

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, VACATING AN APPROXIMATELY 7.5 FOOT WIDE BY 62-FOOT-LONG PORTION OF A UTILITY EASEMENT WITHIN A PARCEL GENERALLY LOCATED WITHIN 9127 37TH STREET NORTH IN SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PROVIDING FOR AN EFFECTIVE DATE. (VAC-0925-00011; James Scallon)

WHEREAS, the City of Pinellas Park has been petitioned by the owner of the subject property to vacate an approximately 7.5 foot wide by 62-foot-long portion of a utility easement recorded in Plat Book 41, Page 32, attached hereto as Exhibit “A” generally located within 9127 37th Street N. in section 22, township 30 south, range 16 east; and

WHEREAS, City staff and private utility agencies have expressed no objections to the proposed vacation; and

WHEREAS, the City of Pinellas Park has satisfied all requirements for vacating the subject easement pursuant to Section 18-1801 of the City Code of Ordinances and Land Development Code, including mailed notices to abutting property owners, advertisement in the newspaper notifying the public of public hearings and posting signage on the subject right-of-way notifying the public of public hearings; and

WHEREAS, City staff has recommended to City Council that said easement serves no useful purpose and it is in the general interest of the public that the same be vacated, discontinued and closed.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1: That the following described easement over, under, above, across, and through the following described real property be and the same are hereby vacated:

THE EASEMENT LEGALLY DESCRIBED IN EXHIBIT “A”, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

SECTION 2: That the City Clerk shall record this Resolution and Exhibit “A” in the public records of Pinellas County, Florida.

SECTION 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval in the manner provided by law.

PUBLISHED THE _____, DAY OF _____, 2026.

FIRST READING _____, DAY OF _____, 2026.

PUBLIC HEARING THE _____, DAY OF _____, 2026.

ADOPTED THIS _____, DAY OF _____, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2026.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST
DESCRIPTION AND SKETCH FOR UTILITY EASEMENT VACATION

EXHIBIT "A"

PARCEL ID: 22-30-16-54573-109-0490
#9124 37TH STREET NORTH, PINELLAS PARK, FL 33782
OFFICIAL RECORDS BOOK 21552, PAGE 1620

7.5 FOOT WIDE UTILITY EASEMENT VACATION DESCRIPTION:

THE SOUTHWESTERLY 7.50 FEET OF LOT 49, BLOCK 109, MAINLANDS OF TAMARAC BY THE GULF UNIT SIX, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 41, PAGES 32 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 465.00 SQUARE FEET OR 0.0107 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

Basis of Bearings:
SOUTHWESTERLY RIGHT-OF-WAY LINE OF 37TH
STREET NORTH AS BEING S.28°27'38"E., PER
RECORD PLAT.

FOR: JAMES SCALLON THIS DESCRIPTION AND SKETCH IS NOT VALID
AND COMPLETE WITHOUT BOTH SHEETS

PREPARED: 8/23/25

THIS IS NOT A SURVEY

This Description and Sketch was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 2507-15
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meet the requirements of Chapter 9J-17, Florida Administrative Code.
STATE OF FLORIDA
JOHN O. BRENDLA
Florida Surveyors Registration No. 4601
Certificate of Authorization No. 760

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546

SHEET 1 OF 2

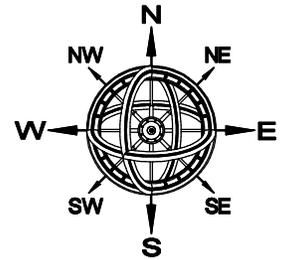
LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION FOR UTILITY EASEMENT VACATION

PARCEL ID: 22-30-16-54573-109-0490

#9124 37TH STREET NORTH, PINELLAS PARK, FL 33782

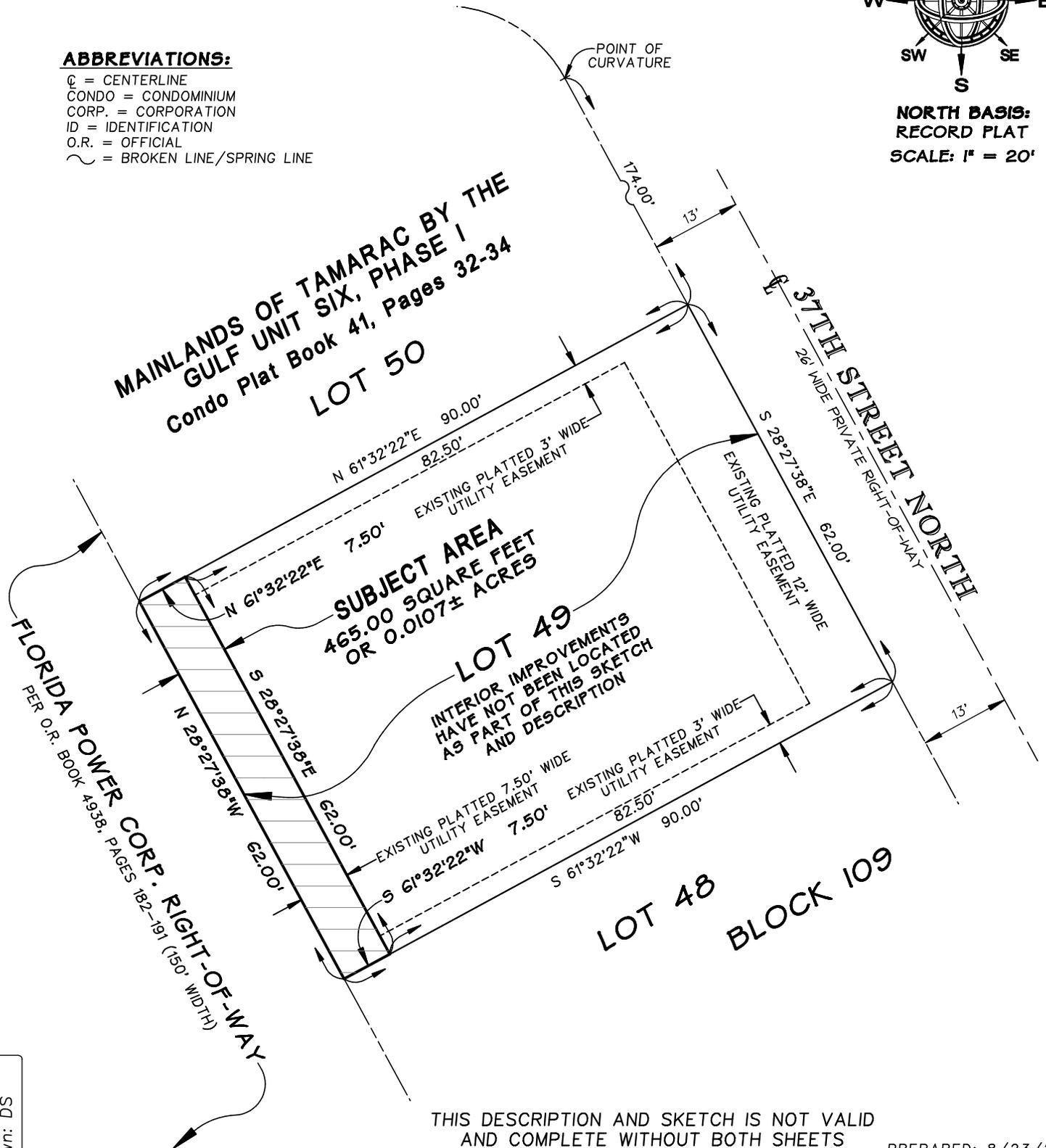
OFFICIAL RECORDS BOOK 21552, PAGE 1620



NORTH BASIS:
RECORD PLAT
SCALE: 1" = 20'

ABBREVIATIONS:

- ⊕ = CENTERLINE
- CONDO = CONDOMINIUM
- CORP. = CORPORATION
- ID = IDENTIFICATION
- O.R. = OFFICIAL
- ~ = BROKEN LINE/SPRING LINE



Job: 2507-15
Drawn: DS

FOR: JAMES SCALLON

THIS DESCRIPTION AND SKETCH IS NOT VALID AND COMPLETE WITHOUT BOTH SHEETS

PREPARED: 8/23/25

THIS IS NOT A SURVEY SHEET 2 OF 2

FW: Easement Vacation 9124 37th St N - Survey Review

2 messages

McKay, Michael <mmckay@georgefyoung.com>
To: Michael Ciarleglio <mciarleglio@pinellas-park.com>
Cc: "Hatch, Trevor" <thatch@georgefyoung.com>

Thu, Sep 18, 2025 at 3:04 PM

Good afternoon, Michael –

There are no comments from the survey review. My apologies, it appears I failed to send this email previously.

Respectfully,

Michael McKay

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306

GEORGE F YOUNG

299 Dr. Martin Luther King Jr. St. N., St. Petersburg, FL 33701

<https://link.edgepilot.com/s/f8005bc9/lyANOfx1YU2SoosHTft-eQ?u=http://www.georgefyoung.com/>

| Sarasota | Bradenton | St. Petersburg | Tampa | Orlando | Gainesville | Punta Gorda | Birmingham |

PRIVACY/CONFIDENTIALITY NOTICE:

This message contains private, confidential, or legally privileged information and is intended for the recipient ONLY. If you are not the intended recipient or have received this email in error, please notify info@georgefyoung.com immediately by return email or phone and delete all copies of this email, including all attachments without reading them or saving to any storage device. If you are the intended recipient(s) you will need to secure the contents conforming to all applicable state and/or federal requirements relating to the privacy and confidentiality of such information. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender and George F. Young, Inc. therefore do not accept liability for any errors or omissions in the contents of this message, which arise as a result of email transmission. If verification is required please request a hard-copy version.

From: Michael Ciarleglio <mciarleglio@pinellas-park.com>
Sent: Tuesday, August 26, 2025 5:04 PM
To: Hatch, Trevor <thatch@georgefyoung.com>
Subject: Easement Vacation 9124 37th St N

Good afternoon,

Could you please review the attached Vacation of Easement for the property located at 9124 37th St N? Thank you!

--

Michael Ciarleglio
Associate Planner
City of Pinellas Park
[6051 78th Avenue N](https://www.pinellas-park.com)
[Pinellas Park, FL 33781](https://www.pinellas-park.com)
[Office:727.369.5635](tel:727.369.5635)

PLEASE NOTE: All electronic mail sent to and from the City of Pinellas Park is subject to the Public Records provision of the Florida Statutes, and may be released as part of a public records request.

