

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, VACATING A RIGHT-OF-WAY WITHIN A PARCEL GENERALLY LOCATED ADJACENT TO 4090 78th AVENUE NORTH IN SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PROVIDING FOR AN EFFECTIVE DATE. (VAC-0925-00007; Felix Montanez)

WHEREAS, the City of Pinellas Park has been petitioned to vacate a right-of-way adjacent to 4090 78th Avenue North, as recorded in Pinellas County Official Records Book 21432, Pages 356-360 and previous recorded deeds of record; and

WHEREAS, the Planning and Zoning Commission has recommended to City Council that said right-of-way serves no useful purpose and it is in the general interest of the public that the same be vacated, discontinued, and closed; and

WHEREAS, the City of Pinellas Park has satisfied all requirements for vacating the subject right-of-way 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 and private utility agencies have expressed no objections to the proposed vacation; 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 RIGHT-OF-WAY 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.

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

Exhibit A

SURVEYOR'S REPORT

SKETCH AND DESCRIPTION: NOT A SURVEY

DESCRIPTION:

THAT PART OF THE N 1/2 OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4, OF THE SW 1/4 OF SECTION 27, TOWNSHIP 30 S, RANGE 16 E, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4, AFORESAID SECTION 27; THENCE ALONG THE N LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27, S89°51'46"E, 510.50 FEET TO THE INTERSECTION WITH THE W LINE OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27; THENCE ALONG SAID W LINE, S00°08'11"E, 311.85 FEET FOR THE POINT OF BEGINNING; THENCE LEAVING SAID W LINE, S89°52'26"E, 99.89 FEET TO THE INTERSECTION WITH THE E LINE OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4 OF SW 1/4 OF AFORESAID SECTION 27; THENCE ALONG SAID EAST LINE, S00°33'32"E, 20.00 FEET TO THE SE CORNER OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF THE N 1/2 OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27, N89°52'26"W, 100.04 FEET TO THE AFORESAID W LINE OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4 OF SW 1/4 OF SAID SECTION 27; THENCE ALONG SAID W LINE, N00°08'11"W, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,999 SQUARE FEET OR 0.046 ACRES MORE OR LESS

DATA SOURCES:

- 1. BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY OF 78TH AVENUE NORTH, BEING S89°51'46"E. (ASSUMED PER (2))
- 2. BOUNDARY SURVEY BY CROSSTOWN SURVEYORS, P.N. 21010, DATED 03/10/2021.
- 3. LEGAL DESCRIPTION PREPARED BY BULLSEYE SURVEYING, INC.

NOTES:

- 1. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- 2. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.

REVISIONS		
#	DATE	DETAILS
1	9/19/2025	CORRECTED DESCRIPTION

BULLSEYE SURVEYING, INC.

LB 7818
2198 NE COACHMAN ROAD, UNIT F
CLEARWATER, FL 33765
PHONE: 727-475-8088



George R Martin

Digitally signed by George R Martin
DN: C=US, O=Unaffiliated, dnQualifier=
A01410C00000198C7953B8A
License Number: 001866B8, CN=George R Martin
State of Florida
Reason: I am the author of this document
Surveyor's Location:
Date: 2025.09.19 09:51:18 -04'00'
Foxit PDF Reader Version: 2025.2.0

GEORGE R. MARTIN
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6019
STATE OF FLORIDA

THIS SKETCH & DESCRIPTION AND THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, THE SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER

SCALE

N/A

SHEET NUMBER

1 OF 2

SKETCH DATE

07/29/2025

FILE NAME

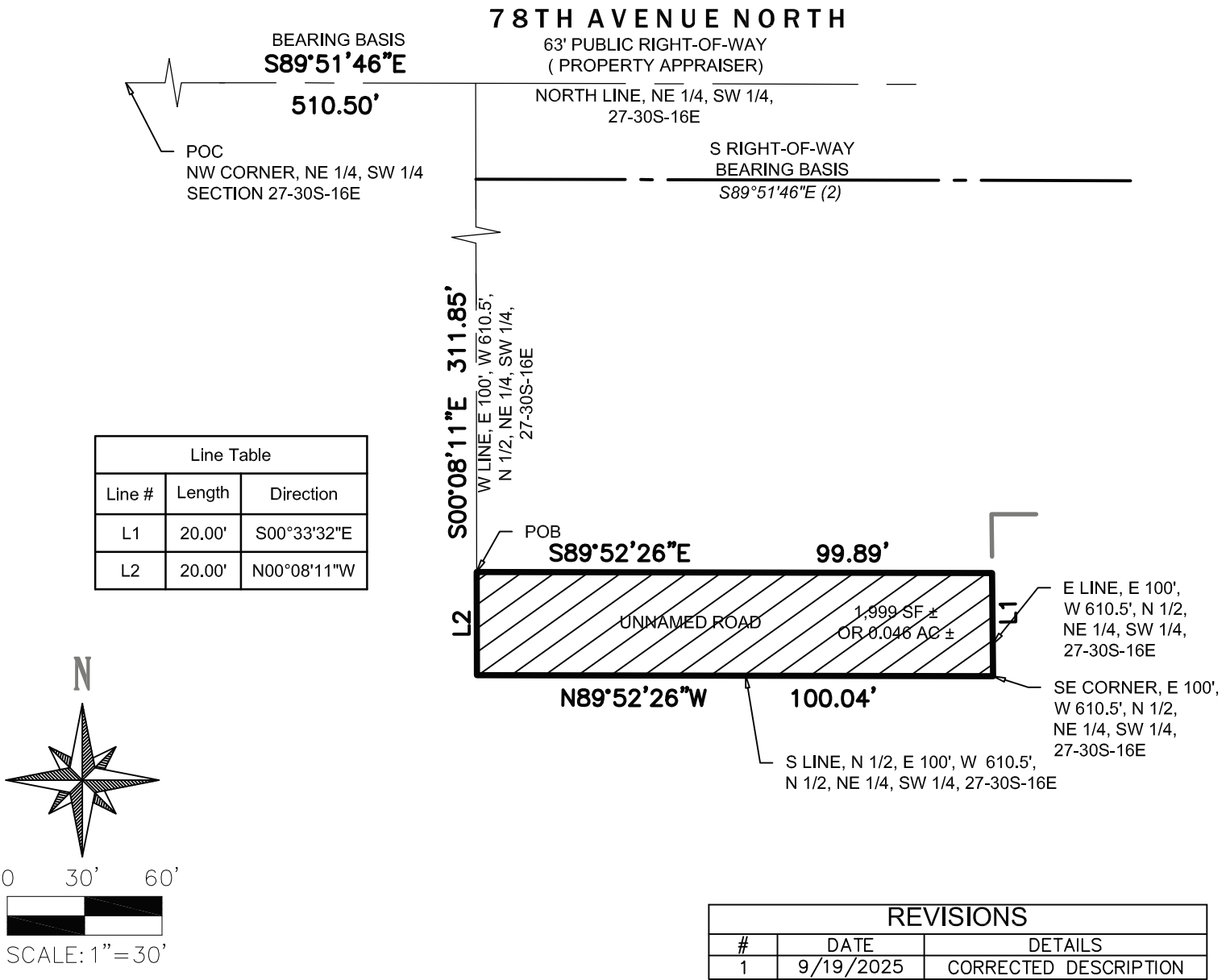
24-005.DWG

SKETCH OF DESCRIPTION: NOT A SURVEY

SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

ABBREVIATIONS

DENOTES
POB=POINT OF BEGINNING
POC=POINT OF COMMENCEMENT



BULLSEYE SURVEYING, INC.

LB 7818
2198 NE COACHMAN
ROAD, UNIT F
CLEARWATER, FL 33765
PHONE: 727-475-8088



SCALE 1"=30'

SHEET NUMBER

2 OF 2

SKETCH DATE

07/29/2025

FILE NAME

24-029.DWG



Prepared by: Michael Ciarleglio
Associate Planner

I. APPLICATION DATA

A. **Case Number:** VAC-0925-00007 & VAC-0925-00008

B. **Location:** 4080 & 4090 78th Avenue North (Parcel Nos. 27-30-16-000000-310-1500 & 27-30-16-000000-310-1200)

C. **Requests:**

VAC-0925-00007: Vacate a right-of-way adjacent to 4090 78th Ave N.

VAC-0925-00008: Vacate a right-of-way adjacent to 4080 78th Ave N.

D. **Applicant:** Charlene Diefel (3rd Veterans Property Land Trust)

E. **Property Owner:** Felix Montanez, Successor Trustee of the 3rd Veterans Property Land Trust

F. **Legal Ad Text:**

VAC-0925-00007: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, VACATING A RIGHT-OF-WAY WITHIN A PARCEL GENERALLY LOCATED ADJACENT TO 4090 78th AVENUE NORTH IN SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST;

VAC-0925-00008: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, VACATING A RIGHT-OF-WAY WITHIN A PARCEL GENERALLY LOCATED ADJACENT TO 4080 78th AVENUE NORTH IN SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST;

G. **PARC Meeting:** February 17, 2026

H. **Public Hearings:**

P+Z Hearing Date: May 7, 2026

Advertising Date: April 22, 2026

City Council Hearing Date: June 9, 2026

Advertising Date: May 27, 2026

II. BACKGROUND INFORMATION

A. **Case Summary:**

The request is to vacate two segments of an unimproved and unused right-of-way that runs along the southern portion of both parcels. The rights-of-way were created via deed and is landlocked. The applicant has provided letters of no objection to this request from local utility providers and abutting neighbors have been notified.

B. **Site Area:** 82,751 square feet / 1.9 acres

C. Property History:

In 1995, the owner applied for a Conditional Use approval for a Type III Child Care Facility, which was approved on 8/22/1995. In 2009, the owner applied for another Conditional Use approval for an Accessory Use (storage POD container), which was approved on 02/19/2009.

