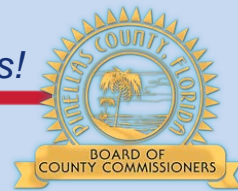
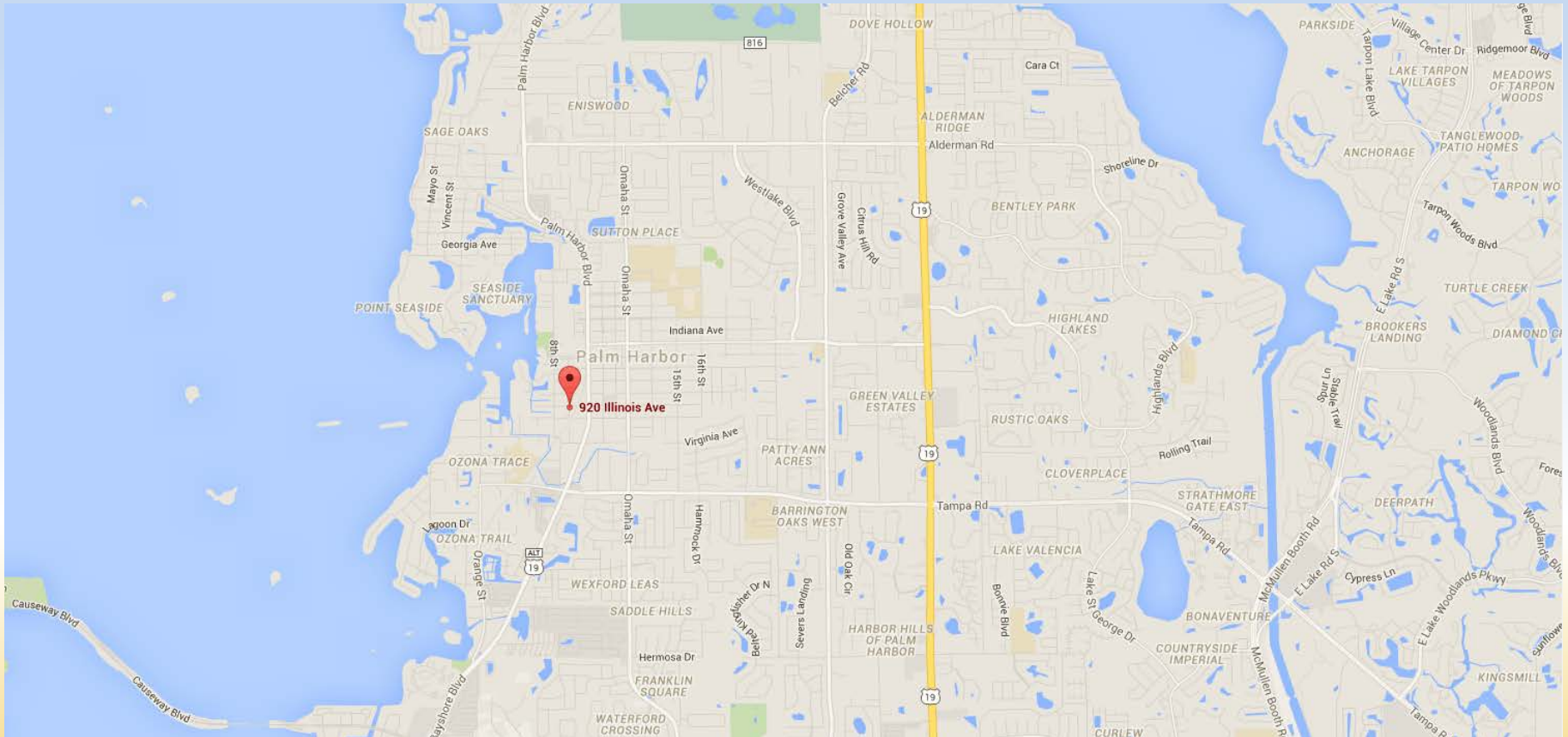