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IT Department

Links contained in this email have been replaced by ZixProtect Link Protection. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning. If you believe this to be an error, contact IT support 727-369-7884

Michael Ciarleglio <mciarleglio@pinellas-park.com>
To: "McKay, Michael" <mmckay@georgefyoung.com>
Cc: "Hatch, Trevor" <thatch@georgefyoung.com>

Thu, Sep 18, 2025 at 4:36 PM

No problem, thank you!
[Quoted text hidden]



I. APPLICATION DATA

- A. **Case Number:** VAC-0925-00011
- B. **Location:** 9124 37th St N. (Parcel No. 22-30-16-54573-109-0490)
- C. **Request:** Vacation of a 7.5-foot platted utility easement for lot 49, block 109, of The Mainlands of Tamarac by the Gulf Unit 6.
- D. **Applicant:** James Scallon
- E. **Property Owner:** James Scallon
- F. **Legal Ad Text:** Request for vacation of a 7.5-foot platted utility easement for lot 49, block 109, of The Mainlands of Tamarac by the Gulf Unit 6.
- G. **PARC Meeting:** November 25, 2025
- H. **Public Hearings:**

City Council Hearing Date: January 8, 2026
Advertising Date: December 24, 2025

II. BACKGROUND INFORMATION

- A. **Case Summary:**
The applicant is requesting a vacation of a 7.5-foot platted utility easement in the rear of the property located at 9124 37th Street N. The applicant is proposing a room addition on the rear of their house and the addition will encroach 5 feet into the platted utility easement.

The proposed addition also encroaches approximately 5 feet into the 7.5-foot minimum rear yard setback; which the applicant was granted approval to reduce the rear yard setback to 2.5 feet on November 6, 2025 through a minor PUD amendment, via case no. PUD-0725-00005.
- B. **Site Area:** 5,580 square feet / 0.12 acres
- C. **Property History:**
In 1968, the City approved Ordinance No. 337, rezoning the property from Farm (F) to the Planned Multiple Residences (PMR) District – creating the Mainlands of Tamarac. Shortly after, the City approved Ordinance No. 365, rezoning certain sections of the Mainlands development from Business (B) to the Planned Multiple Residences (PMR) District.

The subject property was built in 1982 and platted in the Mainlands of Tamarac by the Gulf, Unit 6, Condo block 109, unit 49 Master-Planned Unit Development, recorded in Pinellas County Official Records Book 41, Page 32.

In 1995, the City approved Ordinance No. 2325, which amended the Master Plan to allow an expansion of an existing clubhouse in the recreation area by adding a 648 square foot addition for Mainlands, Unit 6 via case no. PUD 95-1. Additionally, the City administratively approved case no. PUD 1995-1(R), to reduce the minimum rear setbacks from 15-feet to 7.5 feet for Mainlands, Units 5, 6, and 7.

On November 6, 2025, the minor PUD amendment (case no. PUD-0725-00005) was approved to reduce the rear yard setback to 2.5 feet from 7.5 feet.

Numerous permits are on file for this property for various projects such as windows, doors, mechanical, and a roof.

- D. **Existing Use:** Single-Family Detached
- E. **Proposed Use:** Single-Family Detached (No change)
- F. **Future Land Use:** Residential Urban (RU)
- G. **Zoning District:** Residential Planned Unit Development (RPUD)
- H. **Flood Zone:** The subject parcels are located in Flood Zone X, which is a low-risk flood zone.
- I. **Evacuation Zone:** The subject property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.
- J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	RPUD	RU	Single-Family Detached
South	RPUD	RU	Single-Family Detached
East	RPUD	RU	Single-Family Detached
West	RPUD	T/U	Duke ROW

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Land Use Designation / Comprehensive Plan Policies:**

1. **Land Use Purpose / Intent:**

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in an urban low density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas.

2. **Key Standards:**

Use Characteristics – Those uses appropriate to and consistent with this category include:

Primary Uses – Residential

Secondary Uses - Residential Equivalent; Institutional; Transportation Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics - *This category is generally appropriate to locations removed from, but in close proximity to urban activity centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.*

Density/Intensity Standards - *Shall include the following:*

Residential Use - Shall not exceed seven and one-half (7.5) dwelling units per acre.

Residential Equivalent Use – Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 7.5 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.

3. Relevant Policies:

POLICY LU.1.4.3

Avoid the vacation of public easements that affect the existing or future use of the public easement.

POLICY LU.1.4.4

When the vacation of a public easement necessitates the relocation of an existing utility and or granting of a new easement, the owner/applicant shall be responsible for providing a suitable alternate easement and/or relocating such public utility at the owner's/applicant's sole expense

4. Staff Analysis:

The utility & drainage easement currently serves no purpose. The vacation of the easements would not affect existing or future utilities. Staff finds that the proposed easement vacation is appropriate and consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Key Standards

Article 18. Vacations of Rights-of-Way and Easements

Sec. 18-1801. – Vacations of Rights-Of-Way and Easements.

Except as provided for by Article 1, Subdivision Code of Chapter 18, Land Development Code, the process for vacating rights-of-way and easements shall follow rules established by this Article.

Sec. 18-1801.1. – General Procedures for Vacations of Rights-Of-Way or Easements.

- (A) *Request for vacation of rights-of-way or easements shall be submitted to the Zoning Division on an application form provided by the City, along with the required filing fee. The applicant shall provide notice, by certified mail/return receipt requested, to all owners of property abutting the right-of-way or easement to be vacated, notifying said abutting property owners that the applicant has applied for the vacation of a right-of-way or easement and enclosing a copy of the application. The applicant shall provide documentation to the City that he has complied with the notice requirements herein. If the applicant is the sole owner of all abutting property, such proof shall not be required. In the event the certified notice has been refused or not retrieved by an abutting property owner, the applicant shall provide documentation thereof and shall send the notice to the said property owner by U.S. Mail.*
- (B) *The applicant shall include with the application utility releases from the affected telephone, electrical, gas and cable utilities, as well as the Pinellas Park Water Management District. In addition the City may require utility releases from other agencies which have jurisdiction on the property to be vacated.*
- (C) *The City may notify affected City divisions and departments of the application for vacation and request recommendations. The various reviewing divisions and departments shall review the request for vacation and provide recommendations to the City. The various reviewing divisions and departments shall consider whether the right-of-way or easement is needed for existing or future public use. In the review of the application for a right-of-way, the City shall assess whether or not all or part of the right-of-way should be retained or converted to an easement. In reviewing the request for the vacation of an easement, the City shall assess whether or not all or part of the easement should be retained.*

Sec. 18-1801.2. – Easements.

- (A) *The City Staff shall prepare a Staff report either recommending approval, approval with modification or denial of the vacation request.*
- (B) *At least seven (7) days prior to the public hearing before City Council, the City Staff shall provide notice by U.S. Mail to all abutting property owners of the application for vacation and the date, time and place of the public hearing thereon. For purposes of this Section notification shall be deemed complete upon mailing. The City shall also place an advertisement in a newspaper of general circulation in the City, which provides notice of the time and date of the public hearing and identifying*

the case. Failure to notify all of the abutting property owners as shown on the records of the Pinellas County Property Appraisers Office shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings, and shall not affect any action or proceeding on the application for vacation.

(C) A vacation resolution, requiring a public hearing first and final reading, shall be presented to City Council. City Council may take action on the Resolution upon conclusion of the first reading and public hearing.

3. Staff Analysis:

The Land Development Code (LDC) includes no criteria pertaining to the approval or denial of applications to vacate utility or drainage easements. The LDC does, however, include the above referenced sections, which detail the process by which such vacations may be applied for and processed, including notification and public hearings. Staff finds that this application is in compliance with the LDC

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the November 25, 2025 PARC meeting by all relevant departments/divisions. Staff did not have any comments or raise any concerns.

IV. SUMMARY

A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:

1. The request meets vacation of easement requirements per Section 18-1801 of the Land Development Code; and
2. The requested amendment is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

12/8/25
Date



Nick A. Colonna, AICP, Community Development Administrator
or Aaron Petersen, Asst. Community Development Administrator

12/8/2025
Date

V. ACTION

CITY COUNCIL – MOVE TO:

A. APPROVE:

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY:

.... the Vacation of a 7.5-foot platted utility easement for lot 49, block 109, of The Mainlands of Tamarac by the Gulf Unit 6.

VI. ATTACHMENTS

- Exhibit A:** Affidavit of Ownership
- Exhibit B:** Property Survey
- Exhibit C:** Sketch & Legal Description of Easement
- Exhibit D:** Pinellas County Official Records book 41, page 32
- Exhibit E:** Letters of No Objection
- Exhibit F:** Aerial Map
- Exhibit G:** Zoning Map
- Exhibit H:** Land Use Map
- Exhibit I:** Flood Insurance Rate Map

Exhibit A

**CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

James Scallon

being first duly sworn, depose(s) and say(s):

1. That (I am / we are) the owner(s) and record title holder(s) of the following described property:

ADDRESS OR GENERAL LOCATION:

9124 37th St N

LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)

Mainlands of Tamarac by the Gulf Unit 6 Condo Bldg 109 Unit 49

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

Minor PUD Amendment + Vacation

3. That the undersigned (has / have) appointed and (does / do) appoint _____ as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

James Scallon
SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



MICHAEL CIARLEGLIO
Notary Public
State of Florida
Comm# HH257125
Expires 4/25/2026

(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

physical presence or online notarization, this 17 day
of October, 2025.

By James Scallon, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

Driver License as identification and who DID / DID NOT
(Type of identification)

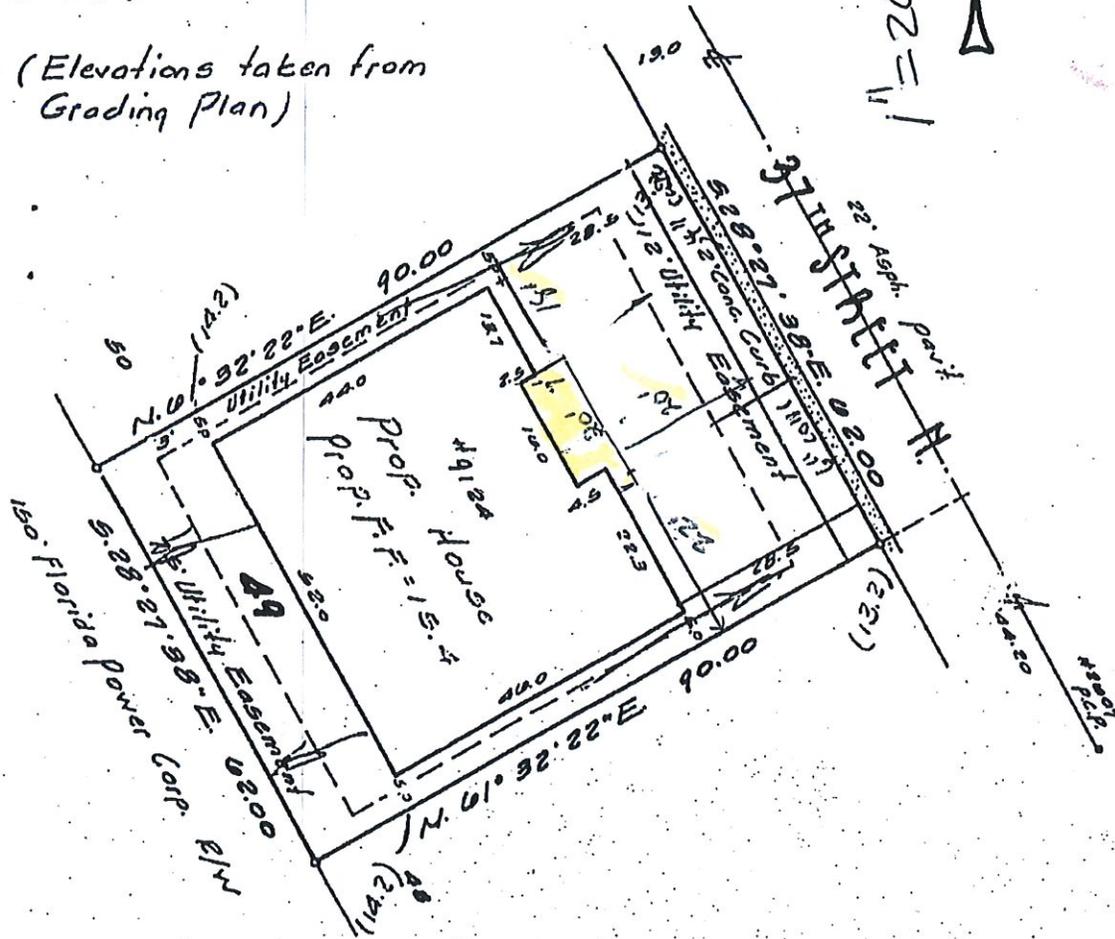
take an oath.