In 2020, the Community Redevelopment Agency (CRA) Board approved Variance to reduce the required minimum livable floor area and to reduce the required number of parking spaces for a multi-family veteran housing development with supportive services in the Multi-Family Residential (R-6) Zoning District.

The Preliminary Plat was approved in January 2024 and the property is currently in the process of the final plat.

D. Current Zoning: Multi-Family Residential District (R-6).

E. Current Land Use: Community Redevelopment District (CRD).

F. Existing Use: Multi-Family Residential

G. Proposed Use: Multi-Family Residential (no change).

H. Flood Zone: The majority of the subject property is located in Flood Zone X, which is a low-risk flood zone; the western portion of the property is located in Flood Zone X-shaded, which is a moderate-risk flood zone; and Flood Zone AE-15, which is a high-risk flood zone.

I. Evacuation Zone: This 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	R-1	RU	Single-family Residential
South	R-6	CRD	Multi-family Residential
East	R-6	CRD	Multi-family Residential
West	R-6	CRD	Multi-family Residential

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Comprehensive Plan Policies:

1. Relevant Policies:

POLICY T.1.4.1

Avoid the vacation of rights-of-way, alleys, or easements if they serve a purpose, provide principal or secondary access to a parcel.

POLICY T.1.4.2

When vacating a right-of-way, alley, or access easement that affects an existing or future utility, require the retention or dedication of an easement for an existing or proposed utility.

POLICY T.1.4.3

Protect future transportation right-of-way requirements.

2. Staff Analysis:

The rights-of-way are currently unimproved and unused, serving no public purpose. Vacating the rights-of-way would not affect existing or future utilities. Staff finds that the proposed right-of-way Vacations are 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. 18-1801.3. – Rights-of-Way.

- (A) *The City Staff shall prepare a Staff report either recommending approval, approval with modification or denial of the vacation request. The request for the vacation shall be considered by the Planning and Zoning Commission at a public hearing. The date, time and place of the public hearing and identification of the case shall be advertised in a newspaper of general circulation in the City. The City Staff shall present a proposed resolution to the City Council. Public hearings shall be held on the application and proposed resolution, together with a first and final reading of the proposed resolution.*
- (B) *At least fifteen (15) days prior to the public hearing before the Planning and Zoning Commission, 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 hearing. 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 and post a sign on the right-of-way to be vacated, which provides notice of the time and date of the public hearing and identifies the case. Failure to post a sign or notify all of the abutting property owners, as shown on the records of the Pinellas Property Appraiser's 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) *At least seven (7) days prior to public hearing before City Council, 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 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*

and post a sign on the right-of-way to be vacated, which provides notice of the time and date of the public hearing and which identifies the case. Failure to post a sign or notify all of the abutting property owners, as shown on the records of the Pinellas Property Appraiser's 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.

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

2. Staff Analysis:

The Land Development Code (LDC) includes no criteria pertaining to the approval or denial of applications to rights-of-way. 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.

3. Project Application Review Committee (PARC) Comments:

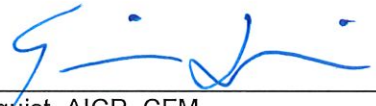
The application was discussed at the February 17, 2026 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed vacations however, discussion regarding each vacation case requiring a quitclaim deed in order to deed the vacated rights-of-way to the current property owner.

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.
2. The request is consistent with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

4/1/26
Date



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

4/1/2026
Date

V. ACTION

CITY COUNCIL – MOVE TO:

A. APPROVE:

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY:

VAC-0925-00007: Vacate a right-of-way adjacent to 4090 78th Ave N.

VAC-0925-00008: Vacate a right-of-way adjacent to 4080 78th Ave N.

VI. ATTACHMENTS

- Exhibit A:** Sketches & Legal Descriptions of Rights of Way
- Exhibit B:** Property Survey
- Exhibit C:** Maps of Rights of Way
- Exhibit D:** Deed
- Exhibit E:** Letters of No Objection
- Exhibit F:** Aerial Map
- Exhibit G:** Future Land Use Map
- Exhibit H:** Zoning Map
- Exhibit I:** Flood Insurance Rate Map



ADDENDUM

Case Numbers: VAC-0925-00007 & VAC-0925-00008

PLANNING AND ZONING COMMISSION

VAC-0925-00007: On July 2, 2026, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of case number VAC-0925-00007.

VAC-0925-00008: On July 2, 2026, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of case number VAC-0925-00008.

V. ACTION

CITY COUNCIL– MOVE TO:

A. APPROVE.

B. APPROVE WITH CONDITIONS:

C. DENY.

VAC-0925-00007: Vacate a right-of-way adjacent to 4090 78th Ave N.

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SKETCH AND DESCRIPTION: NOT A SURVEY

Exhibit A

DESCRIPTION:

THAT PART OF THE N 1/2 OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4, OF THE SW 1/4 OF SECTION 27, TOWNSHIP 30 S, RANGE 16 E, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 1,999 SQUARE FEET OR 0.046 ACRES MORE OR LESS

DATA SOURCES:

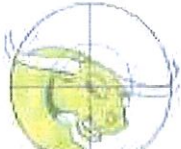
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3. LEGAL DESCRIPTION PREPARED BY BULLSEYE SURVEYING, INC.

NOTES:

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REVISIONS

#	DATE	DETAILS
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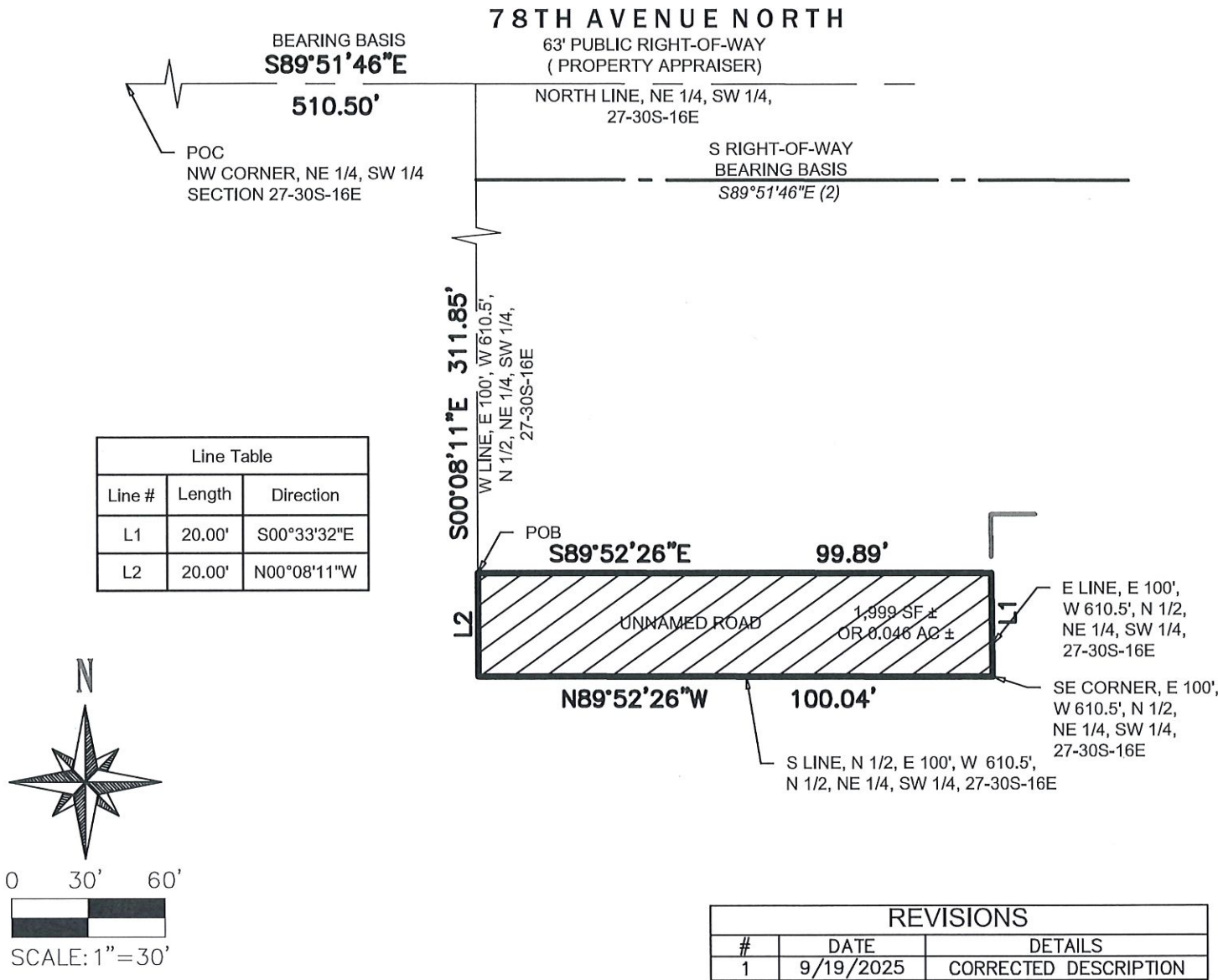
BULLSEYE SURVEYING, INC.		LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088		THIS SKETCH & DESCRIPTION AND THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, THE SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER	SCALE	SHEET NUMBER	1 OF 2	FILE NAME	24-005.DWG
					N/A				
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					07/29/2025				

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SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

ABBREVIATIONS

DENOTES
POB=POINT OF BEGINNING
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REVISIONS		
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2198 NE COACHMAN
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PHONE: 727-475-8088

SCALE1"=30'

SHEET NUMBER2 OF 2

SKETCH DATE07/29/2025

FILE NAME24-029.DWG

SURVEYOR'S REPORT**SKETCH AND DESCRIPTION: NOT A SURVEY****Exhibit A****DESCRIPTION:**

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CONTAINS 1,493 SQUARE FEET OR 0.034 ACRES MORE OR LESS

