



**CITY OF ST. PETERSBURG
PLANNING & ECONOMIC DEVELOPMENT 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, January 6, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th 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 for up-to-date information.

CASE NO.: 20-33000022 PLAT SHEET: F-40

REQUEST: Approval of an extension to January 6, 2022 of a vacation of a 16-foot north/south alley located between Block 1, Lot 1 of the Northside Replat and Lot 147 of the Gandy Highway Subdivision, abutting 7601 Dr. Martin Luther King, Jr. Street North and 871 76th Avenue North.

OWNERS: Parkshore Realty Partners, LLC
300 Beach Drive Northeast #2901
Saint Petersburg, Florida 33701-3468

Webb Avenue, LLC
5913 Webb Road
Tampa, FL 33615

AGENT: Kathleen Kelleher for Webb Avenue, LLC
4015 Bayshore Boulevard, #3F
Tampa, Florida 33611

ADDRESS: 7601 Dr. Martin Luther King Jr. Street North; 30-30-17-61515-001-0010
870 77th Avenue North; 30-30-17-45666-000-0550

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Suburban-1 (CRS-1)

DISCUSSION AND RECOMMENDATION:

Request.

The applicant requests approval of an extension to January 6, 2022 of a vacation of a 16-foot north/south alley located between Block 1, Lot 1 of the Northside Replat and Lot 147 of the Gandy Highway Subdivision, abutting 7601 Dr. Martin Luther King, Jr. Street North and 871 76th Avenue North (see Attachment A – Location Map and Attachment B – Application including Sketch and Description.) The vacation was originally approved under DRC Case No. 17-33000003 on May 13, 2017, (see Attachment C – 2017 Staff Report), and Ordinance 1097-V was adopted by City Council on June 15, 2017 (see Attachment D – Vacation Ordinance). On June 15, 2019, the application received a one-year extension to June 15, 2020 (see Attachment E – First Extension Approval Letter). The applicant now requests a second extension to January 6, 2022. The gap between June 15, 2020 and January 6, 2021 is covered under the Mayor’s “Emergency Notice Concerning the Computation of Time During the State of Local Emergency Declared for the Purpose of Responding to COVID-19 Within the City of St. Petersburg, Florida” (see Attachment F.)

The applicant’s goal is to redevelop the site for medical office use (see Attachment G – Site Plan). There is an existing medical office building at 7601 Dr. Martin Luther King, Jr. Street North. A new medical building is proposed at 870 77th Avenue North, as well as a new parking lot between the lots. Parkshore Realty Partners, LLC, the original applicant, had initially planned to develop the project itself and lease out tenant spaces in the new building at 870 77th Avenue North, however changed its business plan and sold that lot to Webb Avenue, LLC in February 2020, which owns a dermatology practice. Parkshore received preliminary plat, but not final plat approval prior to the sale, which would have finalized the alley vacation. After a delay due to the COVID-19 pandemic, Webb Avenue, LLC is now moving forward with submitting the final plat application and securing the building and site permits for the project.

The original conditions of approval as contained in the 2017 Staff Report and Ordinance 1097-V, with the current status in italics, are as follows. The conditions are recommended to be retained:

1. Replat the subject property and the alley to be vacated. – *The preliminary plat was approved on December 9, 2019 under Case #18-20000019 (see Attachment H – Preliminary Plat).*
2. Through the replatting process, dedicate a new 20-foot north-south alley located west of the alley being vacated. - *The required alley is on the preliminary plat and will be dedicated when the final plat is approved.*
3. Comply with the conditions of the Engineering memorandum dated February 15, 2017 and Engineering Conditions of Engineering Approval (Attachment “C” of 2017 Staff Report). – *Satisfaction of this requirement is on-going.*
4. Prior to recording the vacation Ordinance, work with Frontier to either determine that their facilities are protected by an existing utility easement or the proposed new alley, provide a private easement, or relocate their facilities at the owner’s expense. In any case a letter of no objection from Frontier must be provided. – *Satisfaction of this requirement is pending.*
5. Through the site plan approval process, revise the proposed site plan to relocate the dumpster further to the north and as far as practicable from the abutting residential properties. Redesign the parking to save the oak tree located between the alley being vacated and the proposed new alley, if it is not within the required twenty-foot new alley. *Satisfaction of this requirement is on-going.*

6. As required City Code Section 16.70.050.1.1 G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded 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.

Land Development Regulation Criteria for Vacation of Public Rights-of-Way.

The approval criteria for granting a vacation of public right-of-way have not changed since the original application was approved by the DRC in 2017, and the analysis of the criteria in the 2017 Staff Report (see Attachment C) remains valid. Again, the conditions of approval from the original application are recommended to be retained.

At the time of writing of this Staff Report, Staff has received no comments on the application from noticed parties.

RECOMMENDATION. Staff recommends **APPROVAL** of the extension of time, subject to the following conditions:

1. Replat the subject property and the alley to be vacated.
2. Through the replatting process, dedicate a new 20-foot north-south alley located west of the alley being vacated.
3. Comply with the conditions of the Engineering memorandum dated February 15, 2017.
4. Prior to recording the vacation Ordinance, work with Frontier to either determine that their facilities are protected by an existing utility easement or the proposed new alley, provide a private easement, or relocate their facilities at the owner's expense. In any case a letter of no objection from Frontier must be provided.
5. Through the site plan approval process, revise the proposed site plan to relocate the dumpster further to the north and as far as practicable from the abutting residential properties. Redesign the parking to save the oak tree located between the alley being vacated and the proposed new alley, if it is not within the required twenty-foot new alley.
6. As required City Code Section 16.70.050.1.1 G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded 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

12/16/20

DATE

REPORT APPROVED BY:


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

12.16.2020

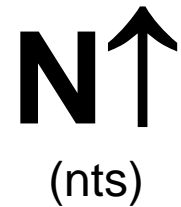
DATE

Attachments: A – Location Map, B – Application Including Sketch and Description, C – 2017 Staff Report, D – Vacation Ordinance, E – First Extension Approval Letter, F – Mayor’s Emergency Notice, G – Site Plan, H – Preliminary Plat

ATTACHMENT - A



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 20-33000022
Address: 7601 Dr. Martin Luther King Jr. Street North
and 870 77th Avenue North





EXTENSION REQUEST Application

Original Application No. 17-33000003

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:

Per: 16.70.010.9 - Extensions and duration of approvals under these Land Development Regulations.

16.70.040 - PLANNING AND ZONING DECISIONS

Extension. Requests for extension of an approval shall be in writing and received by the POD prior to the expiration date of the approval or previously approved extension. A failure to request an extension prior to the expiration of the approval or a previously approved extension or failure to meet all conditions of an approval of an extension shall invalidate the original application approval. Requests for extensions shall address the following matters and may be denied if impacts cannot be adequately mitigated.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): PARKSHORE REALTY PARTNERS, LLC	
Street Address: 300 BEACH DRIVE, NE SUITE 1	
City, State, Zip: ST. PETERSBURG, FL 33701	
Telephone No: (727) 410-2222 Email Address: ROSENTHAL.JOEG@GMAIL.COM	
NAME of AGENT or REPRESENTATIVE:	
Street Address: 4015 BAYSHORE BLVD., #3F	
City, State, Zip: TAMPA, FLORIDA 33611	
Telephone No: (813) 892-9496 Email Address: KATHLEENKELLEHER13@GMAIL.COM	
PROPERTY INFORMATION:	
Street Address or General Location: 7601 MARTIN LUTHER KING, JR. ST. N	
Parcel ID#(s): 30-30-17-61515-001-0010, 30-30-17-45666-000-0050	
DESCRIPTION OF REQUEST: EXTENSION OF TIME FOR VACATING OF ALLEYWAY TO OBTAIN FINAL PLAT APPROVAL	
PRE-APPLICATION DATE:	PLANNER:

FEE SCHEDULE

Extension Request \$250.00

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: Kathleen Kelleher
 *Affidavit to Authorize Agent required, if signed by Agent.

