



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

EXECUTIVE SUMMARY MEMO
DEVELOPMENT REVIEW COMMISSION
PUBLIC HEARING

According to Planning and Development Services Department records, **no Commission Member** has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

EXECUTIVE SUMMARY MEMO TO REPORTS TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **April 6, 2022 at 10:00 A.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

REQUEST: **Case No. 21-33000018.** Approval of a vacation of Davenport Avenue Northeast from Pershing Street Northeast to the eastern terminus of Davenport Avenue Northeast; and vacation of Pine Street Northeast from 64th Avenue Northeast to the southern terminus of Pine Street Northeast.

OWNER: Pinellas Board of Public Institutions
P.O. Box 2942
Largo, Florida 33779-2942

AGENTS: Matt Walker
George F. Young, Inc
299 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33703

BACKGROUND: On January 5, 2022, the Development Review Commission (DRC) held a public hearing on the above request. At that hearing the DRC recommended to City Council approval of the request by a vote of 6 to 0, see attached vote sheets. The request is being brought back to the DRC for another public hearing due to an omission in noticing.

PUBLIC COMMENTS: The subject property is not within the boundaries of any neighborhood associations but is within 300-feet of the boundaries of the Edgemoor Neighborhood Association. At the January public hearing, two speakers stated that they are in favor of the vacation of rights-of-way and one of them expressed concerns about traffic impacts from the new school and YMCA. At time of publication of this report staff has received additional comments in opposition and in support of the new school and YMCA, see correspondence attached to the Executive Summary Memo for DRC Case 21-32000015. Staff met with representatives from the neighborhood who expressed concerns regarding traffic, lights and noise. Staff also met with the applicant's representatives. Special conditions of approval are included in the concurrent application, DRC Case 21-32000015, to address these concerns.

STAFF RECOMMENDATION: Based on a review of the application and in accordance with the attached staff report the Planning and Development Services Department Staff recommends **APPROVAL** of the request with Special Conditions of approval. **Please note that as per Special Condition #1, this application is contingent upon approval of the concurrent Special Exception application, DRC Case 21-32000015 and it shall not be scheduled for City Council review prior to final approval of the Special Exception application.**

ATTACHMENTS: DRC Case 21-33000018 Staff Report, DRC Case 21-33000018 vote sheet



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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VACATION OF RIGHTS-OF-WAY
PUBLIC HEARING**

According to Planning and Development Services Department records, **no Commission Member** has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon 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 **January 5, 2022 at 1:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 21-33000018 PLAT SHEET: D-34 & E-34

REQUEST: Approval of a vacation of Davenport Avenue Northeast from Pershing Street Northeast to the eastern terminus of Davenport Avenue Northeast; and, vacation of Pine Street Northeast from 64th Avenue Northeast to the southern terminus of Pine Street Northeast.

OWNER: Pinellas Board of Public Institutions
P.O. Box 2942
Largo, Florida 33779-2942

AGENT: Matt Walker
George F. Young, Inc.
299 Dr. Martin Luther King Jr. Street North
St. Petersburg, FL 33703

ADDRESSES AND
PARCEL ID NOS: 501 62nd Avenue Northeast; 32-30-17-10458-000-0010
410 64th Avenue Northeast; 31-30-17-28494-011-0070
418 64th Avenue Northeast; 31-30-17-28494-011-0080
400 Davenport Ave Northeast; 31-30-17-28494-004-0080
401 Davenport Ave Northeast; 31-30-17-28494-011-0010
410 Davenport Ave Northeast; 31-30-17-28494-004-0100
411 Davenport Ave Northeast; 31-30-17-28494-011-0020
421 Davenport Ave Northeast; 31-30-17-28494-011-0030
428 Davenport Ave Northeast; 31-30-17-28494-004-0110

434 Davenport Ave Northeast; 31-30-17-28494-004-0120
435 Davenport Ave Northeast; 31-30-17-28494-011-0040
440 Davenport Ave Northeast; 32-30-17-10458-000-0011
6309 Pershing St Northeast; 31-30-17-28494-011-0060

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban, Single-Family (NS-1)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate Davenport Avenue Northeast from Pershing Street Northeast to the eastern terminus of Davenport Avenue Northeast; and, vacation of Pine Street Northeast from 64th Avenue Northeast to the southern terminus of Pine Street Northeast. This request is related to the applicant's concurrent Development Review Commission Application No. 21-32000015 requesting approval of a special exception and related site plan to construct a 111,757 sq. ft. middle school and YMCA in the NS-1 zoning district.

The area of the rights-of-way proposed for vacation is depicted on the attached map, see Attachment A, and sketch and description, see Attachment B. The applicant's goal is to vacate the portion of Davenport Ave NE located east of Pershing St NE and the portion of Pine St NE located between 64th Ave NE and Davenport Ave NE to consolidate the property for redevelopment including new educational and recreational facilities.