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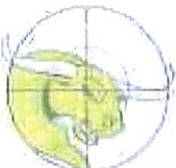
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LB 7818
2198 NE COACHMAN
ROAD, UNIT F
CLEARWATER, FL 33765
PHONE: 727-475-8088



Digitally signed by George R Martin
DN: C=US, O=Unaffiliated, dnQualifier=
A01410C00000198C7953BBA0
156601666B8, CN=George R Martin
Reason: I am the author of this document
Surveyor & Date: 2026.03.11
10:00:01
Foxit PDF Reader Version: 2025.2.0

George R Martin

GEORGE R. MARTIN
PROFESSIONAL SURVEYOR &
MAPPER
LICENSE NUMBER LS 6019
STATE OF FLORIDA

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SCALE SHEET NUMBER

N/A

1 OF 2

SKETCH DATE

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22-029-SD.DWG

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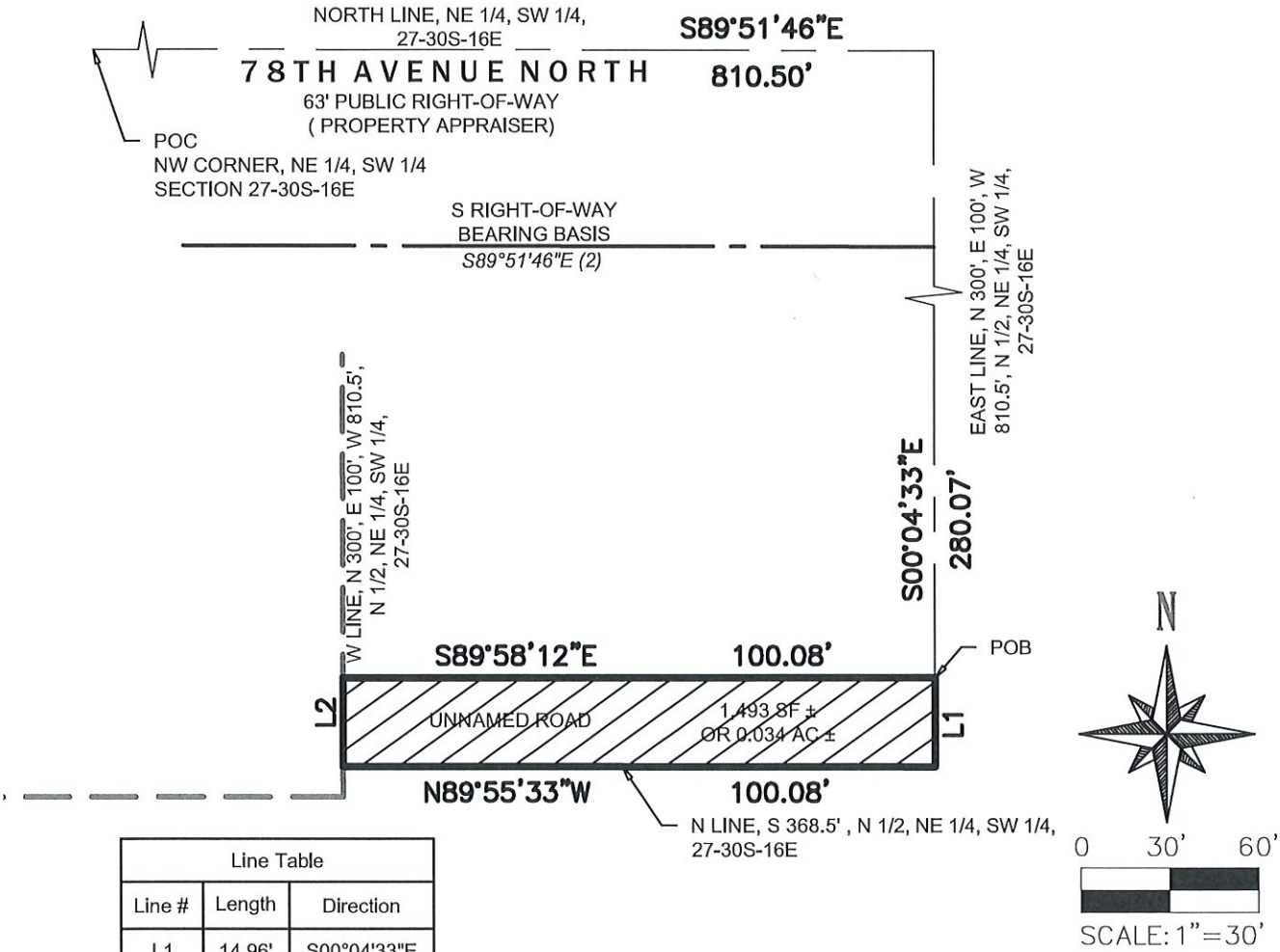
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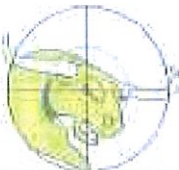


Line Table		
Line #	Length	Direction
L1	14.96'	S00°04'33"E
L2	14.88'	N00°03'11"W

REVISIONS		
#	DATE	DETAILS
1	9/19/2025	CORRECTED DESCRIPTION

BULLSEYE SURVEYING, INC.

LB 7818
2198 NE COACHMAN
ROAD, UNIT F
CLEARWATER, FL 33765
PHONE: 727-475-8088



SCALE 1"=30'