Date: 10/13/2020

Typed name of Signatory: KATHLEEN KELLEHER

EXTENSION REQUEST Narrative

1. The extent of actions taken by the applicant to implement the approved development plan including real estate transactions, preparation of construction plans, site preparation, and pre-construction sales.

ADJACENT PROPERTY AND SITE PLANS UNDER NEW OWNERSHIP (WEBB AVENUE LLC) AS OF 02/20. PERMIT GRANTED AND CONSTRUCTION PLANS UNCHANGED RE: MEDICAL SPACE. WEBB AVENUE LLC WILL OCCUPY THE FINISHED BUILDING FOR OWN USE.

2. The effect of unforeseen circumstances such as changes in economic conditions cost of materials, and site specific conditions on the approval.

THE SALE OF ADJACENT PROPERTY TO WEBB AVENUE LLC DELAYED SITE DEVELOPMENT. FURTHER, ECONOMIC CONDITIONS RESULTING FROM NATIONAL SHUTDOWN DUE TO COVID-19 HAS CAUSED DELAYS.

3. The length of additional time estimated by the applicant to be needed to implement the approved development plan.

PRELIMINARY PLAT WAS APPROVED EFFECTIVE 05/08/19, AND PERMIT HAS BEEN GRANTED. ADDITIONAL TIME IS NEEDED TO SECURE FINAL PLAT APPROVAL.

4. Changes in the Code that would apply to the property.

NO CHANGES KNOWN.

5. Changes or new construction on property in the vicinity of the applicant's property which may increase impacts to other properties.

OFF-SITE ALLEY DRAINS TO THIS PROPERTY CREATING ADDITIONAL STORM STORAGE REQUIREMENT.

6. Other facts considered relevant to consideration of an extension.

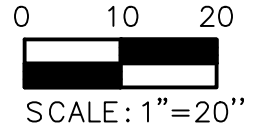
THIS PROPERTY IS READY TO START CONSTRUCTION TO PROVIDE NEEDED MEDICAL SPACE.

Exhibit "A"
Page 1 of 2

SECTION 30 TOWNSHIP 30S, RANGE 17E
PINELLAS COUNTY, FLORIDA
PROJECT NUMBER 4720-01

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	70.00	23.69	N09°36'43"W	23.58	19°23'31"
C2	25.00	17.71	N00°59'18"E	17.33	40°34'04"



LOT 1, BLOCK 1,
NORTHSIDE REPLAT
PB. 67, PAGE 87

LEGEND

- BNDY = BOUNDARY
- COR = CORNER
- OR = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SR = STATE ROAD
- US = UNITED STATES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°48'57"E	154.00
L2	N00°05'03"E	60.00
L3	N19°18'28"W	28.04
L4	S89°48'57"E	29.00
L5	S00°05'03"W	127.00
L6	N89°48'57"W	16.00

POC

SW CORNER
LOT 1, BLOCK1

POB

NORTHERLY R/W LINE
PER NORTHSIDE REPLAT

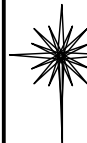
76TH AVENUE NORTH

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKE TCH & DESCRIPTION	01-05-17	SSS	DHR
H: \JN\4720\DWG\4720SD1.DWG			

EXHIBIT "A"



POLARIS ASSOCIATES INC.

PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, NORTHSIDE REPLAT AS RECORDED IN PLAT BOOK 67, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S.89°48'57"E., 154.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID LOT 1, N.00°05'03"E., 60.00 FEET TO A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID CURVE, 23.69 FEET, THROUGH A CENTRAL ANGLE OF 19°23'31" (CHORD BEARING N.09°36'43"W., 23.58 FEET); THENCE ALONG SAID EAST LINE, N.19°18'28"W., 28.04 FEET TO A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID CURVE, 17.71 FEET THROUGH A CENTRAL ANGLE OF 40°34'04" (CHORD BEARING N.00°59'18"E., 17.33 FEET); THENCE S.89°48'57"E., 29.00 FEET; THENCE S.00°05'03"W., 127.00 FEET; THENCE N89°48'57"W., 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.058 ACRES, MORE OR LESS

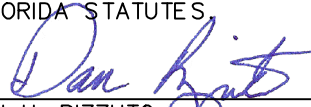
Exhibit "A"
 Page 2 of 2

NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK 1, NORTHSIDE REPLAT, PLAT BOOK 67, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LINE BEING ASSUMED AS S89°48'57"E.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

CERTIFICATION


I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.



DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

NOT A SURVEY

SHEET 2 OF 2

ITEM	DATE	BY	QC	EXHIBIT "A"	 POLARIS ASSOCIATES INC. PROFESSIONAL SURVEYING LB 6113 2165 SUNNYDALE BOULEVARD, SUITE D CLEARWATER, FLORIDA 33765 (727) 461-6113
SKETCH & DESCRIPTION	01-05-17	SSS	DHR		
H:\JN\4720\DWG\4720SD1.DWG					

ATTACHMENT - C (2017 STAFF REPORT)



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

VACATION OF RIGHT-OF-WAY PUBLIC HEARING

According to Planning & Economic Development 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 & ECONOMIC DEVELOPMENT DEPARTMENT, for Public Hearing and Executive Action on **May 3, 2017, at 2:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 17-33000003 **PLAT SHEET:** F-40

REQUEST: Approval of a vacation of a 16-foot north/south alley located west of the intersection of Dr. Martin Luther King Jr. Street North and 76th Avenue North.

OWNER: Parkshore Realty Partners, LLC
300 Beach Drive Northeast #2901
Saint Petersburg, Florida 33701-3468

AGENT: Mark W. Stephenson
146 2nd Street North #301
Saint Petersburg, Florida 33701

ADDRESS: 7601 Dr. Martin Luther King Jr. Street North; 30-30-17-61515-001-0010
0 77th Avenue North; 30-30-17-45666-000-0550

LEGAL DESCRIPTION: On File

ZONING: Corridor Residential Suburban-1 (CRS-1)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a 16-foot north/south alley located west of the intersection of Dr. Martin Luther King Jr. Street North and 76th Avenue North.

This alley was dedicated at the time of vacation of a 16 foot north-south alley that extended from mid-block south to 76th Avenue South. This alley being vacated was dedicated by the Northside Replat required at the time of that vacation. As a condition of vacating this alley, the applicant has agreed to dedicate a new 20-foot north south alley to the west of the alley portion proposed for vacation.

The parcel located along 77th Avenue (Lots 55 and 56) were recently rezoned to Corridor Residential Suburban-1.

Signatures agreeing to the initiation of the vacation were also received from the owners of the abutting parcel to the east (a portion of Lot 146 and Lot 147) Misial and Aileen Terante.

The area of the right-of-way proposed for vacation is depicted on the attached maps (Attachments "A" and "B") and Engineering Conditions of Engineering Approval (Attachment "C"). The applicant's goal is to redevelop the site for medical office use.

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.

Applicants bear 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 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Easements for public utilities including stormwater drainage and pedestrian easements may 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 are no facilities within the alley segment proposed for vacation. The City does have facilities protected by an existing easement on the property, which is also the location of the alley to be dedicated as a condition of this vacation.

Frontier has indicated that they have facilities within the area proposed for construction. A suggested condition of approval has been added to address those concerns.

2. *The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.*

The vacation of this portion of the alley will not deny access to any lot of record. Access to the existing east-west alley will be protected by the granting of a new alley located just west of this existing alley.

- 3. The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.*

This vacation will not impact the existing roadway network as equivalent access is to be provided.

