



**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 1,000 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 **March 1, 2023 at 1:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	22-33000020	PLAT SHEET:	G-2
REQUEST:	Approval of a Vacation of a 16-foot wide alley generally located at 1421 Central Avenue.		
OWNER:	Booker Creek Venture, Inc. 3443 1 st Avenue North Saint Petersburg, Florida 33713		
AGENT:	Steven Duffy 485 45 th Avenue Northeast Saint Petersburg, Florida 33703		
ADDRESS:	1421 Central Ave, 1431 Central Ave & 25 15 th St N		
PARCEL ID NO:	24-31-16-14544-000-0630, 24-31-16-14544-000-0610 & 24-31-16-14544-000-0600		
LEGAL DESCRIPTION:	Lots 60 - 63, Central Land & Title Co.'s Replat		
ZONING:	DC-1; Downtown Center		

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate a 16-foot wide alley generally located at 1421 Central Avenue. The applicant's goal is to vacate the right-of-way in order to consolidate the property for future use.

The area of the rights-of-way proposed for vacation are depicted on the Location Map (Attachment A) and Sketch and Legal Description (Attachment B).

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

A. Land Development Regulations

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

1. *Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.*

The application was routed to City Departments and Private Utility Providers for review and comments. Engineering's Memorandum dated November 8, 2022 (Attachment D) states that they have concerns that the alley to be vacated provides the only access to the west side of Booker Creek which they indicate will be addressed at time of replatting by requiring dedication of an easement 15-ft wide at the top of the bank of Booker Creek for maintenance of the creek. Duke Energy and Frontier Communications provided letters indicating that they have facilities within the alley to be vacated and that they will require an easement to be provided, see Attachments E and F. A condition of approval requiring replatting is included. Replats are routed to Engineering for review and comments and at that time their review will include ensuring that all their issues are addressed.

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.*

Approval of the vacation will not deny access to any lot of record. All of the lots of record abutting the alleys requested for vacation are also abutting publicly accessible 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 north-south alley will not affect any utilized travel patterns as the alley effectively terminates into the parking lot for 1421 Central Avenue. The existing alley that runs diagonally through the subject block will remain.

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 Engineering Department's Memorandum dated November 8, 2022 (Attachment D) identifies the alley to be vacated as potentially the only access to the west side of Booker Creek that can be utilized for maintaining the watercourse and providing the ingress and egress of equipment. Engineering has requested a minimum of 15-feet of upland at the top of bank be reserved as an easement for the purposes of maintaining Booker Creek. A condition of approval is included at the end of this report that requires an easement to be provided when replatting.

The private utility companies that have facilities in the alley to be vacated will be protected through the dedication of an easement over their facilities that will be provided when the property is replatted, this is included as a condition of approval at the end of this report.

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 with comments. Transportation stated that the proposed vacation will not alter the historical grid street pattern and is not required for public use (see Attachment G). The proposed vacation of the alley will foster redevelopment which is a goal of the Comprehensive Plan.

C. Adopted Neighborhood or Special Area Plans

The subject rights-of-way are not within the boundaries of any neighborhood associations; however, they are located within the boundaries of a business district, the EDGE District. The EDGE District Master Plan includes a "Water's EDGE Park" along Booker Creek, see Attachment I. The plan includes a park, located primarily on privately owned property, with the Booker Creek Trail shown directly to the east. The plan is largely similar to proposed Booker Creek Central plat in that it depicts both Booker Creek and the abutting upland property as being preserved from

development. Due to the fact that the plan is located on privately owned land the Development Review Services Staff is not basing a recommendation of approval or denial on this factor.

Comments from Agencies and the Public. Staff received one call from surrounding property owners indicated they support the requested vacation of right-of-way.

The request to vacate the alleys was routed to City Departments and Private Utility Providers for comments. The Engineering Department's Memorandum dated November 8, 2022 (Attachment D) states that they have concerns that the alley to be vacated provides the only access to the west side of Booker Creek which they indicate will be addressed at time of replatting by requiring dedication of an easement 15-ft wide at the top of the bank of Booker Creek for maintenance of the creek. Duke Energy and Frontier Communications provided letters indicating that they have facilities within the alley to be vacated and that they will require an easement to be provided, see Attachments E and F. A condition of approval requiring replatting is included. Replats are routed to City Departments and Private Utility Providers for review and comments and at that time Engineering, Duke Energy and Frontier Communications will review to ensure that all their issues are addressed.

The City's Transportation and Parking Management Department has reviewed the proposed vacation and has no objection with comments. Transportation stated that the proposed vacation will not alter the historical grid street pattern and is not required for public use.

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

1. Prior to the recording of the vacation ordinance the vacated rights-of-way, along with the abutting properties, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant shall address the location of private utilities by providing utility easements as requested, relocating private utilities at the applicant's expense or obtain letters of no objection from utility providers. In either case a written letter of no objection from the utility providers is required stating that the easement is sufficient for their interest, that the facilities have been relocated, or that there is no conflict.
3. Prior to recording the vacation ordinance, the applicant(s) shall, per City Code Section 16.40.140.4.4, as a part of the replat process provide a 15-foot wide Public Access Easement at no greater than 1:12 slope located at the top of bank, that shall be reviewed and approved by the City's Engineering Department.
4. 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.

