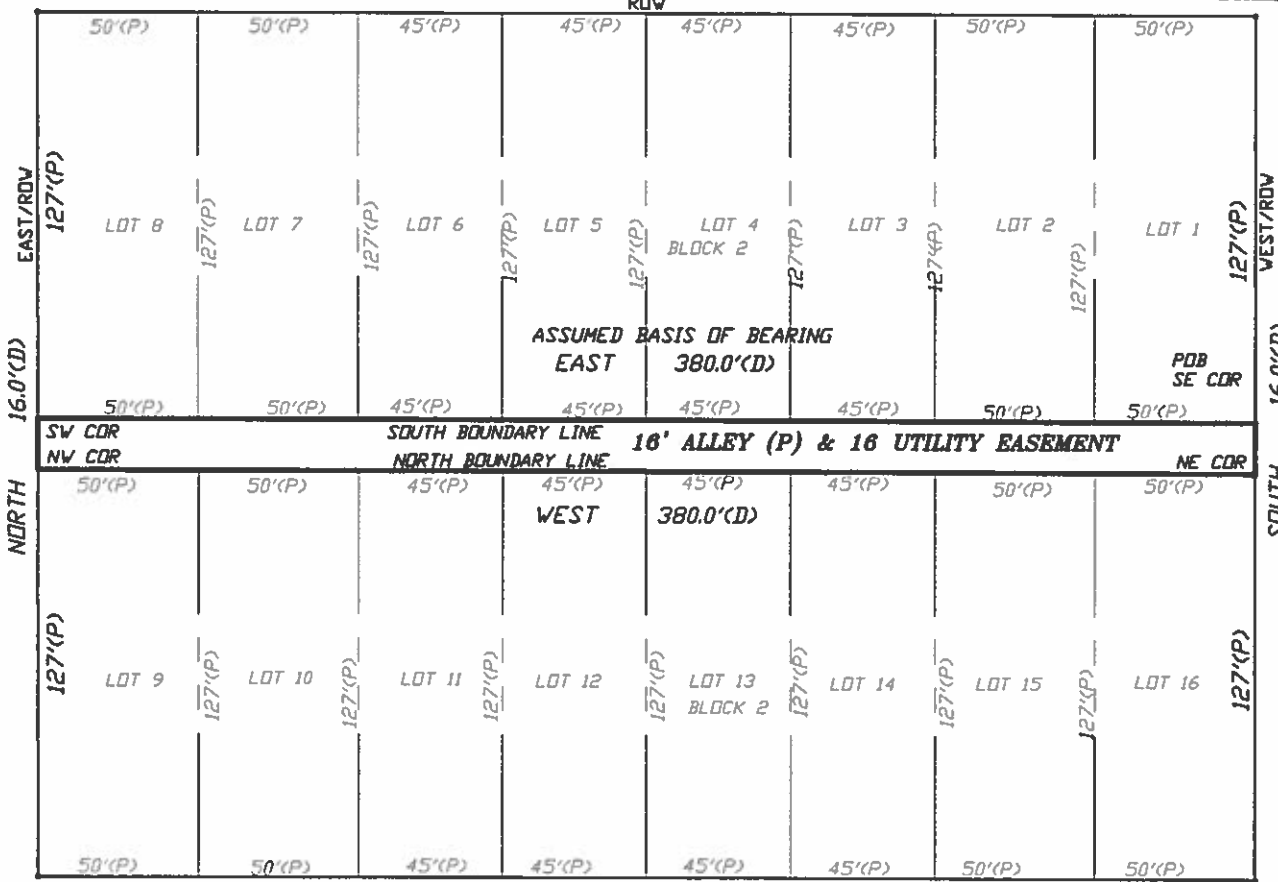
17TH AVE N (FLD) NINETEENTH AVENUE NORTH (P)

60' ROW

SCALE 1" = 60'

39TH ST N (FLD) THIRTYNINTH STREET (P)

60' ROW



16TH AVE N (FLD) EIGHTEENTH AVENUE NORTH (P)

60' ROW

**SURVEYORS NOTES:**

SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.  
THE DRAWING SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.  
RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.  
NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.  
THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
BASIS OF BEARING ASSUMED EAST ALONG THE SOUTH BOUNDARY LINE OF LOTS 1 THROUGH 8, BLOCK 2, CORSON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 94, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
BOUNDARY MONUMENTS WERE NOT SET IN CONJUNCTION WITH THE PREPARATION OF THIS DRAWING.