SHEET NUMBER

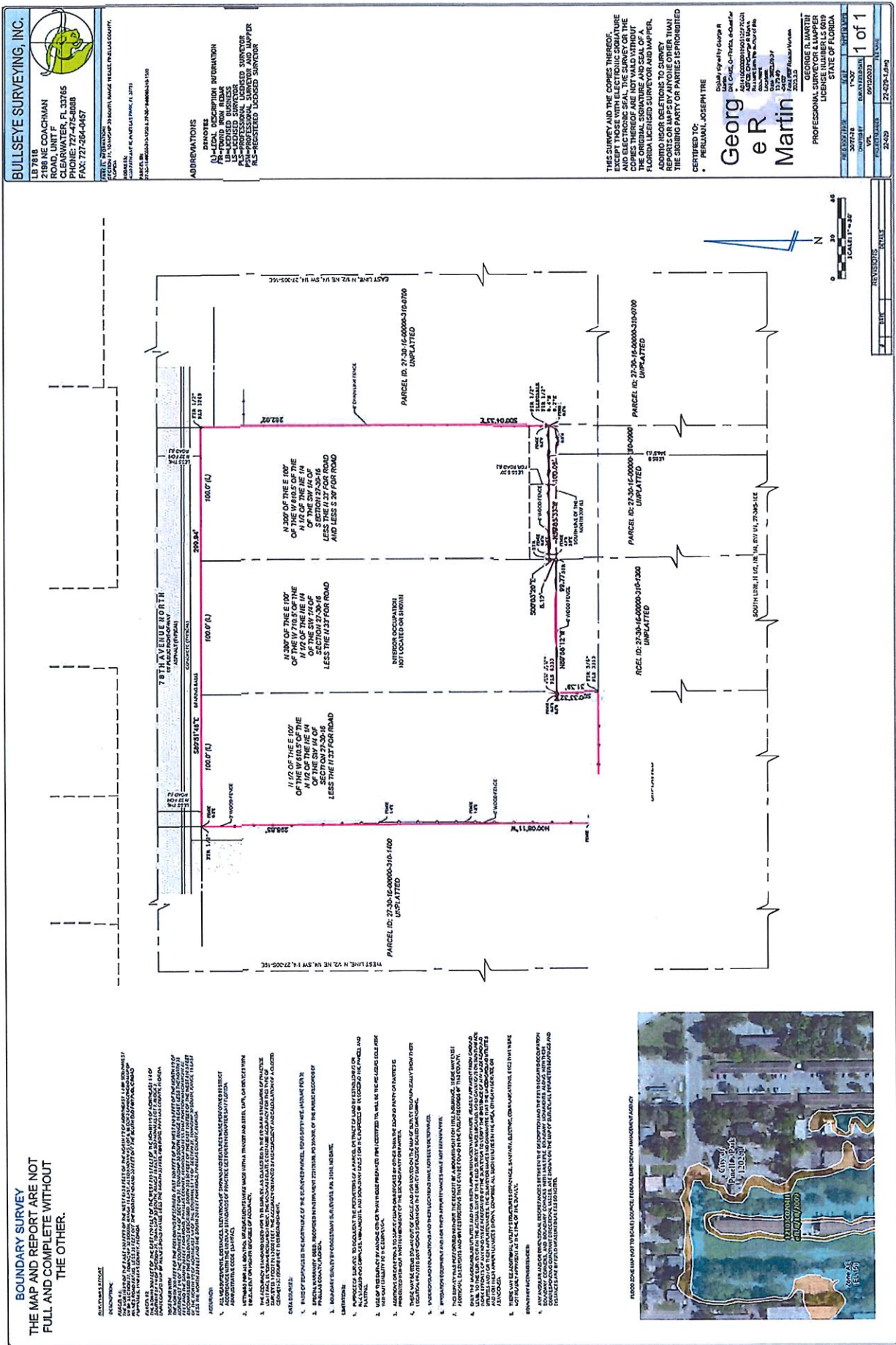
2 OF 2

SKETCH DATE

07/29/2025

FILE NAME

22-029-SD.DWG



SECTION

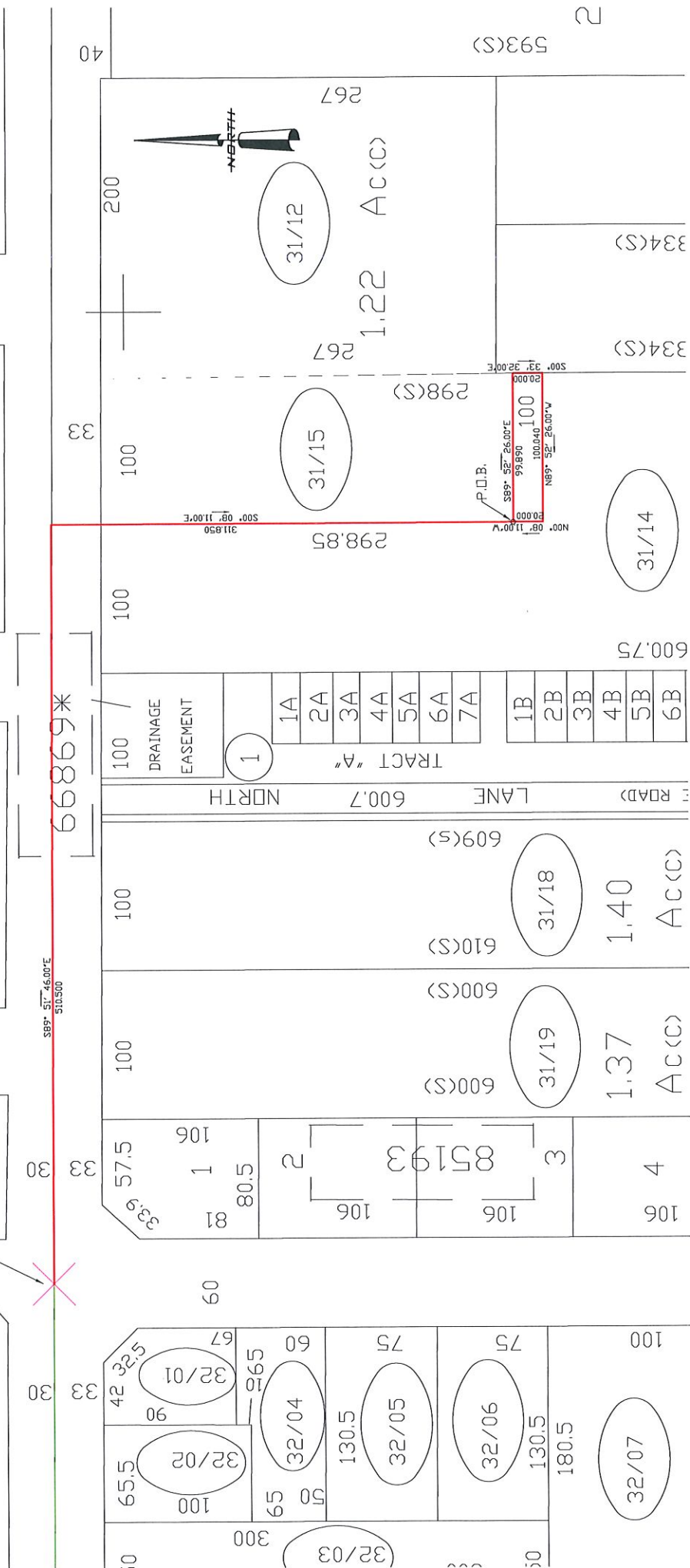


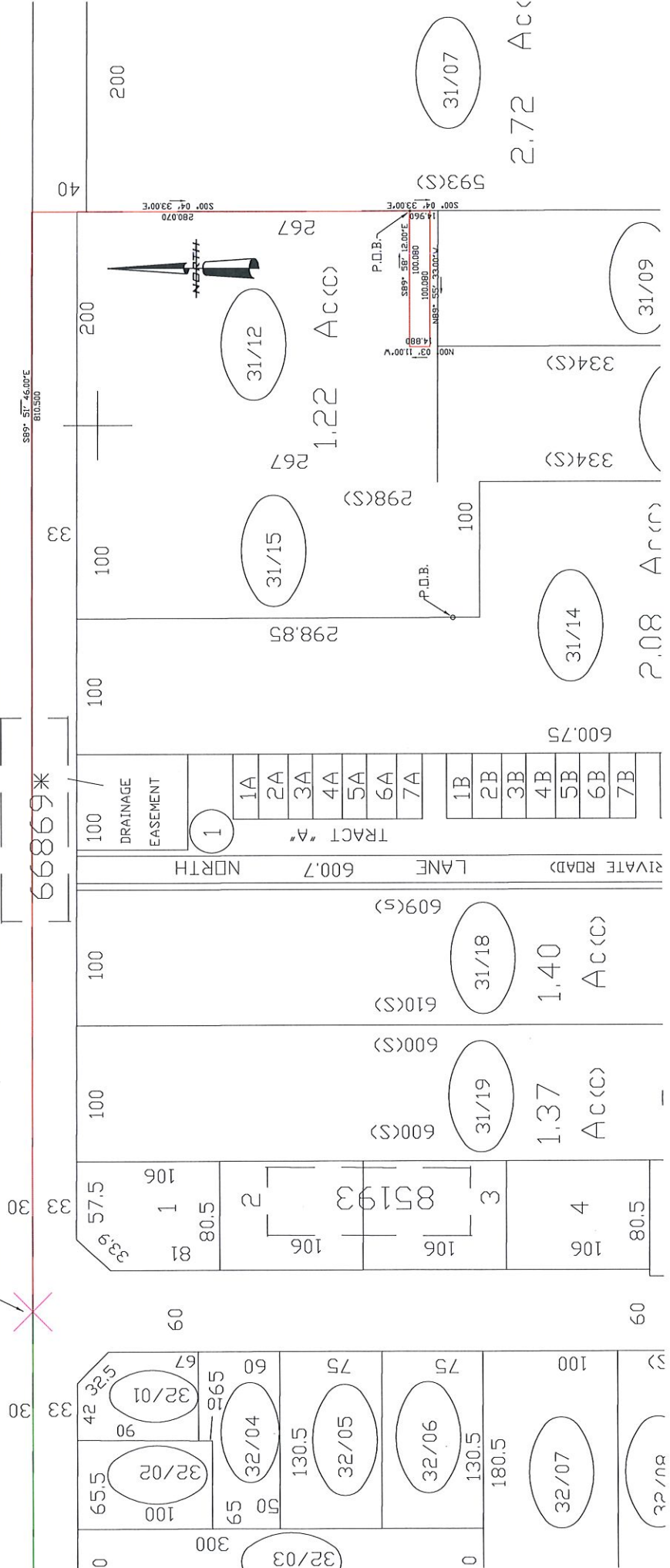
Exhibit C:
VAC-0925-00008 -
4080 78th Ave N

PDC

NW CORNER, NE 1/4, SW 1/4
SEC. 27-30S-16E

N 1276049.6854
E 276345.9395

SECTION



FORM 125 FLORIDA - WARRANTY DEED
(To Corporation)

executive line

84116951

THIS INSTRUMENT PREPARED BY
Timothy C. SchulerLaw Office of Timothy C. Schuler
6250 Seminole Boulevard
Seminole, Florida 33542
(813) 393-7514**This Indenture**

D. 1.5775 PAGE 1635

Made this 30th day of May A. D. 1984
Between

LAURA E. KING, an unmarried widow

of the County of Knox and State of Tennessee
part y of the first part, and 4090 78th Ave. N.
GILEAD BAPTIST CHURCH OF PINELLAS PARK, INC. Pinellas Park, FL 33565
a corporation existing under the laws of the State of Florida
having its principal place of business in the County of Pinellas and
State of Florida party of the second part,

Witnesseth, that the said part y of the first part, for and in consideration of the sum of Fifty-Five Thousand and no/100 Dollars, to her in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, encoffed, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, encoff, convey and confirm unto the said party of the second part and its successors and assigns forever, all that certain parcel of land lying and being in the County of Pinellas and State of Florida, more particularly described as follows:

The North $\frac{1}{4}$ of the East 100 feet of the West 610.5 feet of the North $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 30 South, Range 16 East, otherwise known as Lot 8, Block 2, UNRECORDED MAP OF HAINES ROAD FARMS, LESS 33 feet off the North end and 20 feet off the South end for public street purposes.

01 Cash 11 Chg
40 Rec 9.00
41 DS 247.50
43 Int
Tot 256.50

Documentary Tax Pd. \$ 247.50
Intangible Tax Pd.
Karleen F. DeBaker, Clerk Pinellas County
Deputy Clerk

19 14604374 72 1. 45.824
40 9.00
41 247.50
TOTAL 256.50 GK

Karleen F. DeBaker
CLERK CIRCUIT COURT
JUN 5 1 17 PM '84

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

And the said party of the first part does covenant with the said party of the second part that she is lawfully seized of the said premises, that they are free of all incumbrance, and that she has good right and lawful authority to sell the same; and that said part y of the first part doth hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part y of the first part has hereunto set her hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Witness 11 signature
Witness 12 signature

Laura E. King
LAURA E. KING

TO CORPORATION

TO

Date _____

ABSTRACT OF DESCRIPTION

O. 2. 5775 PAGE 1636

State of ~~Florida~~ Tennessee

County of Knox

I Herby Certify That on this 29th day of May
A. D. 19 84, before me personally appeared

Laura E. King

to me known to be the person described in and who executed the foregoing conveyance to

Gilead Baptist Church of Pinellas Park, Inc.

the execution thereof to be her free act and deed for the uses and purposes therein mentioned: *Karna Ho.*

therein mentioned:
 Witness my signature and official seal at
 in the County of Kenosha
 year last aforesaid.

and State of ~~Alabama~~ The day and
(Seal)

My Commission Expires 12-3-84

Dennis R. Corbett
Notary Public



Date: 1/28/26

Re: LONO Requests for right-of-way vacates 4080 and 4090 78th Ave N

XXX Charter Communications has no objections provided easements for our facilities are Retained / granted

_____ Charter Communications has facilities that would need to be relocated and the applicant would be responsible for this expense. Payment in full would be required to proceed with vacation of the easement.

