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 **Tuesday, August 3, 2021 at 10:00 A.M.** If this matter is not heard at the August 3rd meeting due to the heavy caseload, this case will be carried to the hearing on **Wednesday, August 4, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. 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:	21-33000006
PLAT SHEET:	F-38
REQUEST:	Approval to vacate a 10-foot-wide alley off 72nd Avenue North abutting Lots 4 through 9 of the Dixie Terrace Subdivision between 7200 and 7220 4th Street North.
OWNER:	4th Street Storage Associates 8347 Tuttle Avenue, Unit 412 Sarasota, Florida 34243
AGENT:	James Porter, Esq., Akerman Law Firm 401 East Jackson Street, Suite #1700 Tampa, Florida 33602
ADDRESSES AND PARCEL IS NOS:	7200 4th Street North; 30-30-17-21654-000-0040 7220 4th Street North; 30-30-17-40749-001-0010
LEGAL DESCRIPTION:	On File
ZONING:	Corridor Commercial Suburban (CCS-1)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a 10-foot-wide alley off 72nd Avenue North abutting Lots 4 through 9 of the Dixie Terrace Subdivision between 7200 and 7220 4th Street North (see Attachment A for the Project Location Map and Attachment B for Sketch & Legal Description).

The purpose of the vacation according to the application narrative is to provide space for the applicant to expand an approved self-storage facility. That facility received Special Exception approval in March 2021 under Case 21-32000002. The applicant now proposes to expand that approved facility and make other site improvements, including re-routing the sanitary sewer line that is currently in the alley to a different location on-site (see Attachment C for the Application and Attachment D for Additional Photos). The proposed building would be expanded into the area currently occupied by the alley. A utility easement over the alley is also proposed to be vacated; that part of the application is being processed administratively.

The applicant has also requested DRC approval of Site Plan Case 21-33000008, which includes modifications of existing and previously approved site conditions.

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. Water Resources objects to the vacation because there is a sewer line in the alley. Engineering has asked for a 20-foot-wide Public Utility Easement over the sewer line. The route of the new sewer line has not yet been finalized by the applicant. Compliance with the Engineering Memo dated June 15, 2021, (see Attachment E), is a recommended Condition of Approval.

    - No private utilities were reported in the right-of-way.

2. ***Whether the vacation would cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record.***
    - Access will not be substantially impaired or denied to any lot of record. All the lots abutting the alley are owned by the applicant and access will be provided via a private driveway.

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, create dead-end rights-of-way, or substantially alter utilized travel patterns. Access to the interior of the site will be accomplished through an on-site driveway. The applicable plat does not contain designated historic landmarks or districts in this area.

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.***
    - Engineering has requested a 20-foot Public Utility Easement over the sewer line which is currently located in the alley, and is proposed to be re-routed by the applicant.

    - The street right-of-way is not needed for vehicular access, because that will be accomplished through the site's interior driveway.

5. ***The POD, Development Review Commission, and City Council may also consider any other factors affecting the public health, safety, or welfare.***
    - No other factors were considered.

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;*
    - *(2) Protect and enhance the fabric and character of neighborhoods;*
    - *(4) Assure that services and facilities are provided at the adopted level of service concurrent with existing and future demand; and*
    - *(5) Attain the highest level of economic well-being possible for the city and its citizens.*

    Response to LU Goals 1, 2, 4 and 5: The application, in accordance with recommended conditions of approval, would not impair the foregoing goals of the Land Use Element. Because vacation of the alley is associated with a commercial development project, the application would advance economic development goal #5 by providing space for a larger commercial building.

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 alley vacation would not impair the intent and purpose of this policy because this alley is not required for present or future public vehicular or pedestrian use.

C. Adopted Neighborhood or Special Area Plans

The subject area is not located in an area covered by a Neighborhood Plan.

D. Comments from Organizations and the Public

As of June 16, 2021, City Staff received no comments from the Fossil Park Neighborhood Association, the Council of Neighborhood Associations (CONA) or the Federation of Inner-City Community Organizations (FICO).

RECOMMENDATION. Staff recommends **APPROVAL** vacation with the following conditions of approval:

1. Approval shall be conditioned upon the receipt of approval of the requested Site Plan application (DRC Case No. 21-32000008).

2. Prior to recordation of the vacation ordinance, the applicant shall replat the lots abutting the alley.

3. The Applicant shall comply with the Engineering Review Memo dated June 15, 2021. Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.

4. 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 *6/16//21*
Cheryl Bergailo, AICP, LEED Green Assoc., Planner II DATE
Development Review Services Division
Planning & Development Services Department

REPORT APPROVED BY:

/s/Jennifer C. Bryla *6.22.2021*
Jennifer Bryla, AICP, Zoning Official (POD) DATE
Development Review Services Division
Planning & Development Services Department

Attachments: A – Location Map, B - Sketch & Legal Description, C - Application, D – Additional Photos, E - Engineering Memo

DISCUSSION AND RECOMMENDATION:

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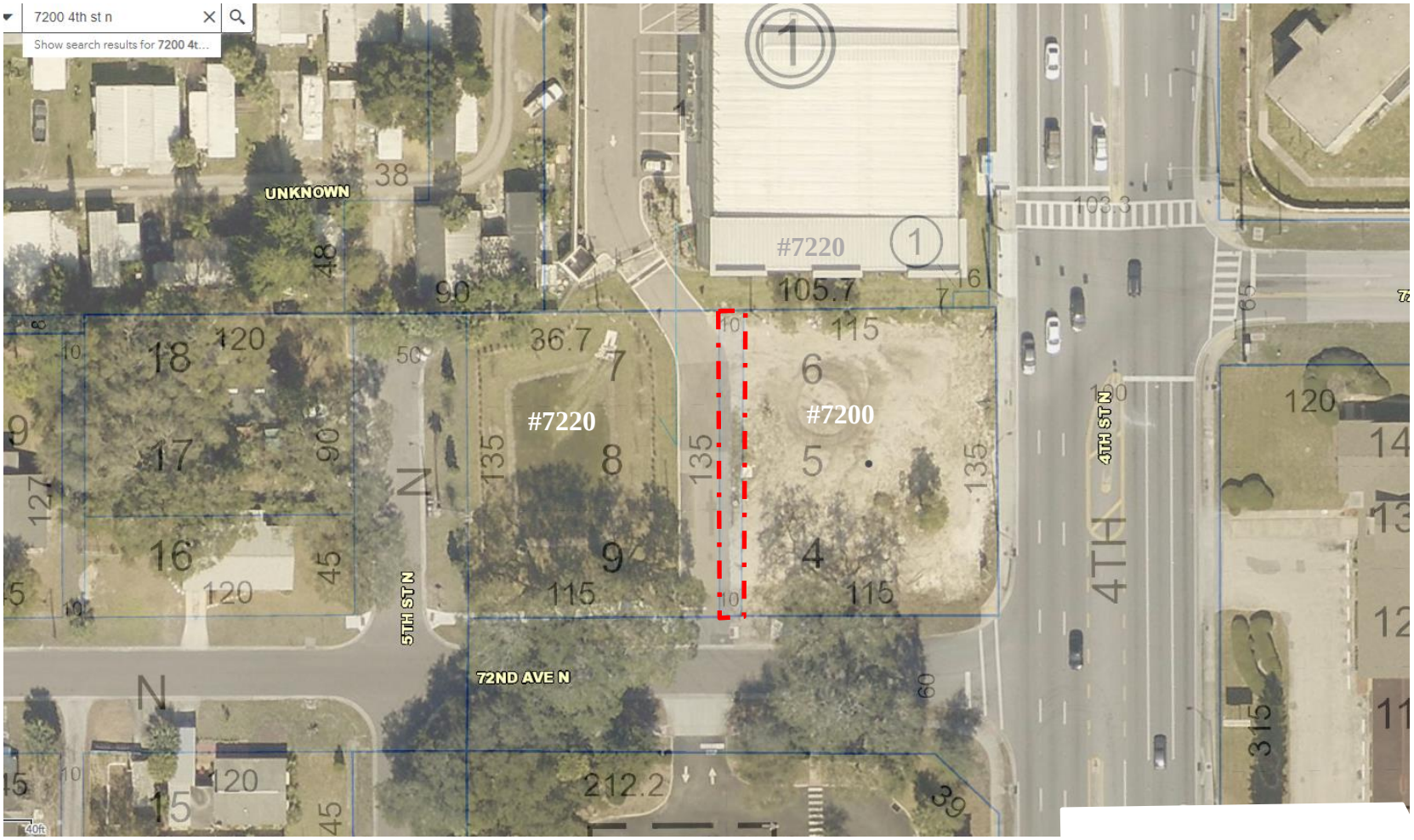
REPORT PREPARED BY:

/s/Cheryl Bergailo *6/16//21*
Cheryl Bergailo, AICP, LEED Green Assoc., Planner II DATE
Development Review Services Division
Planning & Development Services Department

REPORT APPROVED BY:

/s/Jennifer C. Bryla *6.22.2021*
Jennifer Bryla, AICP, Zoning Official (POD) DATE
Development Review Services Division
Planning & Development Services Department

Attachments: A – Location Map, B - Sketch & Legal Description, C - Application, D – Additional Photos, E - Engineering Memo



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ATTACHMENT – A
Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 21-33000006
Address: 7200 and 7220 4th Street N.

N↑
(nts)

SKETCH OF DESCRIPTION

SHEET 1 OF 2

ATTACHMENT - B

LEGAL DESCRIPTION:
THE 10 FOOT WIDE ALLEY LYING BETWEEN LOTS 4, 5 AND 6 AND LOTS 7, 8 AND 9, OF DIXIE TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 83, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 6, RUN THENCE S00°14'42"W, ALONG THE WEST BOUNDARY OF SAID LOTS 6, 5 AND 4, A DISTANCE OF 135.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF 72ND AVENUE N; THENCE N89°56'46"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE N00°14'42"E, ALONG THE EAST BOUNDARY OF SAID LOTS 9, 8 AND 7, A DISTANCE OF 135.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE N89°49'34"E, ALONG THE NORTH BOUNDARY OF SAID DIXIE TERRACE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,355 SQUARE FEET MORE OR LESS.

JAMES DENNIS BRAY
License Number
PSM6507
STATE OF
FLORIDA
Professional Surveyor and Mapper

JOB #904306
CF #PIN-9-83-Alley Vacate-SOD
DATE: 4/8/2021
SCALE: 1" = 30'
DRAWN BY: JB

CERTIFIED TO:
StorCon Development, LLC

REVISIONS

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

Digitally signed by James D Bray
DN: cn=James D Bray c=US o=Unaffiliated ou=A01427D000001667EAAC3E300001793
Date: 2021-04-08 14:28-04:00

James D. Bray PSM 6507

GENERAL NOTES:

1. Bearing structure is based on the monumented west right of way line of 4th Street N, being S00°14'38"W per Florida Department of Transportation Right of Way Map of SR 687/SR 600/ U.S. 92 (4th Street Nn), Dection 15090, with Fed Proj# 1501-026-P, dated 04-01-2015.

2. This surveyor has not made a search of the public records for any dedications, limitations, restrictions or easements other than shown hereon.

3. This Sketch of Description has been made for the exclusive use of the entities prepared for, heron and does not extend to any unnamed parties.

4. This Sketch of Description is not a Survey.

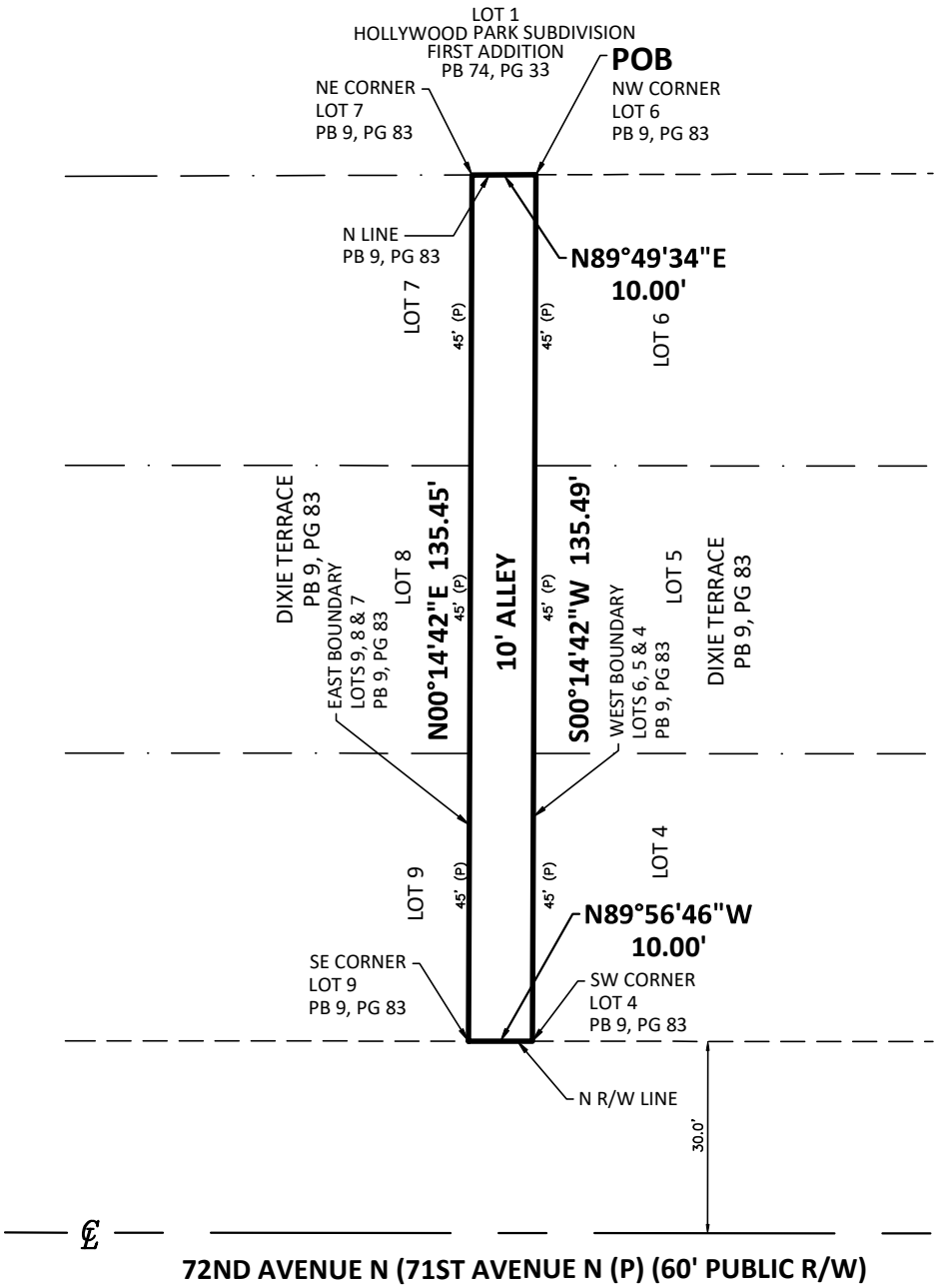
5. This Sketch is "Not Valid" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by signing Professional Surveyor and Mapper on the Date of the electronic signature.

LEGEND

℄	- CENTERLINE
CBW	- CONCRETE BLOCK WALL
CLF	- CHAIN LINK FENCE
CM	- CONCRETE MONUMENT
CONC	- CONCRETE
COVD	- COVERED
CW	- CONCRETE WALKWAY
Δ	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FH	- FIRE HYDRANT
FFE	- FINISHED FLOOR ELEVATION
FND	- FOUND
INST	- INSTRUMENT NUMBER
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
(M)	- MEASURED
MS	- METAL SHED
N&D	- NAIL AND DISK
ORB	- OFFICIAL RECORDS BOOK
OW	- OVERHEAD WIRE
(P)	- PLAT
PB	- PLAT BOOK
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TR	- TELEPHONE RISER
TYP	- TYPICAL
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
#	- NUMBER

SKETCH OF DESCRIPTION

SHEET 2 OF 2



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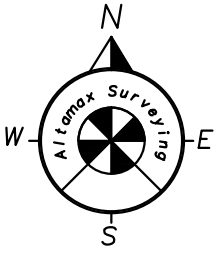

GRAPHIC SCALE

0 30 60

1 INCH = 30 FEET

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SUBDIVISION DECISION Application

Application No. 21-33000006

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: 16.40.140 & 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			
NAME of APPLICANT (Property Owner):	4th Street Storage Associates, LLC, attn: Jonathan Dorman		
Street Address:	8437 Tuttle Ave., #412		
City, State, Zip:	Sarasota, Florida 34243		
Telephone No:	813-310-8520	Email Address:	jon.dorman@hotmail.com
NAME of AGENT or REPRESENTATIVE:	James Porter, Esq. Akerman Law Firm		
Street Address:	401 E. Jackson St. #1700		
City, State, Zip:	Tampa, FL 33602		
Telephone No:	813-209-5060	Email Address:	jim.porter@akerman.com
PROPERTY INFORMATION:			
Street Address or General Location:	Alley between parcels at 7200 & 7220 4th Street N.		
Parcel ID#(s):	30-30-17-21654-000-0040 and 30-30-17-40479-0001-0010		
DESCRIPTION OF REQUEST:	Vacate 10' x 135' alley, allocate all land area to 7200 4th Street North (PID 30-30-17-21654-000-0040). Vacate sanitary sewer easement in same geometry.		
PRE-APPLICATION DATE:	3/23/2021	**PLANNER:**	Cheryl Bergailo

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: _____ Date: April 8, 2021
*Affidavit to Authorize Agent required, if signed by Agent.

Typed name of Signatory: Jonathan Dorman, Manager

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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: 4th Street Storage Associates, LLC

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

Property Address: 7200 & 7220 4th Street N.

Parcel ID Number: 30-30-17-21654-000-0040 and 30-30-17-40479-0001-0010

Request: Vacate 10' x 135' alley, allocate all land area to 7200 4th Street North (PID 30-30-17-21654-000-0040). Vacate sanitary sewer easement in same geometry.

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): James Porter, Esq., Akerman

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): _____ Jonathan Dorman, Manager
Printed Name

Sworn to and subscribed on this date

Identification or personally known: drivers license

Notary Signature: (Print): Jean Levi Date: 4/9/2021

Commission Expiration (Stamp or date):

JEAN LEVI
Notary Public, State of Florida
Commission# HH 57397
My comm. expires Oct. 26, 2024

City of St. Petersburg – One 4th Street North – PO Box 2842 – St. Petersburg, FL 33731-2842 – (727) 893-7471
www.stpete.org/ldr

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www.stpete.org

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	
Street Address: 7200 & 7220 4th Street N.	**Case No.:**
Description of Request: Vacate 10' x 135' alley, allocate all land area to 7200 4th Street North (PID 30-30-17-21654-000-0040). Vacate sanitary sewer easement in same geometry.	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	

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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 permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. 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, 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.

APPLICANT REPORT
Street Address: Alley vacation - 7200 & 7220 4th Street North
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
12/3/2020: Teleconference with Carol Santure, secretary of Fossil Park N.A. Followed up with emailed materials
12/24/2020: Teleconference with Tom Lally, incoming president of CONA. He confirmed receipt of emailed materials
12/24/2020: Text exchange with Kimberly Frazier-Leggett of FICO.
12/30/2020: Teleconference with Jerry Woodlridge, president of Fossil Park N.A. Followed up with emailed materials and offered to present our proposal to the association board and/or members.
(b) Content, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and other publications
12/4/2020: Emailed proposed color site plan and building elevations to Carol Santure, secretary of Fossil Park N.A.
12/24/2020: Emailed proposed color site plan and building elevations to Tom Lally, incoming president of CONA.
12/30/2020: Emailed proposed color site plan and building elevations to Jerry Woolridge, president of Fossil Park N.A.
12/30/2020: Fed-Exed two copies of proposed color site plan and building elevations to Kimberly Frazier-Leggett of FICO.
*** Copies of materials are attached ***
~~(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located~~
4/5/2021: Emailed proposed site plan to Jerry Woolridge & Carol Santure of Fossil Park N.A.
4/5/2021: Emailed proposed site plan to Tom Lally, president of CONA.
4/5/2021: Mailed proposed site plan to Kimberly Frazier-Leggett of FICO.
*** Copies of materials are attached ***
2. Summary of concerns, issues, and problems expressed during the process
No concerns were expressed by the associations I contacted. Fossil Park was in support of our proposal, and CONA advised that they do not get very involved in proposals like mine.
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations
Check one: (__) Proposal supported
(__) Do not support the Proposal
(__) Unable to comment on the Proposal at this time
(__) Other comment(s):
Association Name President or Vice-President Signature
If the president or vice-president of the neighborhood association are unavailable or refuse to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification.

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.

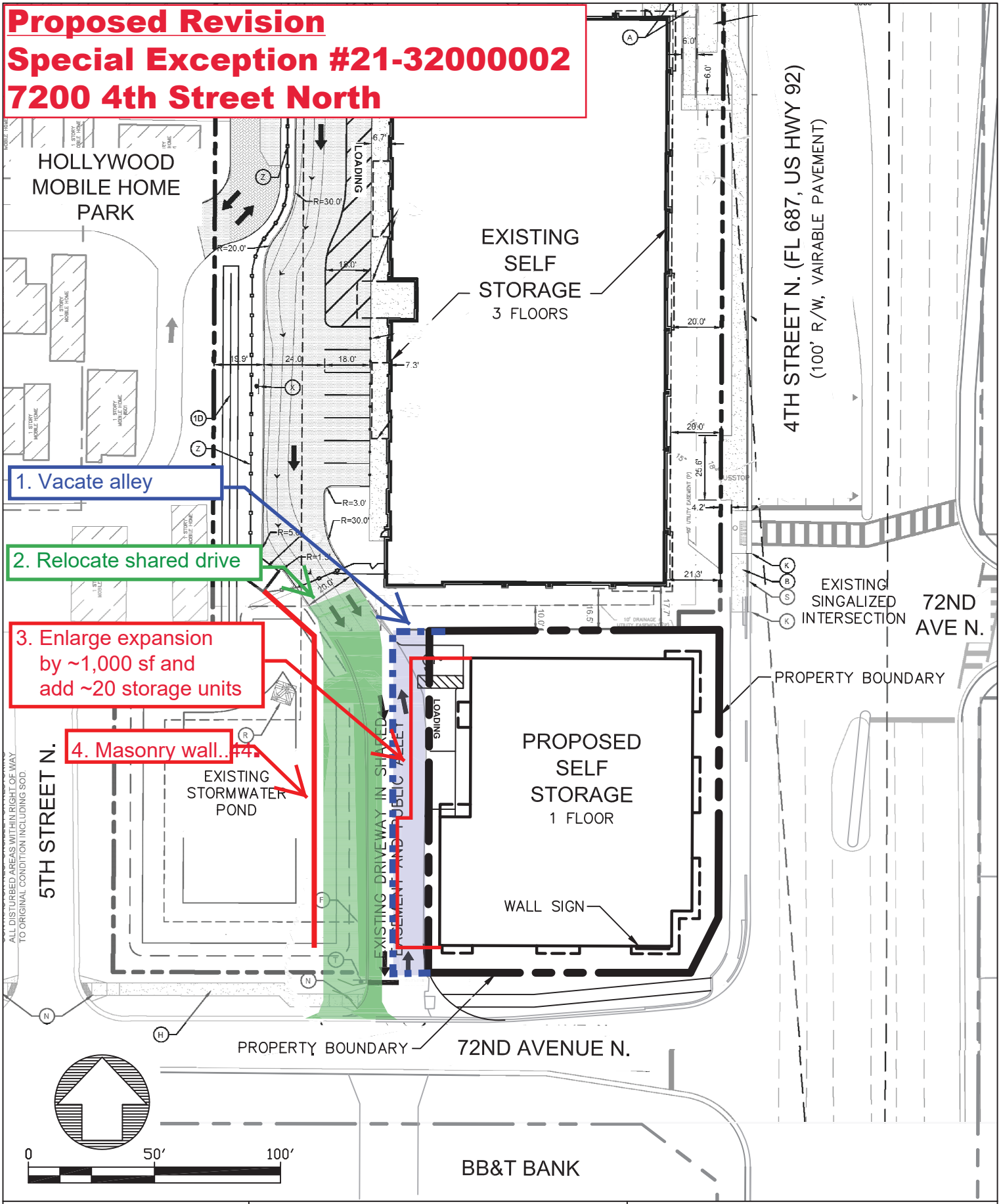
APPLICANT REPORT
Street Address:
1. Details of techniques the applicant used to involve the public
(a)Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, 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) Tom Lally at variance@stpetecona.org, by standard mail to Federation of Inner-City Community Organizations (FICO) Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712, and by email to all other Neighborhood Associations and/or Business Associations within 300feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of suchnotice with the application.
□ Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 4/5/2021
□ Attach the evidence of the required notices to this sheet such as Sent emails.

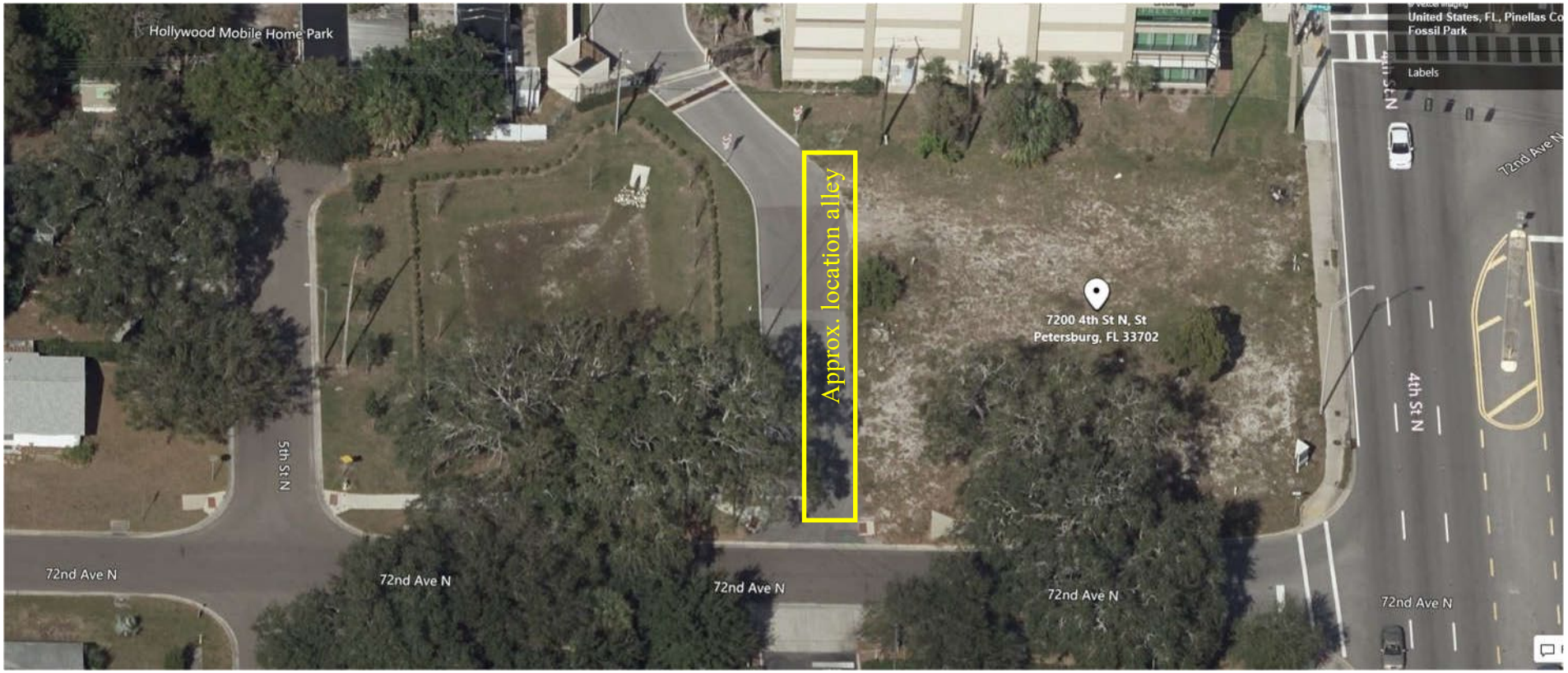
City of St. Petersburg Subdivision Decision Application
for
Alley Vacation and Easement Vacation
7200 & 7220 4th Street North

