



**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 or his or her spouse has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). 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, September 7, 2022 at 10:00 A.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO: 22-33000012

PLAT SHEET: F-40

REQUEST: Approval to vacate the subsurface rights under the 16-foot alley on Lot 53 of the Gandy Highway Subdivision.

OWNER/APPLICANT: PR St. Pete, LLC c/o Shawn Jones
110 Front Street, Suite 300
Jupiter, FL 33477

ADDRESS: 7555 Dr. M.L. King, Jr. Street N. (Lot 53)

PARCEL ID NUMBER: 30-30-17-30060-000-0530

ZONING: Neighborhood Traditional - 1 (NT-1)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate the subsurface rights under the unimproved 16-foot alley on Lot 53 of the Gandy Highway Subdivision in the Neighborhood Traditional – 1 (NT-1) Zoning District (see Attachment A - Location Map, Attachment B – Zoning Atlas and Attachment C - Legal Description and Sketch). The alley was dedicated via an Agreement with the City when the plat to the west of this property was adopted (see Attachment B).

The purpose of the vacation according to the application narrative is to effectuate redevelopment of the abutting property to the west (see Attachment D - Application). The property owner was unaware at the time of the site plan submission that there was an alley on Lot 53, and designed an underground stormwater detention facility on Lot 53 for the commercial project on the abutting property to the west. The City's Engineering Department discovered the alley when they were reviewing a lot line adjustment application for that commercial property.

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.

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. Engineering has no objection, however, has provided a construction-related comments in a Review Memo dated August 16, 2022, that the applicant should adhere to. These comments are a recommended Condition of Approval (see Attachment E).
- Private utilities have been identified in the alley and street corners. Frontier Communications has facilities in the area, however a private easement was provided by the applicant to Frontier, and a Letter of No Objection was issued by Frontier.

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. A subsurface vacation of the alley is proposed.

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. The block is not historic.

4. Whether the easement is needed for the purpose for which the City has a legal interest and, for rights-of-way, whether there is a present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.

- The subsurface right-of-way is not needed by the City.

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 the vacation is associated with a development project, the application would advance economic development goal #5.

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 vacation would not impair the intent and purpose of this policy because the vacation of subsurface right-of-way is proposed.

C. Comments from Organizations and the Public

As of August 24, 2022, City Staff received no comments from the public, the Fossil Park Neighborhood Association, the Council of Neighborhood Associations (CONA) or the Federation of Inner-City Community Organizations (FICO).

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

1. The Applicant shall comply with the Engineering Review Memo dated August 16, 2022.
2. The applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.

3. 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

8/24/22

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

DATE

REPORT APPROVED BY:

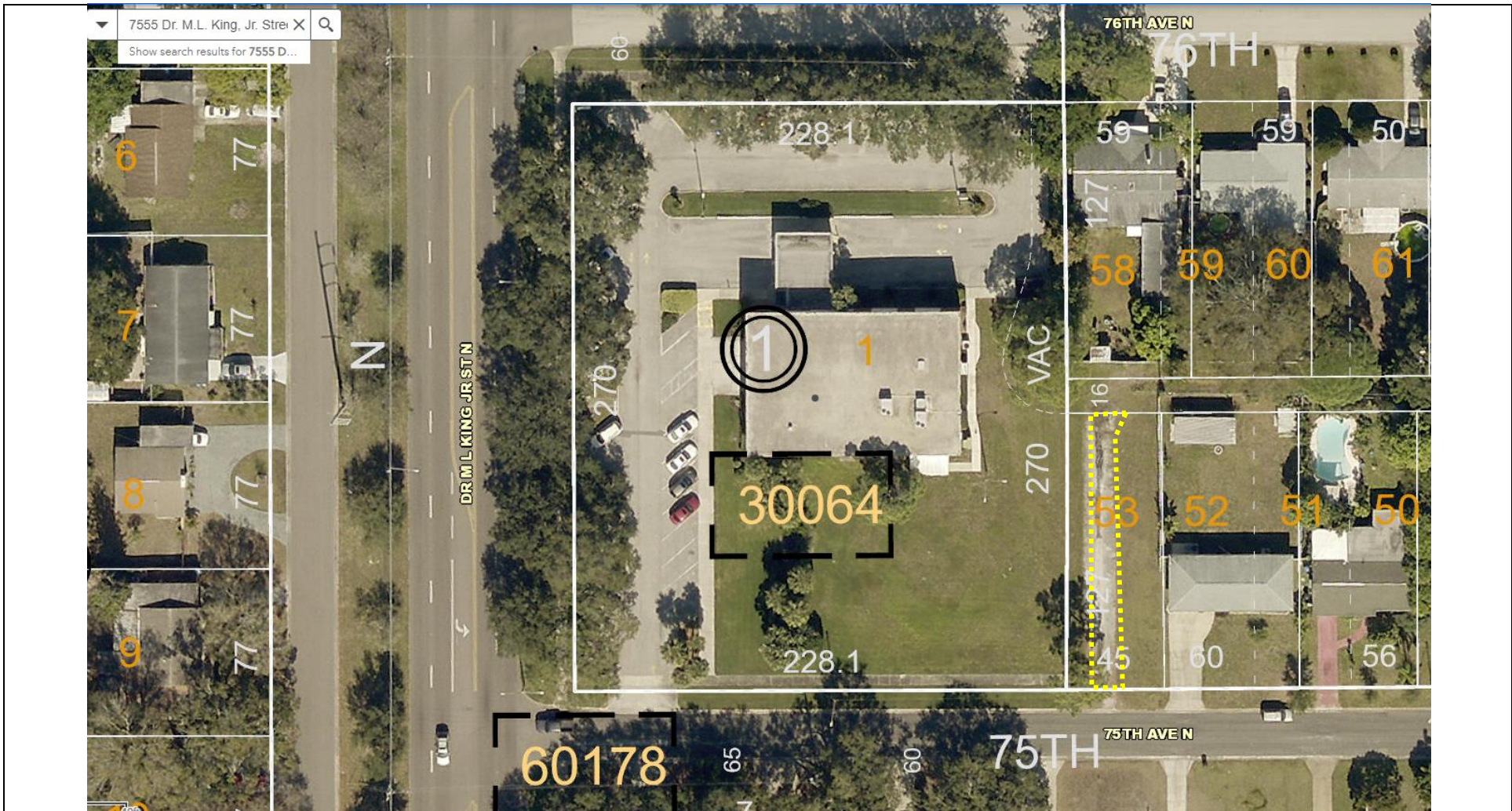
/s/ Corey Malyszka

8/24/22

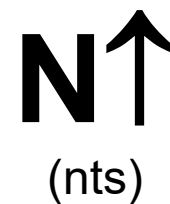
Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

DATE

Attachments: A – Location Map, B – Zoning Atlas, C – Legal Description and Sketch, D - Application, E – Engineering Memo



ATTACHMENT – A
 Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services Department
 Case No.: 22-33000012
 Address: 7555 DR ML KING JR ST N (30-30-17-30060-000-0530)



6 /
PINELLS
HANCE & SONS
CLERK CITY

72146335

O.R. 3926 PAGE 975

Nov 20 11 47 AM '72

DEDICATION FOR RIGHT OF WAY FOR ALLEY

THIS AGREEMENT made and entered into this 22nd day of August, A.D. 1972, by and between BENTON WALLACE, Trustee hereinafter referred to as Party of the First Part, and the City of St. Petersburg, Florida, hereinafter referred to as Party of the Second Part:

W I T N E S S E T H:

That for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, and the covenants herein contained, the Party of the First Part does hereby grant unto the Party of the Second Part, a sixteen (16) foot wide alley for the use and benefit of the public for alley purposes.

The said sixteen (16) foot wide right of way located in the City of St. Petersburg, County of Pinellas and State of Florida, is described as follows:

From the southeast corner of Lot 53, GANDY HIGHWAY SUBDIVISION, as recorded in Plat Book 9, Page 6, records of Pinellas County, Florida, run North 89° 52' 30" West, 20.04 feet, along the southerly boundary of said Lot 53 to a point of beginning. Thence run North 106.96 feet; thence by a curve to the right, radius 20 feet, arc 31.46 feet, chord North 45° 03' 45" East, 28.32 feet to the northeast corner of said Lot 53; thence North 89° 52' 30" West, 36.04 feet, along the northerly boundary of said Lot 53; thence South 127 feet to the southerly boundary of said Lot 53; thence South 89° 52' 30" East, to the point of beginning.