_____ In order to properly evaluate this request, Charter Communications will need detailed plans of facilities proposed for subject areas.

_____ Charter Communications has facilities within this area, which may conflict with subject project please call 811 to have locating. **SEE NOTES**

_____ Charter Communications requires 30 days written notice prior to construction start date to relocate their facilities.

NOTES:

Sincerely,

Derrick Snyder

Construction Supervisor
Charter Communications
Pinellas County
Phone Number 727-329-2041



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

407 905 3310

Oct. 8, 2025

Via email: cruzzde@aol.com

Ms. Charlene Diefel
3rd Veterans Property Land Trust
4090 78th Avenue N.
Pinellas Park, Florida 33781

**RE: Vacation of a portion of unnamed Right of Way
Pinellas County, Florida**

Dear Ms. Diefel:

Please be advised that Duke Energy has "**no objection**" to the vacation and abandonment of two unnamed Right of Ways along the South of the North 300 feet of the East 100 feet of the West 810.50 feet of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ AND along the South of the North 331 feet of the East 100 feet of the West 610.50 feet of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, all being in Section 27, Township 30 East, Range 16 West of Pinellas County, Florida, being more particularly described on the accompanying Sketch of Description drawn by George R. Martin Professional Surveyor & Mapper, dated September 19, 2025, File # 24-005.DWG and 24-029.DWG, attached hereto and by this reference made a part hereof.

Note: This request does not waiver the existing Duke Energy easements on the property.

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

Sincerely,

Irma Cuadra

Irma Cuadra
Senior Research Specialist

Attachment

Re: [E] Verizon Wireline/MCI two Vacations of Right of Way

From: Krol, Michael (michael.krol@verizon.com)

To: cruzzde@aol.com

Date: Monday, October 6, 2025 at 08:21 AM EDT

No objections.



Michael Krol

Senior Engineer Spec-Outside Plant
Wireline Access & Transport

M 8134104803
7701 E Telecom Pkwy
Temple Terrace, FL 33637



On Sun, Oct 5, 2025 at 11:59 PM cruzzde@aol.com <cruzzde@aol.com> wrote:

Attn: Michael Krol

Attached are two Vacation of Right of Ways to be reviewed. Please let me know if your company has any objections.

Thank you

Charlene Diefel
3rd Veterans Property Land Trust
cruzzde@aol.com
917-656-6452

Waste Management two Vacation of Right of Ways to be reviewed Exhibit A B

From: Wilson, Edward (ebwilson@wm.com)
To: cruzzde@aol.com
Cc: EBWilson@wm.com
Date: Monday, October 6, 2025 at 07:02 AM EDT

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

SURVEYOR'S REPORT

SKETCH AND DESCRIPTION: NOT A SURVEY

DESCRIPTION:

THAT PART OF THE NORTH 300 FEET OF THE EAST 100 FEET OF THE WEST 810.5 FEET OF THE NORTH 1/2 OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF AFORESAID SECTION 27; THENCE ALONG THE N LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27, S89°51'46"E, 810.50 FEET TO THE INTERSECTION WITH THE E LINE OF THE NORTH 300 FEET OF THE EAST 100 FEET OF THE WEST 810.5 FEET OF SAID SECTION 27; THENCE ALONG SAID E LINE, S00°04'33"E, 280.07 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID E LINE, S00°04'33"E, 14.96 FEET TO THE INTERSECTION WITH THE N LINE OF THE S 368.5 FEET OF THE N 1/2 OF THE NE 1/4 OF SW 1/4 OF AFORESAID SECTION 27; THENCE ALONG SAID N LINE, N89°55'33"W, 100.08 FEET TO THE INTERSECTION WITH THE W LINE OF THE N 300 FEET OF THE E 100 FEET OF THE W 810.5 FEET OF THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27, THENCE ALONG SAID W LINE, 14.88 FEET; THENCE LEAVING SAID W LINE, S89°58'12"E, 100.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,493 SQUARE FEET OR 0.034 ACRES MORE OR LESS

Exhibit A

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

SURVEYOR'S REPORT

SKETCH AND DESCRIPTION: NOT A SURVEY

DESCRIPTION:

THAT PART OF THE N 1/2 OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4, OF THE SW 1/4 OF SECTION 27, TOWNSHIP 30 S, RANGE 16 E, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4, AFORESAID SECTION 27; THENCE ALONG THE N LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27, S89°51'46"E, 510.50 FEET TO THE INTERSECTION WITH THE W LINE OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27; THENCE ALONG SAID W LINE, S00°08'11"E, 311.85 FEET FOR THE POINT OF BEGINNING; THENCE LEAVING SAID W LINE, S89°52'26"E, 99.89 FEET TO THE INTERSECTION WITH THE E LINE OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4 OF SW 1/4 OF AFORESAID SECTION 27; THENCE ALONG SAID EAST LINE, S00°33'32"E, 20.00 FEET TO THE SE CORNER OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF THE N 1/2 OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27, N89°52'26"W, 100.04 FEET TO THE AFORESAID W LINE OF THE E 100 FEET OF THE W 610.5 FEET OF THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27; THENCE ALONG SAID W LINE, N00°08'11"W, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,999 SQUARE FEET OR 0.046 ACRES MORE OR LESS

Exhibit B

Edward Wilson Sr
District Operations Manager
WM of Pinellas/Pasco

ebwilson@wm.com
C (813) 267-6750
13022 Hays Rd. 34610
Spring Hill, FL

34

RE: FrontierCommunications

From: Waidley, Stephen (stephen.waidley@ftr.com)

To: cruzzde@aol.com

Date: Monday, October 6, 2025 at 12:23 PM EDT

Good Afternoon Charlene,

Please find the Frontier response attached.
We have no objections.

Thanks,

Stephen Waidley, EIT, MBA

Regional Rights-of-Way & Municipal Affairs Manager

941-266-9218 | Tampa, Florida | stephen.waidley@ftr.com



From: cruzzde@aol.com <cruzzde@aol.com>
Sent: Sunday, October 5, 2025 11:30 PM
To: Waidley, Stephen <stephen.waidley@ftr.com>
Subject: FrontierCommunications

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

Attn Stephen Waidley Regional Rights of Way and Municipal Affairs Manager ,

Attached are two Vacation of Right Aways to be reviewed please advise if your company has any objections.

Thank you

Charlene Diefel

917-656-6452

cruzzde@aol.com

This communication is confidential. Frontier only sends and receives email on the basis of the terms set out at http://www.frontier.com/email_disclaimer.



Vacation of Adjacent Rear Easements - 4080 78th Ave N, Pinellas Park, FL - Frontier response.pdf
2.3 MB

4.



10/20/25

Charlene Diefel
3rd Veterans Property Land Trust
4080 78th Ave N.
Pinellas Park, FL 33781

RE: Petition to Vacate Two (2) ROW
Located at 4080 & 4090 78th Ave. N., Pinellas, FL
Adjacent Parcels: 27-30-16-00000-310-1500 & 27-30-16-00000-310-1200

Dear Ms. Diefel:

Peoples Gas System, Inc. ("PGS") has received and reviewed the proposed vacate of the two ROWs illustrated in the hereto attached legal and sketch and has no objection.

If you have any questions or concerns, you may contact me at imorales@tecoenergy.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Isabel M. Morales".

Isabel M. Morales
Real Estate Services

Attachment

Fw: PinellasPark Water Management District Vacation of Rights of Way

From: Randy Roberts (randy@ppwmd.com)

To: cruzzde@aol.com

Date: Tuesday, December 9, 2025 at 03:10 PM EST

Good afternoon,

The District has no comments/objection concerning the vacation of these Rights of Way.

Regards,

Randal A. Roberts

Exec. Director

Pinellas Park Water Mgmt. District

6460 35th St. N

Pinellas Park, FL 33781-6221

Tel: (727) 528-8022

Fax: (727) 528-9444

From: cruzzde@aol.com <cruzzde@aol.com>

Sent: Sunday, October 5, 2025 11:35 PM

To: Randy Roberts <randy@ppwmd.com>

Subject: PinellasPark Water Management District Vacation of Rights of Way

Attn: Randal Roberts Executive Director

Please review the two attached Vacations of Right Away and advise if your company has any objections.

Thank you

Charlene Diefel

3rd Veterans Property Land Trust

cruzzde@aol.com

917-656-6452



Building & Development Review Services

February 9, 2026

Attention: Charlene Diefel

Site Addresses:

4080 and 4090 78th Avenue N
Pinellas Park, FL 33781

Re: Letter of No Objection for the proposed vacation of that portion of a 20' unnamed road located adjacent to the southern boundary of a portion of 4080 78th Ave N and the 20' unnamed road located adjacent to the southern boundary of 4090 78th Ave N, as referenced in Official Records Book 21432 Pinellas County, Florida as depicted in the attached exhibits(s).

We have received your request for a letter of no objection request for that portion of a 20' unnamed road located adjacent to the southern boundary of a portion of 4080 78th Ave N (PID 27-30-16-00000-310-1200), and the 20' unnamed road located adjacent to the southern boundary of 4090 78th Ave N (27-30-16-00000-310-1500), as referenced in Official Records Book 21432 Pinellas County, Florida.