- 4. The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

This right-of-way is not needed for the purpose for which the City has a legal interest. The City's interest will be addressed through the dedication of a new alley segment.

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

No other factors have been raised for consideration.

B. Comprehensive Plan

There are no policies in the City's Comprehensive Plan which apply to this request.

C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is within the boundaries of the Fossil Park Neighborhood Association.

There are no neighborhood or special area plans which affect vacation of right-of-way in this area of the City.

Comments from Agencies and the Public Several calls were received from the abutting neighbor Aileen Terante at 871 76th Avenue North. These were primarily concerned with the proposed site plan of the project and whether the alley would be relocated to be further away from their property. She also was concerned with the proposed dumpster location shown on the site plan.

The Fossil Park Neighborhood Association sent an email indicating that they had no objection to the vacation.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed alley right-of-way vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Replat the subject property and the alley to be vacated.

2. Through the replatting process, dedicate a new 20-foot north-south alley located west of the alley being vacated.
3. Comply with the conditions of the Engineering memorandum dated February 15, 2017.
4. Prior to recording the vacation Ordinance, work with Frontier to either determine that their facilities are protected by an existing utility easement or the proposed new alley, provide a private easement, or relocate their facilities at the owner's expense. In any case a letter of no objection from Frontier must be provided.
5. Through the site plan approval process, revise the proposed site plan to relocate the dumpster further to the north and as far as practicable from the abutting residential properties. Redesign the parking to save the oak tree located between the alley being vacated and the proposed new alley, if it is not within the required twenty-foot new alley.
6. As required City Code Section 16.70.050.1.1 G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded 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:



4/26/17

KATHRYN A. YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official
Planning & Economic Development Department
Development Review Services Division

DATE

REPORT APPROVED BY:



4-26-17

ELIZABETH ABERNETHY, AICP, Zoning Official (POD)
Planning & Economic Development Department
Development Review Services Division

DATE

Attachments: A – Parcel Map, B – Aerial Map, C – Engineering memorandum dated February 15, 2017, D – Proposed New Alley Sketch and Legal Description, E – Proposed Site Plan Exhibits – “A” (2 pages) Sketch and Legal Description of Alley to be Vacated



Attachment A
City of St. Petersburg, Florida
Planning and Economic Development
Department
Case No.: 17-3300003
Address: 7601 Dr. M. L. King Jr. Street North
and 0 77th Avenue North



MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Pamela Jones, Development Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: February 15, 2017
SUBJECT: Right of way - Vacation
FILE: 17-33000003

LOCATION: 7601 Dr. Martin Luther King Jr. Street North; 30/30/17/61515/001/0010
AND PIN: No Address; 30/30/1745666/000/0550
ATLAS: F-40
PROJECT: Right of Way - Vacation
REQUEST: Approval of a vacation of a 16-foot north-south alley located west of the intersection of Dr. Martin Luther King Jr. Street North and 76th Avenue North.

COMMENTS: The Engineering and Capital Improvements Department has no objection to the vacation request provided that the following comments are added as conditions of approval:

1. Per City Land Development Code 16.40.140.4.3(4), provide a 20' foot corner radius easement on the southeast corner of the intersection of the north/south and east/west alley.
2. Per City Land development code 16.40.140.4.3 (1), the newly dedicated alley width should be no less than 20-feet.
3. Engineering would recommend that all portions of the alley within, adjacent to, or used by this site for access to parking lots be paved per current City Engineering Standards and Specifications. Public drainage conveyance easement dedication may be required upon redevelopment of this site if public alley drainage flows onto or through the private property. The cost of easement dedication and the design, permitting and construction of alley paving shall be at the sole expense of the applicant.
4. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated 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 designed, permitted, and installed in accordance with the standards, specifications, and policies adopted by the City by and at the sole expense of the applicant.
5. Any redundant pavement surfaces or aprons associated with the vacated alley right of way shall be removed and restored with appropriate grading (with drainage toward a paved public right of way and not onto adjacent private property) and stabilized per current City Engineering Standards and Specifications, by and at the sole expense of the applicant.
6. It is noted that construction of the new parking area & new building shown on the site plan may

trigger compliance with the City's Drainage and Surface Water Management Ordinance if site modifications exceed 3000 sf. Development and redevelopment shall be in compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

NED/MJR/jw

pc: Kelly Donnelly
Easement Vacation File 2017
Reading File
Correspondence File

Attachment C
Pg 1 of 2

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT

TO: Pamela Jones, Development Services
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: March 24, 2017
SUBJECT: Right of way - Vacation
FILE: 17-33000003

LOCATION: 7601 Dr. Martin Luther King Jr. Street North; 30/30/17/61515/001/0010
AND PIN: No Address; 30/30/1745666/000/0550
ATLAS: F-40
PROJECT: Right of Way - Vacation
REQUEST: Approval of a vacation of a 16-foot north-south alley located west of the intersection of Dr. Martin Luther King Jr. Street North and 76th Avenue North.

COMMENTS: The Engineering and Capital Improvements Department has no objection to the vacation request provided that the following comments are added as conditions of approval:

1. Engineering would recommend that all portions of the alley within, adjacent to, or used by this site for access to parking lots be paved per current City Engineering Standards and Specifications. Public drainage conveyance easement dedication may be required upon redevelopment of this site if public alley drainage flows onto or through the private property. The cost of easement dedication and the design, permitting and construction of alley paving shall be at the sole expense of the applicant.
2. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated 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 designed, permitted, and installed in accordance with the standards, specifications, and policies adopted by the City by and at the sole expense of the applicant.
3. Any redundant pavement surfaces or aprons associated with the vacated alley right of way shall be removed and restored with appropriate grading (with drainage toward a paved public right of way and not onto adjacent private property) and stabilized per current City Engineering Standards and Specifications, by and at the sole expense of the applicant.
4. It is noted that construction of the new parking area & new building shown on the site plan may trigger compliance with the City's Drainage and Surface Water Management Ordinance if site modifications exceed 3000 sf. Development and redevelopment shall be in compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion

Attachment C
Pg 2 of 2

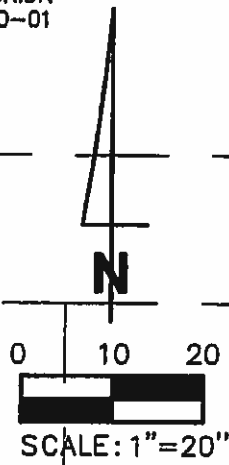
of the site which is redeveloped. Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10 year 1 hour design storm.

NED/MJR/jw

pc: Kelly Donnelly
Easement Vacation File 2017
Reading File
Correspondence File

Attachment D
 Page 1 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°48'57"E	120.00
L2	N00°05'03"E	143.00
L3	S89°48'57"E	21.00
L4	S00°05'03"W	16.00
L5	N89°48'57"W	0.99
L6	S00°05'03"W	127.00
L7	N89°48'57"W	20.00



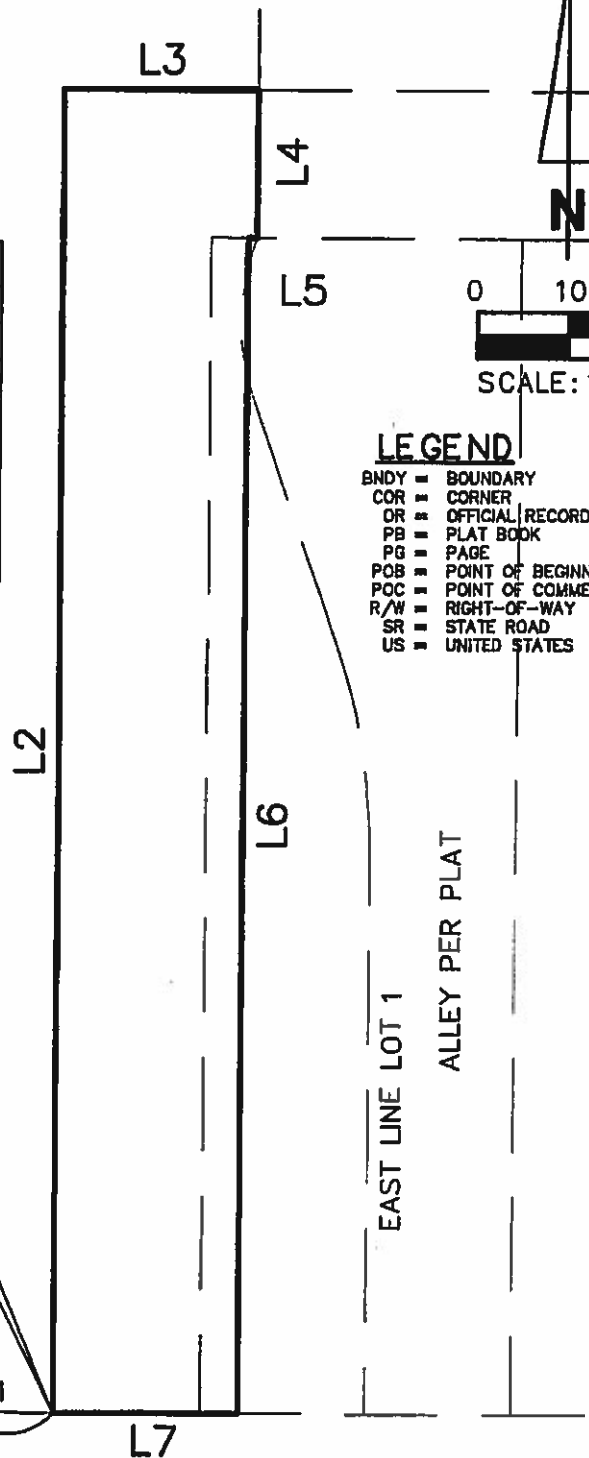
- LEGEND**
- BNDY = BOUNDARY
 - COR = CORNER
 - OR = OFFICIAL RECORDS BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R/W = RIGHT-OF-WAY
 - SR = STATE ROAD
 - US = UNITED STATES

LOT 1, BLOCK 1,
 NORTHSIDE REPLAT
 PB. 67, PAGE 87

POC
 SW CORNER
 LOT 1, BLOCK 1

POB

NORTHERLY R/W LINE
 PER NORTHSIDE REPLAT
 SOUTH LINE LOT 1
 NORTH R/W LINE



76TH AVENUE NORTH

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
REVISE BOUNDARY	04-26-17	DHR	DHP
SKETCH & DESCRIPTION	01-07-17	SSS	DHR

H: \JN\4720\DWG\4720SD2REV1.DWG

EXHIBIT "A"



POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 481-6113

DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, NORTHSIDE REPLAT AS RECORDED IN PLAT BOOK 67, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, S.89°48'57"E., 120.00 FEET TO THE POINT OF BEGINNING; THENCE N.00°05'03"E., 143.00 FEET S.89°48'57"E., 21.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID EAST LINE, S.00°05'03"W., 16.00 FEET; THENCE N.89°48'57"W., 0.99 FEET; THENCE S.00°05'03"W., 127.00 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, N89°48'57"W., 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.066 ACRES, (2,875 SQUARE FEET) MORE OR LESS


Attachment D
 Page 2 of 2

NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK 1, NORTHSIDE REPLAT, PLAT BOOK 67, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LINE BEING ASSUMED AS S89°48'57"E.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.



 DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

NOT A SURVEY

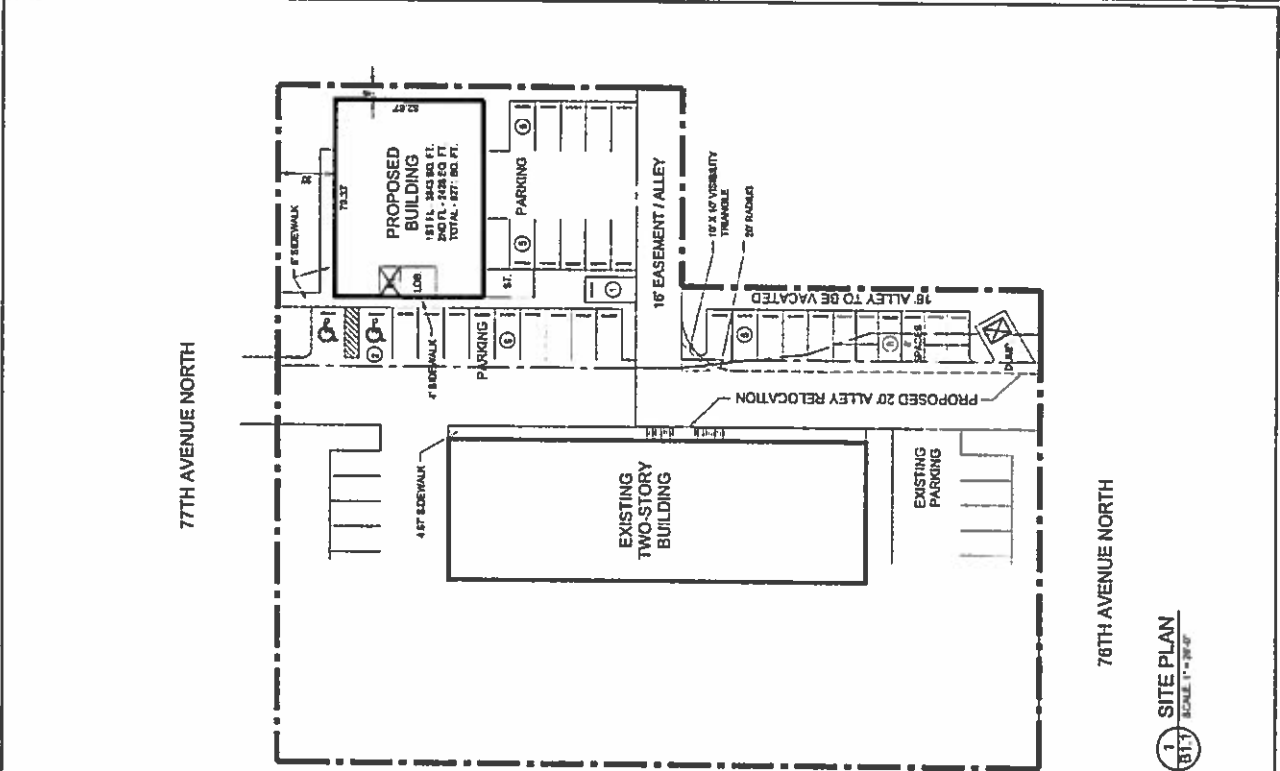
SHEET 2 OF 2

ITEM	DATE	BY	QC
REVISE BOUNDARY	04-26-17	DHR	DHR
SKETCH & DESCRIPTION	01-07-17	SSS	DHR
H:\JN\4720\DWG\4720SD2REV1.DWG			

EXHIBIT "A"

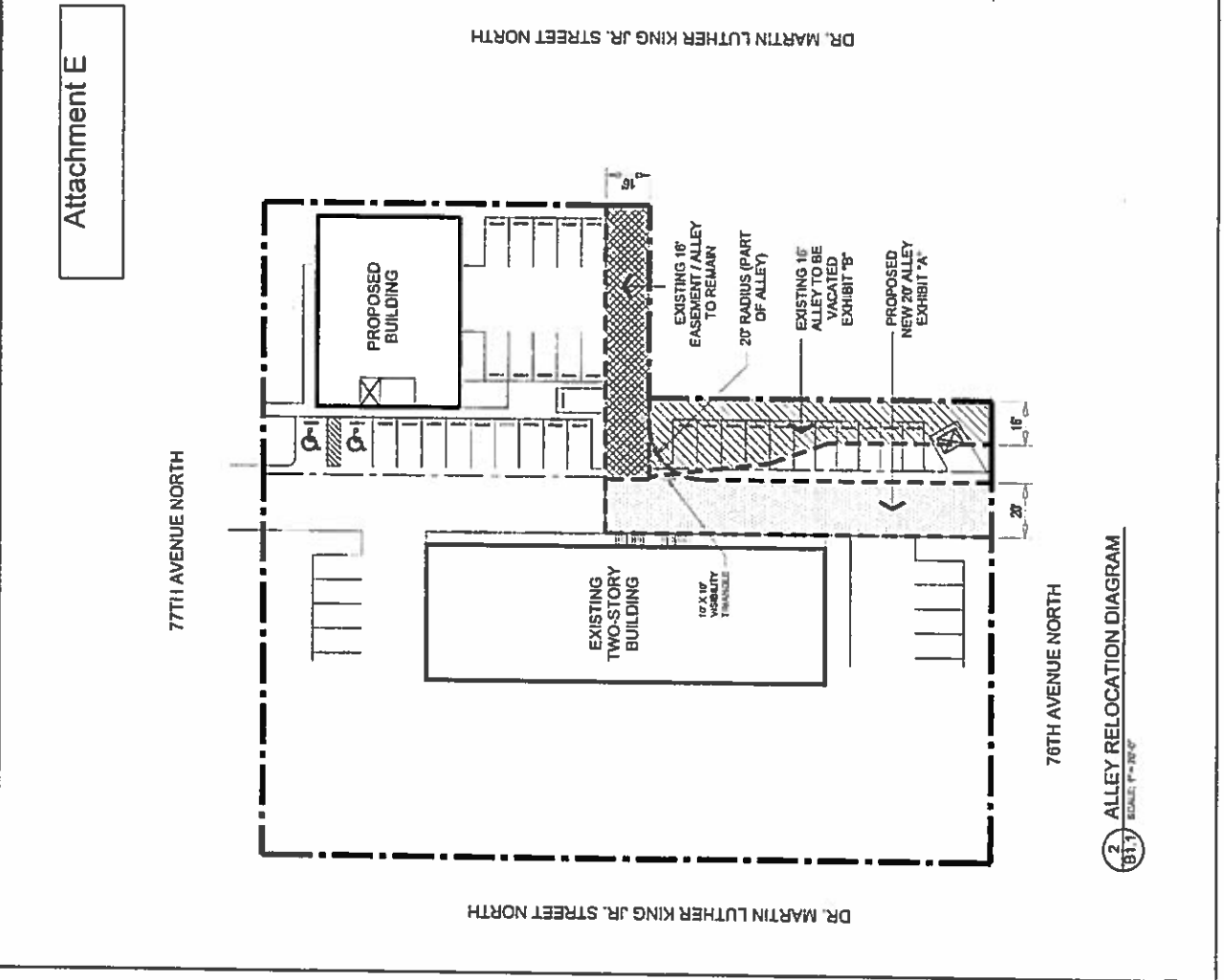


POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113



1 SITE PLAN
 SCALE: 1" = 20'-0"

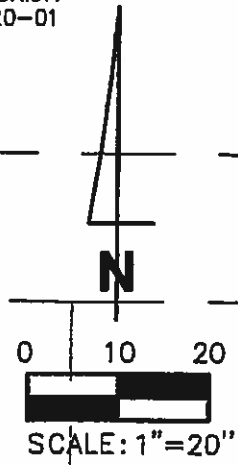
Attachment E



2 ALLEY RELOCATION DIAGRAM
 SCALE: 1" = 20'-0"

Exhibit A
 Pg 1 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°48'57"E	120.00
L2	N00°05'03"E	143.00
L3	S89°48'57"E	21.00
L4	S00°05'03"W	16.00
L5	N89°48'57"W	0.99
L6	S00°05'03"W	127.00
L7	N89°48'57"W	20.00



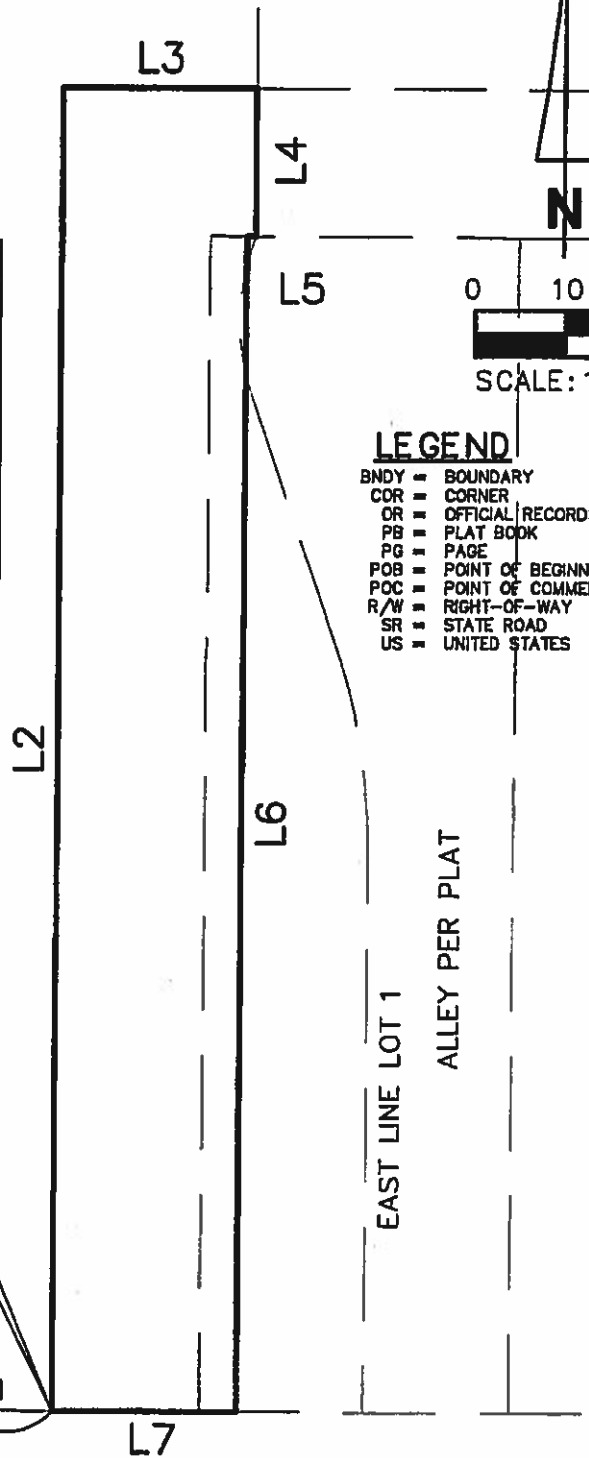
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LOT 1, BLOCK 1,
 NORTHSIDE REPLAT
 PB. 67, PAGE 87

POC
 SW CORNER
 LOT 1, BLOCK 1

POB

NORTHERLY R/W LINE
 PER NORTHSIDE REPLAT
 SOUTH LINE LOT 1
 NORTH R/W LINE



76TH AVENUE NORTH

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
REVISE BOUNDARY	04-26-17	DHR	DHP
SKETCH & DESCRIPTION	01-07-17	SSS	DHR

H: \JN\4720\DWG\4720SD2REV1.DWG

EXHIBIT "A"



POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33785
 (727) 481-8113

DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, NORTHSIDE REPLAT AS RECORDED IN PLAT BOOK 67, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, S.89°48'57"E., 120.00 FEET TO THE POINT OF BEGINNING; THENCE N.00°05'03"E., 143.00 FEET S.89°48'57"E., 21.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID EAST LINE, S.00°05'03"W., 16.00 FEET; THENCE N.89°48'57"W., 0.99 FEET; THENCE S.00°05'03"W., 127.00 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, N89°48'57"W., 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.066 ACRES, (2,875 SQUARE FEET) MORE OR LESS

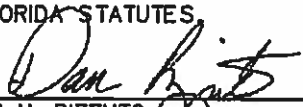
Exhibit A
Pg 2 of 2

NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK 1, NORTHSIDE REPLAT, PLAT BOOK 67, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LINE BEING ASSUMED AS S89°48'57"E.
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CERTIFICATION

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 DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

NOT A SURVEY

SHEET 2 OF 2

ITEM	DATE	BY	QC	EXHIBIT "A"	 POLARIS ASSOCIATES INC. PROFESSIONAL SURVEYING LB 6113 2165 SUNNYDALE BOULEVARD, SUITE D CLEARWATER, FLORIDA 33765 (727) 461-6113
REVISE BOUNDARY	04-26-17	DHR	DHR		
SKETCH & DESCRIPTION	01-07-17	SSS	DHR		
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ATTACHMENT - D

ORDINANCE NO. 1097-V

AN ORDINANCE APPROVING A VACATION OF A 16-FOOT NORTH/SOUTH ALLEY LOCATED WEST OF THE INTERSECTION OF DR. MARTIN LUTHER KING JR. STREET NORTH AND 76TH AVENUE NORTH; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission on May 3, 2017, (City File No. 17-33000003):

Legal Description: Attached 2 page Exhibit "A".

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

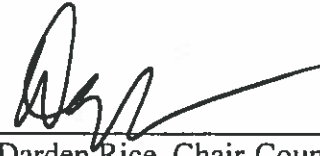
Section 3. The vacation is subject to and conditional upon the following:

1. Replat the subject property and the alley to be vacated.
2. Through the replatting process, dedicate a new 20-foot north-south alley located west of the alley being vacated.
3. Comply with the conditions of the Engineering memorandum dated February 15, 2017.
4. Prior to recording the vacation Ordinance, work with Frontier to either determine that their facilities are protected by an existing utility easement or the proposed new alley, provide a private easement, or relocate their facilities at the owner's expense. In any case a letter of no objection from Frontier must be provided.
5. Through the site plan approval process, revise the proposed site plan to relocate the dumpster further to the north and as far as practicable from the abutting residential properties. Redesign the parking to save the oak tree located between the alley being vacated and the proposed new alley, if it is not within the required twenty-foot new alley.
6. As required City Code Section 16.70.050.1.1 G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded 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.

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

First Reading held on the 1st day of June, 2017.

Adopted by St. Petersburg City Council on second and final reading on the 15th day of June, 2017.



Darden Rice, Chair-Councilmember
Presiding Officer of the City Council

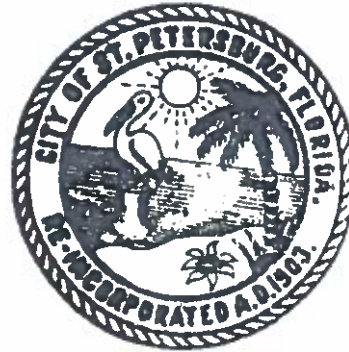
Attest:



Chan Srinivasa, City Clerk

(City File: 17-33000003)

Title Published: Times 1-t 6/2/17

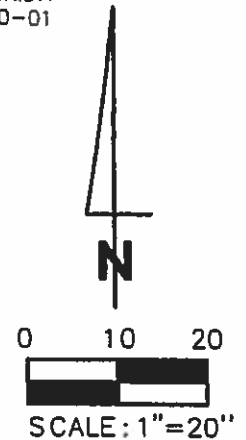


Not vetoed. Effective date Thursday, June 29, 2017 at 5:00 p.m.

Exhibit "A"
Page 1 of 2

SECTION 30 TOWNSHIP 30S, RANGE 17E
PINELLAS COUNTY, FLORIDA
PROJECT NUMBER 4720-01

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	70.00	23.69	N09°36'43"W	23.58	19°23'31"
C2	25.00	17.71	N00°59'18"E	17.33	40°34'04"



LOT 1, BLOCK 1,
NORTHSIDE REPLAT
PB. 67, PAGE 87

- LEGEND**
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 - POB = POINT OF BEGINNING
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 - R/W = RIGHT-OF-WAY
 - SR = STATE ROAD
 - US = UNITED STATES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°48'57"E	154.00
L2	N00°05'03"E	60.00
L3	N19°18'28"W	28.04
L4	S89°48'57"E	29.00
L5	S00°05'03"W	127.00
L6	N89°48'57"W	16.00

POC
SW CORNER
LOT 1, BLOCK 1

POB

NORTHERLY R/W LINE
PER NORTHSIDE REPLAT

76TH AVENUE NORTH

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	01-05-17	SSS	DKR
H:\JN\4720\DWG\4720SD1.DWG			

EXHIBIT "A"



POLARIS ASSOCIATES INC.

PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

DESCRIPTION

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CONTAINING 0.058 ACRES, MORE OR LESS


Exhibit "A"
 Page 2 of 2

NOTES

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 DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

NOT A SURVEY

SHEET 2 OF 2

ITEM	DATE	BY	QC	EXHIBIT "A"	 POLARIS ASSOCIATES INC. PROFESSIONAL SURVEYING LB 6113 2165 SUNNYDALE BOULEVARD, SUITE D CLEARWATER, FLORIDA 33765 (727) 461-6113
SKETCH & DESCRIPTION	01-05-17	SSS	DHR		
H:\JN\4720\DWG\4720SD1.DWG					



ATTACHMENT - E

May 6, 2019

Parkshore Realty Partners LLC
300 Beach Drive Northeast #2901
St. Petersburg, Florida 33701-3468

Mark W. Stephenson
146 2nd Street North #301
Saint Petersburg, Florida 33701

Re: Case No.: 17-33000003
Addresses &
Parcel ID Nos: 7601 Dr. Martin Luther King Jr. Street North; 30-30-17-61515-001-0010
None; 30-30-17-45666-000-0550
Request: Approval of an extension from June 15, 2019 to June 15, 2020 of a vacation of a 16-foot north/south alley located west of the intersection of Dr. Martin Luther King Jr. Street and 76th Avenue North.

Dear Applicant:

This application to the Development Review Commission (DRC) has been administratively approved, thereby approving the extension of approval of the above-referenced case from June 15, 2019, to June 15, 2020. Upon review of the criteria of 16.70.010.9, the St. Petersburg City Code permits administrative approval of applications, following the prescribed notice.

CONDITIONS OF APPROVAL:

1. Replat the subject property and the alley to be vacated.
2. Through the replatting process, dedicate a new 20-foot north-south alley located west of the alley being vacated.
3. Comply with the conditions of the Engineering memorandum dated February 15, 2017.
4. Prior to recording the vacation Ordinance, work with Frontier to either determine that their facilities are protected by an existing utility easement or the proposed new alley, provide a private easement, or relocate their facilities at the owner's expense. In any case a letter of no objection from Frontier must be provided.
5. Through the site plan approval process, revise the proposed site plan to relocate the dumpster further to the north and as far as practicable from the abutting residential properties. Redesign the parking to save the oak tree located between the alley being vacated and the proposed new alley, if it is not within the required twenty-foot new alley.



P.O. Box 2842
St. Petersburg, FL 33731-2842
T: 727-893-7171

Page 2
May 6, 2019

6. As required City Code Section 16.70.050.1.1 G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded 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.

If there are any questions, please feel free to call Kathryn Younkin at 727-892-5958.

Sincerely,



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

JCB/KAY:iw

ec: Joe Rosenthal; rosenthal.joe@gmail.com
Mark W. Stephenson; mark@weddingarchitects.com

ATTACHMENT - F

EMERGENCY NOTICE CONCERNING THE COMPUTATION OF TIME DUR- ING THE STATE OF LOCAL EMERGENCY DECLARED FOR THE PURPOSE OF RESPONDING TO COVID-19 WITHIN THE CITY OF ST. PETERSBURG, FLORIDA

On March 9, 2020, pursuant to executive order 20-52, the Governor of the state of Florida declared a state of emergency throughout Florida for the purpose of responding to Novel Coronavirus Disease 2019 (“COVID-19”). That statewide emergency remains in effect, and pursuant to section 4.D. of the Governor’s executive order, each political subdivision in the state is authorized, during the statewide emergency, to waive the procedures and formalities otherwise required of the political subdivision by law pertaining to the performance of public work and taking whatever prudent action is necessary to ensure the health, safety, and welfare of the community.

On March 12, 2020, I issued executive orders 2020-01 and 2020-02 for the purpose of declaring a state of local emergency in the City and initiating certain emergency powers for the purpose of responding to COVID-19. That state of local emergency remains in effect at this time, and pursuant to section 1(g) of order 2020-02, I am authorized, during the state of local emergency, to waive the procedures and formalities otherwise required of the City pertaining to performance of public work and taking whatever prudent action is necessary to ensure the health, safety, and welfare of the community.

In accordance with the state and local authority described above and with all other applicable law, including Florida Statutes section 252.38(3)(a)5, I hereby provide formal notice to the citizens of St. Petersburg and to any other person conducting business with the City of St. Petersburg or otherwise under the jurisdiction of the St. Petersburg City Code of the following waiver of procedures and formalities:

The “computation of time” as that term is defined in St. Petersburg City Code section 1-2 will be tolled for the duration of the state of local emergency declared on March 12, 2020, pursuant to Mayoral order 2020-01, as it may be extended from time to time, (collectively, the “**Emergency**”). On the day following the expiration or other termination of the Emergency, the computation of time shall resume counting from the day prior to the date of the initial declaration of the Emergency.

This waiver was made in consideration of the following findings: (i) that COVID-19 is an immediate danger to the public health, safety, or welfare that requires this emergency waiver; (ii) that this waiver is necessary to protect the public interest by allowing people to avoid interpersonal contact that may spread COVID-19 rather than appearing at public meetings or taking other actions needed to comply with deadlines established pursuant to City Code section 1-2; and (iii) that the procedure used to make this waiver is fair under the circumstances.

This waiver goes into effect immediately upon my signature below, and it continues in effect until the first to occur of the following: (i) amendment or termination of this waiver or (ii) expiration or earlier termination of the Emergency.

Sign: 
Rick Kriseman, Mayor

Date: March 19, 2020

Time: 3:54 pm

PRELIMINARY PLAT ROSENTHAL SUBDIVISION

BEING A REPLAT OF THE NORTHSIDE REPLAT AS RECORDED IN PLAT BOOK 67, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A REPLAT OF LOTS 55 AND 56 OF THE JOHN ALEXANDER KELLY SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 114, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LOCATED IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 17 EAST, ALL LYING IN THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	30.00'	47.07'	89°54'00"	N44°51'57"W	42.39'
C2	30.00'	47.15'	90°03'00"	S45°06'33"W	42.44'

ATTACHMENT - H

LEGEND

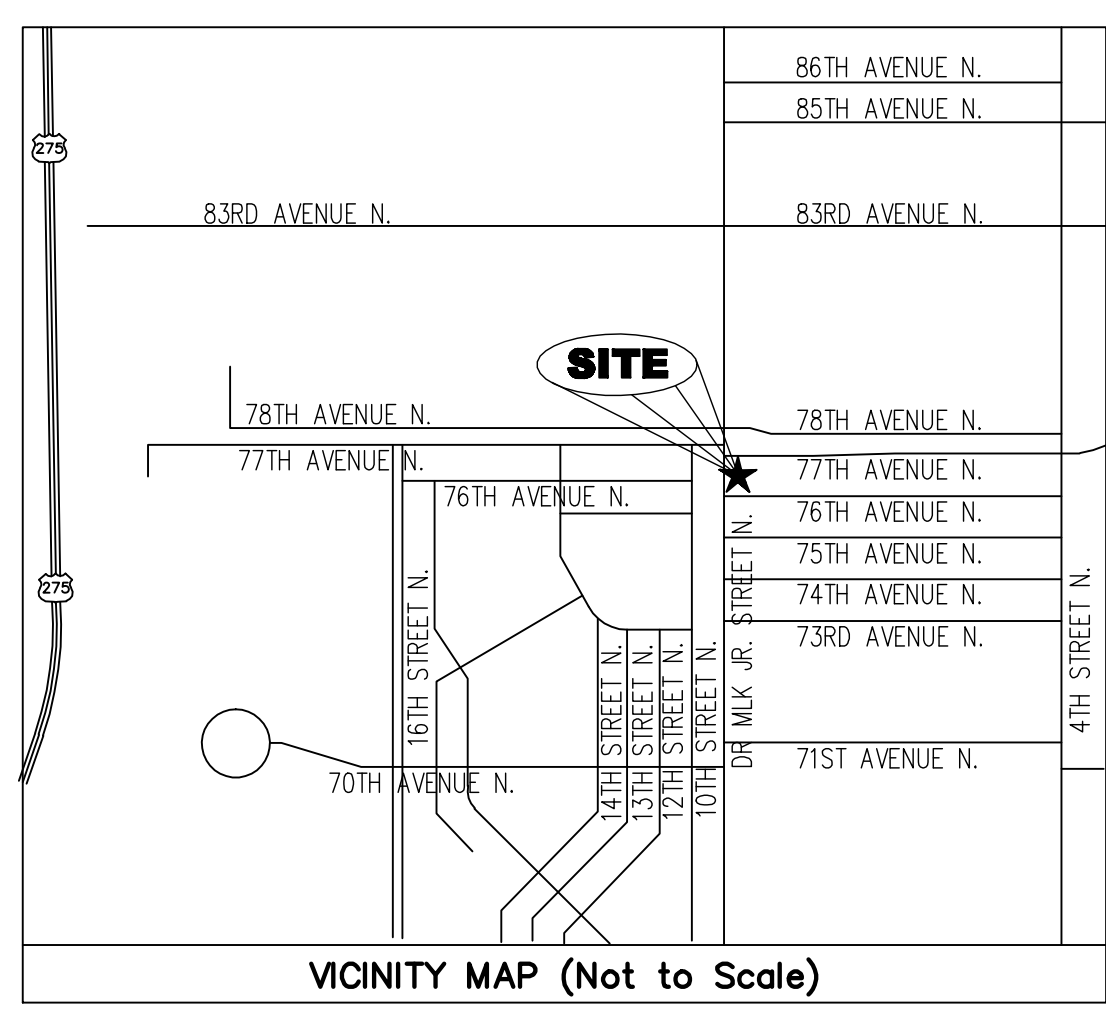
- A/C = AIR CONDITIONER UN
- BLDG = BUILDING
- (C) = CALCULATED DATA
- CCF = CERTIFIED CORNER F
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- COR = CORNER
- CPB = CONDOMINIUM PLAT BOOK
- C/T = CURB TIE
- (D) = DEED DATA
- (D) = DEED BOOK
- DIP = DUCTILE IRON PIPE
- ECMP = ELLIPTICAL CORRUGATED METAL PIPE
- EL = ELEVATION
- EP = EDGE OF PAVEMENT
- ERCP = ELLIPTICAL REINFORCE CONCRETE PIPE
- (F) = FIELD DATA
- FCM = FOUND CONCRETE MONUMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FIR = FOUND IRON ROD
- FND = FOUND NAIL & DISC
- FOP = FOUND OPEN PIPE
- FPP = FOUND PINCHED PIPE
- FRRS = FOUND RAILROAD SPIKE
- F/T = FENCE TIE
- FXC = FOUND X-CUT
- GE = GRATE ELEVATION
- IE = INVERT ELEVATION
- (L) = LEGAL DESCRIPTION DATA
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- MAS = MASONRY
- MHW = MEAN HIGH WATER
- NP = NORMAL POOL
- O/A = OVERALL
- OR = OFFICIAL RECORDS BOOK
- (P) = PLAT DATA
- PB = PLAT BOOK
- PC = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- P/T = PAVEMENT
- PVC = POLY VINYL CHLORIDE
- RCP = REINFORCE CONCRETE PIPE
- RLS = REGISTERED LAND SURVEYOR
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- SHW = SEASONAL HIGH WATER
- SR = SET IRON ROD 1/2" LB 6113
- SND = SET NAIL & DISC LB 6113
- SR = STATE ROAD
- STY = STORY
- SW = SIDEWALK
- TBM = TEMPORARY BENCH MARK
- (TYP) = TYPICAL
- VCP = VITRIFIED CLAY PIPE
- W = WITH
- WF = WOOD FENCE
- W/T = WALL TIE
- + 25.25 = POINT OF ELEVATION
- 25.2' = DIMENSION FROM BUILDING TO BOUNDARY / RIGHT-OF-WAY LINE
- BACKFLOW PREVENTER
- BOLLARD OR POST
- BOX, CABLE TELEVISION
- BOX, ELECTRIC UTILITY
- BOX, ELECTRIC UTILITY (TRANSFORMER)
- BOX, TELEPHONE
- DECORATIVE LIGHT POLE
- ELECTRIC OUTLET
- FIRE HYDRANT
- FLAGPOLE
- FLARED END SECTION
- GRATE INLET
- GROUND LIGHT
- GUY ANCHOR
- LIGHT POLE, CONCRETE
- LIGHT POLE, METAL
- LIGHT POLE, WOOD
- MAILBOX
- MANHOLE, ELECTRIC
- MANHOLE, GREASE TRAP
- MANHOLE, SANITARY SEWER
- STORM SEWER STRUCTURE
- MANHOLE, TELEPHONE
- METER, ELECTRIC
- METER, GAS
- METER, RECLAIMED WATER
- METER, WATER
- METERED END SECTION
- MONITORING WELL
- PEDESTRIAN CROSSING SIGNAL
- SANITARY CLEANOUT
- SCHEDULE B-2 ITEM
- TELEPHONE RISER
- TRAFFIC SIGN
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- UNDERGROUND CABLE TELEVISION MARKER
- UNDERGROUND CABLE TELEVISION WARNING SIGN
- UNDERGROUND ELECTRIC MARKER
- UNDERGROUND ELECTRIC WARNING SIGN
- UNDERGROUND FIBER OPTIC MARKER
- UNDERGROUND FIBER OPTIC WARNING SIGN
- UNDERGROUND FORCEMAIN MARKER
- UNDERGROUND FORCEMAIN WARNING SIGN
- UNDERGROUND GAS MARKER
- UNDERGROUND GAS WARNING SIGN
- UNDERGROUND RECLAIMED WATER MARKER
- UNDERGROUND RECLAIMED WATER WARNING SIGN
- UNDERGROUND SANITARY SEWER MARKER
- UNDERGROUND SANITARY SEWER WARNING SIGN
- UNDERGROUND TELEPHONE MARKER
- UNDERGROUND TELEPHONE WARNING SIGN
- UNDERGROUND WATER MARKER
- UNDERGROUND WATER WARNING SIGN
- UTILITY POLE, CONCRETE
- UTILITY POLE, METAL
- UTILITY POLE, WOOD
- VALVE, GAS
- VALVE, RECLAIMED WATER
- VALVE, SANITARY
- VALVE, WATER
- WELL
- CONCRETE
- ASPHALT
- CONCRETE PAVERS
- BRICK
- 52.15 = BACK OF CURB
- 51.63 = EDGE OF PAVEMENT
- TOP OF BANK
- TOE OF SLOPE OR CENTER LINE OF DITCH
- 6" CHAIN LINK FENCE UNLESS OTHERWISE NOTED
- OVERHEAD UTILITY LINES
- APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- APPROXIMATE LOCATION OF UNDERGROUND FORCEMAIN
- APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE
- APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
- 12" PVC
- 24" RCP
- APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE

TREE LEGEND

- BT = BAY TREE
- BBT = BOTTLE BRUSH TREE
- CT = CAMPHOR TREE
- CD = CEDAR
- CHT = CHINABERRY TREE
- CTT = CITRUS TREE
- CTP = CYPRESS TREE
- ELT = ELM TREE
- EUT = EUCALYPTUS TREE
- MNT = MAGNOLIA TREE
- MAP = MAPLE TREE
- MUL = MULBERRY TREE
- OAK = OAK TREE
- OS = OTHER SPECIES
- PALM = PALM TREE
- PECAN = PECAN TREE
- PERSIMMON = PERSIMMON TREE
- PINE = PINE TREE
- SYCAMORE = SYCAMORE TREE
- WAX MYRTLE = WAX MYRTLE TREE
- WILLOW = WILLOW TREE

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°05'03"W	16.13'(P)



- TOP OF BANK
- TOE OF SLOPE OR CENTER LINE OF DITCH
- 6" CHAIN LINK FENCE UNLESS OTHERWISE NOTED
- OVERHEAD UTILITY LINES
- APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- APPROXIMATE LOCATION OF UNDERGROUND FORCEMAIN
- APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE
- APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
- 12" PVC
- 24" RCP
- APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE

DATE	NUMBER	REVISIONS PER COMMENTS	DHR
3/4/19	1		
		REVISIONS	BY

NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF 77TH AVENUE NORTH, BEING ASSUMED AS S 89°51'57"E AS SHOWN ON THE NORTHSIDE REPLAT AS RECORDED IN PLAT BOOK 67, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLAS AND VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
- THE SITE APPEARS TO BE IN FLOOD ZONE "AE", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 12103020299C, EFFECTIVE DATE SEPTEMBER 3, 2003. POLARIS ASSOCIATES, INC. AND THE SIGNING SURVEYOR HEREOF ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION.
- THIS SURVEY IS BASED ON U.S. FEET.

SURVEYOR:
POLARIS ASSOCIATES INC.
2165 SUNNYDALE BLVD., SUITE D
CLEARWATER, FL 33765

ENGINEER:
VICKSTROM ENGINEERING
505 20TH AVENUE NE
ST. PETERSBURG, FL 33704

OWNER:
PARKSHORE REALTY PARTNERS LLC
JOE ROSENTHAL
300 BEACH DRIVE NE, APT. 2901
ST. PETERSBURG, FL 33701

DECEMBER 13, 2018
DATE
DAN H. RIZUTO
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER LS 5227
STATE OF FLORIDA

PREPARED FOR: PARKSHORE REALTY PARTNERS LLC

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113
DATE OF SURVEY: DECEMBER 13, 2018

CHECKED BY: SCALE: 1" = 20'
DHR RED DRAWN BY: JOB NO: 4720-01
DRAWING PATH: H:\UN4720\DWG\4720PRELIM PLAT.DWG
SHEET 1 OF 1