Notary Public, Commission No. HH 257125

Michael Ciarleglio
(Name of Notary- typed, printed or stamped)

NOTE:
All elevations refer to Sea Level Datum, Mean Sea Level = 0.00

(Elevations taken from Grading Plan)



Prepared for Pioneer National Title Insurance Co.

Lot 49, Block 109, of The Mainlands of Tamarac by the Gulf Unit Six Phase I, as recorded in Condo. Plat Book 41, Pages 32 through 34, of the Public Records of Pinellas County, Florida.

I hereby certify that the survey represented hereon meets the requirements of Chapter 21 III-6, Florida Administrative Code.
THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.

RESUBMITTAL

Gary M. Cumbay, L.S. #2607

13 27 2022

9124 - 37 St

pw #29.75

CITY OF PINELLAS PARK
BUILDING DEVELOPMENT

CUMBAY & FAIR INC.
CONSULTING CIVIL ENGINEERS
9450 KOGER BLVD., ST. PETERSBURG, FLA.
231 WEST WATERS AVENUE, TAMPA, FLA.

THE MAINLANDS OF TAMARAC BY THE GULF UNIT 6 PHASE I LOT 49 BLOCK 109

SCALE 1" = 20' DATE: DR M.S CHK FIELD BK 0220

Exhibit C

LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST
DESCRIPTION AND SKETCH FOR UTILITY EASEMENT VACATION

EXHIBIT "A"

PARCEL ID: 22-30-16-54573-109-0490
#9124 37TH STREET NORTH, PINELLAS PARK, FL 33782
OFFICIAL RECORDS BOOK 21552, PAGE 1620

7.5 FOOT WIDE UTILITY EASEMENT VACATION DESCRIPTION:

THE SOUTHWESTERLY 7.50 FEET OF LOT 49, BLOCK 109, MAINLANDS OF TAMARAC BY THE GULF UNIT SIX, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 41, PAGES 32 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 465.00 SQUARE FEET OR 0.0107 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

Basis of Bearings:

SOUTHWESTERLY RIGHT-OF-WAY LINE OF 37TH STREET NORTH AS BEING S.28°27'38"E., PER RECORD PLAT.

FOR: JAMES SCALLON THIS DESCRIPTION AND SKETCH IS NOT VALID AND COMPLETE WITHOUT BOTH SHEETS

PREPARED: 8/23/25

THIS IS NOT A SURVEY

This Description and Sketch was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

NOTE: Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 2507-15
Drawn: DS

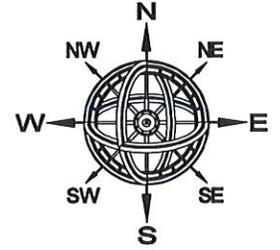
I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 30-17, Florida Administrative Code.
STATE OF FLORIDA
JOHN O. BRENDLA
Florida Surveyors Registration No. 4601
Certificate of Authorization No. 760

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546

SHEET 1 OF 2

LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST
SKETCH OF DESCRIPTION FOR UTILITY EASEMENT VACATION

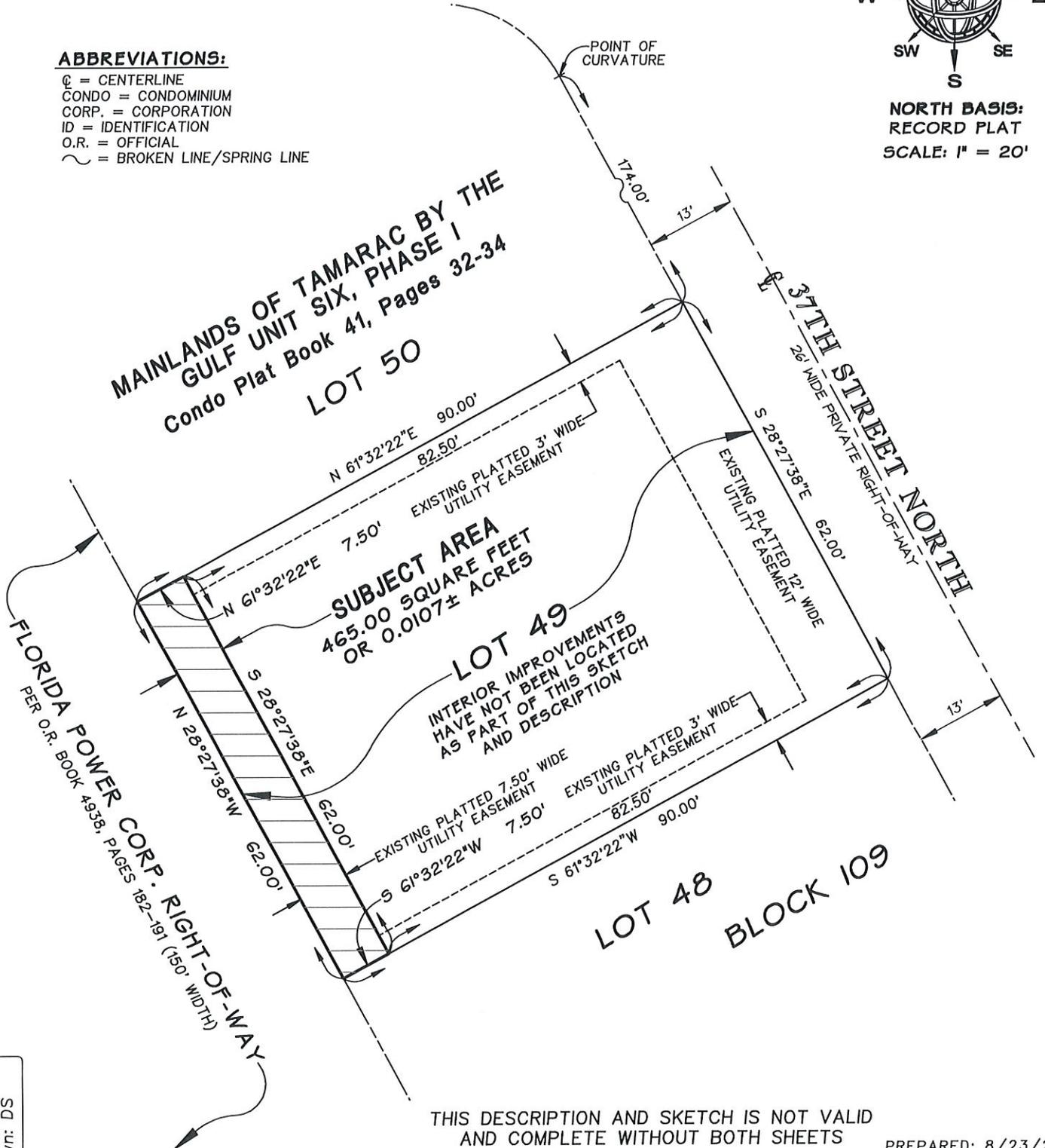
PARCEL ID: 22-30-16-54573-109-0490
 #9124 37TH STREET NORTH, PINELLAS PARK, FL 33782
 OFFICIAL RECORDS BOOK 21552, PAGE 1620



NORTH BASIS:
 RECORD PLAT
 SCALE: 1" = 20'

ABBREVIATIONS:

- Ⓢ = CENTERLINE
- CONDO = CONDOMINIUM
- CORP. = CORPORATION
- ID = IDENTIFICATION
- O.R. = OFFICIAL
- ~ = BROKEN LINE/SPRING LINE



THIS DESCRIPTION AND SKETCH IS NOT VALID
 AND COMPLETE WITHOUT BOTH SHEETS

PREPARED: 8/23/25

THIS IS NOT A SURVEY SHEET 2 OF 2

Job: 2507-15
 Drawn: DS

FOR: JAMES SCALLON

80083155

5012 7-107

41

32

THE MAINLANDS OF TAMARAC BY THE GULF

UNIT SIX - PHASE I

A CONDOMINIUM

IN SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS PARK, PINELLAS COUNTY, FLORIDA

OVERALL BOUNDARY LEGAL
A parcel of land lying in the East 1/2 of Section 22, Township 30 South, Range 16 East, Pinellas Park, Pinellas County, Florida, and being more particularly described as follows:

Commencing at the East 1/4 corner of Section 22, Township 30 South, Range 16 East; thence S 00°11'26"W, 1325.72 feet along the East line of said Section 22 to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 22; thence along the South line of the North 1/2 of the Southeast 1/4 of said Section 22, N 89°43'07"W, 586.44 feet to the "TRUE POINT OF BEGINNING"; thence continue N 89°43'07"W, 751.75 feet to a point on the East right-of-way line of a 150 foot wide Florida Power Corporation right-of-way; thence along said East right-of-way line, N 28°27'38"W, 1077.95 feet to a point on a non-tangent curve concave northwesterly and having a radius of 200.00 feet (radial to said point bears S 34°11'55"E); thence leaving said East right-of-way line, northeasterly along said curve 294.13 feet through a central angle of 64°15'43"; thence tangent to said curve N 28°27'38"W, 375.67 feet; thence N 00°12'42"E, 50.00 feet; thence S 89°47'18"E, 318.76 feet; thence N 12°30'00"E, 154.61 feet to the beginning of a tangent curve concave southeasterly and having a radius of 500.00 feet; thence northeasterly along said curve 179.30 feet through a central angle of 20°32'47"; thence non-tangent to said last mentioned curve, S 28°27'38"E, 540.20 feet; thence N 61°32'22"E, 22.31 feet; thence S 28°27'38"E, 939.00 feet; thence S 20°08'36"E, 24.70 feet; thence S 00°16'53"W, 211.10 feet; thence S 89°43'07"E, 6.40 feet; thence S 00°16'53"W, 136.00 feet to the "TRUE POINT OF BEGINNING"; LESS that parcel described hereon as PARCEL "R", and that parcel described hereon as PARCEL "L.S.". Containing 28.62 acres, more or less.