Pinellas County Utilities does not have any utilities or stormwater facilities in the right-of-way and has no future plans for utilities or stormwater facilities in the right-of-way. 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
Petition to Vacate Coordinator
Pinellas County Building & Development Review Services

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

SURVEYOR'S REPORT

Exhibit A

SKETCH AND DESCRIPTION: NOT A SURVEY

DESCRIPTION:

THAT PART OF THE NORTH 300 FEET OF THE EAST 100 FEET OF THE WEST 810.5 FEET OF THE NORTH 1/2 OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF AFORESAID SECTION 27; THENCE ALONG THE N LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27, 889°51'46"E, 810.50 FEET TO THE INTERSECTION WITH THE E LINE OF THE NORTH 300 FEET OF THE EAST 100 FEET OF THE WEST 810.5 FEET OF SAID SECTION 27; THENCE ALONG SAID E LINE, 800°04'33"E, 280.07 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID E LINE, 800°04'33"E, 14.86 FEET TO THE INTERSECTION WITH THE N LINE OF THE S 388.5 FEET OF THE N 1/2 OF THE NE 1/4 OF SW 1/4 OF AFORESAID SECTION 27; THENCE ALONG SAID N LINE, N89°55'33"W, 100.08 FEET TO THE INTERSECTION WITH THE W LINE OF THE N 300 FEET OF THE E 100 FEET OF THE W 810.5 FEET OF THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 27, THENCE ALONG SAID W LINE, 14.88 FEET; THENCE LEAVING SAID W LINE, 889°58'12"E, 100.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,493 SQUARE FEET OR 0.034 ACRES MORE OR LESS

DATA SOURCES:

1. BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY OF 78TH AVENUE NORTH, BEING 889°51'46"E. (ASSUMED PER (2))
2. BOUNDARY SURVEY BY CROSSTOWN SURVEYORS, P.L. 21010, DATED 03/10/2021.
3. LEGAL DESCRIPTION PREPARED BY BULLSEYE SURVEYING, INC.

NOTES:

1. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
2. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.

REVISIONS		
#	DATE	DETAILS
1	9/19/2025	CORRECTED DESCRIPTION

BULLSEYE SURVEYING, INC. LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088		THIS SKETCH & DESCRIPTION AND THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, THE SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER	
		SCALE	SHEET NUMBER
		N/A	1 OF 2
		SKETCH DATE	FILE NAME
07/28/2025	24-005.DWG		

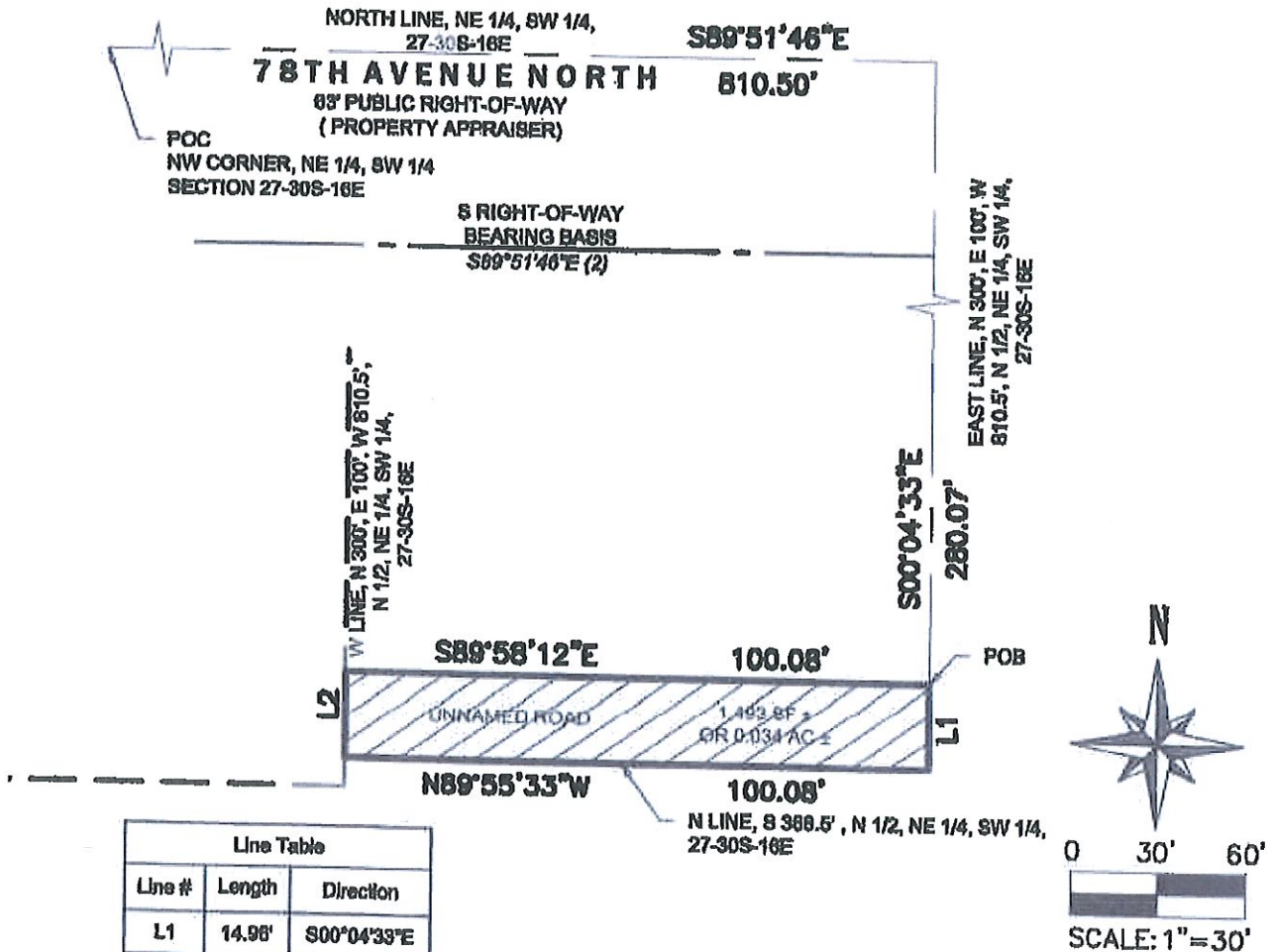
SKETCH OF DESCRIPTION: NOT A SURVEY

SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST

PRINCE GEORGE COUNTY, FLORIDA

ABBREVIATIONS

DENOTES
POB=POINT OF BEGINNING
POC=POINT OF COMMENCEMENT



REVISIONS		
#	DATE	DETAILS
1	9/19/2025	CORRECTED DESCRIPTION

BULLSEYE SURVEYING, INC.
LB 7818
2198 NE COACHMAN
ROAD, UNIT F
CLEARWATER, FL 33785
PHONE: 727-475-8088

SCALE	SHEET NUMBER
1"=30'	2 OF 2
SKETCH DATE	07/28/2025
FILE NAME	24-028.DWG

Exhibit B

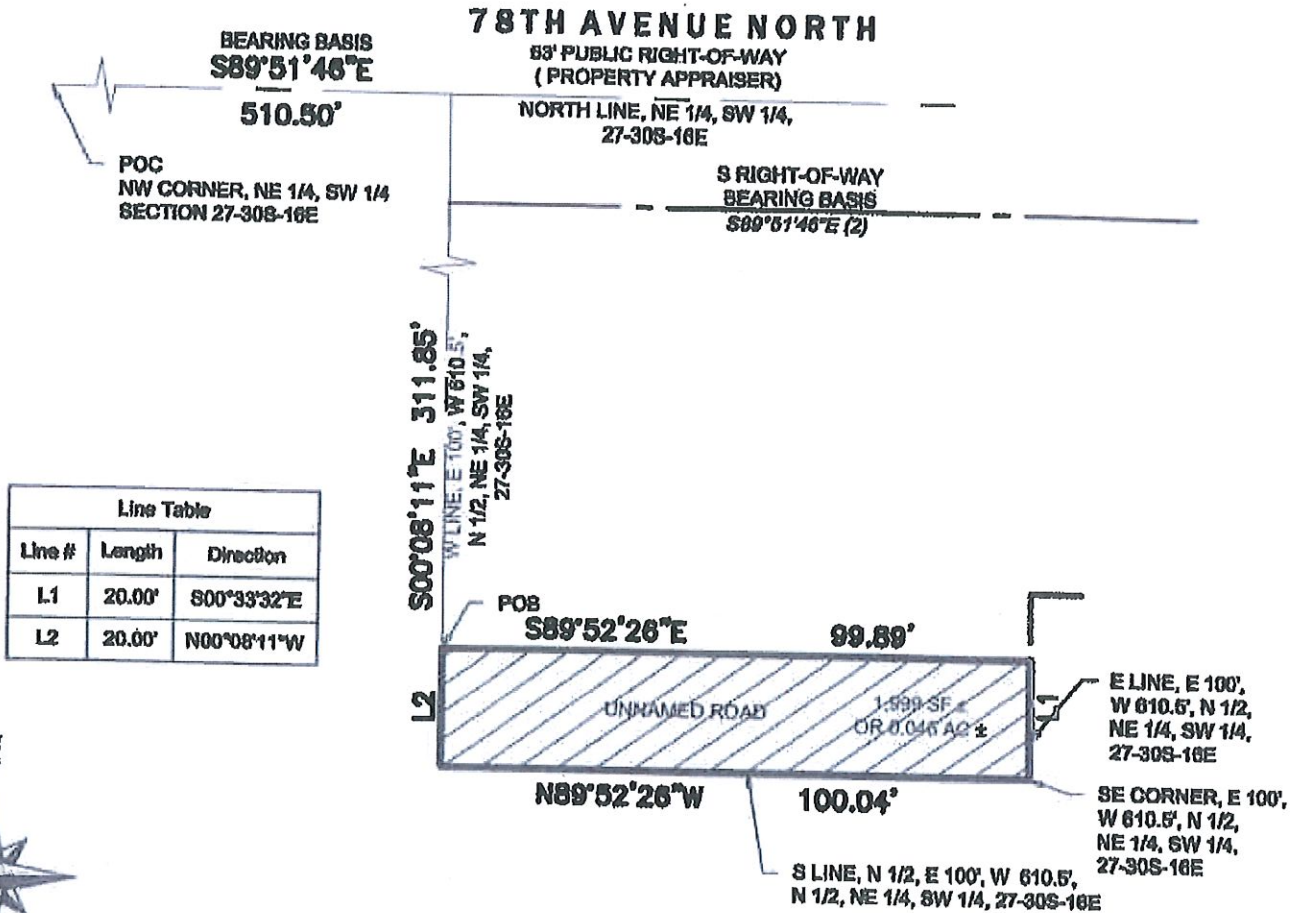
SCALE: SHEET NUMBER:

SKETCH OF DESCRIPTION: NOT A SURVEY

SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

ABBREVIATIONS

DENOTES
POB=POINT OF BEGINNING
POC=POINT OF COMMENCEMENT



REVISIONS		
#	DATE	DETAILS
1	9/19/2025	CORRECTED DESCRIPTION

BULLSEYE SURVEYING, INC.