REPORT PREPARED BY:*/s/ Scot Bolyard**12/21/2022*

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

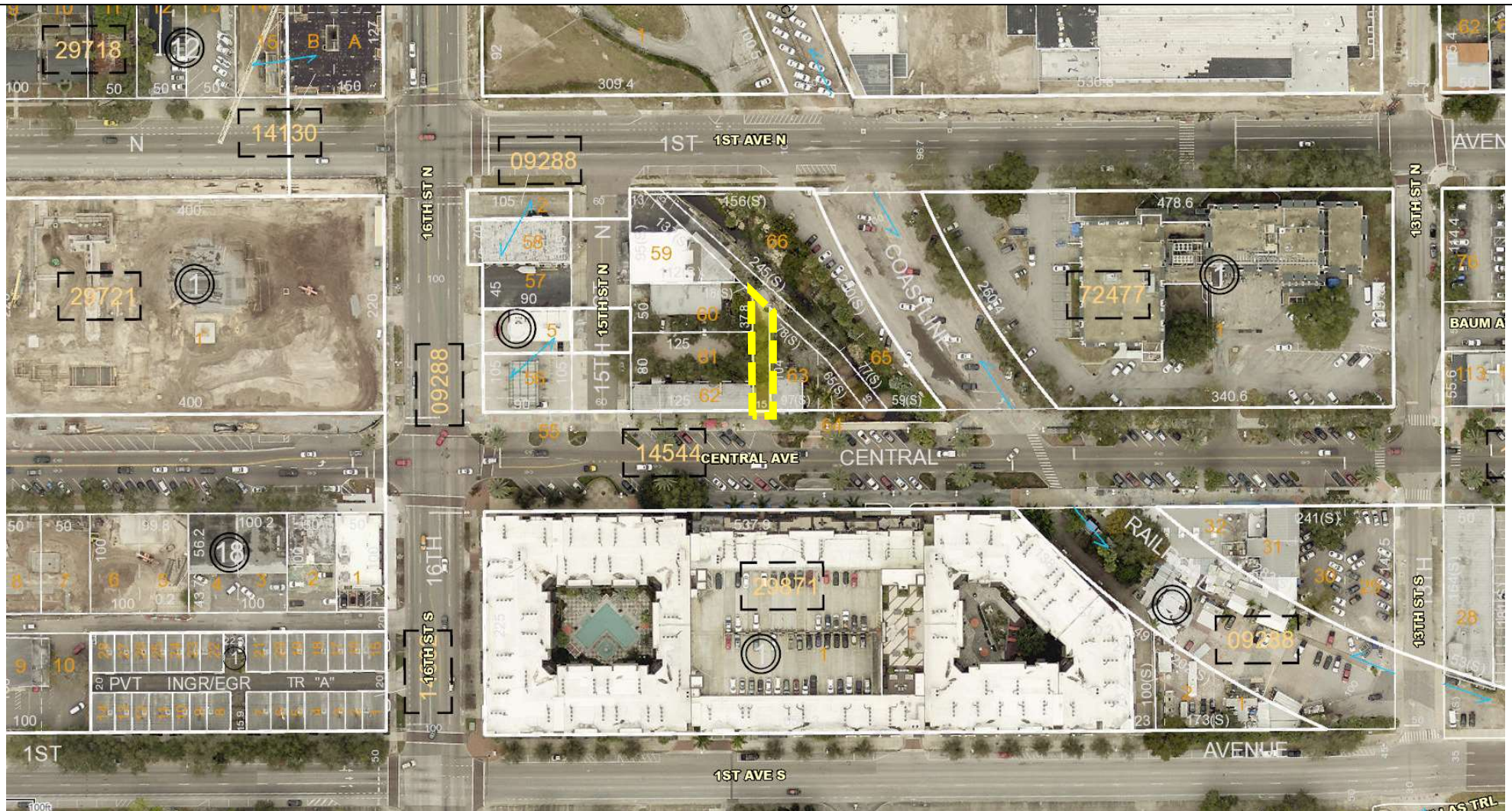
Date

REPORT APPROVED BY:*/s/ Corey Malyszka**12-21-2022*

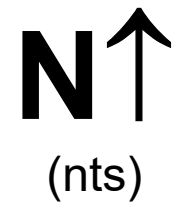
Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

Date

Attachments: A – Location Map, B – Sketch and Legal Description, C – Applicant's Narrative, D – Engineering Memorandum dated November 8, 2022, E – Duke Energy letter dated October 24, 2022, F – Frontier letter dated October 18, 2022, G – Transportation and Parking Management Department Memorandum dated December 6, 2022



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-33000020
Address: 1421 Central Ave



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LAWRENCE E. POWERS

TYPE OF SURVEY: SPECIFIC PURPOSE
SKETCH & LEGAL DESCRIPTION (NOT A SURVEY)

PREPARED FOR: BOOKER CREEK VENTURE, INC.