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, see Attachment C, **does** provide background or analysis supporting a conclusion that vacating the subject rights-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

A. Land Development Regulations

Section 16.40.140.2.1.E of the LDR'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 for review and comments. Engineering requires public utility modifications and roadway improvements within vacated rights-of-way, see Attachment D. Water Resources identified utility mains and structures which will be required to be properly abandoned and removed, see Attachment E. Compliance with the conditions of approval provided within the Engineering and Water Resources Memorandums is included as a condition of approval at the end of this report. Duke Energy has facilities within the areas to be vacated and requires removal and relocation

at the applicant's expense; or, an easement dedicated over their facilities, see Attachment F. Frontier Communications also indicated that they have facilities within the areas to be vacated and will require an easement for their facilities to remain, see Attachment G. Conditions of approval have been included in this report requiring the applicant to either remove/relocate existing private utility facilities or grant easements over their facilities, and provide letters of no objection from Duke Energy and Frontier Communications to address their 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 requested vacation, if approved, will deny access to the currently vacant platted lots with frontage along Davenport Ave NE and Pine St NE. A condition of approval requiring replatting of the property is included at the end of this report. Through the replatting process all lots with frontage on the rights-of-way to be vacated will be combined and reconfigured with new lots created that will be required to have frontage on newly dedicated or existing rights-of-way.

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.*

Vacating the existing rights-of-way will not adversely alter utilized travel patterns and does not create dead-end rights-of-way. The vacation eliminates rights-of-way along two entire blockfaces with abutting vacant lots that are owned by the applicant.

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.*

The rights-of-way are not needed for the purpose for which the City has a legal interest and there is no present or future need for the rights-of-way. This request was routed to the Transportation and Parking Management Department for review and comments and they indicated that they have no objection, see Attachment H.

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

Transportation Element Policy T2.4 states, *"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."*

The City's Transportation and Parking Management Department has reviewed the proposed vacation and has no objection. The vacation of this alley will foster redevelopment which is a goal of the Comprehensive Plan.

C. Adopted Neighborhood or Special Area Plans

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

Comments from Agencies and the Public

This request to vacate rights-of-way was routed to City Departments and Private Utility Providers for comments. The Engineering Department's Memorandum dated December 6, 2021 states that they have no objection provided conditions of approval are included requiring public utility modifications and roadway improvements within the rights-of-way to be vacated, see Attachment D. Water Resources Department's Memorandum dated December 3, 2021 states that they have no objection with the condition that all present utility mains and structures located in the proposed vacation are properly abandoned and removed, see Attachment E. The conditions of approval provided within the Engineering and Water Resources Memorandums are included as conditions of approval at the end of this report. The City's Transportation and Parking Management Department reviewed the proposed vacation and has no objection, see Attachment H.

Duke Energy provided a response indicating that they have existing facilities within the rights-of-way to be vacated and will require removal/relocation of existing facilities at the applicant's expense or granting of an easement, see Attachment F. A condition of approval has been included requiring the removal/relocation of existing Duke Energy facilities; or, granting of an easement over the portions of rights-of-way requested to be vacated. Frontier Communications also indicated that they have facilities within the rights-of-way to be vacated and will require an easement to be dedicated for their facilities to remain, see Attachment G. A condition of approval has been included requiring the applicant to grant an easement to Frontier Communications over their facilities located within the rights-of-way requested to be vacated.

At the time of writing of the Staff Report there were no comments received from the public for or against the requested vacation of public rights-of-way.

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

1. Approval of the vacation shall be contingent upon approval of a Special Exception and related Site Plan to construct a middle school and YMCA on the residentially zoned property located at 501 62nd Avenue Northeast.
2. Prior to the recording of the vacation ordinance the vacated rights-of-way, along with the abutting properties, shall be replatted.
3. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated December 6, 2021.
4. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Water Resources Department's Memorandum dated December 3, 2021.

5. Prior to recording the vacation ordinance, the applicant shall either remove/relocate existing Duke Energy facilities; or, grant an easement over their facilities located within the portions of rights-of-way requested to be vacated. In either case a written letter of no objection from Duke Energy is required stating that their facilities have been removed/relocated, the easement is sufficient for their interest, or that there is no conflict.
6. Prior to recording the vacation ordinance, the applicant shall grant an easement to Frontier Communications over their facilities located within the portions of rights-of-way requested to be vacated. A written letter of no objection from Frontier Communications is required stating that the easement is sufficient for their interest, or that there is no conflict.
7. As required City Code Section 16.70.050.1.1.F, 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.
8. As required by the Interlocal Agreement for Public Education Facility Development Approvals, Section 3. Development Approval Required, Subsection I, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 48 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 the School Board provides written evidence to the Mayor that it does not control all of the property subject to a plat, the Mayor may extend the time frame for recordation of that plat, and the related vacation ordinances shall not lapse or expire, to one (1) year from the date the School Board obtains control of all property subject to the plat.