LB 7818
2198 NE COACHMAN
ROAD, UNIT F
CLEARWATER, FL 33765
PHONE: 727-475-8088

SCALE 1"=30'

SHEET NUMBER

2 OF 2

SKETCH DATE

07/28/2025

FILE NAME

24-028.DWG

Re: [E] Verizon Wireline/MCI two Vacations of Right of Way

From: Krol, Michael (michael.krol@verizon.com)

To: cruzzde@aol.com

Date: Monday, October 6, 2025 at 08:21 AM EDT

No objections.

verizon

Michael Krol

Senior Engineer Spec-Outside Plant
Wireline Access & Transport

M 8134104803
7701 E Telecom Pkwy
Temple Terrace, FL 33637



On Sun, Oct 5, 2025 at 11:59 PM cruzzde@aol.com <cruzzde@aol.com> wrote:

Attn: Michael Krol

Attached are two Vacation of Right of Ways to be reviewed. Please let me know if your company has any objections.

Thank you

Charlene Diefel
3rd Veterans Property Land Trust
cruzzde@aol.com
917-656-6452



12/9/2025

Attn: Charlene Diefel
3rd Veterans Property Land Trust
4080-4090 78th Ave N.
Pinellas Park, Fl. 33781
cruzzde@aol.com

Subject: 4080- 4090 78th Ave. N.

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

XXX WOW! Has "Has No Objection "with Proposed Vacation.

Please refer to any further correspondence to:

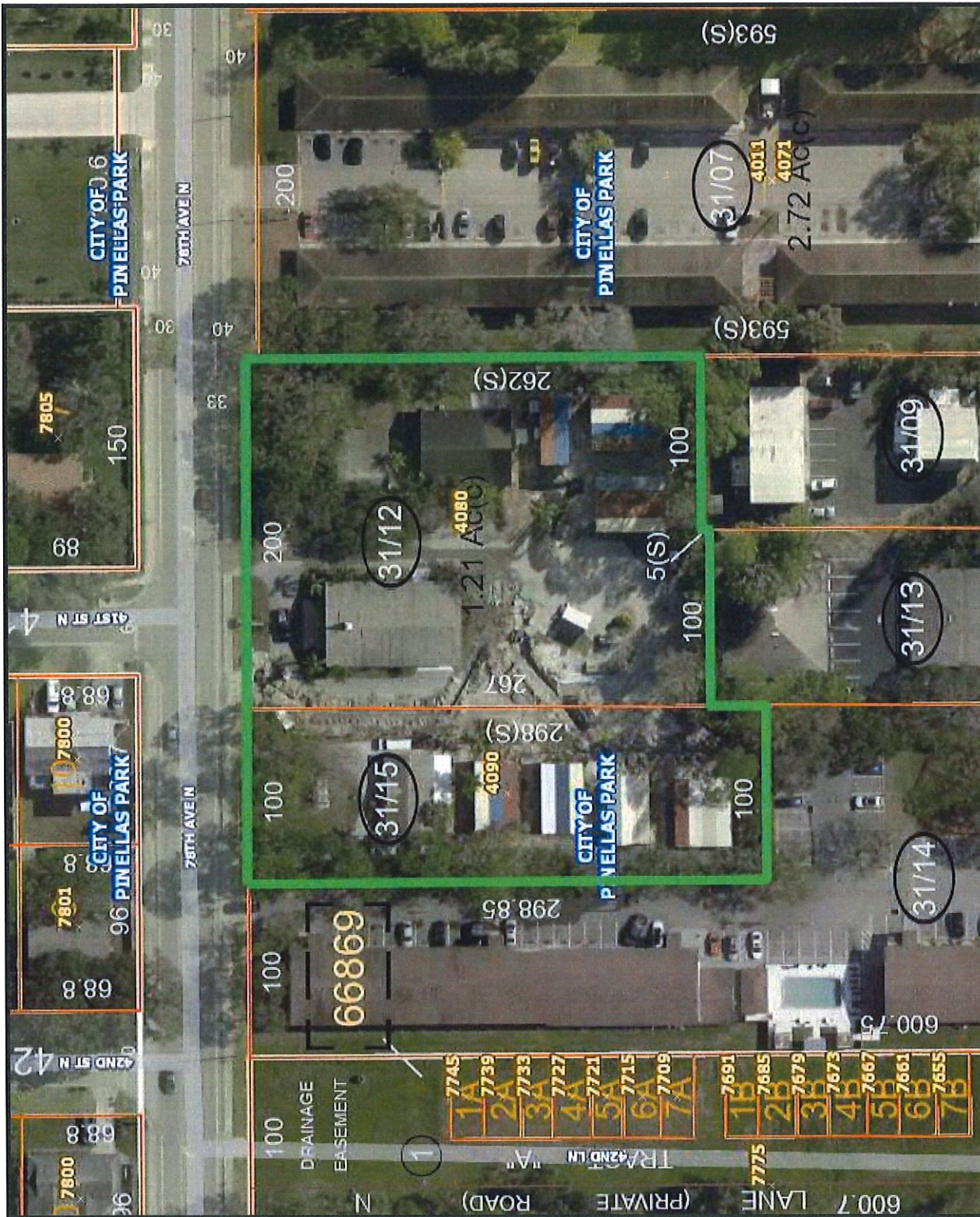
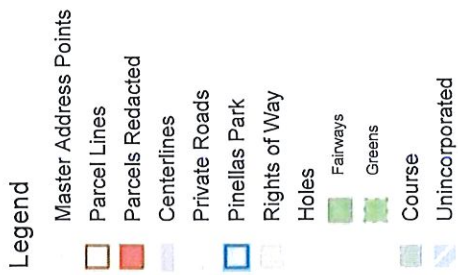
WOW!
Dave Hamlin
Construction Coordinator
3001 Gandy Blvd. N.
Pinellas Park, FL 33782

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Hamlin", is written over the word "Sincerely,".

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

Aerial Map



Notes:



1: 1,128

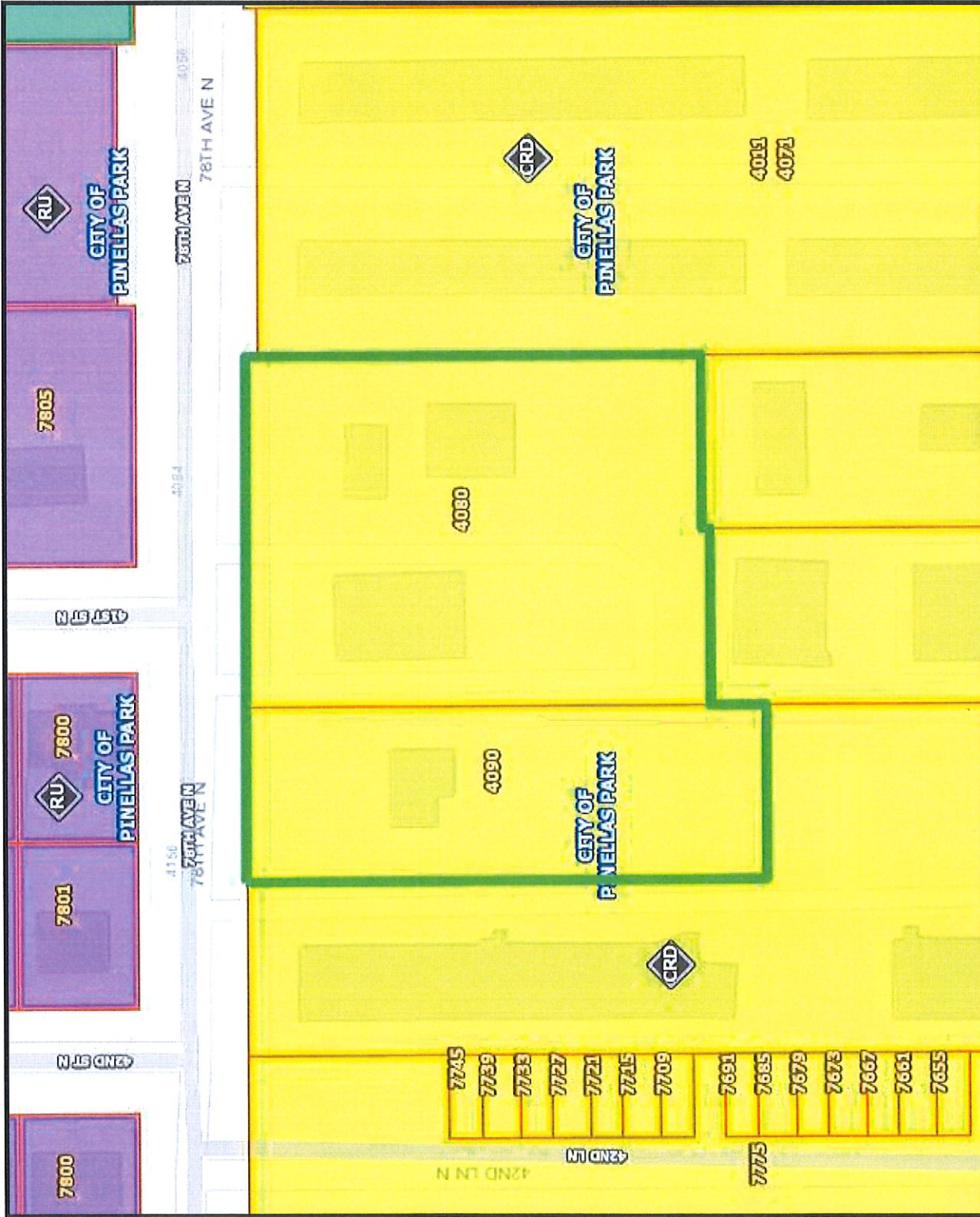
94.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Land Use Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Medical District
- Community Redevelopment Area 20:
- Land Use Borders
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Residential/Open Space - R/OS
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - F
- Residential Urban (Residential Low) - RU(R)
- Transportation/Utility - TUU
- Land Use Fill
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Recreation/Open Space - R/OS
- Residential Facilities High - RFH