DESCRIPTION OF INGRESS AND EGRESS EASEMENT:
That portion of MAINLANDS BOULEVARD and MAINLANDS BOULEVARD WEST as shown and/or described on the plat of THE MAINLANDS OF TAMARAC BY THE GULF - UNIT 1A, as recorded in Condominium Plat Book 3, Pages 41 and 42 of the Public Records of Pinellas County, Florida.

PARCEL "K"
A portion of Section 22, Township 30 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:
Commencing at the East 1/4 corner of said Section 22; thence S 42°18'43"N, 1166.01 feet to the "TRUE POINT OF BEGINNING"; thence S 61°32'22"W, 57.44 feet; thence N 69°43'07"W, 245.00 feet; thence N 72°24'21"W, 34.21 feet; thence N 28°27'38"W, 273.00 feet; thence N 61°32'22"E, 20.00 feet; thence N 28°27'38"W, 30.00 feet; thence N 61°32'22"E, 266.00 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet; thence Northeasterly along said curve a distance of 31.42 feet through a central angle of 90°00'00"; thence tangent to said curve, S 28°27'38"E, 375.45 feet to the "TRUE POINT OF BEGINNING". Containing 2.31 acres, more or less.

PARCEL "S"
A portion of Section 22, Township 30 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:
Commencing at the East 1/4 corner of said Section 22; thence S 62°00'58"W, 1377.01 feet to the "TRUE POINT OF BEGINNING"; thence S 28°27'38"E, 30.00 feet; thence S 61°32'22"W, 20.00 feet; thence N 28°27'38"W, 30.00 feet; thence N 61°32'22"E, 20.00 feet to the "TRUE POINT OF BEGINNING". Containing 0.01 acres, more or less.

SURVEYOR'S CERTIFICATE
I, the undersigned surveyor, being duly authorized to practice in the State of Florida, hereby certify that this map of THE MAINLANDS OF TAMARAC BY THE GULF UNIT SIX, PHASE I, consisting of sheets 1 through 3 inclusive, together with the declaration, are in sufficient detail to identify the common elements and each unit, their locations and dimensions.

[Signature] 3/13/80
DATE
FL REG SURVEYOR NO 2507
FL REG ENGINEER NO 18938



DEDICATION
KNOW ALL MEN BY THESE PRESENTS that we, E.H. SATTES JR., and MICHAEL F. Mc QUEEN President and Assistant Secretary respectfully of MAINLANDS CONSTRUCTION CO., INC., a Florida corporation, owner of the above described land, have caused the land embraced in this plat to be surveyed, laid out, and platted as THE MAINLANDS OF TAMARAC BY THE GULF UNIT SIX, PHASE I, A CONDOMINIUM, pursuant to Florida Statute 718.104, and the lakes, streets, PARCEL "A" Landscape Buffer and Utility Easement, and other easements shown hereon are dedicated for the common use and benefit of the condominium units of THE MAINLANDS OF TAMARAC BY THE GULF UNIT ONE-A; UNIT ONE-B; UNIT ONE-C; UNIT TWO, UNIT THREE; UNIT FOUR; UNIT FIVE PHASE I; UNIT FIVE PHASE II, and UNIT FIVE PHASE III, as recorded in the Public Records of Pinellas County, Florida; THE MAINLANDS OF TAMARAC BY THE GULF UNIT SIX PHASE I, and any future condominium units of THE MAINLANDS OF TAMARAC BY THE GULF hereinafter platted, and for the use of utility companies as they may require.

[Signatures]
E.H. SATTES JR. President
MICHAEL F. Mc QUEEN Assistant Secretary
GROUSE J. CHIPMAN Witness
KARLY B. BLAUNT Witness



ACKNOWLEDGEMENT
I hereby certify that on this 13th day of MARCH, 1980 A.D., F. H. SATTES, JR., and MICHAEL F. Mc QUEEN, President and Assistant Secretary, respectively of MAINLANDS CONSTRUCTION CO., INC., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing dedication, and they acknowledge the execution thereof to be their free act and deed. Witness my hand and official seal in the City of Tampa, County of Hillsborough, State of Florida.

[Signature] September 24, 1982
NOTARY PUBLIC, STATE OF FLORIDA BY COMMISSION EXPIRES

Handwritten notes:
Mainlands of Tamarac By the Gulf Unit Six
5034
in Book

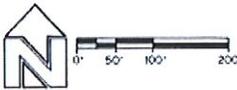
PORTION OF SHARING All Units
COMMON EXPENSES 1/125
COMMON ELEMENTS:

THE MAINLANDS OF TAMARAC BY THE GULF

UNIT SIX · PHASE I

A CONDOMINIUM

IN SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS PARK, PINELLAS COUNTY, FLORIDA

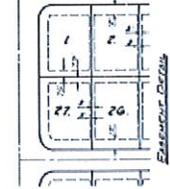


LEGEND:

- ⊙ 1/4 Section Corner
- Black N/S
- ◻ P.R.M. (Found)
- ◼ P.R.M. (Set)
- Easement Line
- PC / PT on R/L line
- (R/S) Rod of Line
- Ⓚ Unit Designation

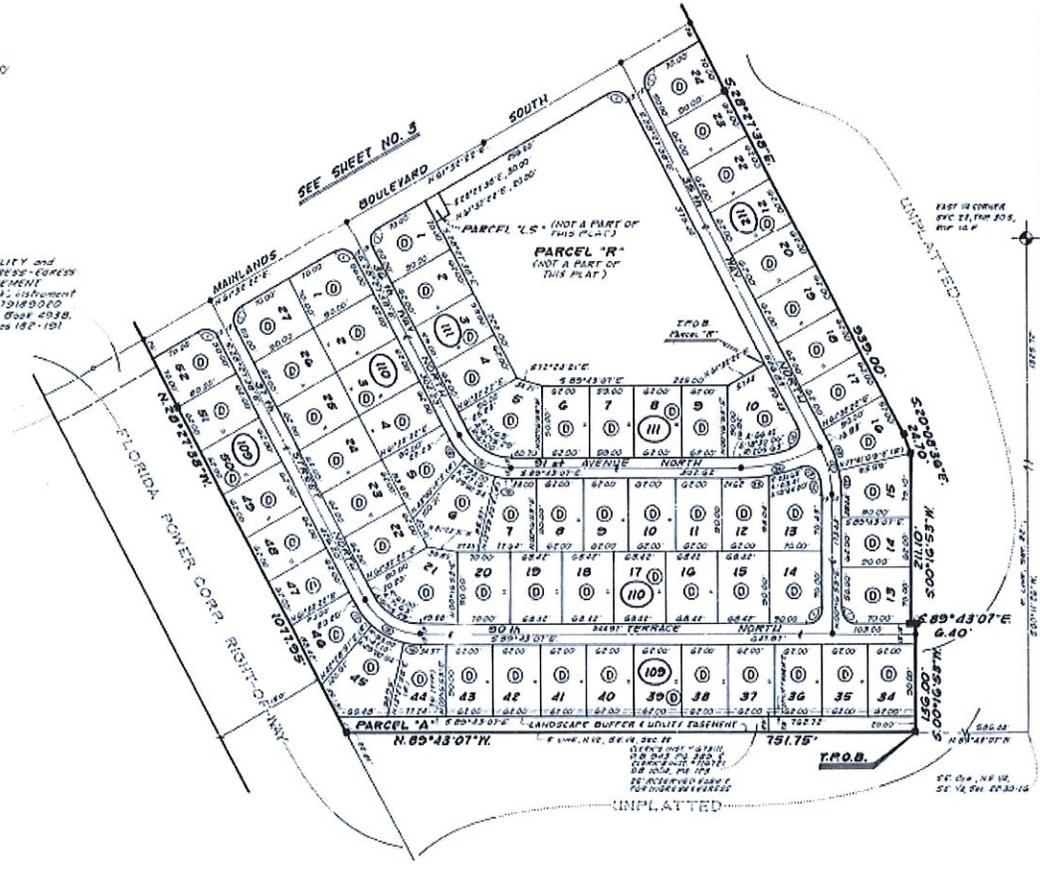
NOTE: EASEMENTS

Unless otherwise indicated, a strip of land 3' wide on the sides of each lot, 15' wide along the rear of each lot, and 12' wide along the street frontage of each lot, is reserved as an easement area for utilities.



NO.	RADIUS	DELTA	ARC
1	20.00	90°00'00"	31.42
2	20.00	100°00'00"	41.13
3	20.00	100°11'25"	31.39
4	20.00	61°15'29"	85.53
5	33.00	13°11'05"	41.40
6	33.00	10°02'00"	30.04
7	33.00	18°32'08"	30.09
8	33.00	13°12'27"	22.25
9	103.74	09°17'56"	181.12
10	123.74	03°44'31"	67.00
11	135.74	12°35'44"	33.00
12	135.74	10°08'47"	30.51
13	218.64	28°14'31"	108.62
14	231.64	09°17'10"	37.54

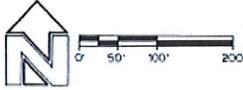
UTILITY and WIDENESS - CONCRETE EASEMENT
 Clerk's Instrument No. 20180000
 O.R. Book 4938, Pages 187-191



THE MAINLANDS OF TAMARAC BY THE GULF

UNIT SIX · PHASE I A CONDOMINIUM

IN SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



LEGEND:

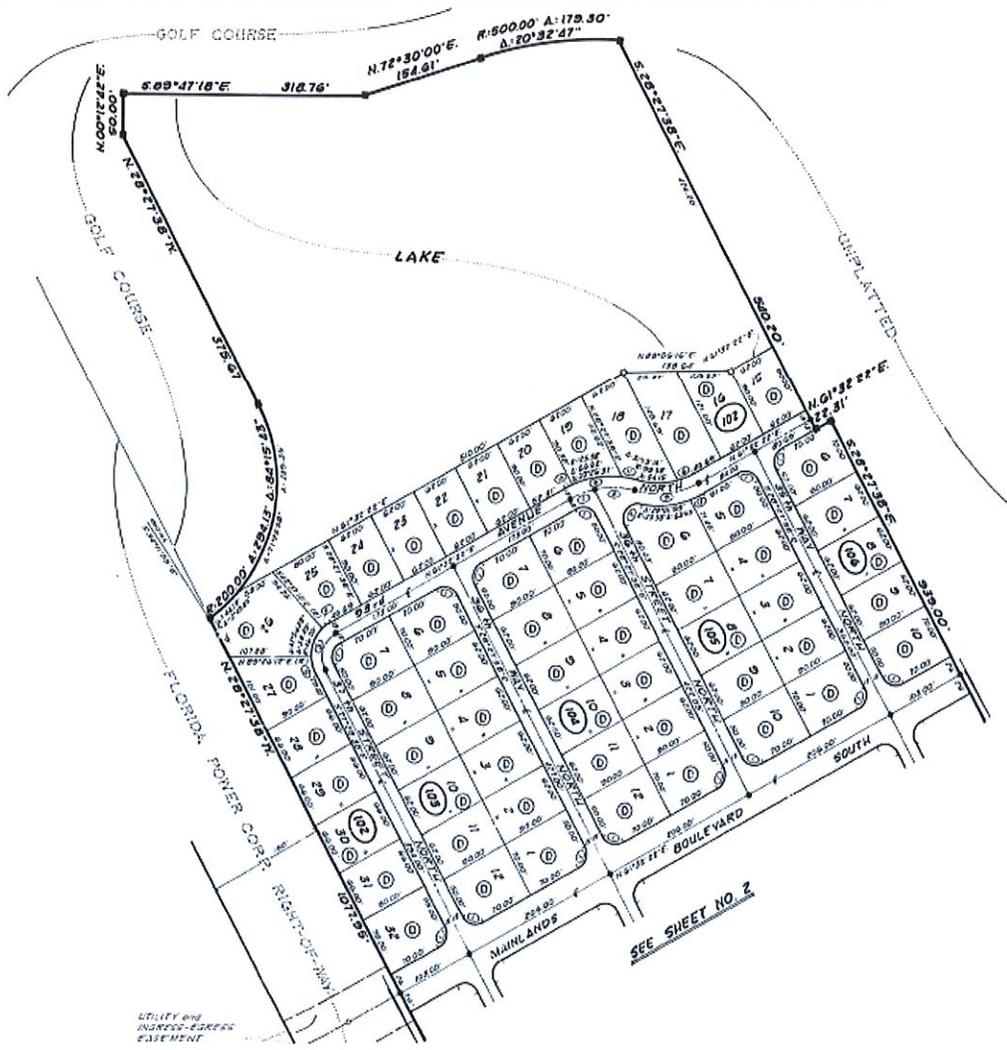
- ⊙ 1/2 Section Corner
- ⊙ Block No
- ▭ P.M. (Found)
- ▭ P.M. (Set)
- P.C.
- Easement Line
- ⌒ P.C. or P.T. on R/W line
- (R) Radial Line
- ⊙ Unit Designation

NOTE: EASEMENTS

Unless otherwise indicated, a strip of land 4' wide on the sides of each lot, 7.5' wide along the rear of each lot, and 12' wide along the street frontage of each lot, is reserved as an easement area for utilities.



NO.	RADIUS	DELTA	ARC
1	70.00'	50°00'00"	31.42'
2	20.00'	187°14'58"	48.59'
3	33.00'	50°00'00"	51.84'
4	48.00'	11°09'38"	11.81'
5	26.00'	27°53'50"	22.40'
6	20.38'	11°22'56"	11.48'
7	112.38'	11°04'38"	33.49'
8	112.38'	20°31'32"	52.03'
9	112.38'	43°38'10"	85.52'
10	125.38'	64°22'59"	9.70'
11	125.38'	69°43'34"	15.10'
12	125.38'	68°42'59"	19.01'



SEE SHEET NO. 2

UTILITY and
INGRESS-EGRESS
EASEMENT



No objection letter notice – Easement vacation

Jim Egbert <jegbert2@gmail.com>
 To: James Scallon <jescallon60@gmail.com>

Thu, Oct 9, 2025 at 11:21 AM

James,

In regards to the Easement Vacation, the Mainlands Board of Directors has no objections to the request as was previously given permission to in our approval process when your original application was submitted and approved.

Thanks

Jim Egbert
 Vice President
 Mainlands Unit Six
 Board of Directors

On Thu, Oct 9, 2025 at 9:26 AM James Scallon <jescallon60@gmail.com> wrote:

To Jim Egbery - Mainlands HOA

Per our discussion, here is the notice that went out to 10 different companies (below is an example sent to "Frontier") regarding a "**Vacate of Easement**" request. I have received "**No Objection**" responses from all the companies. Pinellas Park permitting department has not told me I need a "No Objection" response from the "**Mainlands HOA**" as well.

Can you please review this request and email me back the HOA's approval stating "No Objection".
 Please call me if you have any questions. Regards, Jim Scallon
 83-892-7753

----- Forwarded message -----

From: James Scallon <jescallon60@gmail.com>
 Date: Tue, Sep 30, 2025 at 10:46 PM
 Subject: No objection letter notice – Easement vacation
 To: <Stephen.Waidley@fr.com>

This email is to advise you that a petition is being submitted to the City of Pinellas Park for the vacation of a (Right-of-Way or Easement), (for property at 9124 37th Street N., Pinellas Park, FL 33782), the legal description for which is as follows:

7.5 Foot wide Utility Easement Vacation Description:

The Southwesterly 7.50 feet of LOT 49, BLOCK 109, Mainlands of Tamarac by the Gulf Unit Six, Phase 1, according to Map or Plat thereof as recorded in Condominium Plat Book 41, Pages 32 through 34, inclusive, of Public Records of Pinellas County, Florida.

Containing 465.00 Square Feet or 0.0107 Acres more or less.

Attached are two files for your information:

- Easement Sketch & Legal Description (in PDF format)
- Legal Description (in Word format)

Please note: I have also sent a copy of these documents via "**certified**" mail, (to the following address) which you should receive in the next day or two if you have not already received the packet.

(**ADDRESS:** Frontier Communications, 3712 Walnut St, Tampa, FL 33607, Attn: Stephen Waidley, Regional Rights-of-Way & Municipal Affairs Mgr.)

10/9/25, 12:34 PM

Gmail - No objection letter notice – Easement vacation

Please review and comment whether your company has any objections to this proposed vacation.

Thanks for your help with this matter.
Please reply to:

James Scallon
9124 37th Street N.
Pinellas Park, FL 33782

813-892-7753
Jescallon60@gmail.com

--
Jim E

11/5/25, 8:25 AM



Michael Ciarleglio <mciarleglio@pinellas-park.com>

PUD-0725-00005 & VAC-0925-00008

2 messages

Michael Ciarleglio <mciarleglio@pinellas-park.com>
To: "eileenclark@hotmail.com" <eileenclark@hotmail.com>
Cc: James Scallon <jescallon60@gmail.com>

Tue, Nov 4, 2025 at 2:56 PM

Good afternoon,

Thank you for speaking with me today regarding cases PUD-0725-00005 and VAC-0925-00011, concerning the property at 9124 37th St N. Could you please confirm that Mainlands Unit 6 has no objections to these cases and is not affiliated with the Mainlands Master HOA?

I appreciate your assistance in this matter.

--
Respectfully,
Michael Ciarleglio
Associate Planner
City of Pinellas Park
6051 78th Avenue N
Pinellas Park, FL 33781
Office: 727.369.5635



PLEASE NOTE: All electronic mail sent to and from the City of Pinellas Park is subject to the Public Records provision of the Florida Statutes, and may be released as part of a public records request.

eileen clark <eileenclark@hotmail.com>
To: Michael Ciarleglio <mciarleglio@pinellas-park.com>

Tue, Nov 4, 2025 at 3:11 PM

Hi Michael.
In response to your request regarding:

11/5/25, 8:25 AM

Pinellas-park.com Mail - PUD-0725-00005 & VAC-0925-00008

PUD-0725-00005 and VAC-0925-00011, concerning the property at 9124 37th St N., this will confirm that Mainlands Unit 6 has no objections to these cases and is not affiliated with the Mainlands Master HOA?

Eileen Clark, President
Mainlands of Tamarac by the Gulf Unit Six Association, Inc.

Sent from my iPhone
Eileen

On Nov 4, 2025, at 2:57 PM, Michael Ciarleglio <mciarleglio@pinellas-park.com> wrote:

Good afternoon,

Thank you for speaking with me today regarding cases PUD-0725-00005 and VAC-0925-00011, concerning the property at 9124 37th St N. Could you please confirm that Mainlands Unit 6 has no objections to these cases and is not affiliated with the Mainlands Master HOA?

I appreciate your assistance in this matter.

--

Respectfully,
Michael Ciarleglio
Associate Planner
City of Pinellas Park
6051 78th Avenue N
Pinellas Park, FL 33781
Office: 727.369.5635



[Quoted text hidden]



James Scallon <jescallon60@gmail.com>

No objection letter notice – Easement vacation

Holtzhouse, Andrew J <Andrew.Holtzhouse@charter.com>
To: James Scallon <jescallon60@gmail.com>

Wed, Oct 8, 2025 at 4:01 PM

After review Spectrum does not see an issue with the 7.5' easement vacation as described below. Please consider this the No Objection Letter. Thank you.

DL-FL-PIN-CONSTRUCTION@charter.com

DL-FL-PAS-CONSTRUCTION@charter.com



Andrew Holtzhouse | Construction Supervisor – Pinellas | 727-329-2839 C- 727-421-9451

[2530 Drew St, Clearwater 33765](https://www.spectrum.com)

From: James Scallon <jescallon60@gmail.com>
Sent: Wednesday, October 8, 2025 3:57 PM
To: Holtzhouse, Andrew J <Andrew.Holtzhouse@charter.com>
Subject: Re: [EXTERNAL] Fwd: No objection letter notice – Easement vacation

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Super, thanks.

On Wed, Oct 8, 2025, 2:20 PM Holtzhouse, Andrew J <Andrew.Holtzhouse@charter.com> wrote:

I pulled one of my coordinators to review it today. Hopefully will have you an answer faster.

DL-FL-PIN-CONSTRUCTION@charter.com

DL-FL-PAS-CONSTRUCTION@charter.com



Andrew Holtzhouse | Construction Supervisor – Pinellas | 727-329-2839 C- 727-421-9451

[2530 Drew St, Clearwater 33765](#)

From: James Scallon <jescallon60@gmail.com>
Sent: Wednesday, October 8, 2025 1:42 PM
To: Holtzhouse, Andrew J <Andrew.Holtzhouse@charter.com>
Subject: Re: [EXTERNAL] Fwd: No objection letter notice – Easement vacation

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Thanks for responding Andrew. I really appreciate your help !!! James Scallon

On Wed, Oct 8, 2025 at 1:33 PM Holtzhouse, Andrew J <Andrew.Holtzhouse@charter.com> wrote:

Good afternoon,

We will review and provide you with the requested information by end of week.