Petition to Vacate

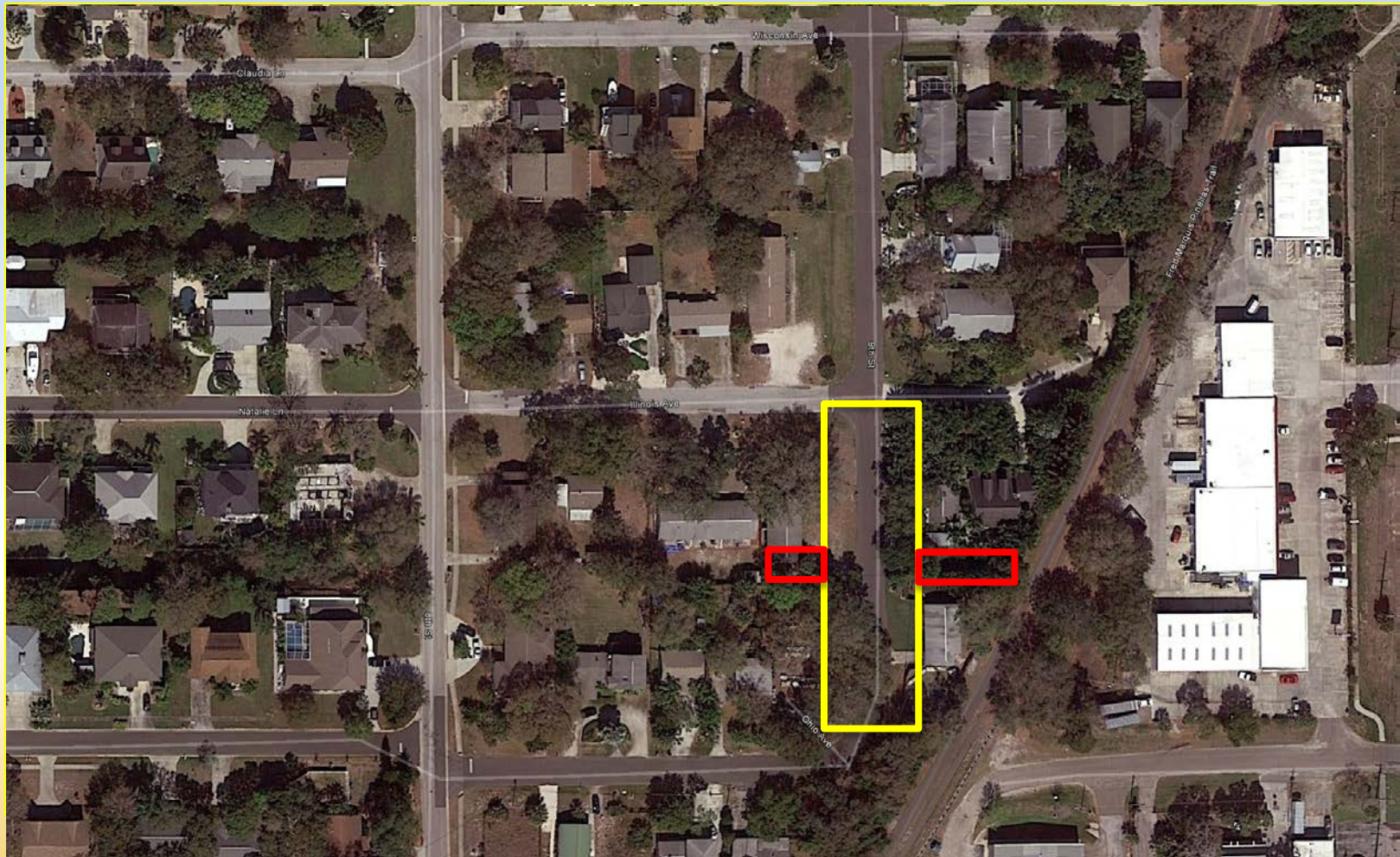
- The petitioner seeks to vacate an eighty (80) foot platted, improved right-of-way, also known as 9th Street, between Ohio Avenue and Illinois Avenue in Palm Harbor.
- In addition to vacation of 9th Street, the petitioner is also requesting vacation of the platted, unimproved alley on east side of 9th Street, and a portion of the unimproved alley on the west side of 9th Street.
- The petitioner owns all of the properties bordering the requested vacation.

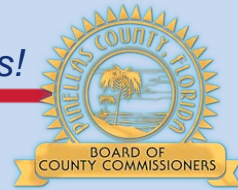


LOCATION MAP



AERIAL – Proposed Petition to Vacate

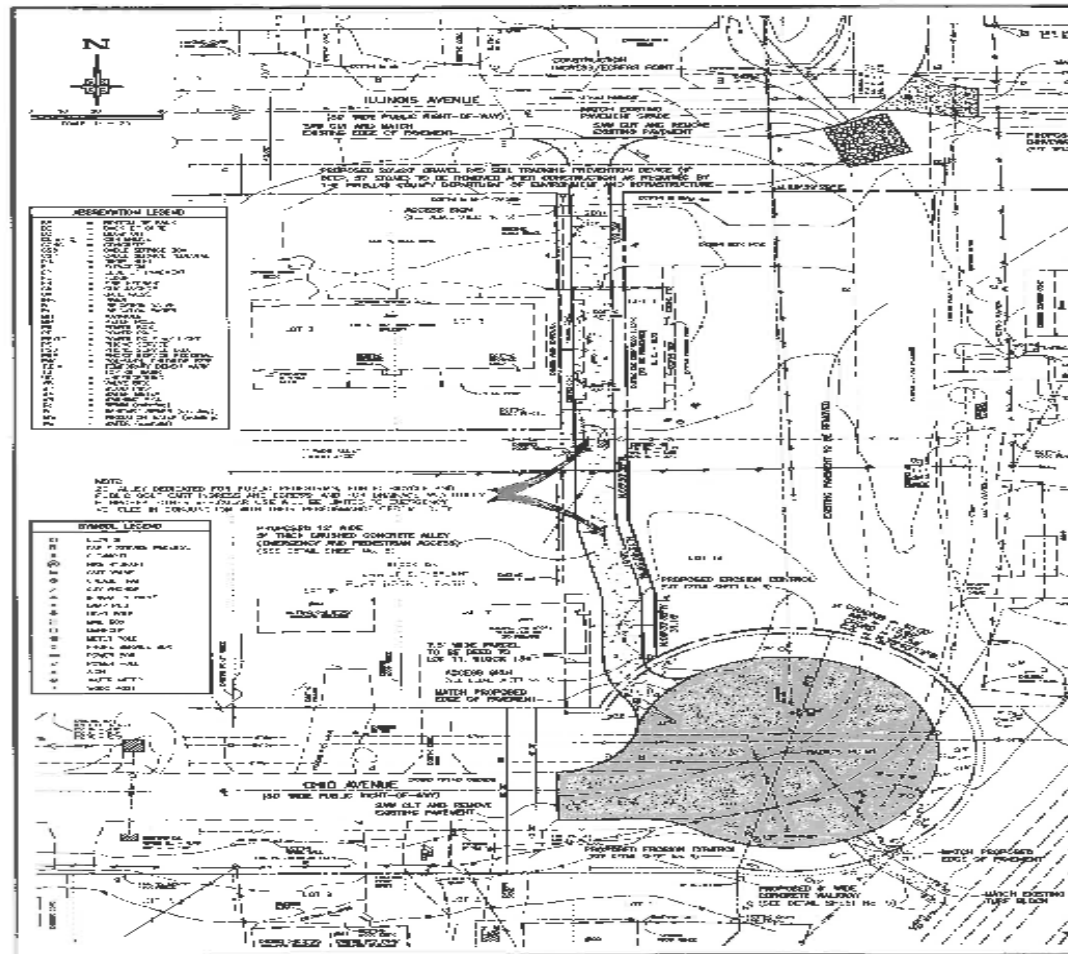




Conditions of Petition to Vacate

1. Petitioners submit a written waiver of claims of injury to their respective properties which could potentially result from this vacation.
2. Petitioners request and obtain a Right-of-Way Utilization Permit to construct a cul-de-sac.
3. Petitioners grant the County sufficient Right-of-Way required for the cul-de-sac.
4. Successfully construct the cul-de-sac pursuant to Pinellas County Code.
5. Any/all utility relocations and/or reservations from the County and other utilities are respectively relocated or retained.

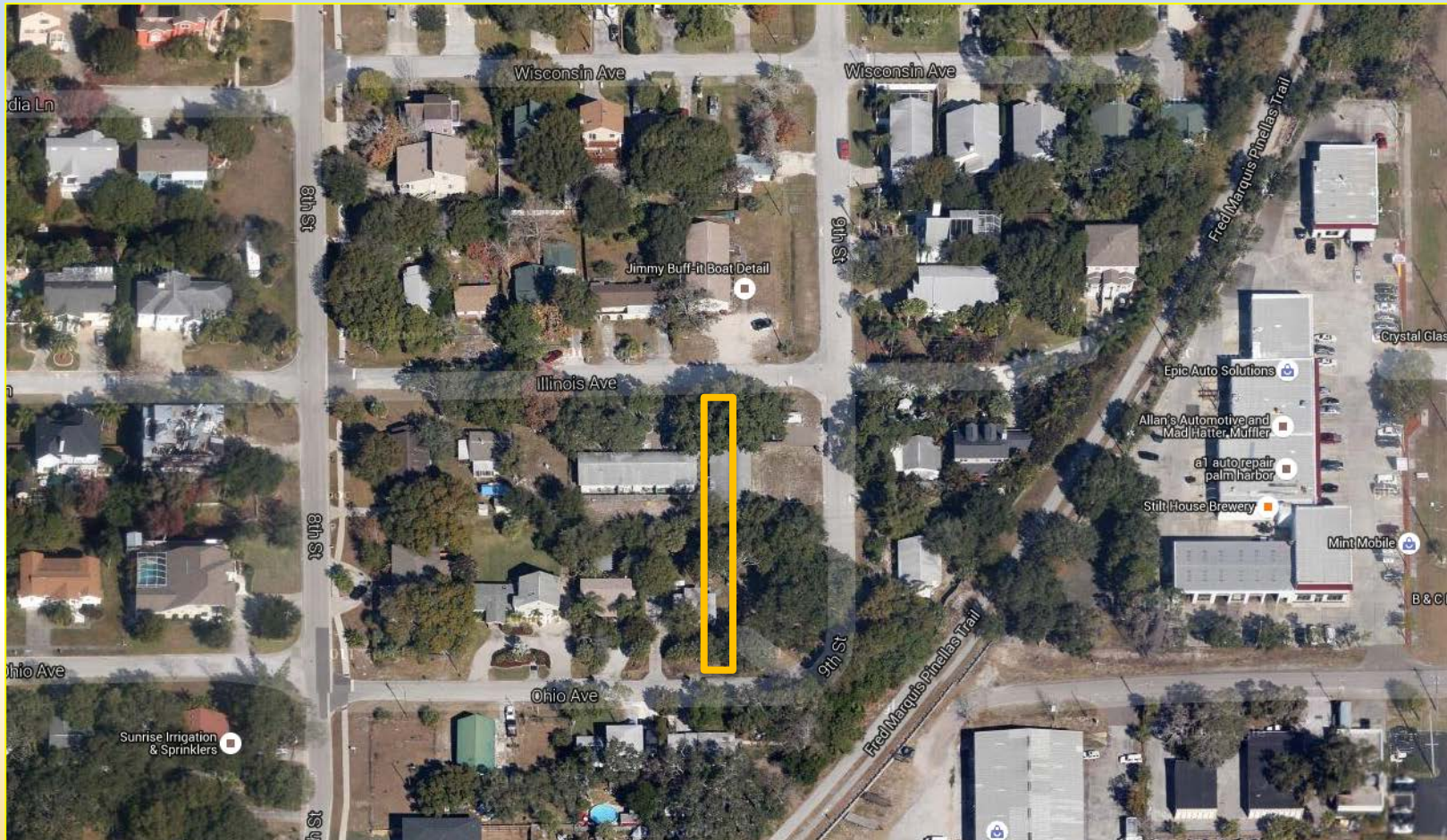
CUL-DE-SAC DESIGN



CUL-DE-SAC

- Will be located at the east end of Ohio Avenue.
- Will be constructed pursuant to Pinellas County Code.
- Meets the dimensional requirements for fire truck and school bus turnaround.

AERIAL – Proposed Utility Easement



UTILITY EASEMENT

- Provided for relocation of all utilities.
- Two inch water line would be relocated from 9th Street to this easement.
- Will provide access to the remainder of the alley on the west side of 9th Street.

DRAINAGE

- Illinois Avenue is a dividing line for drainage. Properties north of Illinois Avenue drain to the north; properties south of Illinois Avenue drain to the south.
- Current drainage is surface drainage.
- The proposed vacation will not change the drainage type; it will remain surface drainage.
- The proposed drainage was evaluated during the Site Plan Review Process.

PUBLIC NOTIFICATION

- Pursuant to Real Estate Management Procedures:
 - Residents within 200 feet of the property were notified by mail.
 - Two (2) yard signs were installed. One, in front of the petitioner's residence; and the second adjacent to the trail access at the corner of Ohio Avenue and 9th Street.

