



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

MEMORANDUM

DATE: May 31, 2019

PROJECT: Devmar Development-The Edge Hotel-Corner Easement Vacation Submission

FROM: Steve Roffi

TO: St. Petersburg-Neighborhood Associations

RE: Corner Easement Vacation Narrative

CORNER EASEMENT VACATION NARRATIVE

The proposed Edge Hotel is an 11-story, 139 room boutique hotel in the heart of the St. Petersburg Edge District. The proposed project site fronts First Avenue North on the north side, Eleventh Street North on the west side, and Baum Avenue North on the south side. The .44 acre site is located in the Downtown Center - 1 Zoning District, and is positioned at the East end of the Intown West Redevelopment Area.

The proposed development will include an upscale restaurant and bar at the main floor, along with multiple amenities for the guests, including a rooftop pool, deck area and sky lounge with indoor and outdoor poolside seating. A Fitness Center and Guest Services Center will occur on the Third floor, along with a perimeter guest terrace. Full valet parking service will occur at the main hotel entry, with First and Second floor valet only deck parking. This valet service will be offered as a convenience for both Hotel and Restaurant guests. Covered Sidewalk Dining will be provided at the Restaurant, along the Eleventh Street North side of the site, buffered from the street by a generous open air garden.

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The Applicant, Devmar Development Co., own the West portion of Lot 1, Block 1 of Ward and Baum's G.T.E. Replat. Devmar Development Co., owns 100% of the property that abuts the 2 Corner Easements bounded by 11th Street N., with 1st Ave. N. on the North side and Baum Ave N. on the south side of the subject parcel. The Applicants are requesting that the 2 Corner Easements be vacated, so that the proposed mixed-use building can be built, occupying a portion of each easement.

The Applicant intends to develop this parcel as a mixed-use project, consisting of ground level restaurant and retail, with a second floor parking deck and hotel above.

The existing 2 Corner Easements do not appear to contain public utilities, including storm water drainage.

The Applicant owns all of the property adjacent to the 2 Corner Easements to be vacated. These 2 Corner Easements were put in place many years previous and are now deemed obsolete. As a result, the vacation of these 2 Corner Easements will not cause a substantial detrimental affect upon or substantially impair or deny access to any lot of record.

The proposed vacation of the 2 Corner Easements, if approved, is not anticipated to cause an adverse impact to the existing roadway network due to the outdated need for these easements. This proposed vacation of the 2 Corner Easements should not substantially alter utilized traffic patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.

The Applicant, Devmar Development Co., pledges to work with the City officials, utilities, and local businesses to alleviate any concerns regarding the vacation of the Corner Easements. The vacation of the existing corner easements will not impede the present or future right-of-way requirements for public vehicular or pedestrian access or public utility corridors. This will also allow for the City's legal interest in the replacement of the vacated easements to be satisfied.

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It does not appear that the vacation of the existing easements will result in any negative impact to the public health, safety and welfare. The primary intended purpose of the subject easements is to provide clear traffic vision at the corresponding street intersections. This concern has been resolved, since the corner easement inception, by the widening of the street rights of way and their corresponding adjacent sidewalks, City-wide, at many of the street intersections, such as at this development parcel.

This request to vacate the street corner right-of-way easements is consistent with, and meets the criteria of the Land Development Regulations, the City's Comprehensive Plan and The Intown West Redevelopment Plan.

Attached is a copy of the boundary and topographic survey including the legal description describing the group of parcels to be included in this development and the highlighted corner easements proposed to be vacated. This document was prepared by Polaris Associates, Inc.