DL-FL-PIN-CONSTRUCTION@charter.com
DL-FL-PAS-CONSTRUCTION@charter.com



Andrew Holtzhouse | Construction Supervisor – Pinellas |  727-329-2839 C- 727-421-9451
[2530 Drew St, Clearwater 33765](#)

From: James Scallon <jescallon60@gmail.com>
Sent: Monday, October 6, 2025 5:34 PM
To: DL-FL-PIN-CONSTRUCTION <DL-FL-PIN-CONSTRUCTION@charter.com>
Subject: [EXTERNAL] Fwd: No objection letter notice – Easement vacation

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good afternoon,

I am following-up on the below email regarding a Vacate Easement request. The Pinellas County permitting department has instructed me to pass this along to Evan Bruner at Charter. Can someone please see that he received this email or pass it along to whoever else might be responsible to review this request?

FYI, I was also instructed to send a "Certified" letter to the Charter address below and I received the receipt back from the Post Office that someone signed for the letter. If that could get passed along to the appropriate people as well I would greatly appreciate it.

Thanks for your help,

James Scallon

----- Forwarded message -----

From: James Scallon <jescallon60@gmail.com>

Date: Tue, Sep 30, 2025 at 11:11 PM

Subject: No objection letter notice – Easement vacation

To: <DL-FL-PIN-CONSTRUCTION@charter.com>

This email is to advise you that a petition is being submitted to the City of Pinellas Park for the vacation of a (Right-of-Way or Easement), (for property at 9124 37th Street N., Pinellas Park, FL 33782), the legal description for which is as follows:

7.5 Foot wide Utility Easement Vacation Description:

The Southwesterly 7.50 feet of LOT 49, BLOCK 109, Mainlands of Tamarac by the Gulf Unit Six, Phase 1, according to Map or Plat thereof as recorded in Condominium Plat Book 41, Pages 32 through 34, inclusive, of Public Records of Pinellas County, Florida.

Containing 465.00 Square Feet or 0.0107 Acres more or less.

Attached are two files for your information:

- Easement Sketch & Legal Description (in PDF format)
- Legal Description (in Word format)

Please note: I have also sent a copy of these documents via "**certified**" mail, (to the following address) which you should receive in the next day or two if you have not already received the packet.

(**ADDRESS:** Charter (f.k.a Spectrum / Brighthouse), 700 Carillon Parkway, St. Petersburg, FL 33716, **Attn:** Evan Bruner)

Please review and comment whether your company has any objections to this proposed vacation.

Thanks for your help with this matter.

Please reply to:

James Scallon

9124 37th Street N.

Pinellas Park, FL 33782

813-892-7753

Jescallon60@gmail.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.



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

407 905 3310

Oct. 3, 2025

Via email: Jescallon60@gmail.com

Mr. James Scallon
9124 37th Street N.
Pinellas Park, FL 33782

**RE: Vacation of a Platted Easement
Pinellas County, Florida**

Dear Mr. Scallon:

Please be advised that Duke Energy has “**no objection**” to the vacation and abandonment of 7.50 foot wide Utility Easement along the rear of Lot 49, Block 109, Mainlands of Tamarac By the Gulf Unit Six Phase 1, as recorded in Plat Book 41, Page 32, of the Public Records of Pinellas County, Florida, being more particularly described on the accompanying Description and Sketch for Utility Easement Vacation, drawn by John C. Brendla and Associates, Inc., dated August 23, 2024, Job # 2507-15, attached hereto and by this reference made a part hereof.

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

Sincerely,

Irma Cuadra

Irma Cuadra
Senior Research Specialist

Attachment

LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST
DESCRIPTION AND SKETCH FOR UTILITY EASEMENT VACATION

EXHIBIT "A"

PARCEL ID: 22-30-16-54573-109-0490
#9124 37TH STREET NORTH, PINELLAS PARK, FL 33782
OFFICIAL RECORDS BOOK 21552, PAGE 1620

7.5 FOOT WIDE UTILITY EASEMENT VACATION DESCRIPTION:

THE SOUTHWESTERLY 7.50 FEET OF LOT 49, BLOCK 109, MAINLANDS OF TAMARAC BY THE GULF UNIT SIX, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 41, PAGES 32 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 465.00 SQUARE FEET OR 0.0107 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

Basis of Bearings:
SOUTHWESTERLY RIGHT-OF-WAY LINE OF 37TH STREET NORTH AS BEING S.28°27'38"E., PER RECORD PLAT.

FOR: JAMES SCALLON THIS DESCRIPTION AND SKETCH IS NOT VALID AND COMPLETE WITHOUT BOTH SHEETS

PREPARED: 8/23/25

THIS IS NOT A SURVEY

This Description and Sketch was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 2507-15
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 3J-17, Florida Administrative Code.

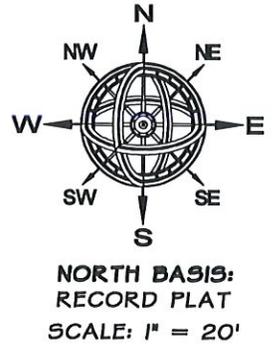
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546

SHEET 1 OF 2

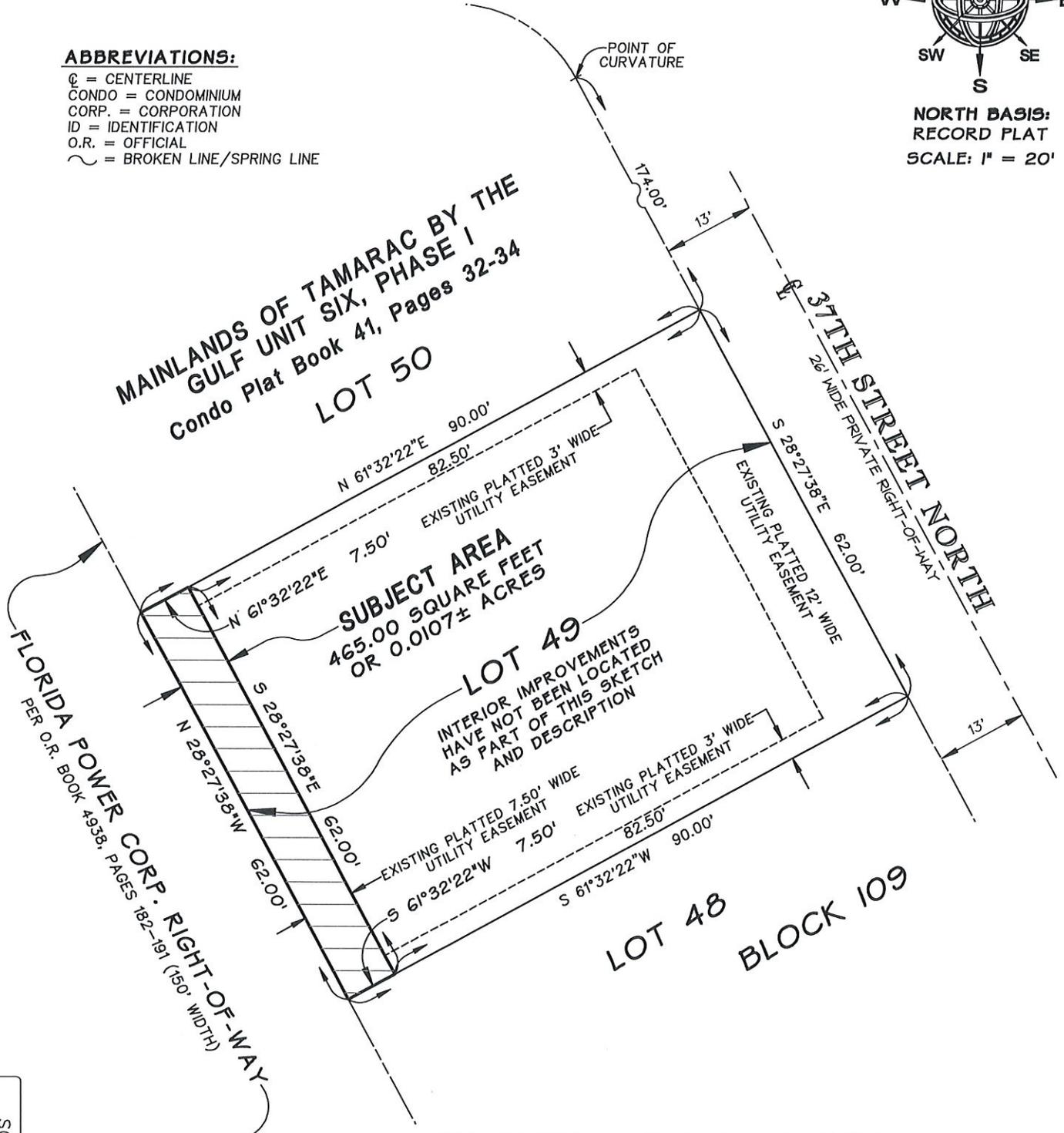
LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST
SKETCH OF DESCRIPTION FOR UTILITY EASEMENT VACATION

PARCEL ID: 22-30-16-54573-109-0490
 #9124 37TH STREET NORTH, PINELLAS PARK, FL 33782
 OFFICIAL RECORDS BOOK 21552, PAGE 1620



ABBREVIATIONS:

- CL = CENTERLINE
- CONDO = CONDOMINIUM
- CORP. = CORPORATION
- ID = IDENTIFICATION
- O.R. = OFFICIAL
- ~ = BROKEN LINE/SPRING LINE



Job: 2507-15
 Drawn: DS

FOR: JAMES SCALLON

THIS DESCRIPTION AND SKETCH IS NOT VALID
 AND COMPLETE WITHOUT BOTH SHEETS

PREPARED: 8/23/25

THIS IS NOT A SURVEY SHEET 2 OF 2



FRONTIER

2185 Range Rd
Clearwater, FL 33765
(941) 266-9218
stephen.waidley@ftr.com

10/1/2025

Attn: James Scallon
9124 37th St N
Pinellas Park, FL 33782
(813) 892-7753
Jescallon60@gmail.com

RE: Vacation of 7.5' Rear Easement – 9124 37th St N, Pinellas Park, FL

Dear Mr. Scallon,

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

Waidley, Stephen

From: James Scallon <jescallon60@gmail.com>
Sent: Tuesday, September 30, 2025 10:47 PM
To: Waidley, Stephen
Subject: No objection letter notice – Easement vacation
Attachments: 2507-15 LOT 49 BLK 109 MAINLANDS OF TAMARAC UNIT 6 PH 1 REAR ESMT VAC (8-25-25).pdf; 9124 37TH ST NORTH VACATION LEGAL - Property Legal Description.docx

Categories: Easement

WARNING: External email. Please verify sender before opening attachments or clicking on links.