Trail Connection at Petitioner's Driveway



Trail Connection at Ohio Avenue



Unimproved Alley – West Side



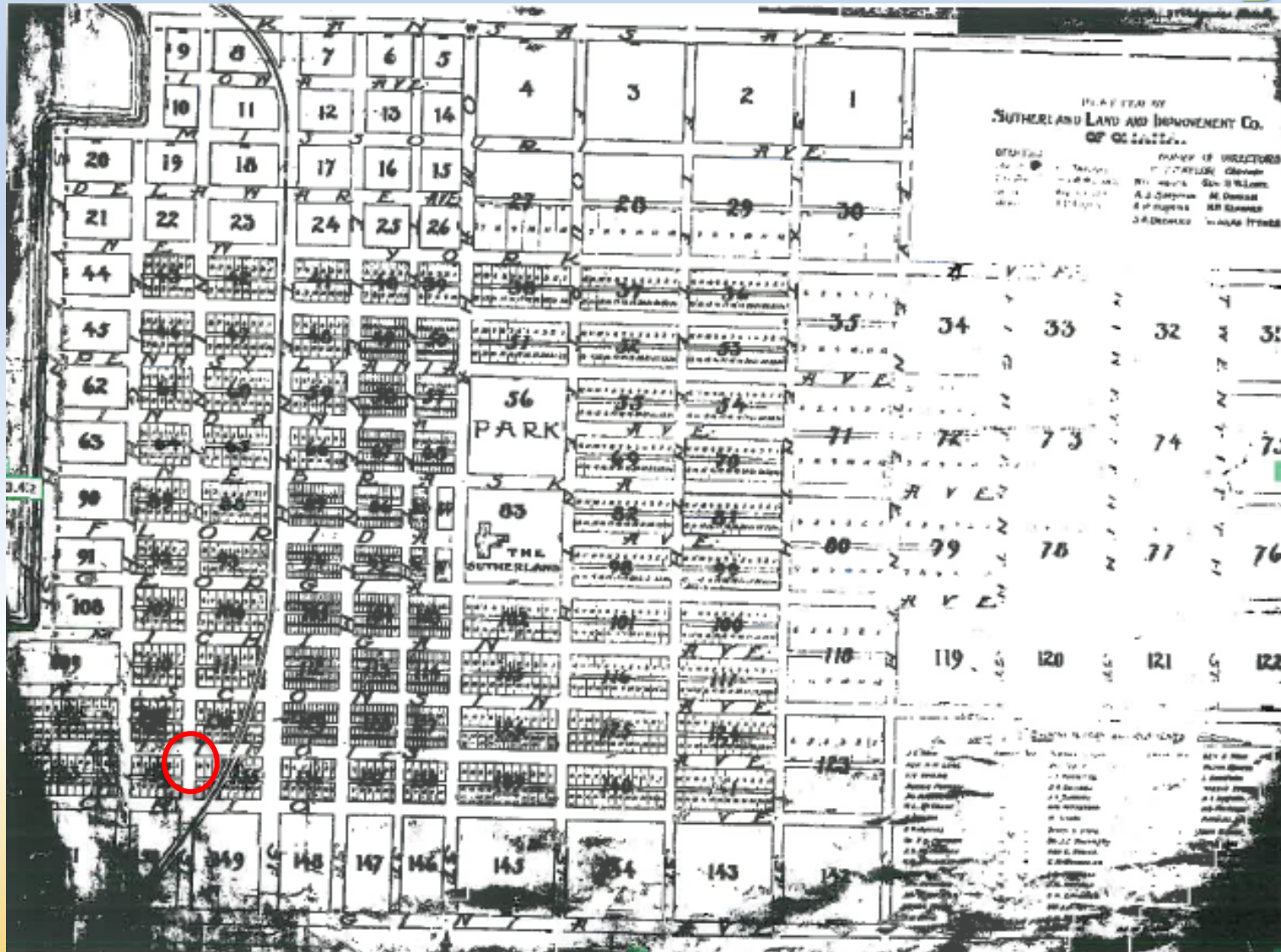
Objections to Petition to Vacate

- Planning Department
- Development Review Services (DRS) Department
- Public Works – Traffic Engineer

- Blake Lyon, Director of DRS, shall explain staff's objections.

Vacation Objections

- Inconsistent with the adopted Vision Statement for Old Palm Harbor
 - Citizen Involvement in multiple workshops
 - Original Town Design, street grid is a historic feature
 - 1888 Hillsborough Plat



Vacation Objections

- Inconsistent with Comprehensive Plan
 - Planning to Stay Element
 - Principle 2: (Community Characteristics)
 - Principle 5: (Integrity of existing neighborhoods)
 - Principle 6: (Compatibility)
 - Principle 14: (Transportation system fit)
 - Future Land Use and Quality Communities Element
 - Policy 1.2.4: (Infill compatibility)
 - Objective 1.17: (Community Values)

Vacation Objections

- Inconsistent with Comprehensive Plan (cont.)
 - Transportation Element
 - Policy 1.5.3: Pinellas County 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, including stormwater treatment facilities, roads, and attendant use.