PROJECT #: 1421C

DATE DRAWN: SEPT 8, 2022

DATE SIGNED: SEPT 8, 2022

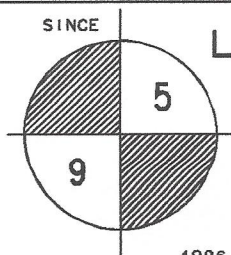
SKETCH & LEGAL DESCRIPTION

PROPOSED ALLEY VACATION:

A 16 FOOT ALLEY AS PER MAP OR PLAT OF CENTRAL LAND AND TITLE CO. REPLAT AS RECORDED IN PLAT BOOK 4 AT PAGES 15 AND 16 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF POLICE COMPLEX REPLAT AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65 PAGE 40 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA; THENCE S89°54'19"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE A 100 FOOT RIGHT PER MAP OR PLAT OF SAID CENTRAL LAND AND TITLE CO. REPLAT, 126.78 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SEABOARD COAST RAILROAD, A 100 FOOT RIGHT-OF-WAY AS SHOWN ON SAID MAP OR PLAT OF POLICE COMPLEX REPLAT; THENCE CONTINUE S89°54'19"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CENTRAL AVENUE, 75.96 FEET TO THE SOUTHWESTERLY CORNER OF LOT 65 OF SAID CENTRAL LAND AND TITLE CO. REPLAT, THENCE CONTINUE S89°54'19"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CENTRAL AVENUE, 16.70 FEET TO THE SOUTHEASTERLY CORNER OF LOT 64 OF SAID CENTRAL LAND AND TITLE CO. REPLAT; THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CENTRAL AVENUE S89°54'19"W, 72.00' TO THE SOUTHWESTERLY CORNER OF LOT 63 OF SAID CENTRAL LAND AND TITLE CO. REPLAT AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS:

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LAWRENCE E. POWERS

P. O. BOX 48026
ST. PETERSBURG, FL 33743-8026
P: 727-537-9895
E: SURVEYINGSTPETE@GMAIL.COM
WWW.SURVEYINGSTPETE.COM

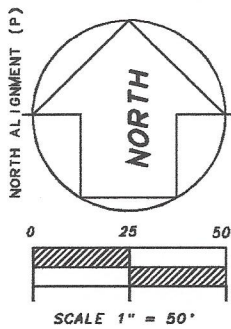
4996 MIRAMAR DR # 6207 ST PETERSBURG FL 33708

I THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT IS BE A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR SURVEYS IN THE STATE OF FLORIDA AS PER 5J-17, FLORIDA ADMINISTRATIVE CODE. SUBJECT TO ALL NOTES SHOWN HEREON.

Lawrence E. Powers
LAWRENCE E. POWERS LS # 5505
STATE OF FLORIDA
Professional Surveyor
ELECTRONIC SEAL
PAGE 1 OF 2

Larry Powers

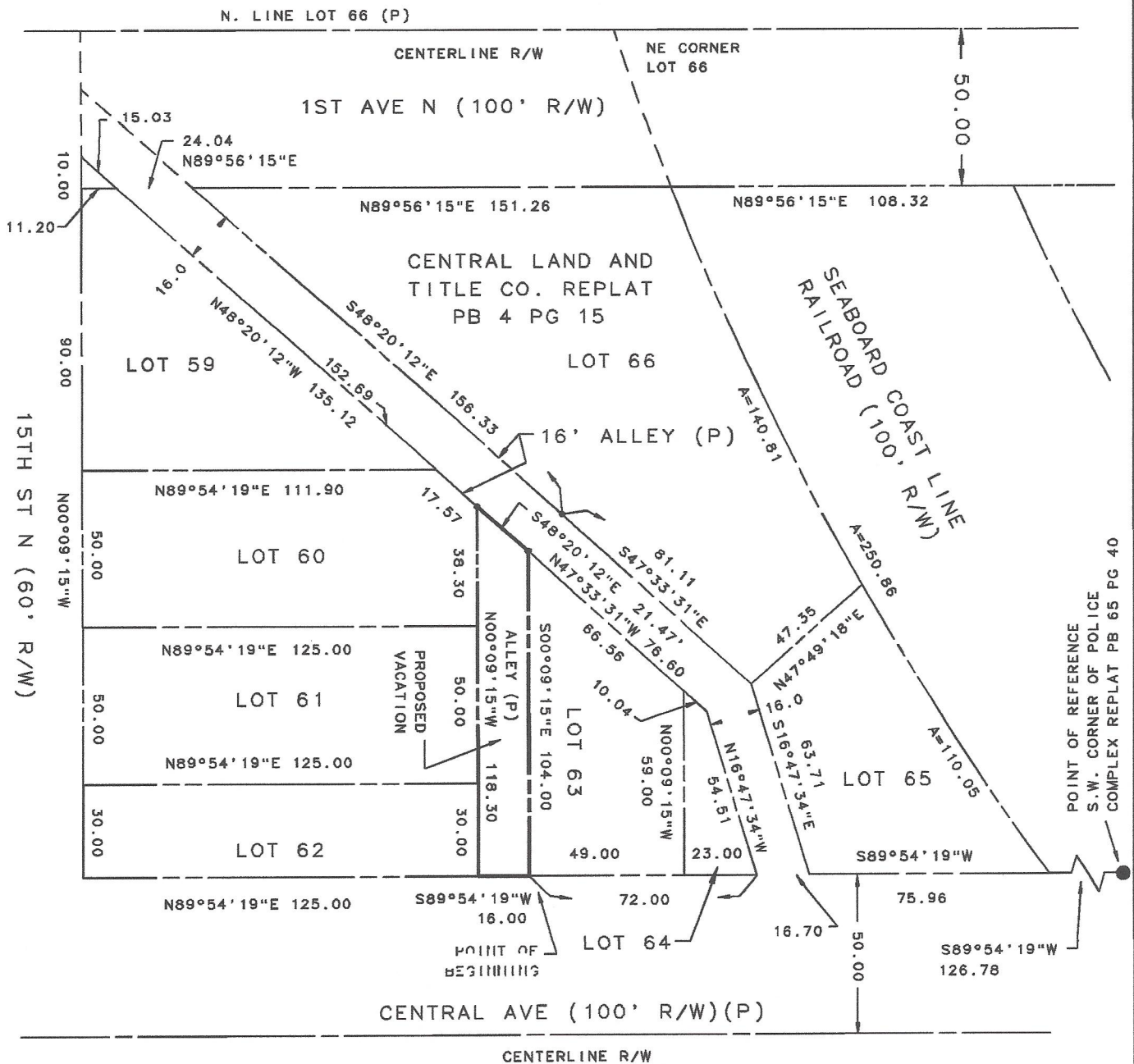
Digitally signed by Larry Powers
Date: 2022.09.09 14:33:03 -04'00'



SKETCH & LEGAL DESCRIPTION

LOT CURVE DATA

DELTA	RADIUS	CHORD BRG	CHORD	ARC
006°16'19"	1005.37	N32°36'27"W	110.00	110.05
008°01'29"	1005.37	N25°27'33"W	140.69	140.81
014°17'48"	1005.37	N28°35'43"W	250.21	250.86



SKETCH & LEGAL DESCRIPTION (NOT A SURVEY)
 PREPARED BY: LAWRENCE E. POWERS LS # 5505
 PO BOX 48026, ST PETERSBURG, FL 33743
 P: 727-537-9895 E: SURVEYINGSTPETE@GMAIL.COM

DATE: SEPT 8, 2022 PROJECT #: 1421C

PAGE 2 OF 2



SUBDIVISION DECISION Application

Application No. _____

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): <u>BOOKER CREEK VENTURES, INC</u>	
Street Address: <u>3443 1st AVENUE</u>	
City, State, Zip: <u>ST. PETERSBURG FL 33713</u>	
Telephone No: <u>727-448-5551</u>	Email Address: <u>jwh@bhinsgroup.com</u>
NAME of AGENT or REPRESENTATIVE: <u>STEVEN DUFFY</u>	
Street Address: <u>485 45TH AVENUE</u>	
City, State, Zip: <u>ST. PETE FL 33703</u>	
Telephone No: <u>727-512-6632</u>	Email Address: <u>STEVEN@GREENBENCHBREWING.COM</u>
PROPERTY INFORMATION:	
Street Address or General Location:	
Parcel ID#(s):	
DESCRIPTION OF REQUEST: <u>VACATE 16' WIDE ALLY THAT RUN NORTH & SOUTH BETWEEN LOTS 60, 61, & 62 AND LOT 63. CENTRAL AND 15TH STREET N AND BOOKER CREEK.</u>	
PRE-APPLICATION DATE:	PLANNER:

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: 8/24/22

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

Typed name of Signatory: STEVEN DUFFY

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

TO: Scot Bolyard, Deputy Zoning Official

FROM: Kyle Hurin, Engineering Civil Permit Examiner

DATE: November 8, 2022

SUBJECT: Vacate 16-ft Alley

FILE: 22-33000020

LOCATION AND PIN: 25 15th Street North; 24-31-16-14544-000-0600
1421-1431 Central Avenue; 24-31-16-14544-000-0610 and
24-31-16-14544-000-0630

ATLAS: G-2 **Zoning:** DC-1

REQUEST: Approval of a vacation of a 16-ft wide north-south alley located between Lots 60 thru 63 of the Central Land & Title Co. Replat, generally located at 1421 Central Avenue.

The Engineering and Capital Improvements Department (ECID) has the following comments regarding this vacation request:

SPECIAL CONDITIONS OF APPROVAL:

1. ECID has concern that the existing alley to be vacated provides the only access to and along the west side of Booker Creek. Since the property will be replatted as a condition of this vacation request, per the requirements for preliminary plat submittal contained in City Code 16.70.050.1.7, the applicant must provide a current survey of the land and all surface features including the creek. On this survey the applicant must show the top of the creek banks and the toe of the creek bank slopes and all other existing structures, surface features, utilities, etc.
2. Upon replat and per City Land Development Code Section 16.40.140.4.4, when a subdivision is traversed by a drainage way, channel, stream, or other watercourse, there shall be dedicated a Public Stormwater Easement or Drainage Right-of-way conforming substantially to the lines of such watercourses and such additional width as will be adequate for the purpose of maintaining the watercourses and providing the ingress and egress of equipment for this purpose. The width of necessary dedication shall be top of bank to top of bank with a minimum of 15-feet upland of each top of bank for maintenance purposes. The areas dedicated upland of the top of the banks shall be maintained at a level flat slope of not more than 1:12.
3. 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.