This email is to advise you that a petition is being submitted to the City of Pinellas Park for the vacation of a (Right-of-Way or Easement), ([for property at 9124 37th Street N., Pinellas Park, FL 33782](#)), the legal description for which is as follows:

7.5 Foot wide Utility Easement Vacation Description:

The Southwesterly 7.50 feet of LOT 49, BLOCK 109, Mainlands of Tamarac by the Gulf Unit Six, Phase 1, according to Map or Plat thereof as recorded in Condominium Plat Book 41, Pages 32 through 34, inclusive, of Public Records of Pinellas County, Florida.

Containing 465.00 Square Feet or 0.0107 Acres more or less.

Attached are two files for your information:

- Easement Sketch & Legal Description (in PDF format)
- Legal Description (in Word format)

Please note: I have also sent a copy of these documents via "**certified**" mail, (to the following address) which you should receive in the next day or two if you have not already received the packet. (**ADDRESS:** Frontier Communications, 3712 Walnut St, Tampa, FL 33607, Attn: Stephen Waidley, Regional Rights-of-Way & Municipal Affairs Mgr.)

Please review and comment whether your company has any objections to this proposed vacation.

Thanks for your help with this matter.
Please reply to:

James Scallon
9124 37th Street N.
Pinellas Park, FL 33782
813-892-7753
[Jescallon60@gmail.com](mailto:jescallon60@gmail.com)

LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST
DESCRIPTION AND SKETCH FOR UTILITY EASEMENT VACATION

EXHIBIT "A"

PARCEL ID: 22-30-16-54573-109-0490
#9124 37TH STREET NORTH, PINELLAS PARK, FL 33782
OFFICIAL RECORDS BOOK 21552, PAGE 1620

7.5 FOOT WIDE UTILITY EASEMENT VACATION DESCRIPTION:

THE SOUTHWESTERLY 7.50 FEET OF LOT 49, BLOCK 109, MAINLANDS OF TAMARAC BY THE GULF UNIT SIX, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 41, PAGES 32 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 465.00 SQUARE FEET OR 0.0107 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

Basis of Bearings:

SOUTHWESTERLY RIGHT-OF-WAY LINE OF 37TH STREET NORTH AS BEING S.28°27'38"E., PER RECORD PLAT.

FOR: JAMES SCALLON THIS DESCRIPTION AND SKETCH IS NOT VALID AND COMPLETE WITHOUT BOTH SHEETS

PREPARED: 8/23/25

THIS IS NOT A SURVEY

This Description and Sketch was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 2507-15
Drawn: DS

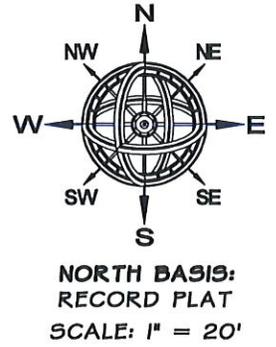
I hereby certify that the Description and Sketch represented hereon meet the requirements of Chapter 3J-17, Florida Administrative Code.
John O. Brendla
STATE OF FLORIDA
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546

SHEET 1 OF 2

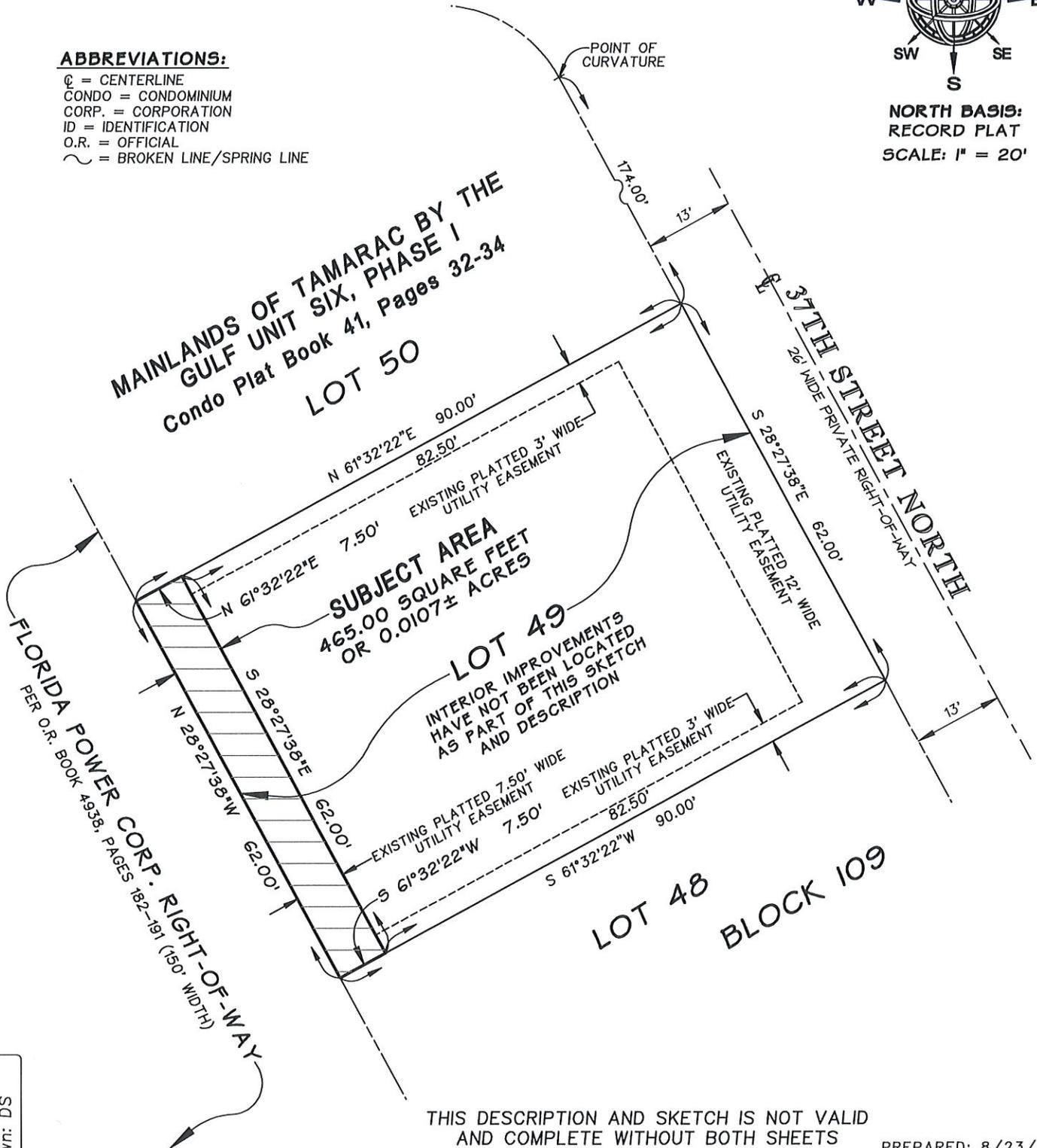
LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST
SKETCH OF DESCRIPTION FOR UTILITY EASEMENT VACATION

PARCEL ID: 22-30-16-54573-109-0490
 #9124 37TH STREET NORTH, PINELLAS PARK, FL 33782
 OFFICIAL RECORDS BOOK 21552, PAGE 1620



ABBREVIATIONS:

- ⊙ = CENTERLINE
- CONDO = CONDOMINIUM
- CORP. = CORPORATION
- ID = IDENTIFICATION
- O.R. = OFFICIAL
- ~ = BROKEN LINE/SPRING LINE



Job: 2507-15
 Drawn: DS

FOR: JAMES SCALLON

THIS DESCRIPTION AND SKETCH IS NOT VALID
 AND COMPLETE WITHOUT BOTH SHEETS

PREPARED: 8/23/25

THIS IS NOT A SURVEY SHEET 2 OF 2

Property Legal Description – 9124 37th Street N., Pinellas Park, FL 33782

7.5 FOOT WIDE UTILITY EASEMENT VACATION DESCRIPTION:

THE SOUTHWESTERLY 7.50 FEET OF LOT 49, BLOCK 109, MAINLANDS OF TAMARAC BY THE GULF UNIT SIX, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 41, PAGES 32 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 465.00 SQUARE FEET OR 0.0107 ACRES MORE OR LESS.

City of Pinellas Park, Florida
PROCEDURES FOR PROCESSING VACATIONS OF PUBLIC RIGHTS-OF-WAY OR EASEMENTS

(Please retain this sheet for reference)

1. Applications must be completed in full and submitted online to the Planning and Development Services Division.
NOTE: Where an applicant seeks to vacate a right-of-way or easement that the applicant has previously dedicated by plat or granted by instrument, no fee shall be imposed for consideration of the application for vacation.
2. The applicant shall provide notice (sample included), by certified mail with a return receipt, to all owners of property abutting the rights-of-way or easements to be vacated. The applicant shall submit proof (return receipt) with the application. If the applicant is the sole owner, such proof is not necessary. If the certified mail is refused or not retrieved, the applicant shall provide documentation of this and send the notice by regular mail.
3. The applicant is required to present with the application utility releases (sample included) from the following providers:

<p>WOW Attn: Richard LaGanga, Construction Technician 3001 Gandy Boulevard North Pinellas Park, FL 33782 727-422-8040 Richard.LaGanga@wowinc.com</p>	<p>TECO / People's Gas Attn: Cheyenne Thompson 8416 Palm River Road Tampa, FL 33619 813-275-3783 (Ext. 53783) CThompson2@tecoenergy.com</p>	<p>Waste Management Attn: Edward Wilson 11051 43rd Street N Clearwater, FL 33762 727-572-4968 ebwilson@wm.com</p>
<p>Pinellas County Building & Development Review Services 509 East Avenue S Clearwater, FL 33756 727-464-3773 petitiontovacate@pinellas.gov</p>	<p>Pinellas Park Water Management District Attn: Randall Roberts, Executive Dir. 6460 35th Street N Pinellas Park, FL 33781 727-528-8022 / Fax: 727-528-8022 Randy@ppwmd.com</p>	<p>Charter (f.k.a Spectrum / Brighthouse) Attn: Evan Bruner 700 Carillon Parkway St. Petersburg, FL 33716 727-329-2841 / Fax: 727-329-2845 DL-FL-PIN-CONSTRUCTION@charter.com</p>
<p>Verizon Wireless / Cellco Partnership Attn: Jay Bidlack, Sr. Real Estate Manager 7701 E Telecom Pkwy Temple Terrace, FL 33637 813-957-5010 jay.bidlack@verizonwireless.com</p>	<p>Verizon Wireline / MCI Attn: Michael Krol 7701 E Telecom Pkwy Temple Terrace, FL 33637 732-433-5110 michael.krol@verizon.com</p>	<p>Duke Energy Attn: Jonathan Kasper 2401 25th St. N., SP-15 St. Petersburg, FL 33713 727-893-9262 Jonathan.Kasper@Duke-Energy.com <u>OR</u> Vacate@Duke-Energy.com</p>
<p>Frontier Communications Attn: Stephen Waidley, Regional Rights-of-Way & Municipal Affairs Mgr. 3712 Walnut St Tampa, FL 33607 727-462-1760 / Fax: 727-562-1175 Stephen.Waidley@ftr.com</p>	<p>Florida Gas Transmission Contact only if adjacent to their facilities Attn: Amy Powell 2301 Lucien Way, Suite 200 Maitland, FL 32751 407-838-7053 Amy.Powell@energytransfer.com</p> <p style="text-align: right; font-size: 2em;">N/A</p>	
<p>FL Department of Transportation (FDOT) Required if adjacent to FDOT right-of-way or owned property Attn: Lisandra Riendeau, Right-of-Way Agent III - Project Manager 11201 N McKinley Drive Tampa, FL 33612 813-875-6709 Lisandra.Riendeau@doh.state.fl.us</p> <p style="text-align: right; font-size: 2em;">N/A</p>	<p>City of Largo Engineering Services Department Required if within the City of Largo Wastewater or Reclaimed Water District Attn: Ann Rocks, Program Engineer 201 Highland Ave Largo, FL 33770 727-587-6713 (x4425) arocks@largo.com</p> <p style="text-align: right; font-size: 2em;">N/A</p>	

** Please provide your e-mail address or a self-addressed stamped envelope in order to receive a response **
 In addition, the City may require utility releases from other agencies which have jurisdiction on the property to be vacated.