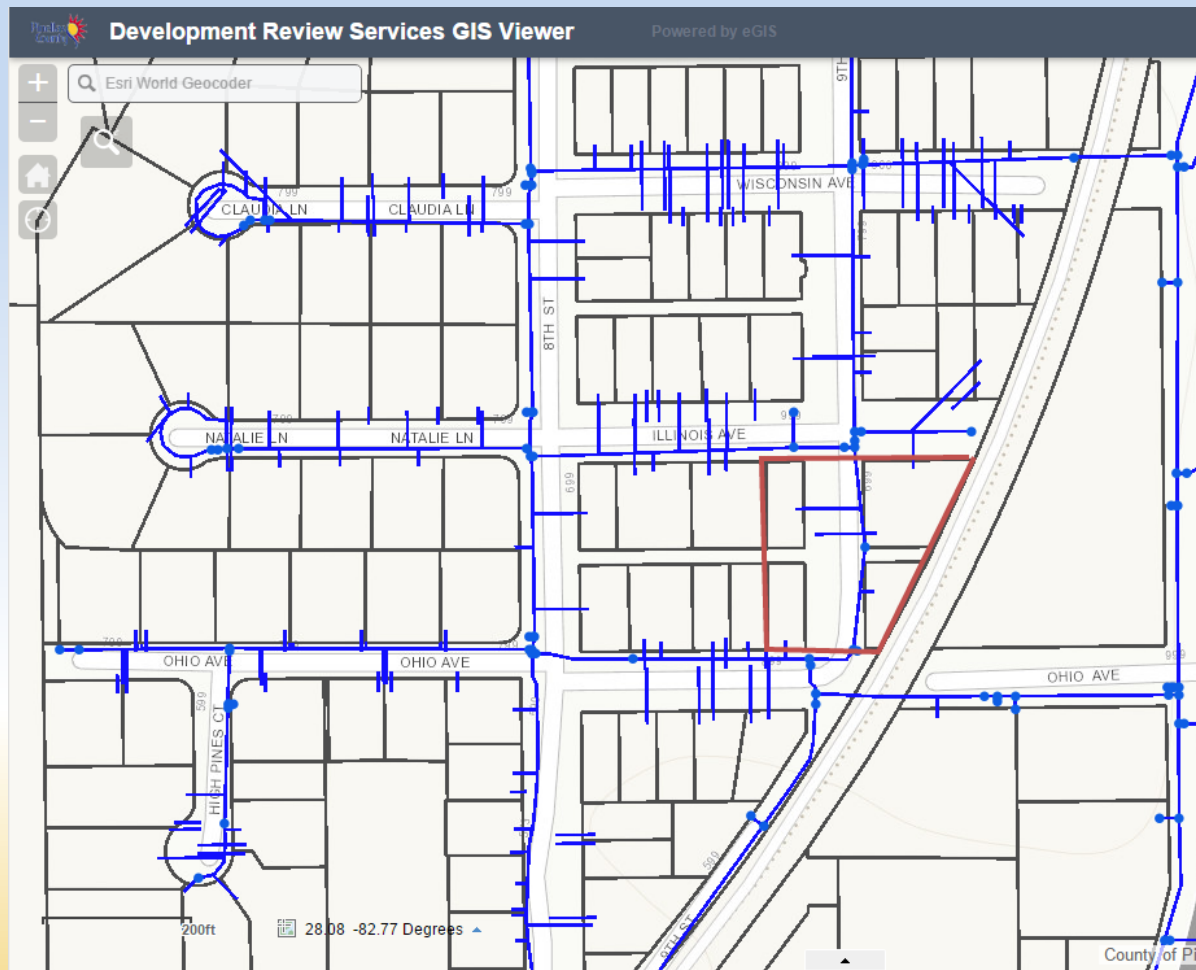
Resurfaced Roadway: Ohio Ave



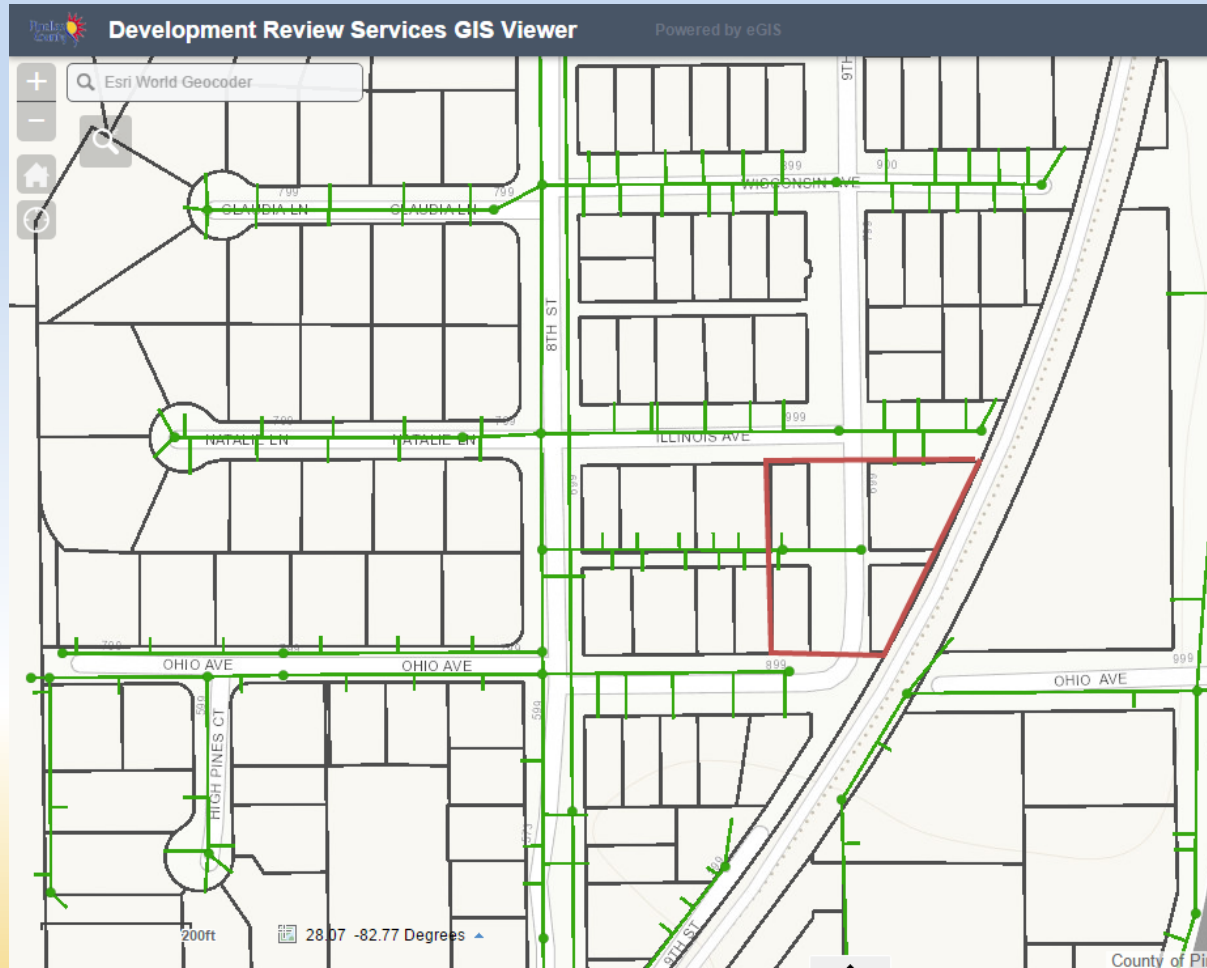
Resurfaced Roadway: 9th St

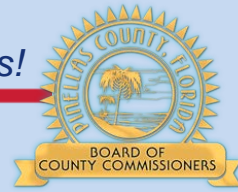


Water Line



Sewer Lines





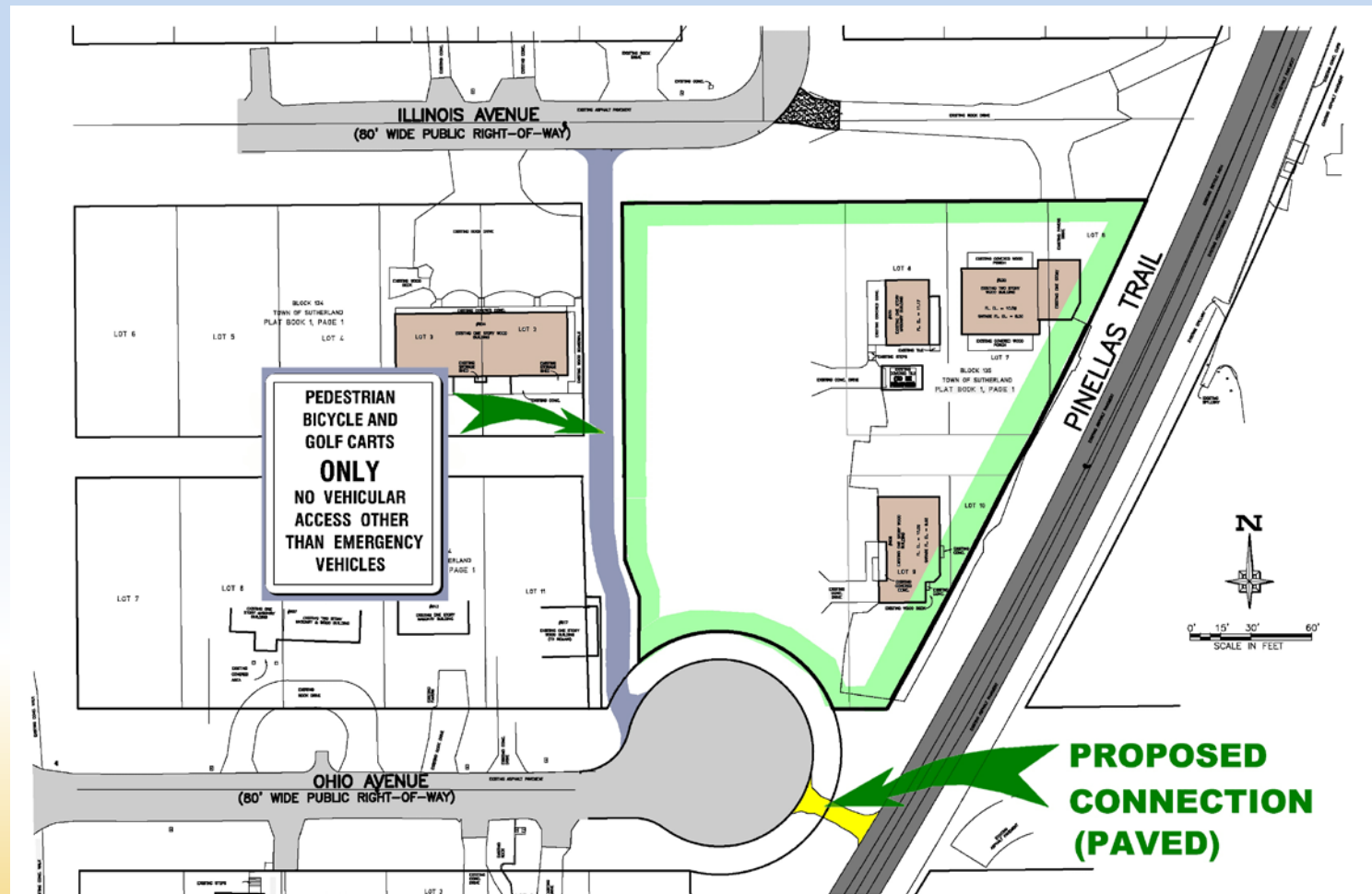
Vacation Objections

- Infill / Redevelopment
- Benefits of a Grid Street System
- Public Benefits

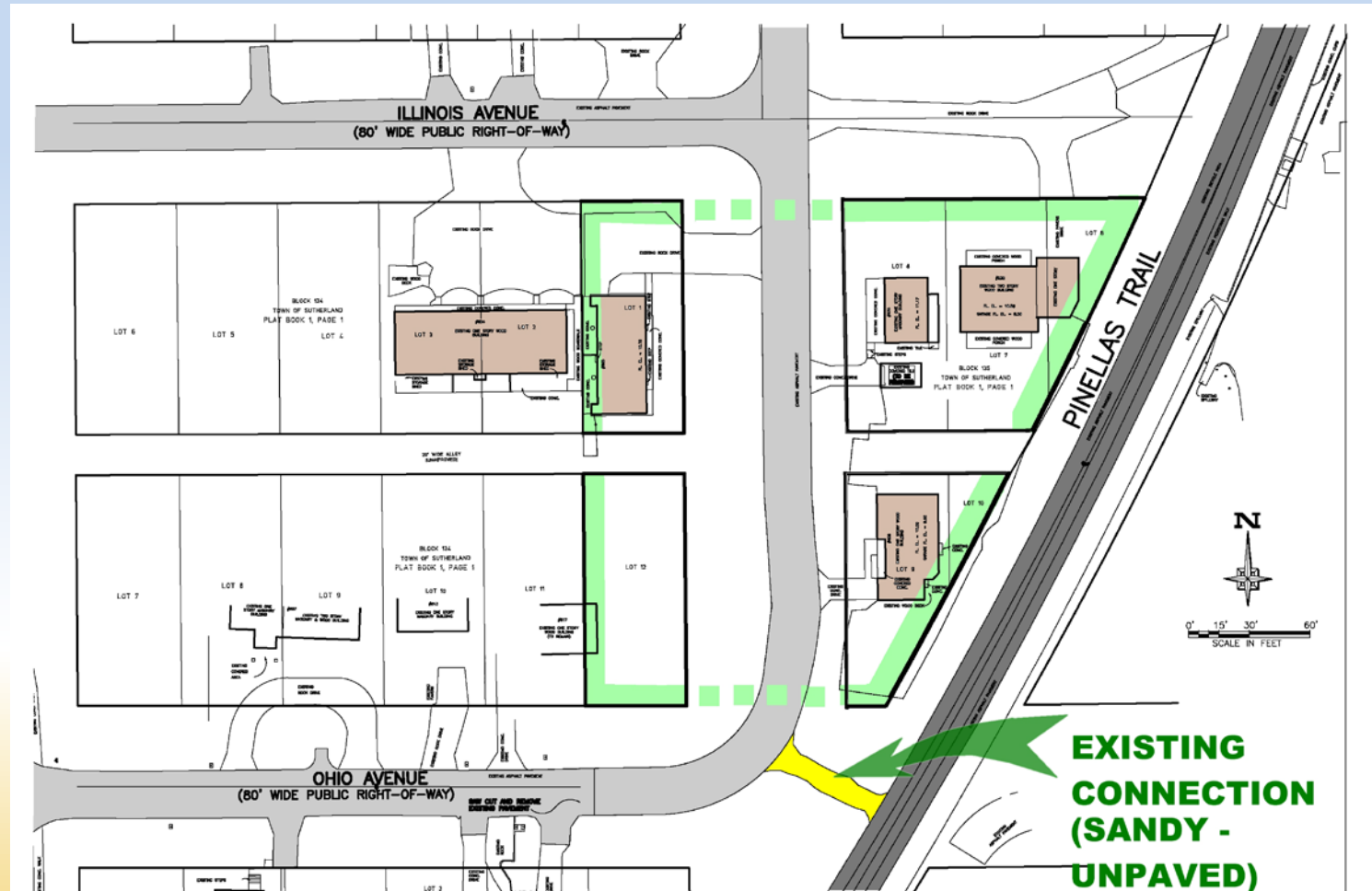
Vacation Objections

- Transferring issues on to other property owners
- Potential Cost of Reacquiring Right-of-Way
- Precedence

Proposed Concept

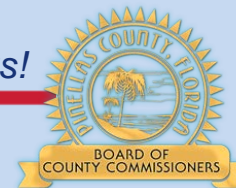


Existing Condition

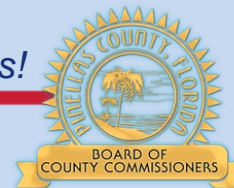




Doing Things!



Questions



Measurement

Sq Feet

Measurement Result

20,212.6 Sq Feet



Development Review Services GIS Viewer Powered by eGIS

Esri World Geocoder

A GIS map showing a street grid with property lines. The map includes a search bar at the top left with the text "Esri World Geocoder". The map displays various streets such as Florida Ave, Georgia Ave, Michigan Ave, Wisconsin Ave, Illinois Ave, Ohio Ave, Virginia Ave, and Pennsylvania Ave. A blue area on the left side of the map represents a water body. The map is overlaid with a grid of property lines. A scale bar at the bottom left indicates 300ft. The coordinates 28.08 -82.77 Degrees are shown at the bottom left. The Esri logo is visible at the bottom right of the map area.

300ft 28.08 -82.77 Degrees

County of Pinellas, Esri, HERE, DeLorme, USGS, USDA, EPA esri