- a. Engineering Standard Details are available at the City's Website at the following link:
https://www.stpete.org/business/building_permitting/forms_applications.php

- b. 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:

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

Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the DC zoning district, a 10-foot wide public sidewalk is required along all right of way frontages. Landscape features and street furniture may encroach up to two feet for no more than 50% of the linear frontage of a parcel. In addition to the required 10-foot wide sidewalk path, the streetscape design shall include a minimum 3-foot wide ADA compliant public sidewalk provided parallel and adjacent to the road curb to provide accessible access to all public parking spaces within the public right of way. At least one and preferably two, ADA compliant pathways shall be provided between the main 10-foot wide sidewalk and the auxiliary 3-foot wide sidewalk.

Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

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.

KJH/mk

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



452 East Crown Point Road
Winter Garden, Florida 34787
Irma.Cuadra@duke-energy.com

Mr.
Oct. 24, 2022

Via email: Scot.Bolyard@StPete.org

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

**RE: Vacation of Alley
1421/1431 Central Avenue, St. Pete
Pinellas County, Florida**

Dear Mr. Bolyard:

Please be advised that Duke Energy, “**objection**” to the vacation and abandonment of the sixteen (16) foot alley lying between Lots 60, 61, 62 and 63, CENTRAL LAND & TITLE CO REPLAT, as recorded in Plat Book 4, Page 15, of the Public Records of Pinellas County, Florida, being more particularly described on the accompanying two (2) page Sketch and Description drawn by Lawrence E. Powers, dated September 8, 2022, Project # 1421C, attached hereto and by this reference made a part hereof.

A No Objection letter would be provided upon either:

1. Removal/relocation of existing facilities (handled by a Duke Energy Engineering).
2. Granting of a Duke Energy Easement over the described property (If Right of Way is split, we would need an Easement from abutting owner as well).
3. City/County confirmation that this proposed area will retain a Public Utility Easement in the recorded Resolution.

Facilities that require relocation will be done at no cost to Duke Energy. If the facilities do not interfere with your plans, an easement will be prepared for your execution.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Irma Cuadra

Irma Cuadra
Senior Research Specialist
Attachment

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TYPE OF SURVEY: SPECIFIC PURPOSE
SKETCH & LEGAL DESCRIPTION (NOT A SURVEY)

PREPARED FOR: BOOKER CREEK VENTURE, INC.

PROJECT #: 1421C

DATE DRAWN: SEPT 8, 2022

DATE SIGNED: SEPT 8, 2022

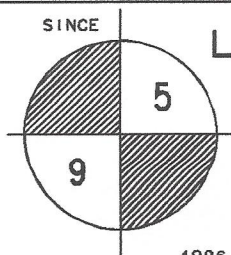
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ST. PETERSBURG, FL 33743-8026
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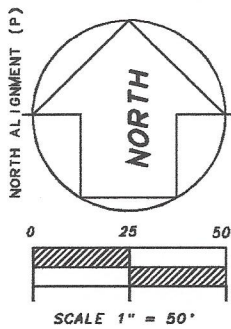
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Lawrence E. Powers
License Number 5505
Professional Surveyor
STATE OF FLORIDA
ELECTRONIC SEAL
LAWRENCE E. POWERS LS # 5505
PAGE 1 OF 2

Larry Powers

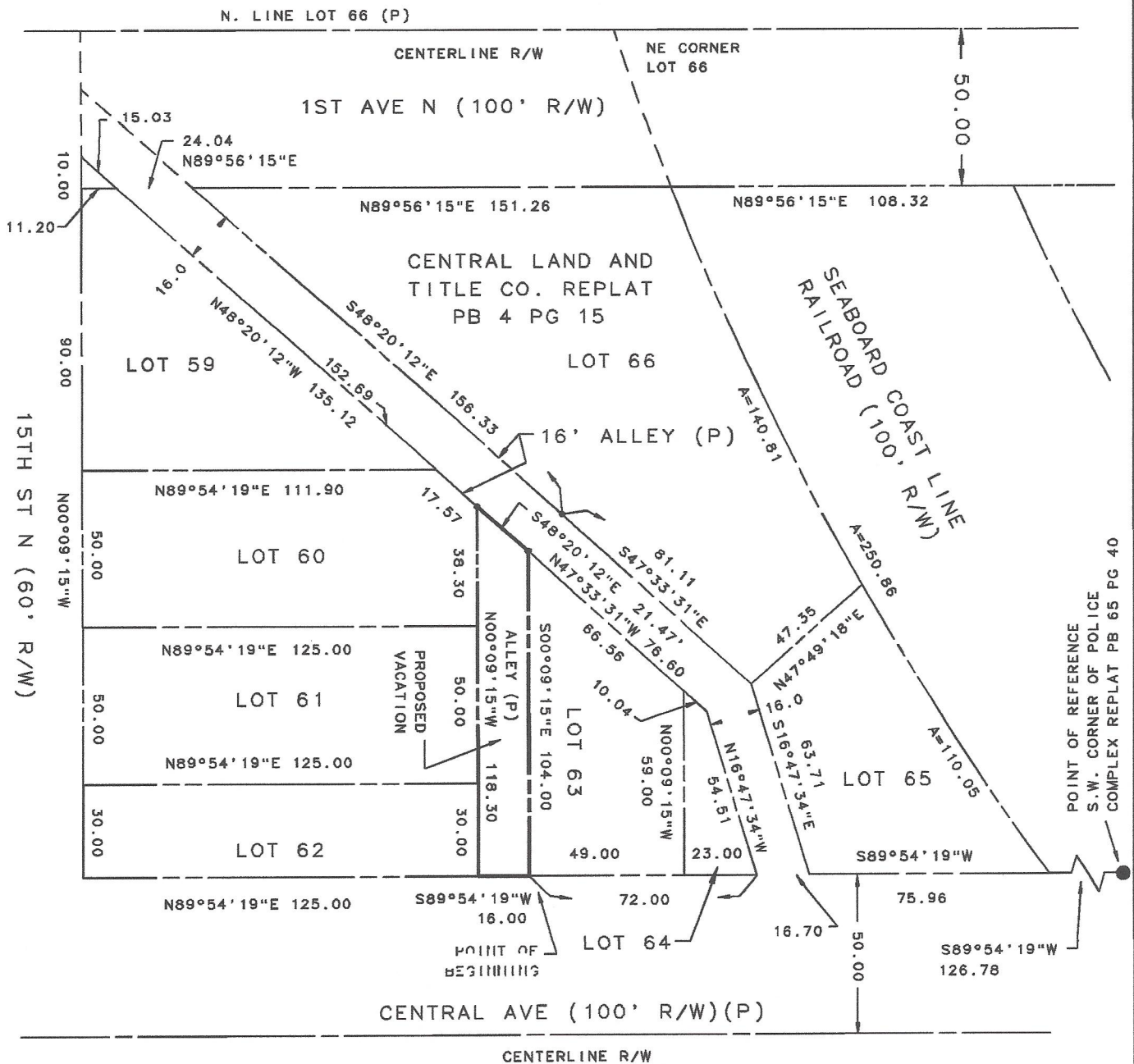
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SKETCH & LEGAL DESCRIPTION

LOT CURVE DATA

DELTA	RADIUS	CHORD BRG	CHORD	ARC
006°16'19"	1005.37	N32°36'27"W	110.00	110.05
008°01'29"	1005.37	N25°27'33"W	140.69	140.81
014°17'48"	1005.37	N28°35'43"W	250.21	250.86



SKETCH & LEGAL DESCRIPTION (NOT A SURVEY)
 PREPARED BY: LAWRENCE E. POWERS LS # 5505
 PO BOX 48026, ST PETERSBURG, FL 33743
 P: 727-537-9895 E: SURVEYINGSTPETE@GMAIL.COM

DATE: SEPT 8, 2022 PROJECT #: 1421C



FRONTIER

3712 W Walnut St
Tampa, FL 33607
(941) 266-9218
stephen.waidley@ftr.com

10/18/2022

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

RE: 22-33000020 – Vacation of Alley – 1421 Central Ave, St Petersburg, FL

Dear Mr. Bolyard,

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

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

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

☐ Frontier 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 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 Engineering Department with regards to the above project.

☐ Frontier 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 facilities. There will also be a reimbursement of all costs required for relocation/adjustments of Frontier 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,

Stephen Waidley

Stephen Waidley
Frontier Florida LLC
Regional Rights of Way & Municipal Affairs Manager

COPYRIGHT 2022
LAWRENCE E. POWERS

TYPE OF SURVEY: SPECIFIC PURPOSE
SKETCH & LEGAL DESCRIPTION (NOT A SURVEY)

PREPARED FOR: BOOKER CREEK VENTURE, INC.

PROJECT #: 1421C

DATE DRAWN: SEPT 8, 2022

DATE SIGNED: SEPT 8, 2022

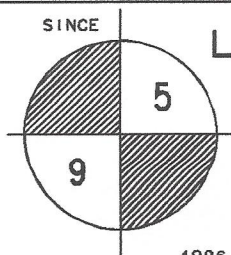
SKETCH & LEGAL DESCRIPTION

PROPOSED ALLEY VACATION:

A 16 FOOT ALLEY AS PER MAP OR PLAT OF CENTRAL LAND AND TITLE CO. REPLAT AS RECORDED IN PLAT BOOK 4 AT PAGES 15 AND 16 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF POLICE COMPLEX REPLAT AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65 PAGE 40 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA; THENCE S89°54'19"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE A 100 FOOT RIGHT PER MAP OR PLAT OF SAID CENTRAL LAND AND TITLE CO. REPLAT, 126.78 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SEABOARD COAST RAILROAD, A 100 FOOT RIGHT-OF-WAY AS SHOWN ON SAID MAP OR PLAT OF POLICE COMPLEX REPLAT; THENCE CONTINUE S89°54'19"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CENTRAL AVENUE, 75.96 FEET TO THE SOUTHWESTERLY CORNER OF LOT 65 OF SAID CENTRAL LAND AND TITLE CO. REPLAT, THENCE CONTINUE S89°54'19"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CENTRAL AVENUE, 16.70 FEET TO THE SOUTHEASTERLY CORNER OF LOT 64 OF SAID CENTRAL LAND AND TITLE CO. REPLAT; THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CENTRAL AVENUE S89°54'19"W, 72.00' TO THE SOUTHWESTERLY CORNER OF LOT 63 OF SAID CENTRAL LAND AND TITLE CO. REPLAT AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS:

THENCE CONTINUE S89°54'19"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CENTRAL AVENUE 16.00' TO THE SOUTHEASTERLY CORNER OF LOT 62 OF SAID CENTRAL LAND AND TITLE CO. REPLAT; THENCE N00°09'15"W ALONG THE EASTERLY LINE OF SAID LOT 62 AND THE EASTERLY LINES OF LOTS 61 AND 60 OF SAID CENTRAL LAND AND TITLE CO. REPLAT; 118.30' TO A POINT MARKING A NORTHEASTERLY CORNER OF SAID LOT 60; THENCE S48°20'12"E, 21.47' TO THE NORTHWESTERLY CORNER OF SAID LOT 63; THENCE S00°09'15"E ALONG THE WESTERLY LINE OF SAID LOT 63, 104.00' TO THE SOUTHWESTERLY CORNER OF SAID LOT 63 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1778.38 SQUARE FEET MORE OR LESS.



LAWRENCE E. POWERS

P. O. BOX 48026
ST. PETERSBURG, FL 33743-8026
P: 727-537-9895
E: SURVEYINGSTPETE@GMAIL.COM
WWW.SURVEYINGSTPETE.COM

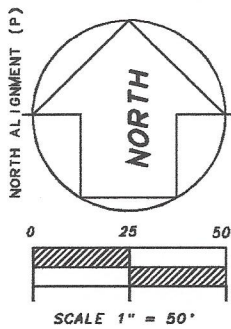
4996 MIRAMAR DR # 6207 ST PETERSBURG FL 33708

I THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT IS BE A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR SURVEYS IN THE STATE OF FLORIDA AS PER 5J-17, FLORIDA ADMINISTRATIVE CODE. SUBJECT TO ALL NOTES SHOWN HEREON.

Lawrence E. Powers
LAWRENCE E. POWERS LS # 5505
STATE OF FLORIDA
Professional Surveyor
ELECTRONIC SEAL
PAGE 1 OF 2

Larry Powers

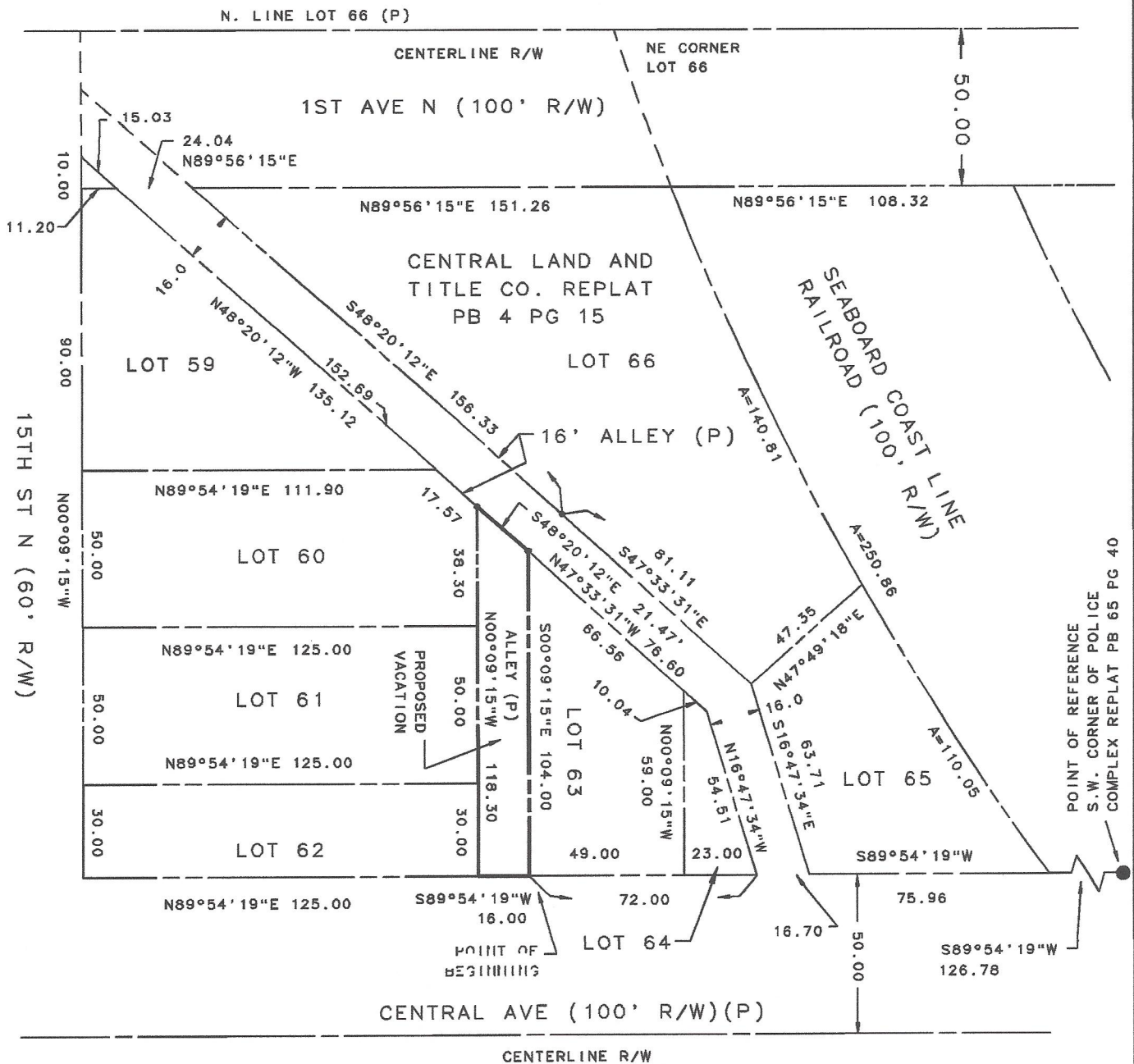
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 PREPARED BY: LAWRENCE E. POWERS LS # 5505
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DATE: SEPT 8, 2022 PROJECT #: 1421C



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

DISTRIBUTION LETTER – ALLEY VACATION

FROM: Scot Bolyard, Deputy Zoning Official
Phone: (727) 892-5395 Email: Scot.Bolyard@StPete.org
Development Review Services, P.O. Box 2842, St. Petersburg, Florida 33731

DATE: October 18, 2022

Internal Routing:

- ☐ Tom Whalen, Cheryl Stacks, Elisabeth Staten and Rebecca Moistner; Transportation
- ☐ Nancy Davis, Kyle Hurin, Ljudmila Knezevic and Martha Hegenbarth; Engineering
- ☐ Water Resources Department; WRD-UtilityReviewRequest@stpete.org
- ☐ Troy Davis, Sanitation Department
- ☐ Aaron Fisch, Real Estate and Property Management
- ☐ Urban Planning and Historic Preservation; history@stpete.org
- ☐ Christina Boussias, Legal
- ☐ Timothy Collins, Engineering/Surveying
- ☐ Michael Kovacsev, Police Department
- ☐ Robert Bassett, Fire Department

External Routing:

- ☐ Arturas Dubinas, Charter/Spectrum Networks; DL-FL-PIN-Construction@charter.com
- ☐ Joan Domning, TECO/Peoples Gas
- ☒ Stephen Waidley, Frontier
- ☐ Dave Hamlin, WOW!
- ☐ Distribution Engineering, Duke Energy Florida, Inc.; vacate@Duke-Energy.com
- ☐ Lumen; relocations@lumen.com

CASE NO.: 22-33000020 **PLAT SHEET:** G-2

REQUEST: Approval of a vacation of a 16-ft wide north-south alley located between Lots 60 thru 63 of the Central Land & Title Co. Replat, generally located at 1421 Central Avenue.

OWNER: BOOKER CREEK VENTURE INC
3443 1ST AVE N
SAINT PETERSBURG, FL 33713-8516

ADDRESS: 25 15th St N and 1421-1431 Central Avenue

PARCEL ID NUMBERS: 24-31-16-14544-000-0600, 24-31-16-14544-000-0610 and 24-31-16-14544-000-0630

LEGAL DESCRIPTION: On File

ZONING: Downtown Center (DC-1)

REMARKS: Please review the attached application and return your comments by **November 8, 2022**. If comments are not received by the deadline, then it will be assumed that you have no objection or comments to provide. Contact Scot Bolyard via email at Scot.Bolyard@StPete.org with any questions or concerns.

Attachments: Location Map, Sketch and Description



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Scot Bolyard, Deputy Zoning Official, Planning and Development Services Department

FROM: Tom Whalen, Planner III, Transportation and Parking Management Department

DATE: December 6, 2022

SUBJECT: Approval of a vacation of a 16-ft wide north-south alley located between Lots 60 thru 63 of the Central Land & Title Co. Replat, generally located at 1421 Central Avenue.

CASE: 22-33000020

The Transportation and Parking Management (“Transportation”) Department has reviewed the proposed vacation of a 16-ft wide north-south alley located between Lots 60 through 63 of the Central Land & Title Co. Replat, generally located at 1421 Central Avenue. The Transportation Department has several comments on the proposed vacation.

There is language in Transportation Element of the City’s Comprehensive Plan and the City Code that is particularly relevant to this case from a transportation perspective. It is stated in Policy T2.4 of the Comprehensive Plan that “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.” It is stated in Section 16.40.140.2.1.E of the City Code that one matter for consideration for proposals to vacate public rights-of-way is: “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 north-south alley that is the subject of this case provides access to a parking lot but does not connect to a transportation facility north of the lot. Access to the parking lot is provided from 15th Street along a parcel owned by the applicant. The proposed vacation will not alter the historical grid street pattern and is not required for public use.

The application does not include a site plan. Any major changes to the applicant’s properties must adhere to the Downtown Center zoning standards, which would include requirements such as 10-foot wide sidewalks and no curb cuts on Central Avenue.