Building & Development Review Services

November 4, 2025

James Scallon
9124 37th Street N
Pinellas Park, FL.33782
jescallon60@gmail.com

Re: Letter of No Objection to Vacate the Southwesterly 7.50 feet of LOT 49, BLOCK 109, Mainlands of Tamarac by the Gulf Unit Six, Phase 1, according to Map or Plat thereof as recorded in Condominium Plat Book 41, Pages 32 through 34, inclusive, of Public Records of Pinellas County, Florida.

Dear Mr. Scallon,

We have received your request for a letter of no objection to the vacation of a The Southwesterly 7.50 feet of LOT 49, BLOCK 109, Mainlands of Tamarac by the Gulf Unit Six, Phase 1, according to Map or Plat thereof as recorded in Condominium Plat Book 41, Pages 32 through 34, inclusive, of Public Records of Pinellas County, Florida. Pinellas County does not have any utilities, or stormwater facilitates in the easements and has no future plans for utilities or stormwater facilitates in those easements. Therefore, Pinellas County has no objection to the proposed vacation.

If you have any questions, or if we may be of further assistance, please feel free to contact me at (727) 464-5240.

Sincerely,

Briana Dachniewicz
Development Project Manager I
Pinellas County Building & Development Review Services

440 Court Street
Clearwater, FL 33756
Phone (727) 464-3888
V/TDD (727) 464-4062
www.pinellascounty.org



**PINELLAS PARK
WATER MANAGEMENT
DISTRICT**

Phone (727) 528-8022
Fax (727) 528-9444
Email: info@ppwmd.com

CHARLES L. TINGLER
Chairman

ED TAYLOR
Vice Chairman

MICHAEL S. FARRELL
Treasurer

RANDAL A. ROBERTS
Executive Director

TO: James Scallon
9124 37th Street North
Pinellas Park, Florida 33782

FROM: Pinellas Park Water Management District (District)

DATE: October 2, 2025

SUBJECT: Vacation of Easement/ROW
Parcel #22-30-16-54573-109-0490

Dear Mr. Scallon,

I have reviewed the information you provided me with concerning the Vacation of the Easement/ROW for Parcel #22-30-16-54573-109-0490. The District has no objection to the Vacation of this Easement/ROW.

Please let me know if you need any additional information.

Regards,

A handwritten signature in blue ink, appearing to read 'Randal A. Roberts', is written over a horizontal line.

Randal A. Roberts,
Executive Director



September 29, 2025

To: James Scallon
9124 37th Street N. Pinellas Park, FL 33782

RE: Vacation of a Right of Way / Easement

Address: 9124 37th St N, Pinellas Park, FL, 33782

To Whom It May Concern,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request. TECO-PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Briana". The signature is written in a cursive, flowing style.

Briana Velez
Peoples Gas Systems- Engineering
8416 Palm River Rd, Tampa FL 33619
Office: (813)275-3700 ext:53700
Cell: (813)460-2040



James Scallon <jescallon60@gmail.com>

No objection letter notice – Easement vacation

Bidlack, Jay S <jay.bidlack@verizonwireless.com>
To: James Scallon <jescallon60@gmail.com>

Mon, Oct 6, 2025 at 4:10 PM

James-

I acknowledge receipt of the Certified Letter and your email.
Specifically from a Verizon Wireless Perspective. There is No objection.

**Jay Bidlack**

Assoc Dir-Ntwk Reg/RE

M 813 957 5010
7701 East Telecom Parkway
Temple Terrace, FL 33637

On Tue, Sep 30, 2025 at 10:43 PM James Scallon <jescallon60@gmail.com> wrote:

This email is to advise you that a petition is being submitted to the City of Pinellas Park for the vacation of a (Right-of-Way or Easement), (for property at 9124 37th Street N., Pinellas Park, FL 33782), the legal description for which is as follows:

7.5 Foot wide Utility Easement Vacation Description:

The Southwesterly 7.50 feet of LOT 49, BLOCK 109, Mainlands of Tamarac by the Gulf Unit Six, Phase 1, according to Map or Plat thereof as recorded in Condominium Plat Book 41, Pages 32 through 34, inclusive, of Public Records of Pinellas County, Florida.

Containing 465.00 Square Feet or 0.0107 Acres more or less.

Attached are two files for your information:

- Easement Sketch & Legal Description (in PDF format)
- Legal Description (in Word format)

Please note: I have also sent a copy of these documents via "**certified**" mail, (to the following address) which you should receive in the next day or two if you have not already received the packet.

(**ADDRESS:** Verizon Wireless / Cellco Partnership, 7701 E Telecom Pkwy, Temple Terrace, FL 33637, Attn: Jay Bidlack, Sr. Real Estate Manager)

10/6/25, 4:23 PM

Gmail - No objection letter notice – Easement vacation

Please review and comment whether your company has any objections to this proposed vacation.

Thanks for your help with this matter.

Please reply to:

James Scallon
9124 37th Street N.
Pinellas Park, FL 33782

813-892-7753
Jescallon60@gmail.com



James Scallon <jescallon60@gmail.com>

No objection letter notice – Easement vacation

Krol, Michael <michael.krol@verizon.com>
To: James Scallon <jescallon60@gmail.com>

Mon, Oct 6, 2025 at 7:50 AM

No objections.

**Michael Krol**

Senior Engineer Spec-Outside Plant
Wireline Access & Transport

M 8134104803
7701 E Telecom Pkwy
Temple Terrace, FL 33637



On Tue, Sep 30, 2025 at 11:01 PM James Scallon <jescallon60@gmail.com> wrote:

This email is to advise you that a petition is being submitted to the City of Pinellas Park for the vacation of a (Right-of-Way or Easement), (for property at 9124 37th Street N., Pinellas Park, FL 33782), the legal description for which is as follows:

7.5 Foot wide Utility Easement Vacation Description:

The Southwesterly 7.50 feet of LOT 49, BLOCK 109, Mainlands of Tamarac by the Gulf Unit Six, Phase 1, according to Map or Plat thereof as recorded in Condominium Plat Book 41, Pages 32 through 34, inclusive, of Public Records of Pinellas County, Florida.

Containing 465.00 Square Feet or 0.0107 Acres more or less.

Attached are two files for your information:

- Easement Sketch & Legal Description (in PDF format)
- Legal Description (in Word format)

Please note: I have also sent a copy of these documents via "**certified**" mail, (to the following address) which you should receive in the next day or two if you have not already received the packet.

(**ADDRESS:** Verizon Wireline / MCI, 7701 E Telecom Pkwy, Temple Terrace, FL 33637, **Attn:** Michael Krol)

10/6/25, 9:36 AM

Gmail - No objection letter notice – Easement vacation

Please review and comment whether your company has any objections to this proposed vacation.

Thanks for your help with this matter.

Please reply to:

James Scallon
9124 37th Street N.
Pinellas Park, FL 33782

813-892-7753
Jescallon60@gmail.com



James Scallon <jescallon60@gmail.com>

No objection letter notice – Easement vacation

Wilson, Edward <EBWilson@wm.com>
To: James Scallon <jescallon60@gmail.com>
Cc: "Wilson, Edward" <EBWilson@wm.com>

Mon, Oct 6, 2025 at 9:57 AM

Hello to whom it may concern,

Waste Management has no objection to the applicant's request for vacation of an Easement. Our services are not impacted at this location.

Request to Vacate Easement

(Right-of-Way or Easement), (for property at 9124 37th Street N., Pinellas Park, FL 33782), the legal description for which is as follows:

Edward Wilson Sr

District Operations Manager

WM of Pinellas/Pasco

ebwilson@wm.com

C (813) 267-6750

13022 Hays Rd. 34610

Spring Hill, FL



[Quoted text hidden]

Recycling is a good thing. Please recycle any printed emails.



10-03-2025

James Scallon
9124 37th Street North
Pinellas Park, FL. 33782

Attn: James Scallon

Subject : 9124 37th St. N. LOT 49, Block 109 Plat Book 41 , Page 32-34

Thank you for advising **Wide Open West (WOW!)** on the subject project.

_XXX WOW! Has "Has No Objection "with Proposed Vacation. No facilities in the Area.

Please refer to any further correspondence to:

**WOW!
Dave Hamlin
Construction Coordinator
3001 Gandy Blvd. N.
Pinellas Park, FL 33782**

Sincerely,

David E. Hamlin Jr.
Construction Project Coordinator
WOW!
(678) 409-8721 Cell

Exhibit G: Zoning Map



10/14/2025, 8:36:26 AM

Zoning (Pinellas Park)

Light Industrial - M-1

Residential Planned Unit Development - RPUD

Master Address Points

Pinellas Park

Zoning Overlay District

RPUD

Parcels

Aerials 2024

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

ArcGIS Web AppBuilder

Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Exhibit H: Land Use Map

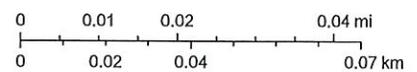


10/14/2025, 8:37:26 AM

Land Use (Pinellas Park)

- Industrial Limited - IL
- Residential Urban - RU
- Transportation/Utility - T/U
- Master Address Points
- Pinellas Park
- Parcels
- Aerials 2024
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:1,128



Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Exhibit I: Flood Map



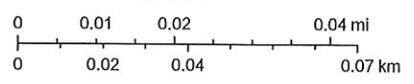
10/14/2025, 9:21:21 AM

FEMA Flood Hazard Areas

- 1% Annual Chance Flood Hazard (A, AE, AH, VE)
- 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)
- Master Address Points
- Pinellas Park

- Parcels
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:1,128



Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS