

Petition to vacate (Ruga)

December 07, 2021

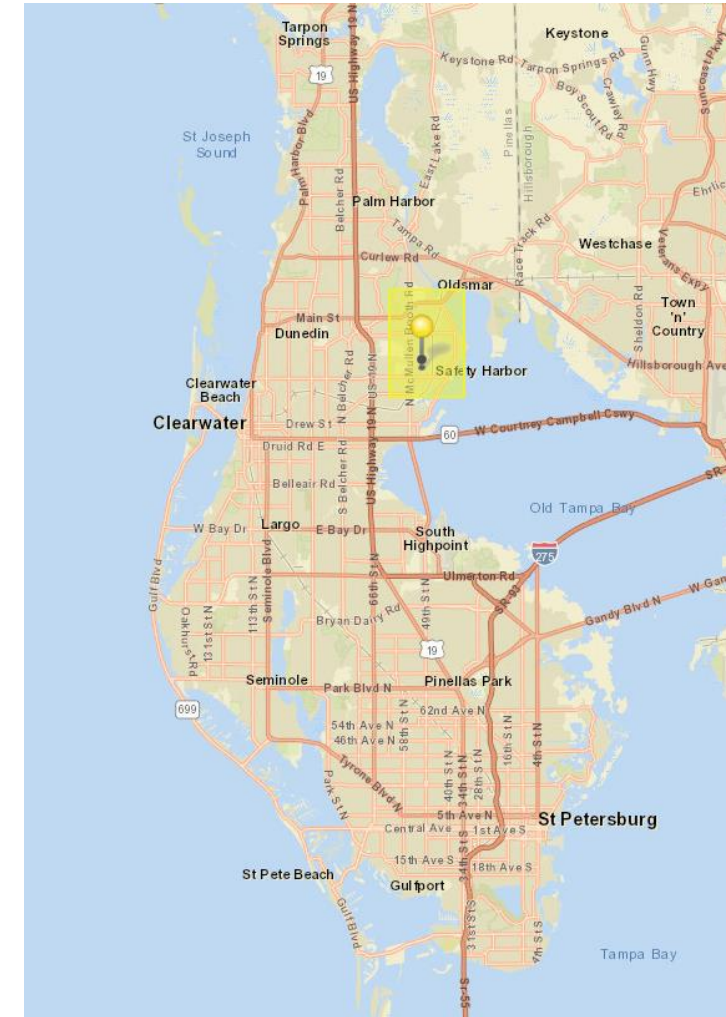


Our Vision: To Be the Standard for Public Service in America



Petition to vacate (Right-of-Way)

- **Vacate a 50-foot wide right-of-way, known as Palmetto Avenue and also a 10-foot wide alley.**
- **728 Elm Street, Safety Harbor**
- **The applicants are requesting the vacation to increase property size and avoid the need to improve Palmetto Avenue.**



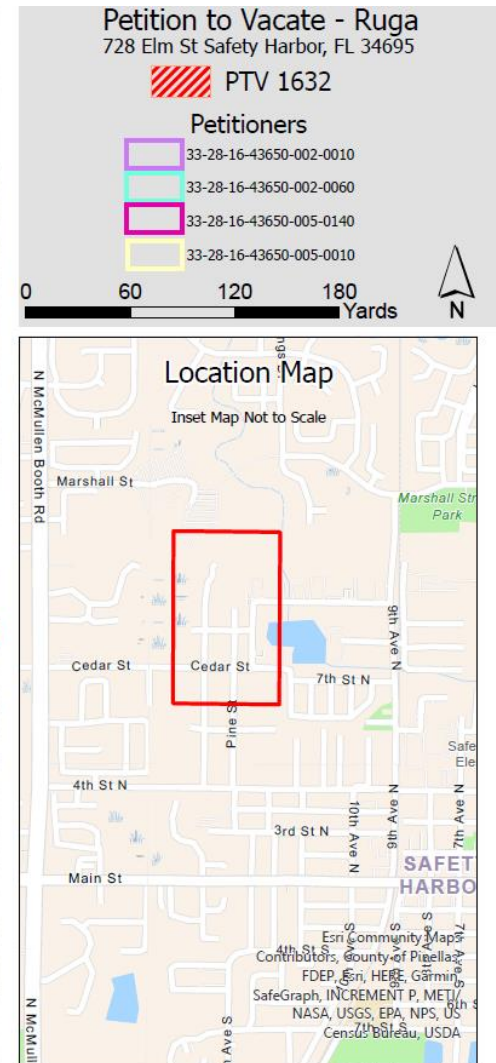
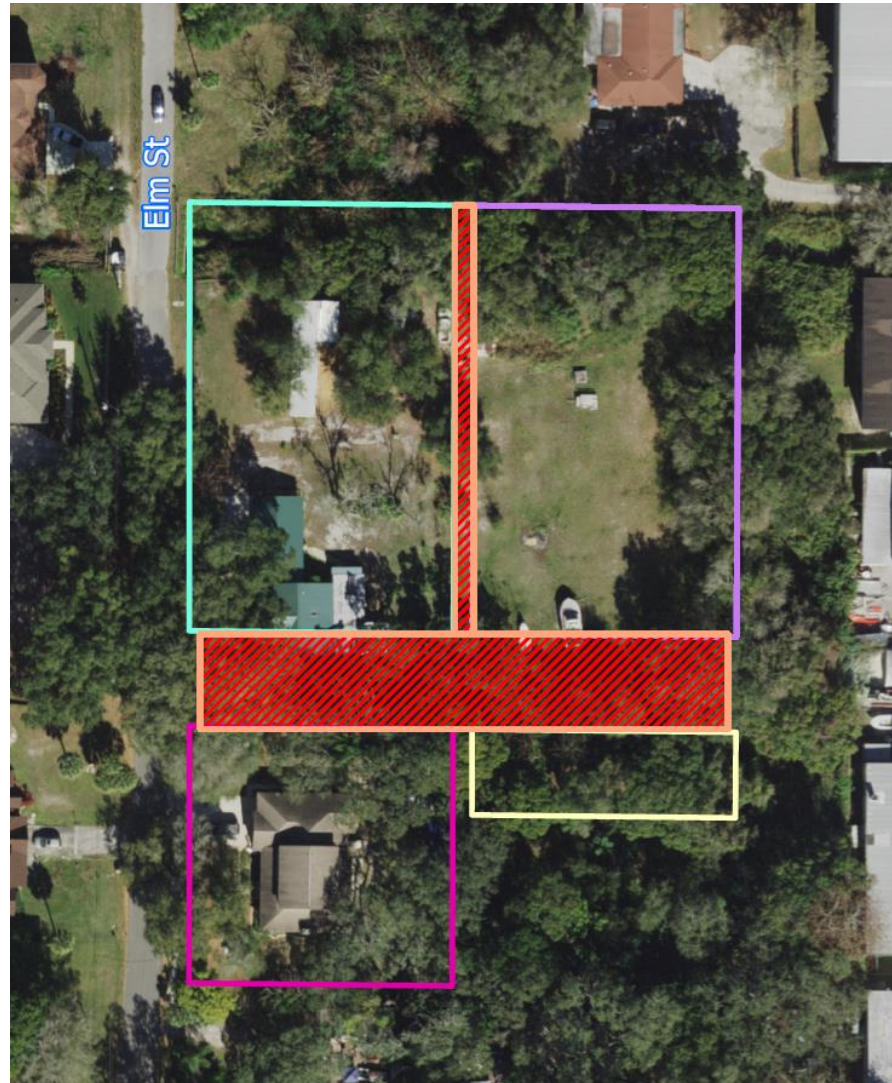
Petition to vacate (Right-of-Way)

- Larger Community View



Petition to vacate (Right-of-Way)

- General Location Map

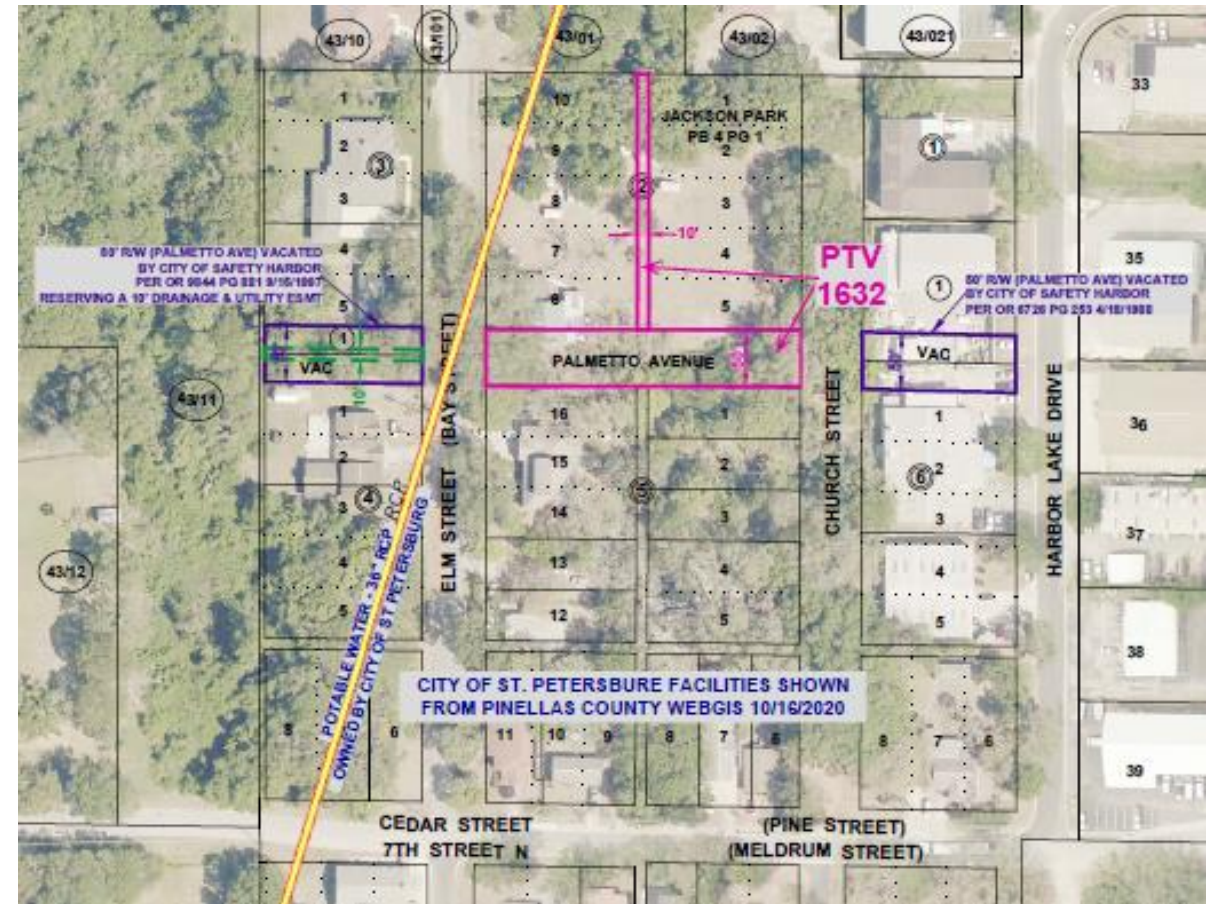


Petition to vacate (Right-of-Way)

- General Location Map



- Existing Lot Configuration



Petition to vacate (Right-of-Way)

- **Palmetto Avenue facing east**



Petition to vacate (Right-of-Way)

- **Palmetto Avenue facing west**



Petition to vacate (Right-of-Way)

- **10' wide right-of-way facing north**



Petition to vacate (Right-of-Way)

- **County departments were queried and have objections to the vacation request.**
- **The City of Safety Harbor communicated objections to the vacation request.**
- **Spectrum has no objection to the request, but did advise that the Petitioner will bear the expense for the relocation of Spectrum facilities, if any, necessitated by the proposed petition to vacate. There are no objections from the other public utility providers.**

Petition to vacate (Right-of-Way)



- **Timeline**

- **Pre-Application accepted – October 12, 2020**
- **Staff review started – October 16, 2020**
- **Staff review completed – November 30, 2020**
- **Staff pre-application meeting with applicants – November 30, 2020**
- **Full submission application accepted – April 14, 2021**
- **Staff review of full submission application completed – June 28, 2021**
- **Staff review of alternatives completed - October 12, 2021**
- **Public hearing – December 07, 2021**

Petition to vacate (Right-of-Way)

- **Staff recommendation**
 - **Staff recommend denial of the vacation request because the 10' wide right-of-way provides the ability to improve stormwater drainage for the surrounding area and the Palmetto Avenue right-of-way provides connectivity to Church Street and potential future transportation improvements.**
 - **The City communicated objections because it would create a “need for easements for public utilities...to be retained or relocated”, it “would cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record”, it “would adversely impact the existing roadway network”, and “there is a present or future need for the right-of-way”.**