STOP
SANITARY
ST. PETERSBURG
FLORIDA

Proposed Revision
Special Exception #21-32000002
7200 4th Street North



STORCON DEVELOPMENT, LLC 8437 TUTTLE AVE., #412 SARASOTA, FL 34243	SITE PLAN FOR SPECIAL EXCEPTION 1/4/2021	4TH STREET SELF STORAGE



View toward alley from the south (aerial image from Bing Maps.)

st.petersburg
www.stpete.org

Attachment D—Additional Site Photos

Planning and Development Services Department
City of St. Petersburg, Florida

ATTACHMENT - E

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

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

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: June 15, 2021

SUBJECT: Approval to vacate a 10-foot-wide alley and a 10-foot-wide easement

FILE: 21-33000006 R1

LOCATION AND PIN: 7200 4th St. N.; 30/30/17/21654/000/0040
7220 4th St. N.; 30/30/17/40749/001/0010

ATLAS: F-38 **Zoning:** CCS-1

REQUEST: Approval to vacate a 10-foot-wide alley and 10-foot-wide easement in the same location abutting Lots 4 through 9 of the Dixie Terrace Subdivision to further expand a proposed self-storage building (associated site plan application 21-32000002).

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed vacations provided the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. The legal description for the easement to be vacated is the same as the legal description of the alley to be vacated and both reference recordation in plat book 9, page 83. However, plat book 9, page 83 only appears to show the 10-foot alley, though not labeled specifically as alley or easement on the plat. For clarity, the application should indicate how the easement was initially established since it does not appear to be shown on the recorded plat, unless the issue is simply that the plat contained no specific dedication language to clarify the 10-foot wide area as easement or alley.

2. The applicant is required to dedicate a 20' wide Public Utility Easement centered over the existing north/south 8" public sanitary sewer main within the alley and easement to be vacated.

Alternatively, the applicant must relocate the main to a location within the public right of way (preferred) or to a location approved by the City's Water Resources Department and Engineering & Capital Improvements Department. Any location outside the public right of way which is approved by these two City departments will require the dedication of a new 20-foot wide public utility easement centered over the main. Relocation to the public right of way of 72nd Avenue North and 4th Street North would also make possible the abandonment of approximately 120-feet of existing 10" VCP main extending to the east of MH F38-5 (to private ownership) since this main would only then service the portion of this storage facility north of the main. This in turn would open the possibility of vacation of the public utility easement which runs east west across the northern boundary of this site which could provide additional land for redevelopment.

3. A 10" VCP sanitary sewer exists within the within the 5-foot east/west public utility easement along the northern boundary of this site. The main is approximately 12.5 feet deep. If this main is not

abandoned to private ownership as described in item #2 (above), future building foundations shall be designed at a depth to assure that no bearing pressure transfers to the VCP sewer main or the building shall be sufficiently set back from the main to prevent bearing pressure transfers to the VCP sewer main. Cross sections drawn to scale showing the building foundation and the field verified location and depth of the sanitary sewer main shall be included in the constructure plan set. Additional trees or deep-rooted shrubs shall not be planted in the 5-foot public easement containing the sanitary sewer main.

4. Per City Code 16.40.140.4.4, no building or other structure shall be erected, and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the POD. All costs involving repairing of hard surfaces, removal and replacement of fences, walls, trees, shrubbery, and hedges shall be the responsibility of the property owner.

STANDARD COMMENTS:
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. City standard details are available on the City's website at the following link:

https://www.stpete.org/city_departments/engineering_and_capital_improvements/facility_design_and_development.php

City infrastructure maps are available via email request to ECID@stpete.org. All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/MJR/meh