**LEGENDS & SYMBOLS**

COR = CORNER  
(FLD) = FIELD  
NE = NORTHEAST  
NW = NORTHWEST  
(P) = PLAT  
POB = POINT OF BEGINNING  
ROW = RIGHT-OF-WAY  
SE = SOUTHEAST  
SW = SOUTHWEST

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY MAP WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN HEREON AND THAT IT HAVE ACHIEVES THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPER, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.80 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

BY: *Errol A. Ayuso*

DATE SIGN: 05-05-2018

ERROL A. AYUSO, P.S.M #5955

DRAWN BY: EAA FIELD CREW

**ERROL A. AYUSO**

PROFESSIONAL SURVEYORS & MAPPERS PSM #5955

10170 11TH STREET NORTH #105

ST PETERSBURG, FLORIDA 33718

727-528-2399 OR 528-1839, FAX 727-528-2038

E-MAIL AYUSOSURVEYING@YAHOO.COM

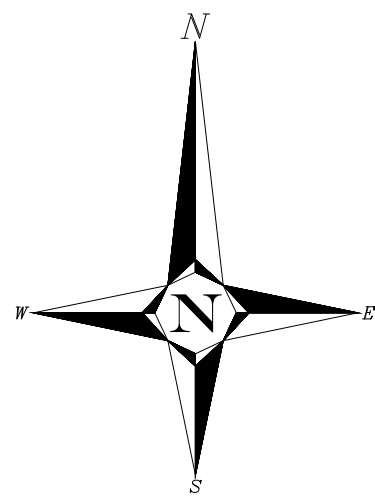
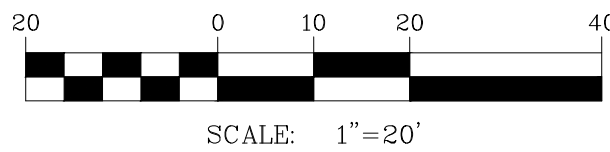
REVISIONS DATE:

FILE NO. 18025P04V-2

SHEET 2 OF 2

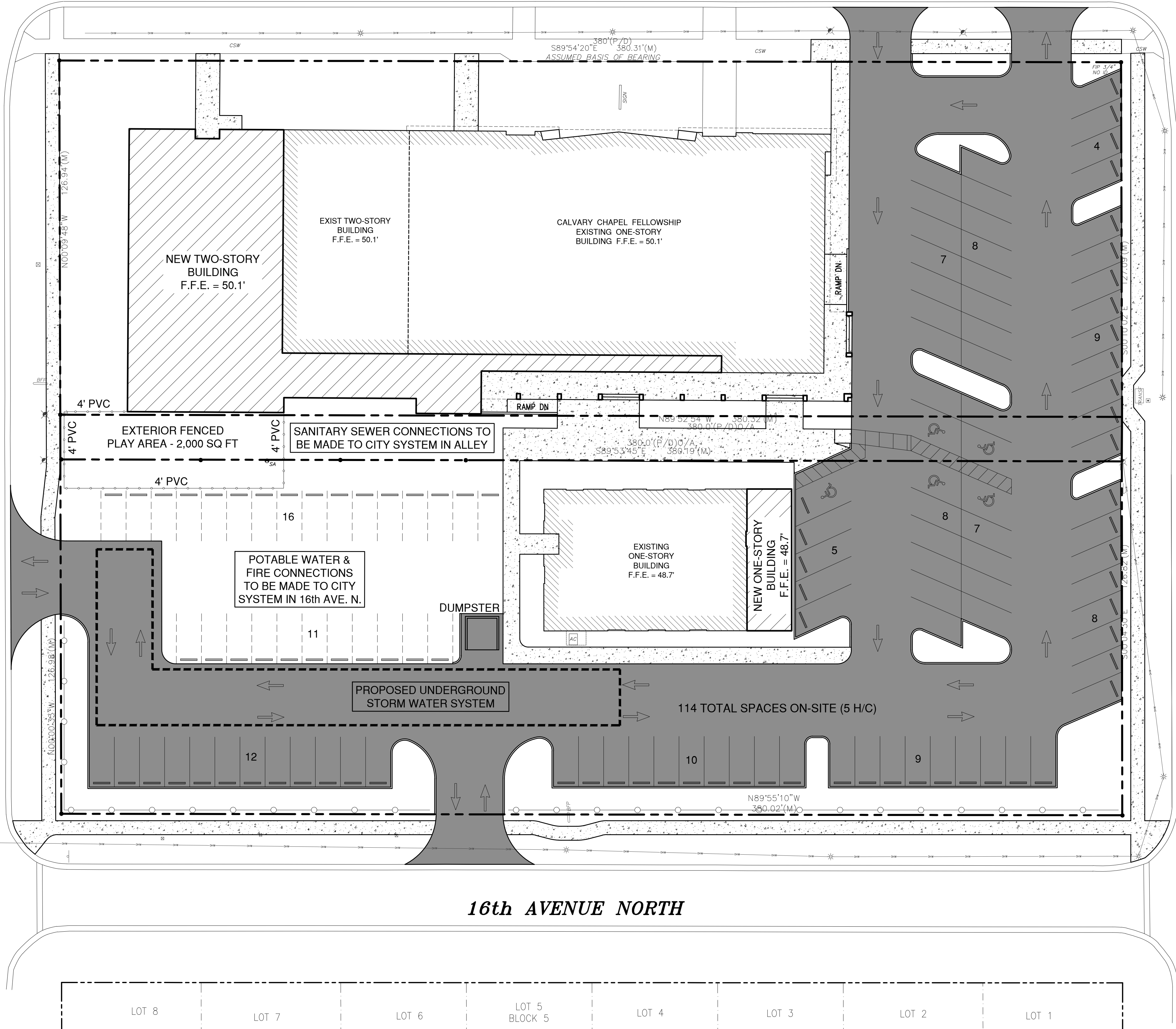
CHECK BY: EAA

ATTACHMENT - D

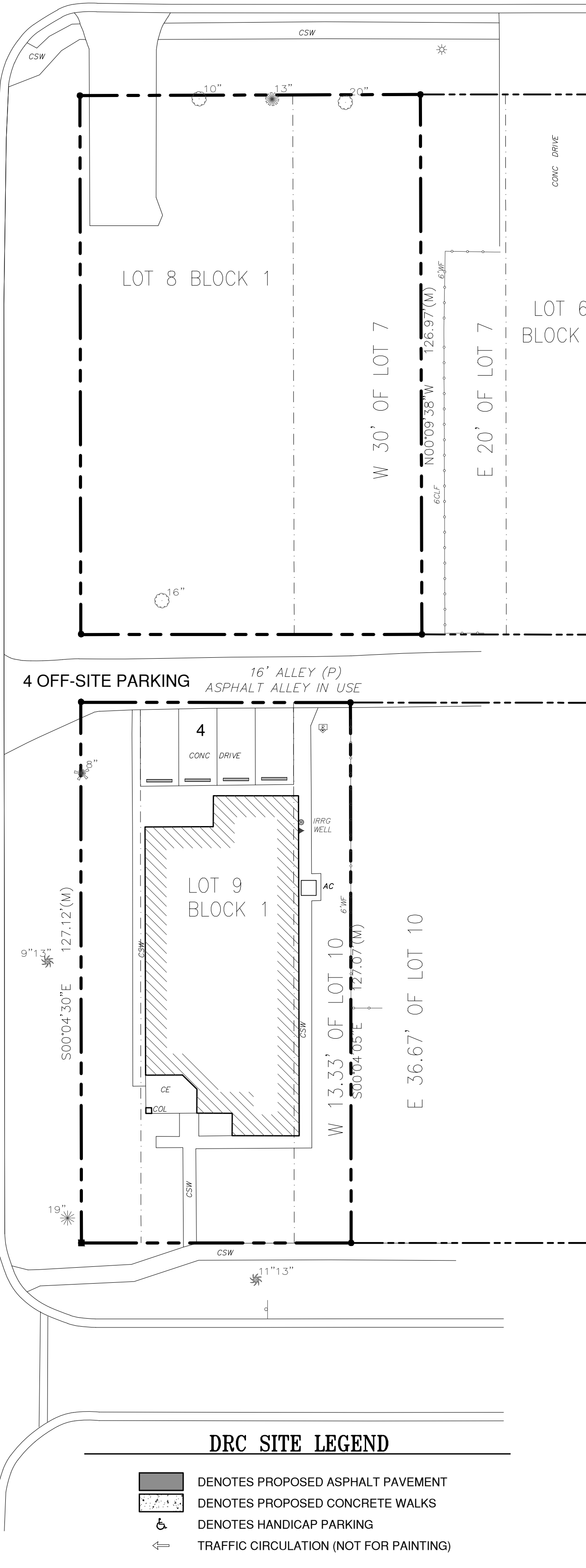


17th AVENUE NORTH

39th STREET NORTH

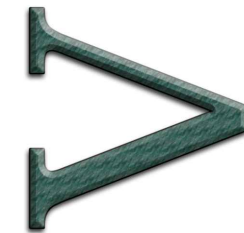


38th STREET NORTH



VICKSTROM ENGINEERING SERVICES, INC.

505 20th Avenue NE  
St. Petersburg, FL 33704  
Telephone No. (727) 894-0404  
CA No. 30184



DRC SITE PLAN

CALVARY CHAPEL FELLOWSHIP

3800 17th AVENUE N, ST. PETERSBURG, FL 33713

ARCHITECT

Williamson Dacar Associates  
15500 Lightwave Drive, Suite 106  
Clearwater, Florida 33760  
Telephone No. (727) 725-0951

REVISIONS:

FINAL DRC PLAN 09.22.20

Daniel M. Vickstrom, P.E.  
P.E. No. 46090  
State of Florida

DATE: 06.15.20

SCALE: 1"=20'

DRN. BY: KES

CHK'D. BY: DMV

PROJ. No. 13425

Sheet C1





View to alley from 39th Street N. (from Google Street Scene)



View to alley from 38th Street N. (from Google Street Scene)

# ATTACHMENT - F

## MEMORANDUM CITY OF ST. PETERSBURG ENGINEERING DEPARTMENT

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**TO:** Iris Winn, Administrative Clerk, Development Services  
Jennifer Bryla, Zoning Official, Development Review Services  
Cheryl Bergailo, Planner II, Development Review Services

**FROM:** Nancy Davis, Engineering Plan Review Supervisor

**DATE:** November 6, 2020

**SUBJECT:** Alley - Vacation

**FILE:** 18-33000010 R1

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**LOCATION AND PIN:** 3800 17<sup>th</sup> Avenue North; 15/31/16/18288/002/0010

**ATLAS:** K-10

**PROJECT:** Alley - Vacation

**REQUEST:** Approval of a vacation a 16-foot east/west alley adjacent to lots 1-8 and 9-16, Block 2 Corson's Subdivision, located between 38<sup>th</sup> Street North and 39<sup>th</sup> Street North and between 16<sup>th</sup> Avenue North and 17<sup>th</sup> Avenue North.

**COMMENTS:** The Engineering Department is providing the following comments and recommendations for conditions of approval.

1. Though City WRD has objected to this vacation request and for a main this deep right of way is preferred, if the vacation is approved, ECID recommends that as a minimum the entire 16-foot wide vacated alley right-of-way be retained as a Public Utility Easement and in addition to this 16-foot width, an additional 4-feet of Public Utility Easement must be dedicated parallel and adjacent to the 16-foot wide vacated alley to provide an overall **20-foot wide Public Utility Easement** for the existing 14-foot deep, 12" sanitary sewer main.
2. If the applicant wishes to use this former alley in the future for pedestrians or vehicles then a private or public ingress/egress easement should also be provided in place of the alley along with the 20-foot wide Public Utility Easement.

NED/MJR/meh

pc: Kelly Donnelly  
Correspondence File

# ATTACHMENT - G

## MEMORANDUM CITY OF ST. PETERSBURG Water Resources Department

**TO:** Jennifer Bryla, Zoning Official

**FROM:** Kirsten Corcoran, Engineering Clerk, Water Resources

**DATE:** October 28, 2020

**SUBJECT:** Approval of a vacation a 16-foot east/west alley adjacent to lots 1-8 and 9-16, Block 2 Corson's Subdivision, located between 38th Street North and 39th Street North and between 16th Avenue North and 17th Avenue North.

**PLAT:** K-10

**CASE:** 18-33000010

**LOCATION:**

3800 17 <sup>th</sup> Avenue North	15-31-16-18288-002-0010
3827 16th Avenue North	15-31-16-18288-002-0120
3843 16th Avenue North	15-31-16-18288-002-0110
3853 16th Avenue North	15-31-16-18288-002-0010
3863 16th Avenue North	15-31-16-18288-002-0090

**REMARKS:** Water Resources OBJECTS to the above referenced subject due to the deep sanitary sewer gravity line within the requested area.

Project file