This instrument was prepared by
William E. Allison, Attorney,
1st Fed. Bldg.,
St. Petersburg, Fla. 33701

RETURN TO: Clerk of City Council
P.O. Box 2842
St. Petersburg, Fla. 33731

Rev. 72-543

Reserving unto the Party of the First Part,
 reversion or reversions thereof, whenever the use for alley
 purposes is discontinued.

Benton Wallace Trustee
 BENTON WALLACE, Trustee
 Party of the First Part

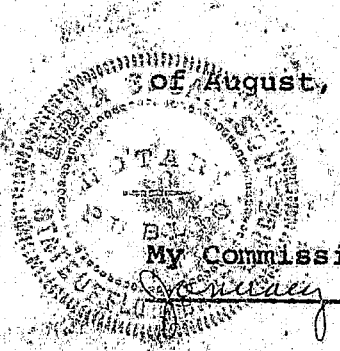
Signed, sealed and
 delivered in the
 presence of:

Lydia C Carlson
William J. Allen

STATE OF FLORIDA)
) ss:
 COUNTY OF PINELLAS)

Before me, the undersigned authority, duly auth-
 orized to take acknowledgments, appeared BENTON WALLACE, Trustee
 who, after being duly sworn, according to law, deposed and said
 that the matters and things contained in the foregoing Dedication
 of Right of Way for Alley, by him subscribed were true.

Sworn to and subscribed before me this 22nd day
 of August, A.D. 1972.



Lydia C Carlson
 Notary Public

My Commission Expires:

January 6, 1975

Notary Public, State of Florida at Large
 My Commission Expires JANUARY 6, 1975

Legal Description:

From the southeast corner of Lot 53, GANDY HIGHWAY SUBDIVISION, as recorded in Plat Book 9, Page 6, records of Pinellas County, Florida, run North 89°52'30" West, 20.04 feet, along the southerly boundary of said Lot 53 to a POINT OF BEGINNING. Thence run North 106.96 feet; thence by a curve to the right, radius 20 feet, arc 31.46 feet, chord North 45°03'45" East, 28.32 feet to the northeast corner of said Lot 53; thence North 89°52'30" West, 36.04 feet, along the northerly boundary of said Lot 53; thence South 127 feet to the southerly boundary of said Lot 53; thence South 89°52'30" East, to the POINT OF BEGINNING.

Surveyors Notes:

1. North and the bearing basis for this sketch are referenced to the Plat of Gandy Highway Subdivision as recorded in Plat Book 69, Page 26, Public Records of Pinellas County, Florida.
2. This sketch was prepared based on said Plat of Gandy Highway Subdivision along with a Dedication for Right of Way for Alley as Recorded in Official Records Book 3926, Page 975, Public Records of Pinellas County, Florida.
3. THIS IS NOT A SURVEY. No field work was performed in the preparation of this sketch.
4. This sketch is intended to be displayed at a scale of 1" = 40'.

SHEET 1 OF 2
(SEE SHEET 2 FOR SKETCH)

NOT VALID WITHOUT A DIGITAL
SIGNATURE OR A SIGNATURE AND
ORIGINAL RAISED SEAL



BASEPOINT
SURVEYING, INC.

MAILING: P.O. BOX 253, BARTOW, FL 33831
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

Bart Comeaux, PSM #6760
06/23/2022

Prepared for JB Realty
Section 30, Township 30 South, Range 17 East

**SKETCH AND
DESCRIPTION**

DRAWING: 10855.dwg

JOB #10855

76th Avenue North
S89°52'30"E 228.10'



NORTH
1" = 40'

BLOCK 1
LOT 1

GANDY HIGHWAY SUBDIVISION
PARTIAL REPLAT
PLAT BOOK 69, PAGE 26

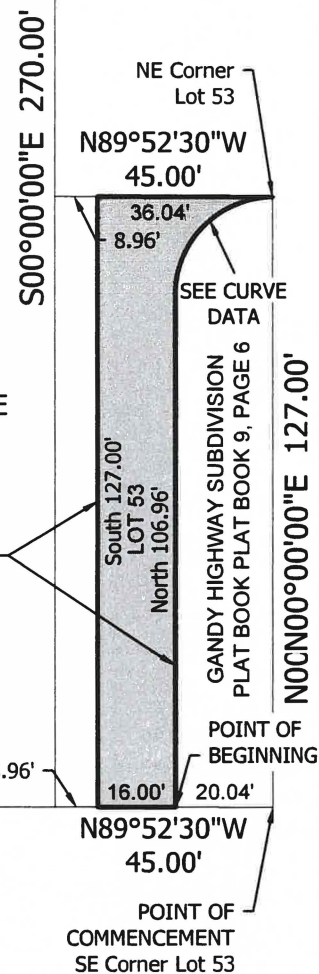
DR MARTIN LUTHER KING JR. STREET NORTH
(9TH STREET NORTH)
N00°00'00"E 270.00'

Legend

R/W Right of Way
O.R. Official Records

CURVE DATA
RADIUS = 20.00'
ARC LENGTH = 31.46'
CHORD BEARING = N45°03'45"E
CHORD DISTANCE = 28.32'

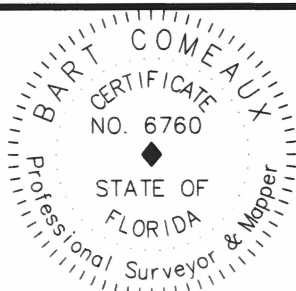
R/W Dedication for Alley
per O.R. Book 3926, Page 975



N89°52'30"W 228.10'

75th Avenue North

SHEET 2 OF 2
(SEE SHEET 1 FOR DESCRIPTION)



BASEPOINT
SURVEYING, INC.

MAILING: P.O. BOX 253, BARTOW, FL 33831
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

Prepared for JB Realty
Section 30, Township 30 South, Range 17 East

**SKETCH AND
DESCRIPTION**

DRAWING: 10855.dwg

JOB #10855

SUBDIVISION DECISION Application

Application No. 22-3300012

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

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

GENERAL INFORMATION**NAME of APPLICANT (Property Owner):** PR St Pete, LLC

Street Address: 110 Front Street, Suite 300

City, State, Zip: Jupiter, FL 33477

Telephone No: 863-825-6312

Email Address: sjones@puntarassacapital.com

NAME of AGENT or REPRESENTATIVE:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

PROPERTY INFORMATION:

Street Address or General Location: 7555 Dr. M.L.K. Jr. Street North, St. Petersburg, FL 33702

Parcel ID#(s): 30-30-17-30060-000-0530 & 30-30-17-30064-001-0010

DESCRIPTION OF REQUEST: Vacating subsurface rights to a 16' wide Alley Right-of-Way on Lot 53, Gandy Highway
Subdivision

PRE-APPLICATION DATE: 6/10/22 **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: [Signature]Date: 6/27/22

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

Typed name of Signatory: Shawn W. Jones



Punta Rassa
CAPITAL

June 27, 2022

Cheryl Bergailo
City of St. Petersburg
Planning and Development Services
One 4th Street North
St. Petersburg, FL 33731
Via Hand Delivery and
e-mail to Cheryl.Bergailo@stpete.org


RE: BP21-05000118 - Medical Office 7555 Martin Luther King Jr. Boulevard North |
Subsurface Rights vacation of the Alley Right of Way

Dear Ms. Bergailo:

The property at 7555 Dr. Martin Luther King, Jr. St North includes an existing two-story bank building of approximately 9,860 square feet, two existing access driveways, and associated parking. The applicant recently redeveloped the property utilizing open green space area (immediately south of the Stearns Bank building) for a one-story medical office building of approximately 5,606 square feet. The existing bank is to remain, and the majority of the existing parking impervious area will remain; however, the parking striping will be reconfigured. As of the date of this letter, construction of the proposed medical office building is complete with a Temporary Certificate of Occupancy issued as of April 29, 2022.

During the Applicant's due diligence process, a title commitment was received from Fidelity National Title Insurance Company for the subject property. The provided title commitment included various easements and alleys; however, it did not include a Dedication of Alley Right of Way as recorded in OR Book 3926 Page 975 as recorded on November 20, 1972. As such, the Alley Right of Way was not included on Applicant's boundary survey, nor on the civil engineering plans for the redevelopment of the property. As part of Applicant's development plans, an underground exfiltration system was planned for and installed in a portion of the Alley Right of Way. The Alley Right of Way was brought to the attention of the Applicant subsequent to the installation of the underground exfiltration system, but prior to the issuance of a Certificate of Occupancy. It is Applicant's understanding that underground stormwater retention cannot be located in an Alley Right of Way. As such, Applicant is requesting to vacate the subsurface rights of the Alley Right of Way to maintain the current location of the installed underground exfiltration system.

Sincerely,



Shawn Jones,
Manager of Punta Rassa Capital, LLC | PR St Pete, LLC
110 Front Street, Suite 300
Jupiter, FL 33477
sjones@puntarassacapital.com
863-825-6312

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:	Case No.:
Description of Request:	
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:	



PUBLIC PARTICIPATION REPORT

Application No. _____

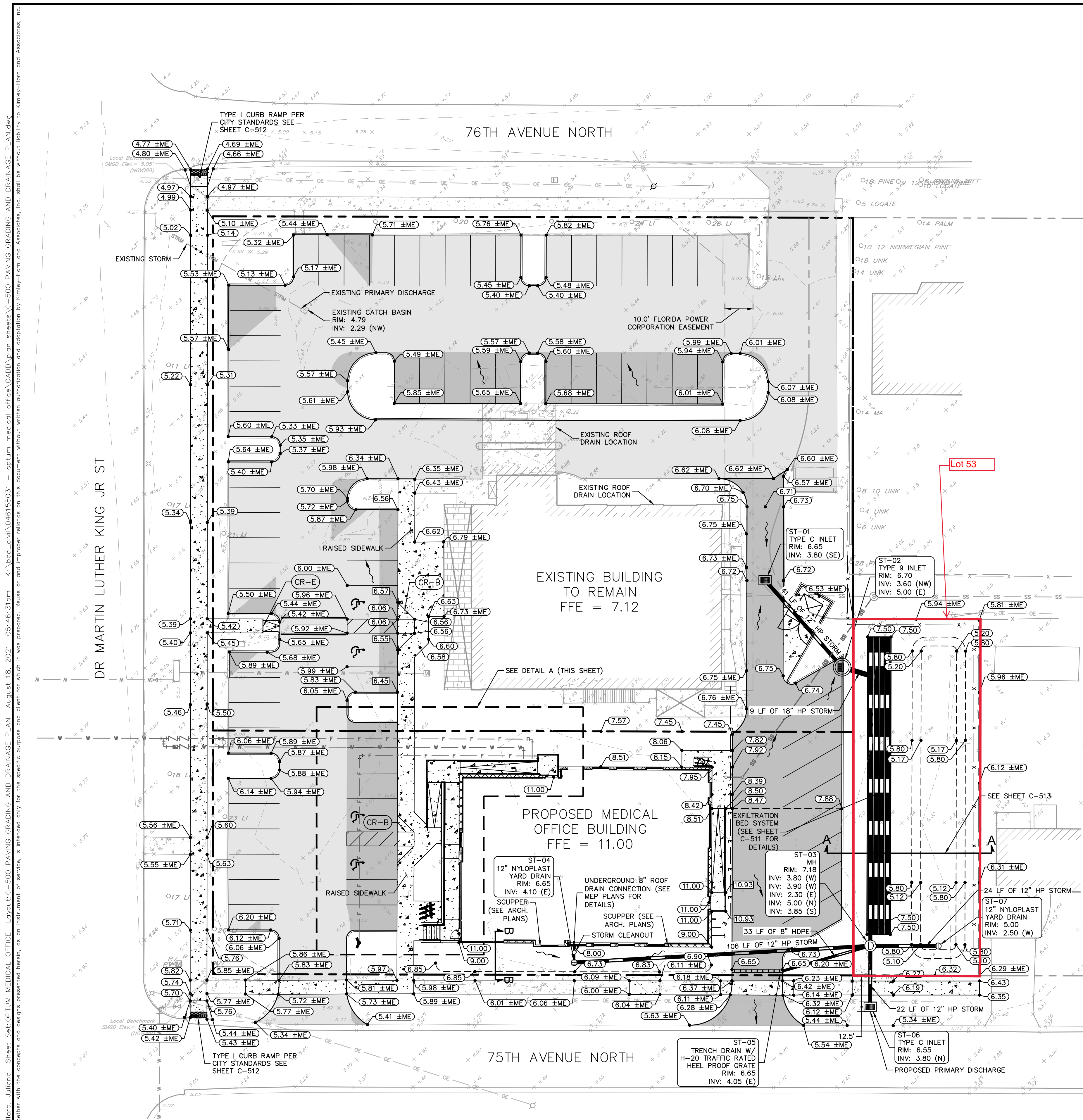
In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process 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) <u>Tom Lally at variance@stpetecon.org</u> , by standard mail to Federation of Inner-City Community Organizations (FICO) Kimberly Frazier-Leggett at <u>3301 24th Ave. S., St. Pete 33712</u> , and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input checked="" type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: <u>6/27/2022</u>	
<input checked="" type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	

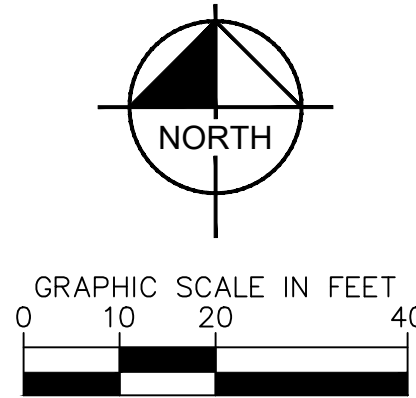






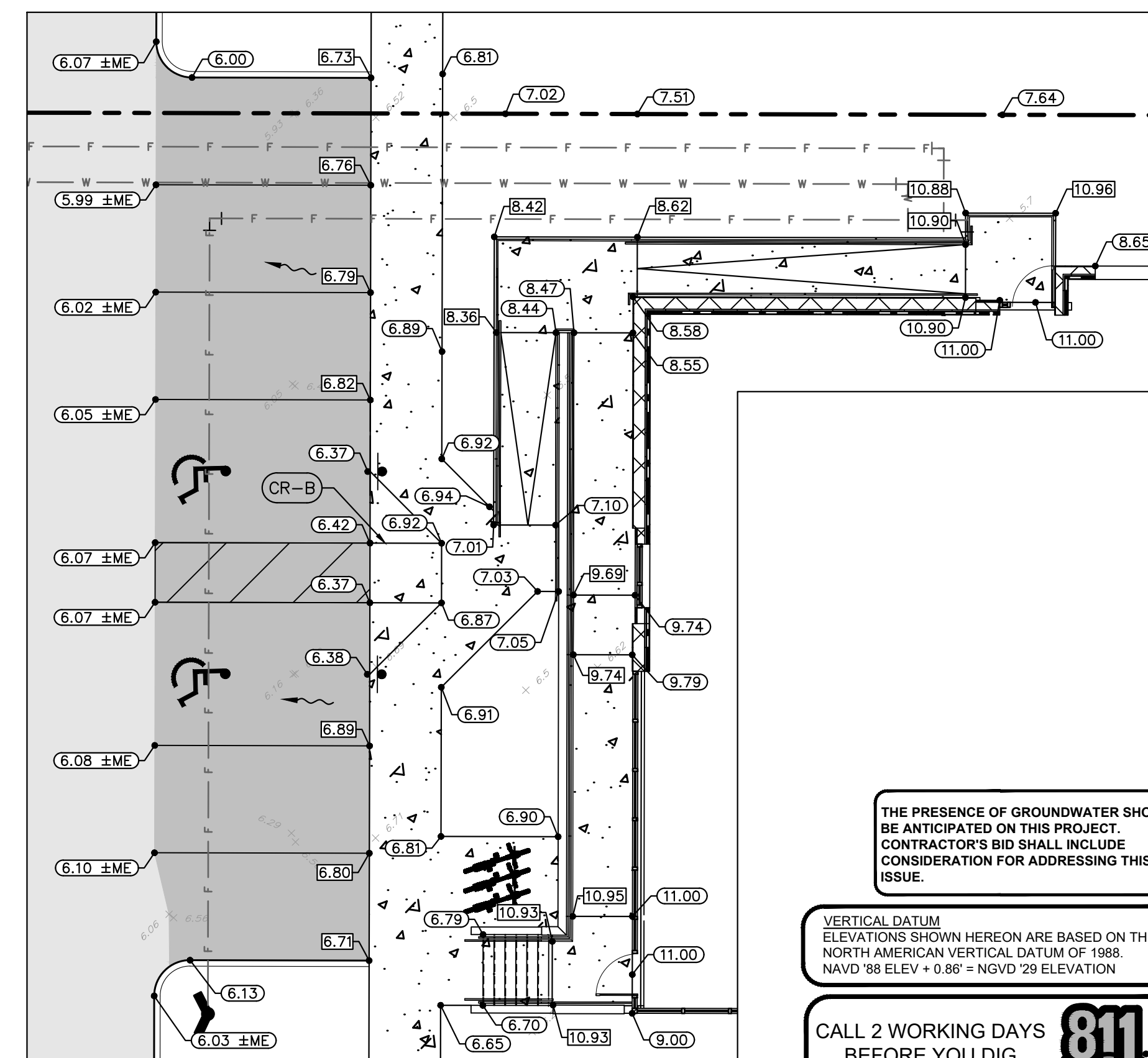
LEGEND

- | | |
|--|---------------------------------------|
| | PROPERTY LINE |
| | PROPOSED BREAKLINE |
| | EXISTING ASPHALT PAVEMENT |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED CONCRETE |
| | PROPOSED SPOT GRADE |
| | PROPOSED SPOT GRADE (MATCH EXISTING) |
| | PROPOSED SPOT GRADE (TOP OF SIDEWALK) |
| | CURB RAMP PER FDOT INDEX 522-002 |
| | CURB RAMP PER FDOT INDEX 522-002 |



PAVING, GRADING, AND DRAINAGE NOTES

1. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING U.S. PRECAST (USP), U.S. FOUNDRY (USF), OR FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) PRODUCTS AS SPECIFIED, OR APPROVED EQUAL.
2. ALL STORM STRUCTURES SHALL HAVE A MINIMUM 24" SUMP.
3. ALL STORM PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) OR HIGH-PERFORMANCE POLYPROPYLENE (HP STORM) PIPE, UNLESS OTHERWISE NOTED.
4. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.
5. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 12:1 (8.3%).
6. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
7. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING AND PROPOSED UTILITIES WHEN CONSTRUCTING NEW DRAINAGE STRUCTURES AND PIPES.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
9. BENCHMARK ORIGIN DESCRIPTION: NGS BENCHMARK "C391". ELEVATION = 4.92' NAVD88
10. SEPARATE CITY ENGINEERING PERMITS ARE REQUIRED FOR ANY PROPOSED SANITARY SEWER, STORM SEWER CONNECTIONS, AND FOR DRIVEWAY, CURB AND SIDEWALK WORK WITHIN THE CITY PUBLIC RIGHT-OF-WAY.



THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988.
NAVD '88 ELEV + 0.86' = NGVD '29 ELEVATION

CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

811

Know what's **below.**
Call before you dig.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
AND SEALED BY JORDAN L. HAGGERTY, P.E.,
8/18/21 USING A SHA-1 AUTHENTICATION
CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SHA-1 CODE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

Kimley»»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S. CONGRESS AVE., SUITE 201,
DELRAY BEACH, FL 33445
PHONE: 561-350-2345 FAX: 561-863-8181
WWW.KIMLEY-HORN.COM REGISTRY NO. 699

Jordan L. Haggerty, PE
State of Florida, Professional
Engineer, License No. 80511
This item has been digitally
signed and sealed by Jordan
L. Haggerty, PE on
08/18/2021. Printed Copies
of this document are not
considered signed and the
signature must be verified on
any electronic copies.

PAVING, GRADING, AND DRAINAGE PLAN

OPTUM MEDICAL
OFFICE
PREPARED FOR
PUNTA RASSA CAPITAL, LLC
ST. PETERSBURG FLORIDA

SHEET NUMBER
C-500

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

TO: Cheryl Bergalio, Planner II, Development Review Services
FROM: Kyle Hurin, Engineering Civil Permit Examiner
DATE: August 16, 2022
SUBJECT: Vacate subsurface rights
FILE: 22-33000012 R2

LOCATION AND PIN: 755 Dr ML King Jr St N; 30/30/17/30060/000/0530

ATLAS: F-40 **Zoning:** CRS-1

REQUEST: Approval to vacate the subsurface rights under the 16-foot alley on Lot 53 of the Gandy Highway Subdivision.

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

SPECIAL CONDITIONS OF APPROVAL:

1. The applicant has provided documentation from the private underground stormwater exfiltration system manufacturer stating that the system has the required HS-20 load rating to support vehicles traversing the existing right of way across lot 53 dedicated per OR book 3926 page 975. The property owner must maintain an unobstructed travel path across the entire existing public right of way across lot 53. The city is not responsible for the private underground stormwater exfiltration system or any damages incurred from use of the right of way.

KJH/mk

ec: Sean McWhite – WRD
Kayla Eger – Development Review Services