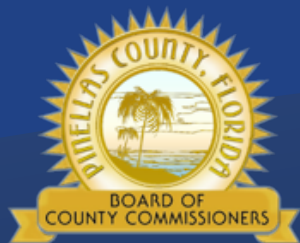


# Petition to Vacate (Ruga)

January 11, 2022



Our Vision: To Be the Standard for Public Service in America

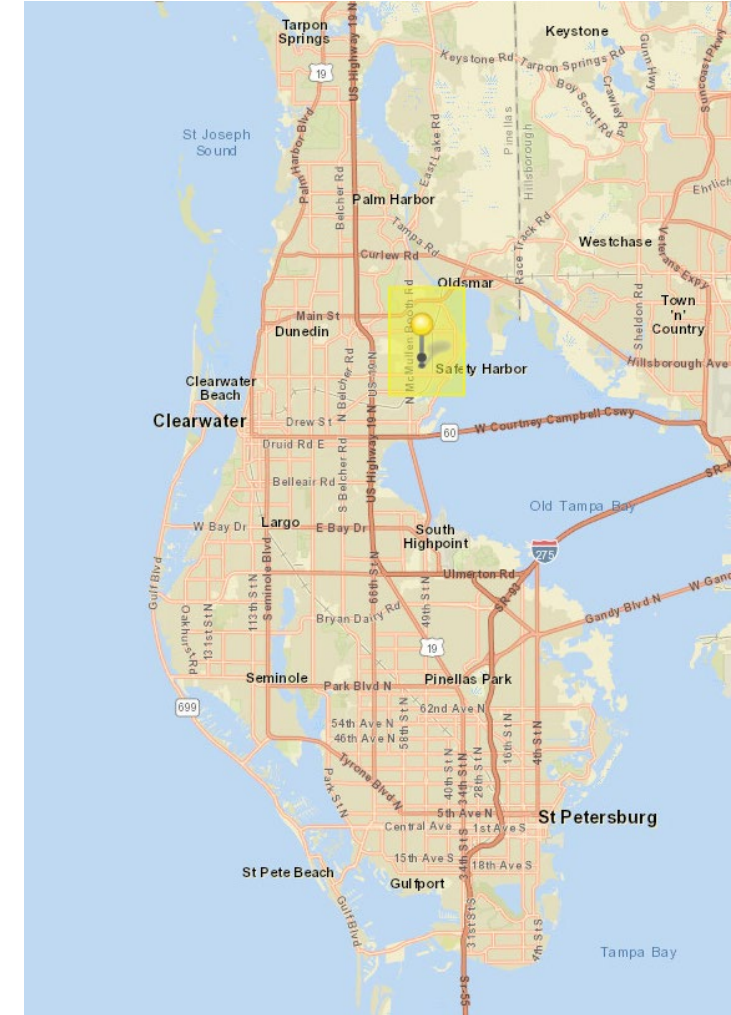




# Petition to vacate (Right-of-Way) Request

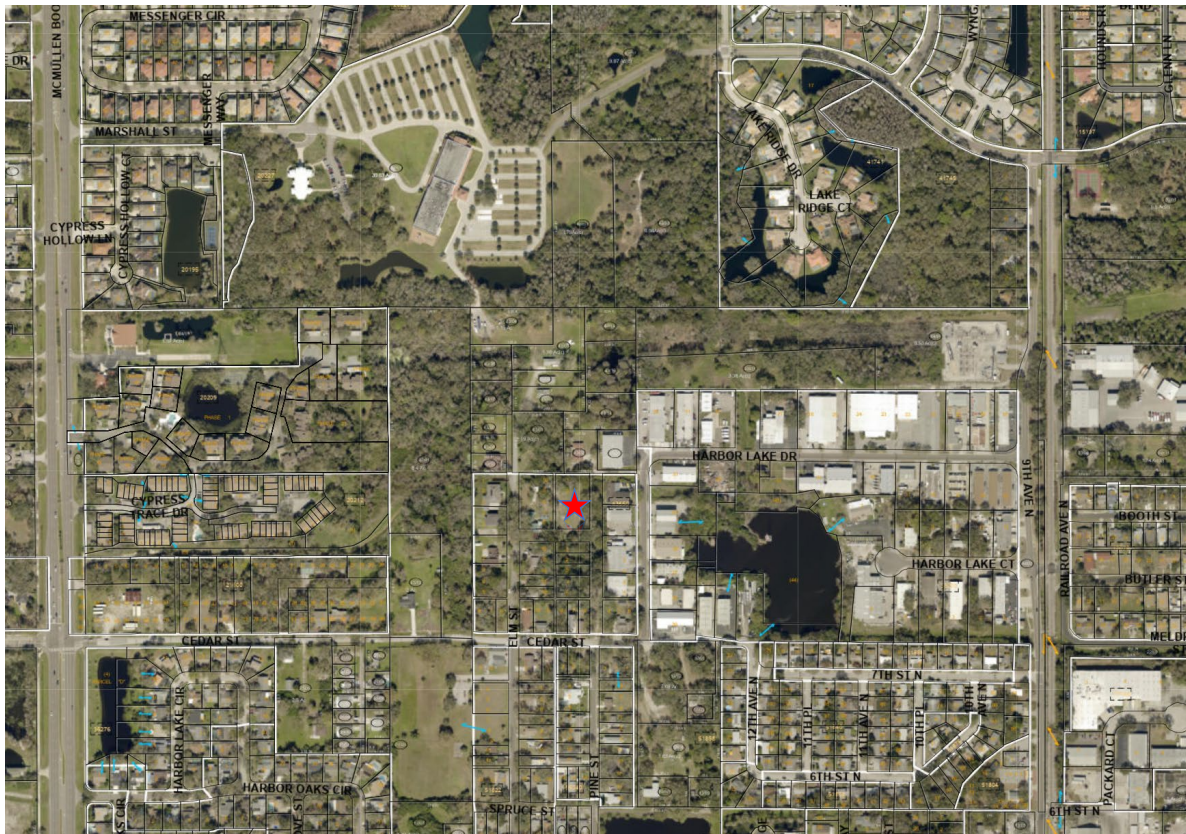


- **Vacate a 50-foot-wide right-of-way (ROW), known as Palmetto Avenue and a 10-foot-wide alley.**
- **728 Elm Street, Safety Harbor**
- **The applicants are requesting the vacation to increase property size and for future development.**