REPORT PREPARED BY:

/s/ Scot Bolyard

Scot Bolyard, AICP, Deputy Zoning Official
Development Review Services Division
Planning & Development Services Department

12/23/2021

DATE

REPORT APPROVED BY:

/s/ Elizabeth Abernethy

Elizabeth Abernethy, AICP, Planning and Development Director
Development Review Services Division
Planning & Development Services Department

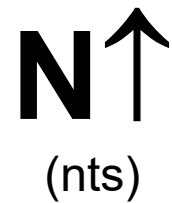
12/23/2021

DATE

Attachments: A – Location Map, B – Sketch and Legal Description, C – Applicant's Narrative, D – Engineering Memorandum dated December 6, 2021, E – Water Resources Memorandum dated December 3, 2021, F – Duke Energy email dated November 23, 2021, G – Frontier Communications letter dated November 15, 2021, H – Transportation email dated November 16, 2021



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 21-33000018
 Address: 501 62nd Avenue Northeast



LEGAL DESCRIPTION

A parcel of land lying in Sections 31 & 32, Township 30 South, Range 17 East, Pinellas County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of TRACT - A, BOULEVARD ESTATES SCHOOL REPLAT, according to the map or plat thereof as recorded in Plat Book 59, Page 73, Public Records of Pinellas County, Florida, same corner being the Southwest corner of Lot 8, Block 4, FLORIDA RIVIERA PLAT No. 2, according to the map or plat thereof as recorded in Plat Book 7, Page 71, of said Public Records; thence Northwesterly along the West line of said Lot 8 and along the arc of a curve to the left, a distance of 92.82 feet, said curve having a radius of 910.28 feet and being subtended by a chord bearing and distance of N 09°31'23" W, 92.78 feet, to a Northwesterly corner of said Lot 8 and the POINT OF BEGINNING; thence continue along the Northwesterly extension of said arc, a distance of 79.72 feet, said arc being subtended by a chord bearing and distance of N 14°57'10" W, 79.69 feet, to a Southwesterly corner of Lot 1, Block 11, of said FLORIDA RIVIERA PLAT No. 2, and a point of cusp with a non-tangent curve to the left, concave Northeasterly, having a radius of 10.00 feet, and being subtended by a chord bearing and distance of S 59°57'15" E, 13.51 feet; thence Southeasterly along the arc of said curve, a distance of 14.83 feet to a point of tangency on the South line of said Lot 1; thence North 77°33'12" East along the South line of said Block 11, a distance of 357.44 feet to the beginning of a curve to the left, having a radius of 10.00 feet, and being subtended by a chord bearing and distance of N 22°24'26" E, 16.41 feet; thence Northeasterly along the arc of said curve, through a central angle of 110°17'32", a distance of 19.25 feet to a point of compound curvature with a curve to the left, having a radius of 1215.06 feet, and being subtended by a chord bearing and distance of N 35°35'36" W, 121.01 feet; thence Northwesterly along the arc of said curve and Northeasterly line of said Block 11, through a central angle of 05°42'31", a distance of 121.06 feet to a point of compound curvature with a curve to the left, having a radius of 1080.24 feet, and being subtended by a chord bearing and distance of N 41°01'14" W, 96.98 feet; thence Northwesterly along the arc of said curve and Northeasterly line of said Block 11, through a central angle of 05°08'45", a distance of 97.02 feet to a point of compound curvature with a curve to the left, having a radius of 10.00 feet, and being subtended by a chord bearing and distance of N 75°32'16" W, 10.58 feet; thence Westerly along the arc of said curve, through a central angle of 63°53'26", a distance of 11.15 feet to a Northeasterly corner of Lot 9, of said Block 11; thence North 72°31'01" East along the Northeasterly extension of the North line of said Lot 9, a distance of 88.60 feet to a Northwesterly corner of said TRACT - A and the beginning of a non-tangent curve to the left, concave Southeasterly, having a radius of 10.00 feet, and being subtended by a chord bearing and distance of S 15°26'52" W, 16.79 feet; thence Southerly along the arc of said curve and Westerly line of said TRACT - A, a distance of 19.92 feet to a point of reverse curvature with a curve to the right, having a radius of 1140.24 feet, and being subtended by a chord bearing and distance of S 40°01'07" E, 63.78 feet; thence Southeasterly along the arc of said curve and said Westerly line, through a central angle of 03°12'19", a distance of 63.79 feet to a point of compound curvature with a curve to the right, having a radius of 1275.06 feet, and being subtended by a chord bearing and distance of S 33°18'43" E, 226.88 feet; thence Southeasterly along the arc of said curve and said Westerly line, through a central angle of 10°12'30", a distance of 227.18 feet to a Northwesterly corner of said TRACT - A; thence South 77°36'17" West along the Northerly line of said TRACT - A and the Northerly line of said Block 4, a distance of 450.64 feet to the beginning of a curve to the left, concave Southeasterly, having a radius of 10.00 feet, and being subtended by a chord bearing and distance of S 32°34'49" W, 14.15 feet; thence Southwesterly along the arc or said curve, through a central angle of 90°02'56", a distance of 15.72 feet to the POINT OF BEGINNING.