Notes:



1: 1,128

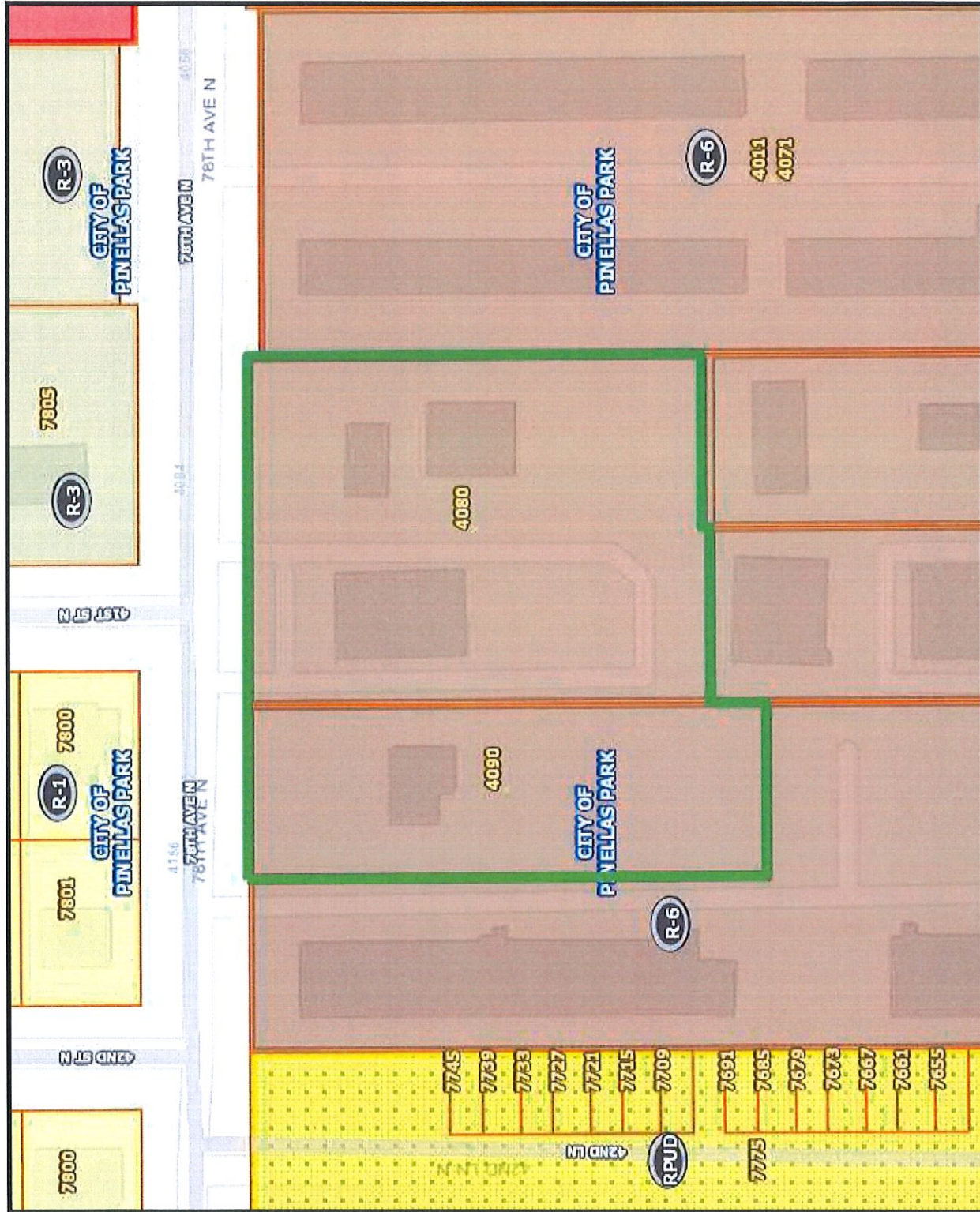
94.0 Feet



WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

Exhibit H - Zoning Map



Notes:



1:1,128

94.0 Feet

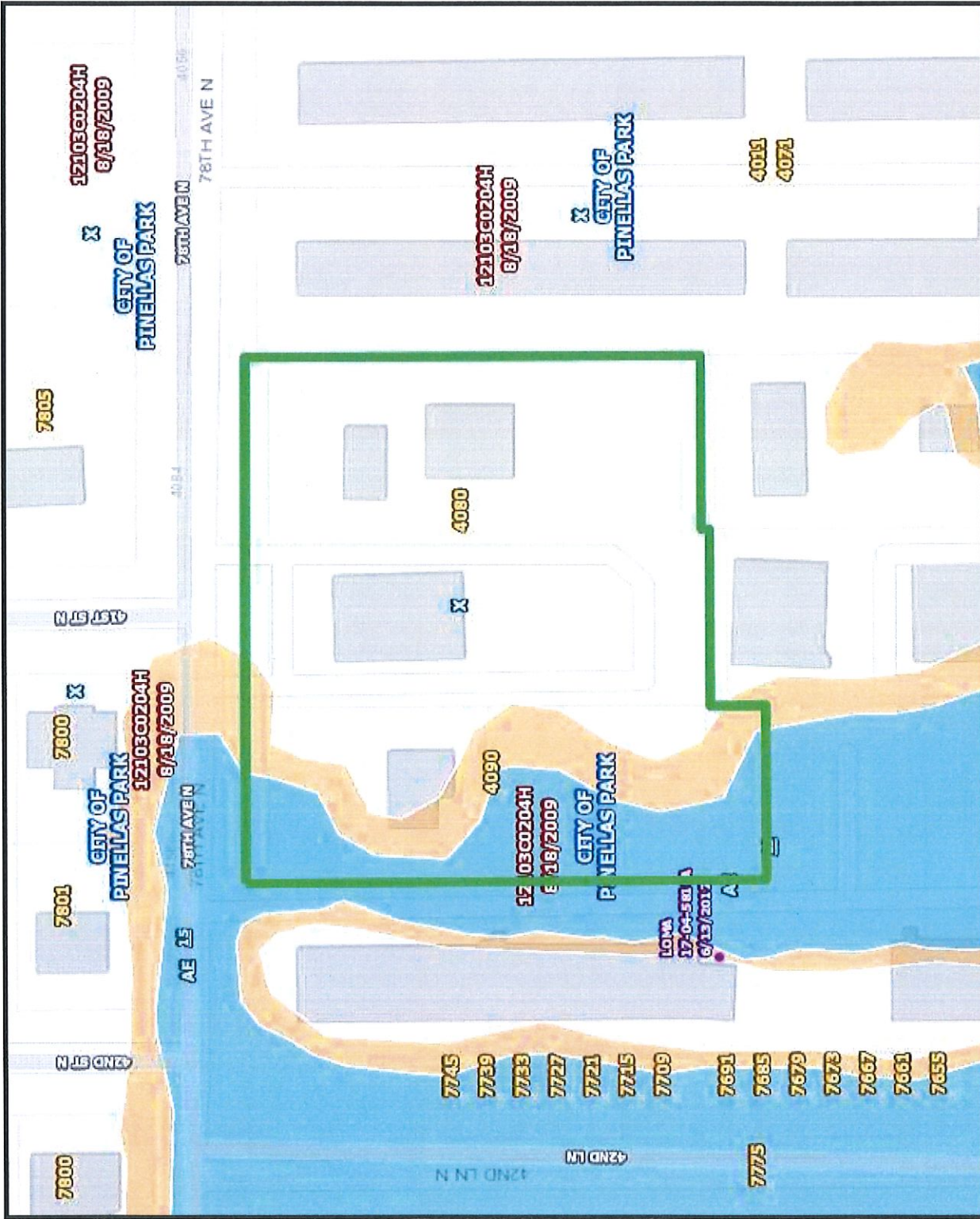
Age Group	Percentage
18-24	10.0
25-34	15.0
35-44	20.0
45-54	25.0
55-64	30.0
65-74	35.0
75-84	40.0
85+	45.0

WGS_1984_Web_Mercator_Auxiliary_Sphere

Flood Insurance Rate Map

Legend

- Master Address Points
- Centerlines
- Pinellas Park
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
- Bridge
- Culvert
- Weir
- Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
- LIMIT LINES
- SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
- <all other values>
- 1% Annual Chance Flood Hazard (A, AE, AI)
- Combined Riverine and Coastal Floodplain
- Coastal Floodplain (AE)
- 0.2% Annual Chance Flood Hazard in Comit Coastal Zone (X)
- 0.2% Annual Chance Flood Hazard (X)
- 0.2% Annual Chance Flood Hazard in Coas
- Area of Minimal Flood Hazard (X)
- Riverine Floodway in Combined Riverine an (AE)
- Floodway (AE)



Notes:



1: 1,128

94.0 Feet



WGS_1984_Web_Mercator_Auxiliary_Sphere