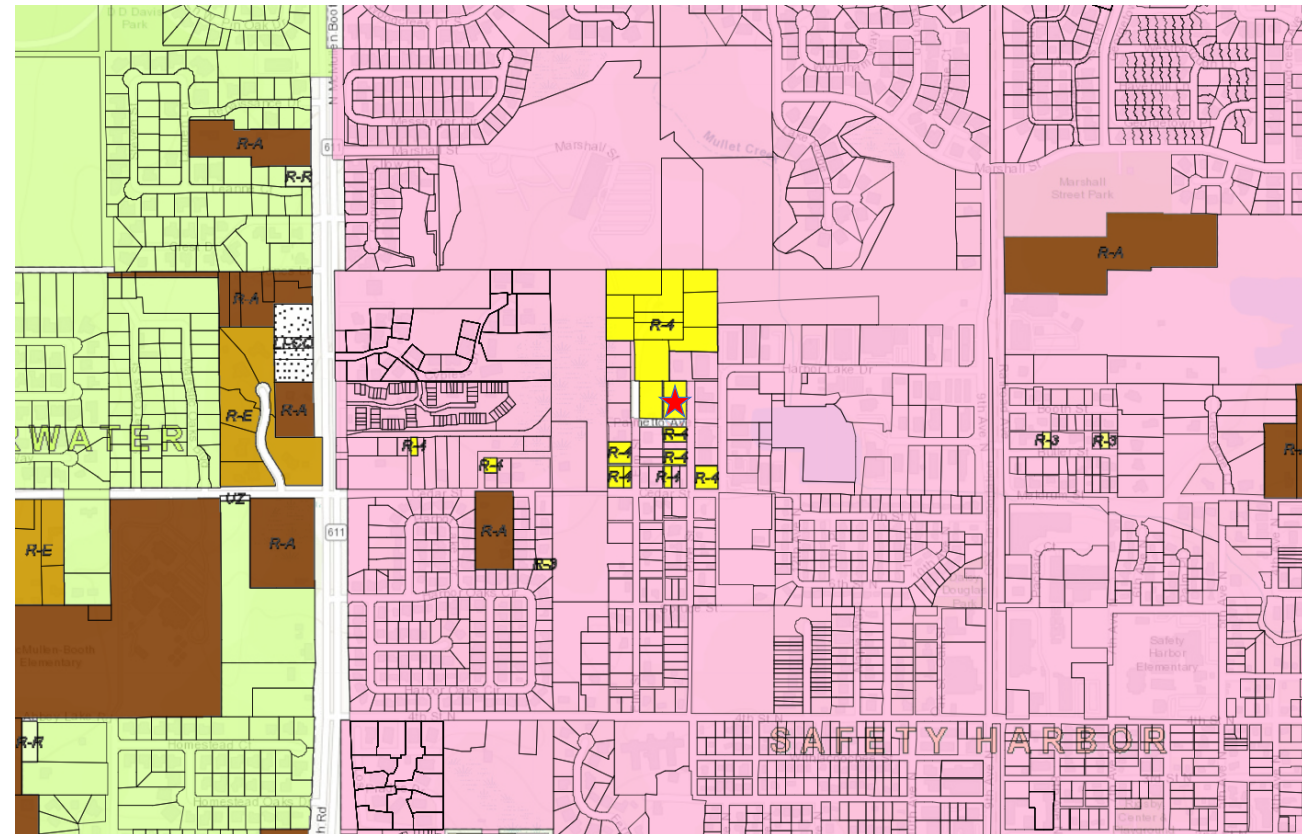


# Petition to Vacate Location

## Larger Community View

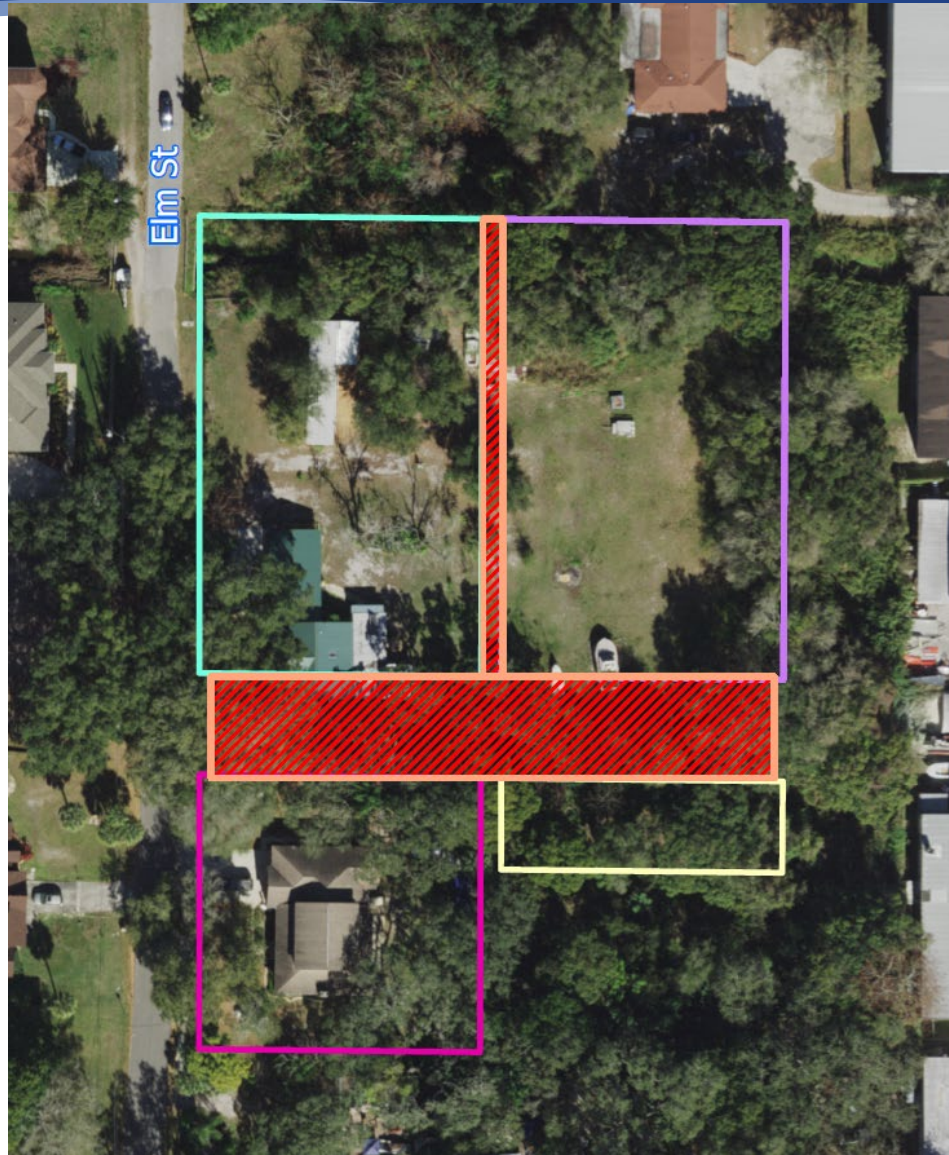


## Municipal Boundary (Safety Harbor)










# Petition to Vacate Location



## Petition to Vacate - Ruga 728 Elm St Safety Harbor, FL 34695

 PTV 1632

### Petitioners

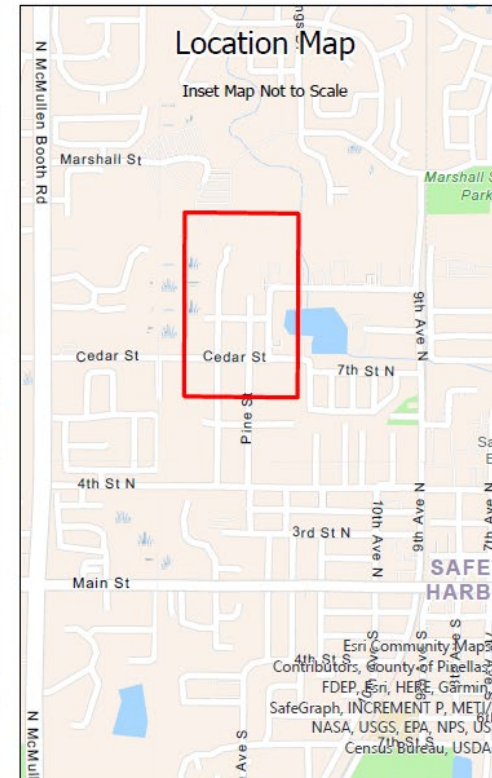
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-  33-28-16-43650-002-0060
-  33-28-16-43650-005-0140
-  33-28-16-43650-005-0010

0 60 120 180 Yards



## Location Map

Inset Map Not to Scale





# Petition to Vacate Location





# Property Ownership

Gonzalez



Ruga/Fokin



McNeal



Carelli



# Options Discussion

## Option A

- Construct Driveway with Limited Emergency Vehicle Access
- Requires Fire Sprinklers, Storage, and Specific Water Quality Requirements
- Vacate 10 ft Wide Alley
- Retain Palmetto Ave

## Option B

- Construct Driveway with Full Emergency Vehicle Access
- No need for Fire Sprinklers
- Vacate 10 ft Wide Alley
- Retain Palmetto Ave

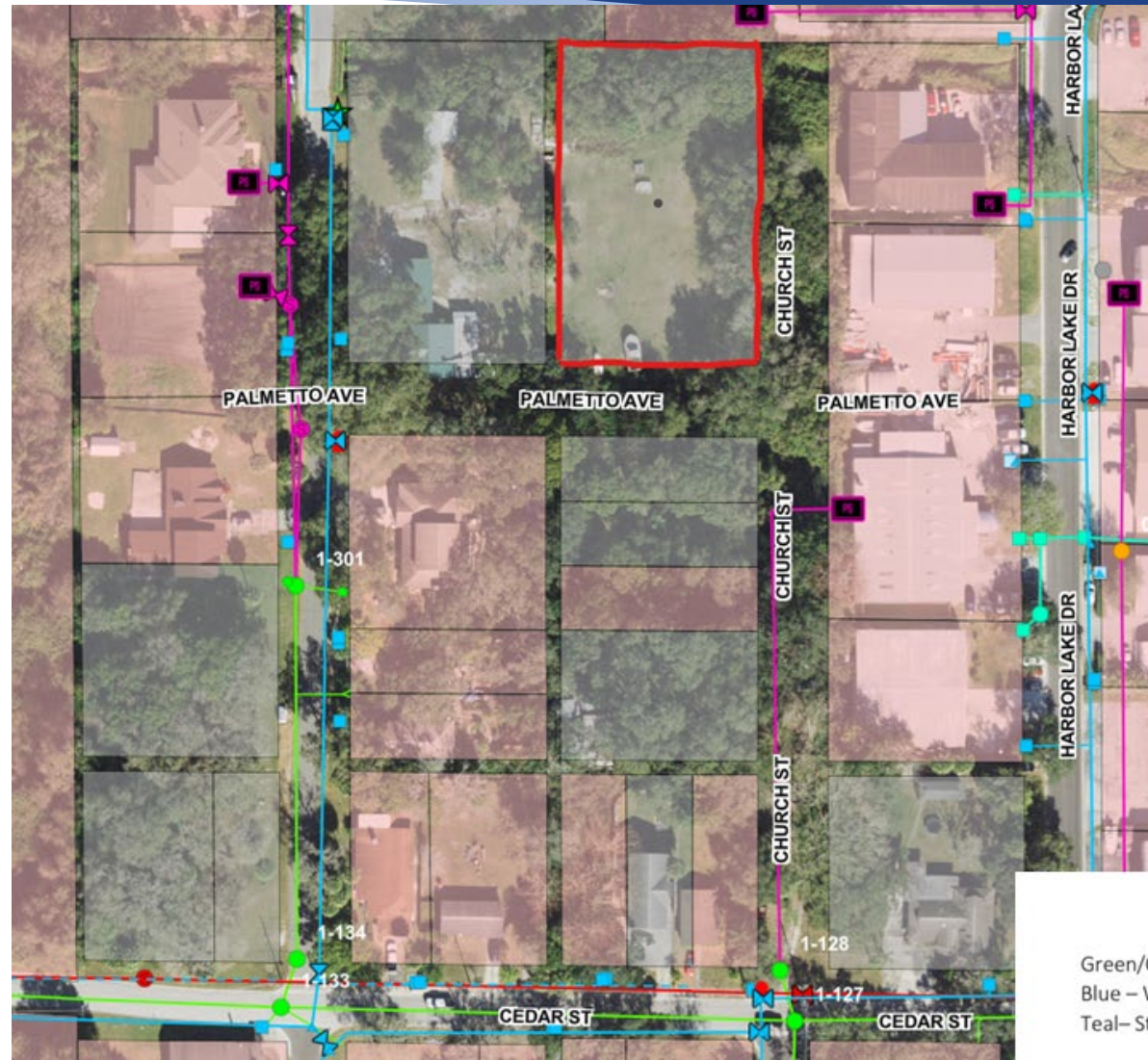
# Petition to Vacate Staff Recommendation



- **Staff recommend approval of the vacation of the 10ft wide alley**
- **Continuation of the staff recommendation for denial of the Palmetto Avenue ROW vacation**
  - **Petitioner's lot can be developed without the vacation**
  - **Provides connectivity to Church Street**
  - **The City of Safety Harbor communicated objections**
    - Creates a "need for easements for public utilities...to be retained or relocated,"
    - "Would cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record,"
    - "Would adversely impact the existing roadway network," and
    - "There is a present or future need for the right-of-way" as the City has a planned project to expand potable water and sewer services in the area.



# Private (sewer) and City Infrastructure



**KEY:**

Green/Orange— Sewer  
Blue — Water  
Teal— Stormwater

Water Meter  
Water Valve  
Stormwater Inlet