Containing 42,090.5 square feet or 0.966 acres, more or less.

SURVEYOR'S NOTES

1. This is a sketch to accompany a description as defined in Chapter 5J-17.052(6) of the Florida Administrative Code and is not a field survey.
2. Bearings shown hereon are based on Grid North as established by the National Ocean Service (NOS) through its program office National Geodetic Survey (NGS) and the South line of Block 11, FLORIDA RIVIERA PLAT No. 2 (Plat Book 7, Page 71, Public Records of Pinellas County, FL) being N 77°33'12" E.
3. The plat geometry shown hereon is based on monumentation found during the course of a field survey.
4. The coordinate system utilized hereon is based on the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 adjustment, as established using the public Florida Department of Transportation's (FDOT) Florida Permanent Reference Network (FPRN) of fixed base stations. All distances shown hereon are in US Survey Feet, grid distances.
5. Not valid without the original signature and seal of a Florida licensed Surveyor and Mapper.

LEGEND

LB	Licensed Business	P.O.B.	Point of Beginning
LS	Licensed Surveyor	R/W	Right of way
P.O.C.	Point of Commencement	PSM	Professional Surveyor and Mapper
ORB	Official Records Book	ID	Identification
N	Northing (Y) Coordinate	PB	Plat Book
E	Easting (X) Coordinate		

PREPARED FOR:
CITY OF ST. PETERSBURG

YMCA Partnership Middle School
R/W Vacation Sketch & Description
SECTIONS 31/32, TOWNSHIP 30 S., RANGE 17 E.

BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	GMK	10/21/21
CHECKED	MWS	10/22/21
FIELD BOOK		
FIELD DATE		

Matthew W. Simpson
Matthew W. Simpson, PSM LS 725
11-0-2021
DATE



George F. Young, Inc.

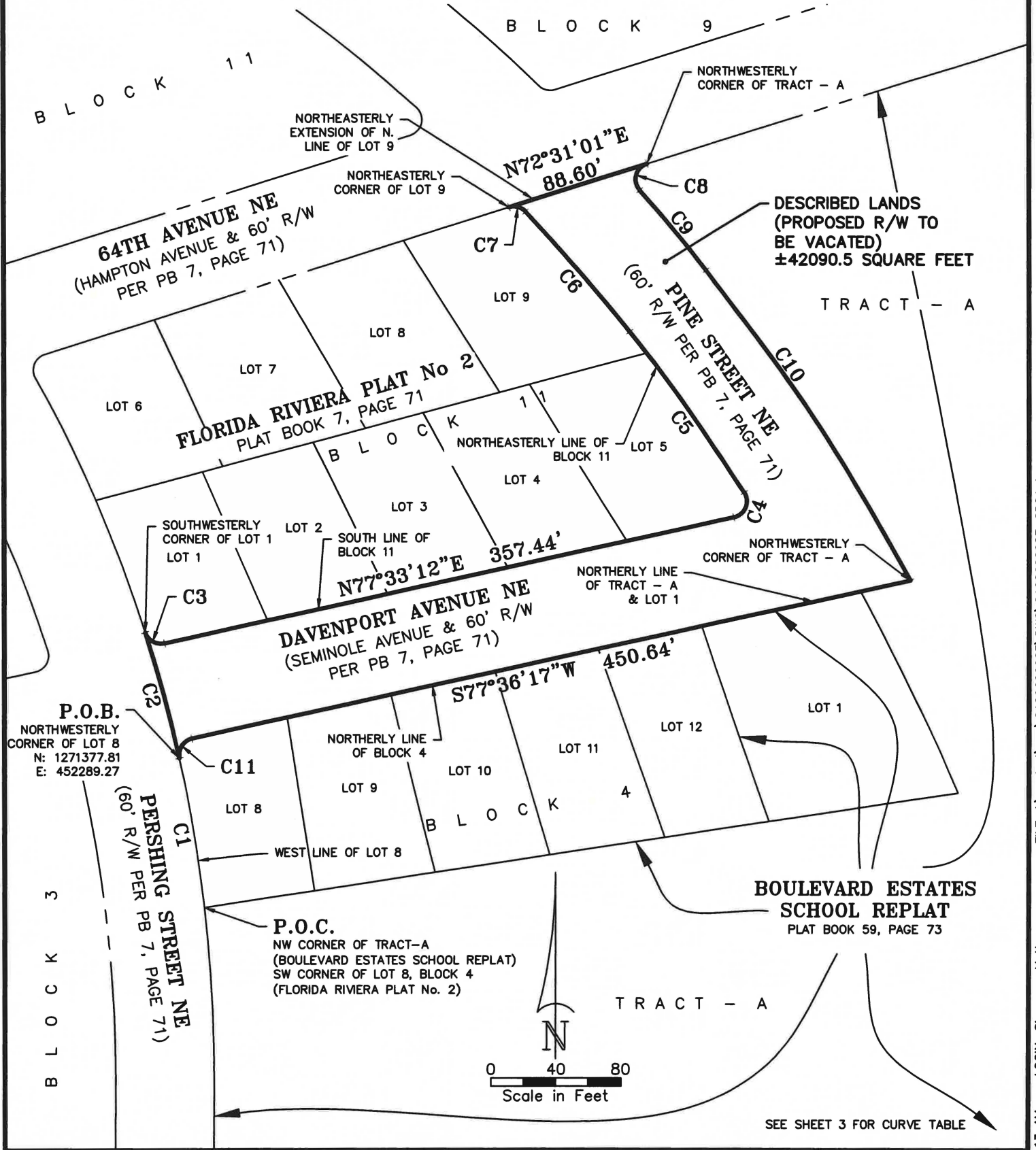
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21 WWW.GEORGEFYOUNG.COM
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

JOB NO.
21006000SE

SHEET NO.

1 OF 3

SKETCH OF DESCRIPTION



PREPARED FOR:
CITY OF ST. PETERSBURG

**YMCA Partnership Middle School
R/W Vacation Sketch & Description**

SECTIONS 31/32, TOWNSHIP 30 S., RANGE 17 E.

BY	DATE	DESCRIPTION
REVIS		

	INITIALS	DATE
CREW CHIEF		
DRAWN	GMK	10/21/21
CHECKED	MWS	10/22/21
FIELD BOOK		
FIELD DATE		

SEE SHEET 1 FOR
SIGNATURE, SEAL, LEGEND,
DESCRIPTION, AND NOTES



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
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JOB NO.
21006000SE

SHEET NO.
2 OF 3

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	92.82'	910.28'	5°50'32"	N09°31'23"W	92.78'
C2	79.72'	910.28'	5°01'03"	N14°57'10"W	79.69'
C3	14.83'	10.00'	84°59'06"	S59°57'15"E	13.51'
C4	19.25'	10.00'	110°17'32"	N22°24'26"E	16.41'
C5	121.06'	1215.06'	5°42'31"	N35°35'36"W	121.01'
C6	97.02'	1080.24'	5°08'45"	N41°01'14"W	96.98'
C7	11.15'	10.00'	63°53'26"	N75°32'16"W	10.58'
C8	19.92'	10.00'	114°08'17"	S15°26'52"W	16.79'
C9	63.79'	1140.24'	3°12'19"	S40°01'07"E	63.78'
C10	227.18'	1275.06'	10°12'30"	S33°18'43"E	226.88'
C11	15.72'	10.00'	90°02'56"	S32°34'49"W	14.15'

PREPARED FOR:
CITY OF ST. PETERSBURG

**YMCA Partnership Middle School
R/W Vacation Sketch & Description**

SECTIONS 31/32, TOWNSHIP 30 S., RANGE 17 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	GMK	10/21/21
CHECKED	MWS	10/22/21
FIELD BOOK		
FIELD DATE		

SEE SHEET 1 FOR
SIGNATURE, SEAL, LEGEND,
DESCRIPTION, AND NOTES



George F. Young, Inc.

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JOB NO.
21006000SE

SHEET NO.
3 OF 3

November 8, 2021

City of St. Petersburg
Scot Bolyard, AICP
Deputy Zoning Official, Planning & Development Services
One Fourth Street North,
St. Petersburg, FL 33701

RE: Right of Way Vacation Narrative – 501 62nd Avenue NE

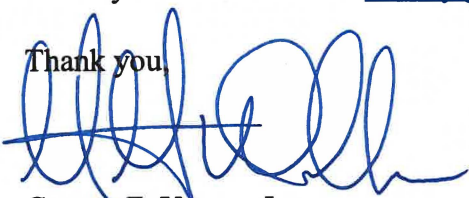
Dear Scot,

On behalf of the Pinellas County School Board and the YMCA, please accept this submittal to the City of St. Petersburg for a right of way vacation for a proposed educational and recreational facility at 501 62nd Ave NE. The project is located on the north side of 62nd Ave NE, east of Pershing St NE, south of 64th Ave NE (aka Hampton Avenue NE), and west of the Mangrove Bay Golf Course. The project site is approximately 19 +/- acres. The proposed development will consist of a magnet school focused on nutrition and health care for students.

As a result of the proposed improvements, the owner intends to vacate a portion of Davenport Ave NE east of Pershing St. NE as well as a portion of Pine St NE south of 64th Ave NE. The proposed portion of the right of way to be vacated is outlined on the attached exhibit. This vacation will allow for the full redevelopment of the property as these internal rights of way are currently encumbering the ability of the school board to place the proposed Riviera Middle School on this property.

We anticipate construction will start within the first quarter of 2022. Please contact us if you have any questions or concerns pertaining to this matter. If you would like additional information regarding this project, please feel free to reach out to the architect for this project, Lindsay Evans. Lindsay can be reached at lindsay@wjarc.com or directly at 727-308-2713.

Thank you,



George F. Young, Inc.
Matt Walker, P.E.
Senior Vice President, Engineering

cc: File
City of St. Petersburg

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

TO: Jennifer Bryla, Zoning Official, Development Review Services
Scot Bolyard, Deputy Zoning Official, Planning & Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: December 6, 2021

SUBJECT: Right of Way Vacation

FILE: 21-33000018

LOCATION AND PIN:

400 DAVENPORT AVE NE	31-30-17-28494-004-0080
410 DAVENPORT AVE NE	31-30-17-28494-004-0100
428 DAVENPORT AVE NE	31-30-17-28494-004-0110
434 DAVENPORT AVE NE	31-30-17-28494-004-0120
401 DAVENPORT AVE NE	31-30-17-28494-011-0010
411 DAVENPORT AVE NE	31-30-17-28494-011-0020
421 DAVENPORT AVE NE	31-30-17-28494-011-0030
435 DAVENPORT AVE NE	31-30-17-28494-011-0040
440 DAVENPORT AVE NE	32-30-17-10458-000-0011
6309 PERSHING ST NE	31-30-17-28494-011-0060
410 64TH AVE NE	31-30-17-28494-011-0070
501 62ND AVE NE	32-30-17-10458-000-0010
418 64TH AVE NE	31-30-17-28494-011-0080

ATLAS: E-34 & D-34

Zoning: Neighborhood Suburban, Single-Family (NS-1)

REQUEST: Approval of a vacation of Davenport Avenue Northeast from Pershing Street Northeast to the eastern terminus of Davenport Avenue Northeast; and, vacation of Pine Street Northeast from 64th Avenue Northeast to the southern terminus of Pine Street Northeast.

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

SPECIAL CONDITIONS OF APPROVAL:

1. The applicant shall be required to perform the following public utility modifications as a condition of approval for the vacation requests. All work shall be done per current City ECID standards and technical specifications by and at the sole expense of the applicant.
 - a. Properly abandon the public sanitary sewer in Davenport Avenue west of public manhole E24-220.
 - b. Relocate the public storm sewer conveyance system existing within Davenport Avenue NE and east of Pershing Street NE and within Pine Street NE south of 64th Avenue NE.

- c. Coordinate with the City Water Resources department (email WRD-UtilityReviewRequest@stpete.org) to abandon or relocate the public water main within Daveport Avenue NE, east of Pershing Street NE; and within Pine Street NE south of 64th Avenue NE. All work on the public water system to be performed by the City Water Resources department at the expense of the applicant.

The applicants Engineer of Record shall submit signed and sealed civil plans for City review and approval prior to initiating any construction within public right of way, public right of way to be vacated, or within public easement areas.

2. The applicant shall remove the roadway pavement within the vacated right of way areas and completely remove the roadway approach to Pine Street NE (on the south side of 64th Avenue NE) and the roadway approach to Davenport Avenue NE (on the east side of Pershing Street NE). Raised roadway curb shall be reinstalled at the south edge of 64th Avenue NE (at vacated Pine Street NE) and at the east edge of Pershing Street NE (at vacated Davenport Avenue NE) to close the vacated areas to public travel and restore the public right of way adjacent to the vacated areas. The drainage plan shall be developed to divert off-site surface drainage flows into the public drainage system and around the right of ways to be vacated.
3. The applicant will be required to salvage and return to the City all manhole ring and covers, catch basin lids, signs and any other items within the vacated rights-of-way that belong to the City.
4. 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.

*Note that City Engineering Standard Details referenced in this review narrative are available on the City FTP site using the instructions below:

Using **File Explorer** path to:

<ftp://ftp2.stpete.org>

User Name = stpengrd

Password = 4Engreads

Path to the **Engineering** folder, then to the **_DeptTemplates_Standards** folder, and finally to the **City Standard Details Updated**.

-OR- alternatively City Standard Details and Standard forms may be obtained upon request by contacting the City Engineering department, phone 727-893-7238, email Ljudmila.Knezevic@stpete.org or Martha.Hegenbarth@stpete.org .

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.

STANDARD COMMENTS:

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement or as a condition of the right of way vacations.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

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

ec: Adam Iben – City WRD

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Jennifer Bryla, Zoning Official

FROM: Adam Iben, Designer II, Water Resources

DATE: December 3, 2021

SUBJECT: Approval of a vacation of Davenport Avenue Northeast from Pershing Street Northeast to the eastern terminus of Davenport Avenue Northeast; and, vacation of Pine Street Northeast from 64th Avenue Northeast to the southern terminus of Pine Street Northeast.

PLAT: E-34 & D-34

CASE: 21-33000018

LOCATION: 400 DAVENPORT AVE NE; 31-30-17-28494-004-0080
410 DAVENPORT AVE NE; 31-30-17-28494-004-0100
428 DAVENPORT AVE NE; 31-30-17-28494-004-0110
434 DAVENPORT AVE NE; 31-30-17-28494-004-0120
401 DAVENPORT AVE NE; 31-30-17-28494-011-0010
411 DAVENPORT AVE NE; 31-30-17-28494-011-0020
421 DAVENPORT AVE NE; 31-30-17-28494-011-0030
435 DAVENPORT AVE NE; 31-30-17-28494-011-0040
440 DAVENPORT AVE NE; 32-30-17-10458-000-0011
6309 PERSHING ST NE; 31-30-17-28494-011-0060

Project file

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

410 64TH AVE NE; 31-30-17-28494-011-0070

501 62ND AVE NE; 32-30-17-10458-000-0010

418 64TH AVE NE; 31-30-17-28494-011-0080

REMARKS: Water Resources has no objection to the above referenced subject with the condition that all present utility mains and structures located in the proposed vacation are properly abandoned and removed.

Scot K. Bolyard

From: Haney, Natalie Dichelle <Natalie.Haney@duke-energy.com>
Sent: Tuesday, November 23, 2021 11:02 AM
To: Scot K. Bolyard
Subject: Duke Energy Vacate Objection Response | 501 62nd Ave NE Rights-of-Way Vacation (DRC 21-33000018)
Attachments: 21-33000018 Routing.docx; 21-33000018 Location Map.pdf; 21-33000018 Application.pdf; 21-33000018 Narrative.pdf; 21-33000018 Sketch and Description.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Bolyard, due to the structure of existing facilities, Duke Energy objects to this request.

Here are the notes from the engineer:

If they are paying to demo the 3 light poles (A54873, 4661611, 4661612) and associated 3 spans of wire we can vacate. That is all we have on the vacate requested area. Easy for us to pull out of this vacate area.

On a side note, if they require 3 phase for the school and YMCA it is located on the South side of 62nd Ave NE and will need to be extended to their site at a cost.



A no objection letter can be provided upon the removal/relocation of existing facilities OR granting of a Duke Energy easement over the described property. Removal or relocation will need to be handled by a Duke Energy Engineer and at no cost to Duke Energy.

Please let me know if you have any questions and if you would like to proceed with the easement option.

Thank you,
Natalie

--

Natalie Haney

Real Estate Research Specialist

Land Services – 3300 Exchange Place

Lake Mary, FL 32746 | Mail Code: NP04



From: vacate <vacate@duke-energy.com>

Sent: Monday, November 15, 2021 11:23 AM

To: Haney, Natalie Dichelle <Natalie.Haney@duke-energy.com>

Cc: Kasper, Jonathan <Jonathan.Kasper@duke-energy.com>

Subject: FW: [EXTERNAL] 501 62nd Ave NE Rights-of-Way Vacation (DRC 21-33000018)

Good Morning Natalie,

Please see and process vacate request from Scot Bolyard.

Thank you,

Stacey Reed-Cash

Duke Energy Florida

Office: 727-820-4427

299 1st Avenue North, St Petersburg, FL 33701

<mailto:Stacey.Reed-Cash@Duke-Energy.com>



From: Scot K. Bolyard <Scot.Bolyard@stpete.org>

Sent: Friday, November 12, 2021 4:16 PM

To: Michael J. Frederick <Michael.Frederick@stpete.org>; Thomas M Whalen <Tom.Whalen@stpete.org>; Kyle Simpson <Kyle.Simpson@stpete.org>; Mark Riedmueller <Mark.Riedmueller@stpete.org>; Nancy Davis <Nancy.Davis@stpete.org>; WRD-UtilityReviewRequest <WRD-UtilityReviewRequest@stpete.org>; Troy D. Davis <Troy.Davis@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>; Christina M. Boussias <Christina.Boussias@stpete.org>; Timothy R. Collins <Timothy.Collins@stpete.org>; Michael J. Kovacsev <Michael.Kovacsev@stpete.org>; Robert P Bassett <Robert.Bassett@stpete.org>; 'Mixer, Brian C' <Brian.Mixer@charter.com>; 'Avila, David' <David.Avila@charter.com>; 'Willingham, Jared' <JWillingham@tecoenergy.com>; 'Waidley, Stephen' <stephen.waidley@ftr.com>; 'Dave Hamlin' <dave.hamlin@wowinc.com>; vacate <vacate@duke-energy.com>; 'relocations@lumen.com' <relocations@lumen.com>; Martha Hegenbarth <Martha.Hegenbarth@stpete.org>

Cc: Jennifer C. Bryla <Jennifer.Bryla@stpete.org>

Subject: [EXTERNAL] 501 62nd Ave NE Rights-of-Way Vacation (DRC 21-33000018)

***** CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Good afternoon,

Please find attached for your review and comments the submitted request to vacate Davenport Avenue Northeast from Pershing Street Northeast to the eastern terminus of Davenport Avenue Northeast; and, vacate Pine Street Northeast from 64th Avenue Northeast to the southern terminus of Pine Street Northeast, generally located at 501 62nd Ave NE. Please review the attached application and return your comments by **December 3, 2021**.

Thanks,

Scot Bolyard, AICP
Deputy Zoning Official, Planning & Development Services
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701
Phone: 727-892-5395 / Fax: 727-892-5557
Scot.Bolyard@StPete.org

Please note that all emails are subject to public records law.

[Your Sunshine City](#)



Frontier Communications
3712 W Walnut St.
Tampa, FL USA 33607
Office: (727) 462-1760
Fax: (727) 562-1175
Mobile: (941) 266-9218
Email: stephen.waidley@ftr.com

11/15/2021

Attn: Scot Bolyard, AICP
Deputy Zoning Official, Planning & Development Services
City of St. Petersburg
One 4th St N
St. Petersburg, FL 33701

RE: 21-33000018 – Vacation of Right-of-Way – 501 62nd Ave NE, St Petersburg, FL

Dear Mr. Bolyard,

☐ Our records do not indicate that there are Frontier Communications facilities in the area of the Plat request as per the attachment provided.

☐ Frontier Communications has no objection to the above referenced request as per the attachment.

☒ Frontier Communications has facilities within the proposed vacate area. A recordable non-exclusive Easement in favor of Frontier will be required for Frontier Communications facilities to remain in the proposed vacated R.O.W.

☐ Frontier Communications has facilities in the area, which may be in conflict with your proposed construction plans. Please contact Sunshine 811 by dialing 811, 2 full business days prior to the start of your work to have these facilities located for you. Please take all necessary precautions to protect and avoid damage of these facilities during your construction.

☐ Frontier Communications has facilities in the area, which may be in conflict with your proposed construction plans. Please send a set of construction plans and references to the Frontier Communications Engineering Department in regards to the above project.

☐ Frontier Communications has facilities in the area of your proposed construction. Prepayment is required to markup a set of construction plans in order to confirm and accurately depict Frontier Communications facilities. There will also be a reimbursement of all costs required for relocation/adjustments of Frontier Communications facilities needed to accommodate the proposed construction project.

Please call me if you have any questions or need any additional information at (941) 266-9218.

Sincerely,

A handwritten signature in blue ink that reads "Stephen Waidley". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Stephen Waidley
Frontier Communications
Regional Rights of Way & Municipal Affairs Manager

Scot K. Bolyard

From: Kyle Simpson
Sent: Tuesday, November 16, 2021 10:27 AM
To: Scot K. Bolyard
Subject: RE: 501 62nd Ave NE Rights-of-Way Vacation (DRC 21-33000018)

Scot,

The Transportation and Parking Management Department has reviewed the case and has no comments.

Kyle

Kyle Simpson, AICP
Planner II, Transportation and Parking Management
City of St. Petersburg
(727) 893-7151
Kyle.simpson@stpete.org

From: Scot K. Bolyard <Scot.Bolyard@stpete.org>
Sent: Friday, November 12, 2021 4:16 PM
To: Michael J. Frederick <Michael.Frederick@stpete.org>; Thomas M Whalen <Tom.Whalen@stpete.org>; Kyle Simpson <Kyle.Simpson@stpete.org>; Mark Riedmueller <Mark.Riedmueller@stpete.org>; Nancy Davis <Nancy.Davis@stpete.org>; WRD-UtilityReviewRequest <WRD-UtilityReviewRequest@stpete.org>; Troy D. Davis <Troy.Davis@stpete.org>; Aaron M. Fisch <aaron.fisch@stpete.org>; Christina M. Boussias <Christina.Boussias@stpete.org>; Timothy R. Collins <Timothy.Collins@stpete.org>; Michael J. Kovacsev <Michael.Kovacsev@stpete.org>; Robert P Bassett <Robert.Bassett@stpete.org>; 'Mixer, Brian C' <Brian.Mixer@charter.com>; 'Avila, David' <David.Avila@charter.com>; 'Willingham, Jared' <JWillingham@tecoenergy.com>; 'Waidley, Stephen' <stephen.waidley@ftr.com>; 'Dave Hamlin' <dave.hamlin@wowinc.com>; 'vacate@duke-energy.com' <vacate@duke-energy.com>; 'relocations@lumen.com' <relocations@lumen.com>; Martha Hegenbarth <Martha.Hegenbarth@stpete.org>
Cc: Jennifer C. Bryla <Jennifer.Bryla@stpete.org>
Subject: 501 62nd Ave NE Rights-of-Way Vacation (DRC 21-33000018)

Good afternoon,

Please find attached for your review and comments the submitted request to vacate Davenport Avenue Northeast from Pershing Street Northeast to the eastern terminus of Davenport Avenue Northeast; and, vacate Pine Street Northeast from 64th Avenue Northeast to the southern terminus of Pine Street Northeast, generally located at 501 62nd Ave NE. Please review the attached application and return your comments by **December 3, 2021**.

Thanks,

Scot Bolyard, AICP
Deputy Zoning Official, Planning & Development Services
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701

Phone: 727-892-5395 / Fax: 727-892-5557

Scot.Bolyard@StPete.org

Please note that all emails are subject to public records law.