

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, VACATING A RIGHT-OF-WAY ADJACENT TO 11203 49TH STREET NORTH IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PROVIDING FOR AN EFFECTIVE DATE. (VAC-0525-00004; City of Pinellas Park).

WHEREAS, the City of Pinellas Park has been petitioned to vacate a right-of-way adjacent to 11203 49th Street North within the Plat of Pinellas Farms as recorded in Hillsborough County Official Records Book 7, Pages 4-5, of which Pinellas County was formerly a part; 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 subject right-of-way is landlocked on all sides.

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 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.

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 right-of-way 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 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 _____, 2025.

FIRST READING _____, DAY OF _____, 2025.

PUBLIC HEARING THE _____, DAY OF _____, 2025.

ADOPTED THIS _____, DAY OF _____, 2025.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2025.

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 SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, N00°11'31"E, 986.60 FEET TO THE WEST EXTENSION OF THE NORTH LINE OF FARM 31, PINELLAS FARMS AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE ALONG SAID WEST EXTENSION, N89°54'21"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY OF 49TH STREET NORTH (COUNTY ROAD 611); THENCE CONTINUE ALONG THE AFORESAID NORTH LINE OF FARM 31, N89°54'21"E, 574.65 FEET TO THE EAST LINE OF THE FLORIDA ASSOCIATION MODEL, FARM 3, AFORESAID PINELLAS FARMS FOR THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, N00°04'13"E, 328.55 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE ALONG SAID NORTH LINE, N89°56'13"E, 30.00 FEET TO THE WEST LINE OF ST MARY 18-21, AN INDUSTRIAL CONDOMINIUM REPLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 163, PAGES 93-94 AND ST MARY BUSINESS PARK AS RECORDED IN PLAT BOOK 102, PAGES 22-24 BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°04'13"W, 328.55 FEET TO THE AFORESAID NORTH LINE OF FARM 31, THENCE ALONG SAID NORTH LINE, S89°54'21"W, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,857 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

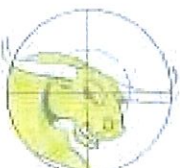

DATA SOURCES:

1. BASIS OF BEARING IS THE NORTH LINE OF FARM 31, BEING N89°54'21"E. (3)
2. 49TH STREET RIGHT-OF-WAY MAPS PREPARED FOR PINELLAS COUNTY FLORIDA BOARD OF COUNTY COMMISSIONERS, PREPARED BY POST, BUCKLEY, SCHUH AND JERNIGAN, INC., JOB NO. 10-936.07 DATED 8TH JANUARY 1988.
3. BOUNDARY SURVEY BY GUY HALE, LAND SURVEYING, PROJECT NUMBER 2021243, FIELD DATE 12/20/2021.
4. 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	5/28/2025	COUNTY COMMENTS / SCRIVENOR'S ERRORS

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= A01410C00000190E9EC14E A00035B04, CN=George R. Martin Reason: I am the author of this document Location: Date: 2025.05.28 12:01:28 -04'00' Foxit PDF Reader Version: 2025.1.0	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				
					SKETCH DATE				
					05/13/2025				

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

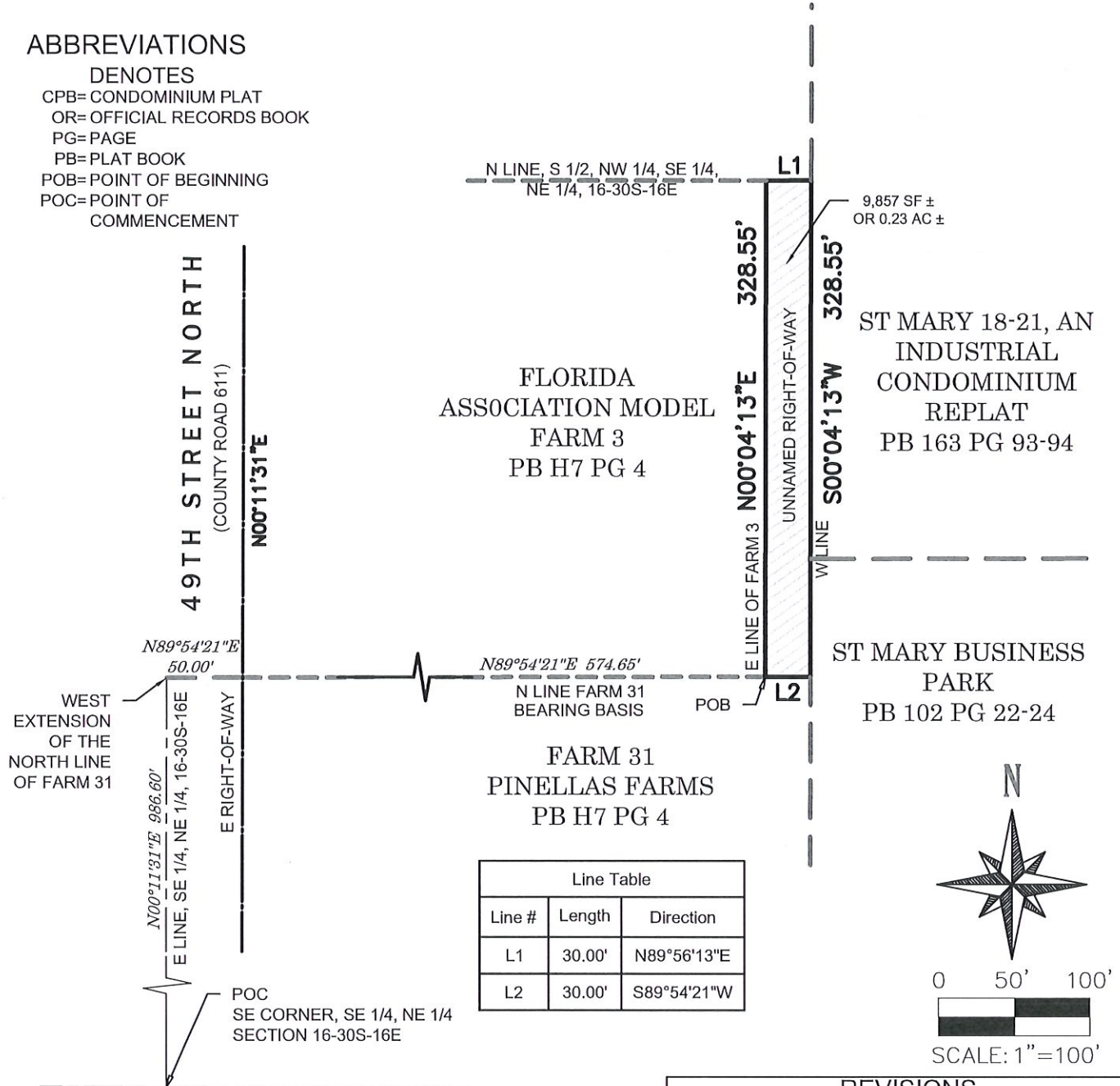
SKETCH OF DESCRIPTION: NOT A SURVEY

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

ABBREVIATIONS

DENOTES

CPB= CONDOMINIUM PLAT
OR= OFFICIAL RECORDS BOOK
PG= PAGE
PB= PLAT BOOK
POB= POINT OF BEGINNING
POC= POINT OF
COMMENCEMENT



REVISIONS		
#	DATE	DETAILS
1	5/28/2025	COUNTY COMMENTS / SCRIVENOR'S ERRORS

BULLSEYE SURVEYING, INC. LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088		SCALE	1"=100'
		SHEET NUMBER	2 OF 2
		SKETCH DATE	05/13/2025
		FILE NAME	24-005.DWG

FW: Sketch Review for a Right-of-Way Vacation (VAC-0525-00004) - SURVEY REVIEW COMMENTS

External VAC/0525-4

Summary

- Michael McKay provided feedback on a sketch review for a Right-of-Way Vacation and sent a revised attachment to Aaron Petersen.
- Aaron confirmed that the comments were satisfied.

By Gemini; there may be mistakes. Learn more



McKay, Michael

Tue, May 27, 2:58 PM

Todd, See below for the survey review comments. Same shown in red in the attachment. - Parcel closure = 0.02' - acceptable , closure report attached. - Legal de



Aaron Petersen

Wed, May 28, 12:05 PM

Michael, Please see the attached revision. Regards, Aaron Petersen, MPA, MBA, CFM ISA Certified Arborist Assistant Community Development Administrator City of P



McKay, Michael <mmckay@georgefyoung.com>
to Aaron, me, Megan, Trevor

Wed, May 28, 4:04 PM

Aaron,

All comments have been satisfied.

Respectfully,



Michael McKay

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0308

GEORGE F YOUNG

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

https://link.edgcpilot.com/s/cd57dec5f1fa5Rkvx5K0qFeso_Ccl-AQ?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.

Glad to hear it!

Awesome, thanks for the update!

Good to hear!

Reply

Reply all

Forward



Prepared by: Todd Biron
Planning Coordinator

I. APPLICATION DATA

- A. **Case Number:** VAC-0525-00004
- B. **Location:** Adjacent to 11203 49th Street North (Parcel No. 16-30-16-00000-140-0200)
- C. **Request:** Vacate unused right-of-way within the Plat of Pinellas Farms subdivision.
- D. **Applicant:** Conner Shaughnessy (Bayside Business Park, LLC)
- E. **Property Owner:** Bayside Business Park, LLC
- F. **Legal Ad Text:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, VACATING A RIGHT-OF-WAY ADJACENT TO 11203 49TH STREET NORTH IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PROVIDING FOR AN EFFECTIVE DATE.
- G. **PARC Meeting:** July 8, 2025
- H. **Public Hearings:**
 - P+Z Hearing Date:** August 7, 2025
 - Advertising Date:** July 23, 2025
 - City Council Hearing Date:** September 11, 2025
 - Advertising Date:** August 27, 2025

II. BACKGROUND INFORMATION

A. **Case Summary:**

The request is to vacate an unimproved and unused right-of-way. The right-of-way was platted in the Plat of Pinellas Farms subdivision, specifically within Florida Association Farm Model No. 3, which was recorded in Hillsborough County Official Records Book 7, pages 4-5. The applicant has provided letters of no objection to this request from local utility providers and abutting neighbors have been notified. The right-of-way is unused and unimproved and serves to purpose to the general public.

B. **Site Area:** 4.55 acres / 198,425 square feet.

C. **Property History:**

The site was developed in 1974 with 5 buildings. The property was annexed into the City of Pinellas Park in 2003 (AX 2003-93). In 2006, the City approved "Heavy Truck Repair (Major)" a Conditional Use (CU 2007-1) in this zoning district with conditions. In 2022, a Variance (VAR-1123-00004) was approved to increase the allowable lot coverage from 75% to 84%. The property is currently in the process of replating (PRELIMPL-2025-0005).

D. **Current Zoning:** Primarily Light Industrial (M-1) and partially General Commercial (B-1).

E. **Current Land Use:** Industrial Limited (IL).

F. **Existing Use:** Warehouse.

G. **Proposed Use:** Warehouse (no change).

H. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-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	E-1 (County)	E (County)	Manufacturing
South	M-1	IL	Wholesale
East	M-1	IL	Manufacturing
West	M-1	IL	Retail

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Comprehensive Plan Policies:**

1. **Relevant Policies:**

POLICY LU.1.4.6

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.

POLICY T.1.4.1

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

POLICY T.1.4.3

Coordinate with external agencies and property owners to evaluate opportunities for use of rights-of-way, creation and use of easements, land acquisition, and right of way dedication to build, connect, and complete bicycle, pedestrian, and trail infrastructure systems.

2. **Staff Analysis:**

The right-of-way is currently unimproved and unused, serving no public purpose. The vacation of the right-of-way would not affect existing or future utilities. Staff finds that the proposed right-of-way 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. 18-1801.3. – 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 July 8, 2024 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed vacation.

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

7/11/25
Date


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

7/11/2025
Date

V. ACTION

CITY COUNCIL – MOVE TO:

A. APPROVE:

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY:

.... the vacation of unused right-of-way within the Plat of Pinellas Farms subdivision.

VI. ATTACHMENTS

- Exhibit A:** Sketch & Legal Description of Easement
- Exhibit B:** Plat of Pinellas Farms
- Exhibit C:** Letters of No Objection
- Exhibit D:** Aerial Map
- Exhibit E:** Future Land Use Map
- Exhibit F:** Zoning Map
- Exhibit G:** Flood Insurance Rate Map

Exhibit A

SURVEYOR'S REPORT

SKETCH AND DESCRIPTION: NOT A SURVEY

DESCRIPTION:

THAT PART OF THE SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, N00°11'31"E, 986.60 FEET TO THE WEST EXTENSION OF THE NORTH LINE OF FARM 31, PINELLAS FARMS AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE ALONG SAID WEST EXTENSION, N89°54'21"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY OF 49TH STREET NORTH (COUNTY ROAD 611); THENCE CONTINUE ALONG THE AFORESAID NORTH LINE OF FARM 31, N89°54'21"E, 574.65 FEET TO THE EAST LINE OF THE FLORIDA ASSOCIATION MODEL, FARM 3, AFORESAID PINELLAS FARMS FOR THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, N00°04'13"E, 328.55 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE ALONG SAID NORTH LINE, N89°56'13"E, 30.00 FEET TO THE WEST LINE OF ST MARY 18-21, AN INDUSTRIAL CONDOMINIUM REPLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 163, PAGES 93-94 AND ST MARY BUSINESS PARK AS RECORDED IN PLAT BOOK 102, PAGES 22-24 BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°04'13"W, 328.55 FEET TO THE AFORESAID NORTH LINE OF FARM 31, THENCE ALONG SAID NORTH LINE, S89°54'21"W, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,857 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

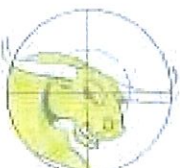

DATA SOURCES:

1. BASIS OF BEARING IS THE NORTH LINE OF FARM 31, BEING N89°54'21"E. (3)
2. 49TH STREET RIGHT-OF-WAY MAPS PREPARED FOR PINELLAS COUNTY FLORIDA BOARD OF COUNTY COMMISSIONERS, PREPARED BY POST, BUCKLEY, SCHUH AND JERNIGAN, INC., JOB NO. 10-936.07 DATED 8TH JANUARY 1988.
3. BOUNDARY SURVEY BY GUY HALE, LAND SURVEYING, PROJECT NUMBER 2021243, FIELD DATE 12/20/2021.
4. 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	5/28/2025	COUNTY COMMENTS / SCRIVENOR'S ERRORS

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= A01410C00000190E9EC14E A00035B04, CN=George R. Martin Reason: I am the author of this document Location: Date: 2025.05.28 12:01:28 -04'00' Foxit PDF Reader Version: 2025.1.0	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				
					SKETCH DATE				
					05/13/2025				

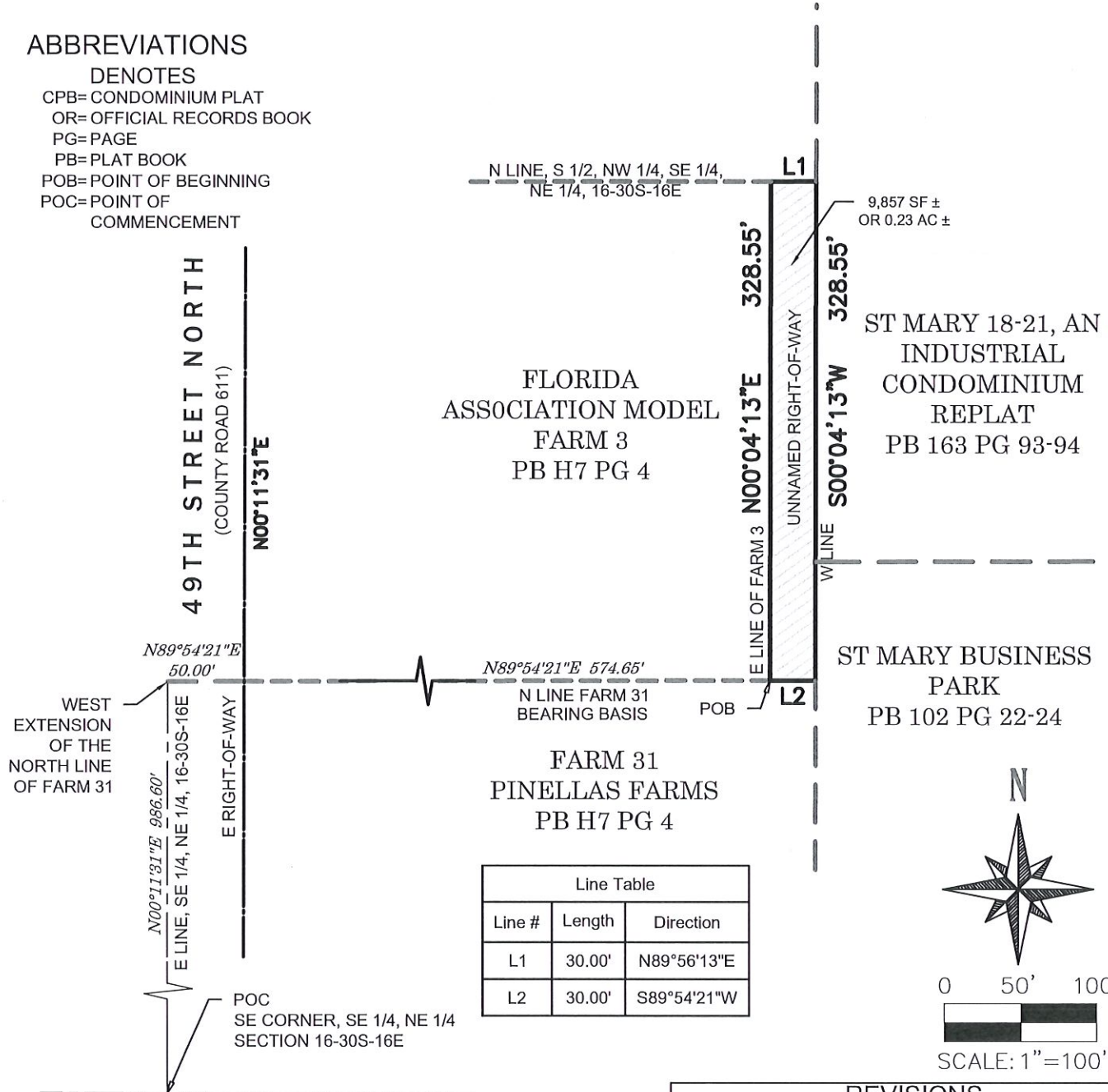
SKETCH OF DESCRIPTION: NOT A SURVEY

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

ABBREVIATIONS

DENOTES

CPB= CONDOMINIUM PLAT
OR= OFFICIAL RECORDS BOOK
PG= PAGE
PB= PLAT BOOK
POB= POINT OF BEGINNING
POC= POINT OF
COMMENCEMENT



REVISIONS		
#	DATE	DETAILS
1	5/28/2025	COUNTY COMMENTS / SCRIVENOR'S ERRORS

BULLSEYE SURVEYING, INC. LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088		SCALE	1"=100'
		SHEET NUMBER	2 OF 2
		SKETCH DATE	05/13/2025
		FILE NAME	24-005.DWG

Exhibit B

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT COPY THAT HAS BEEN PHOTOGRAPHICALLY RE-CREATED FROM THE ORIGINAL PLAT AND THE PHOTOGRAPHIC REPRODUCTION HAS BEEN RETOUCHEE AS NECESSARY TO CONFORM THE COPY TO THE ORIGINAL PLAT DRAWING OR TRACING THEREOF RECORDED BY THE CLERK OF CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA. THE ORIGINAL PLAT HAS BEEN PRESERVED AND IS AVAILABLE FOR EXAMINATION UPON REQUEST.

RECORD VERIFIED

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF December 1906

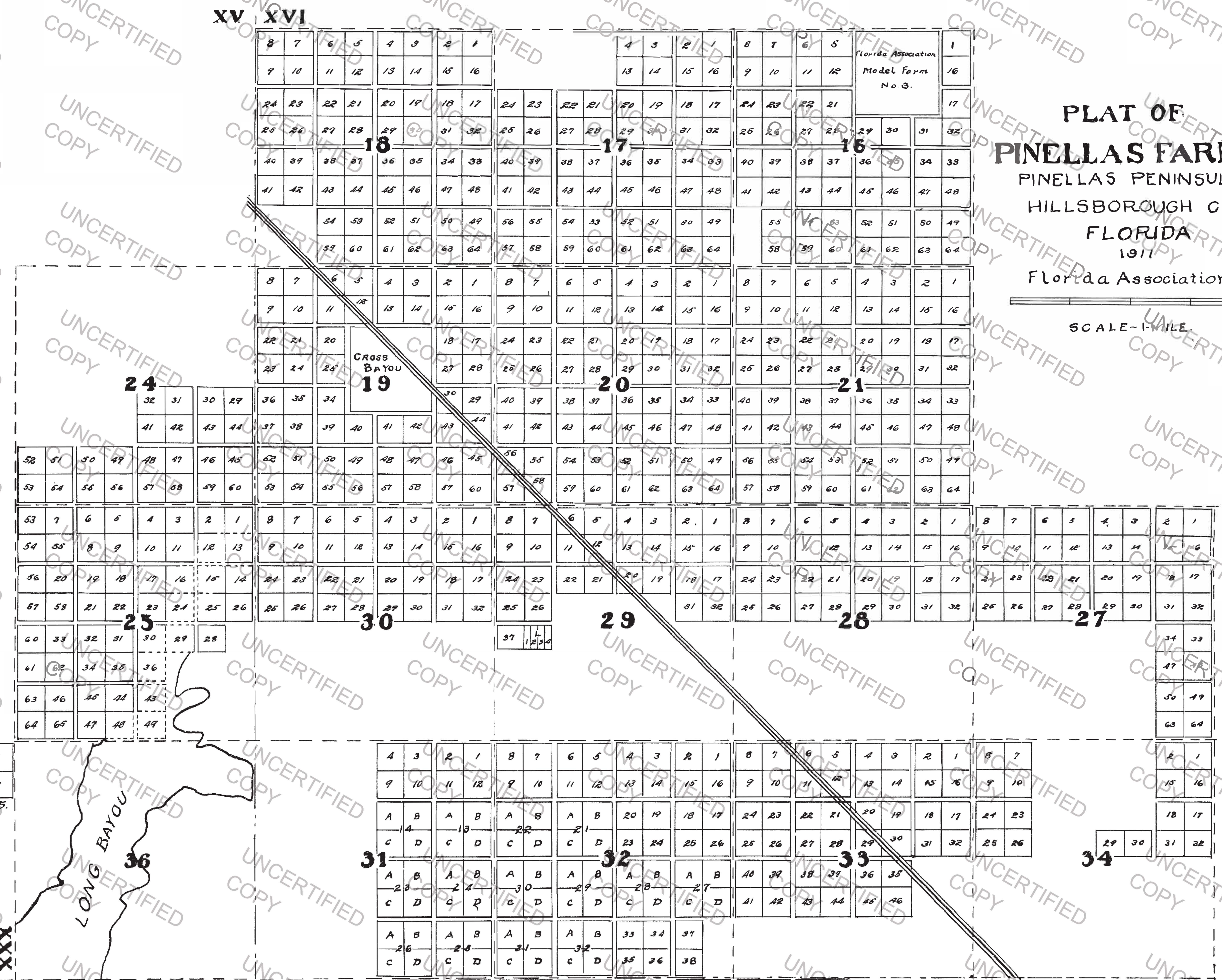
RICHARD AKE, CLERK
Richard Ake DEPUTY CLERK



Book 17
Page 4

PLAT OF
PINELLAS FARMS
PINELLAS PENINSULA
HILLSBOROUGH CO.
FLORIDA
1911
Florida Association.

SCALE - 1 MILE



STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THIS IS TO CERTIFY THAT THIS PLAT IS A
TRUE AND CORRECT COPY THAT HAS BEEN
PHOTOGRAPHICALLY RE-CREATED FROM THE
ORIGINAL PLAT AND THE PHOTOGRAPHIC
REPRODUCTION HAS BEEN RETOUCHEE AS
NECESSARY TO CONFORM TO THE COPY TO THE
ORIGINAL PLAT, DRAWING OR TRACING THEREOF.
I HEREBY CERTIFY THE CLERK OF CIRCUIT COURT
OF HILLSBOROUGH COUNTY, FLORIDA, HAS
ORIGINAL PLAT 105, 205, 206 PRESERVED AND IS
AVAILABLE FOR EXAMINATION UPON REQUEST.

RECORD VERIFIED:

WITNESS MY HAND AND OFFICIAL SEAL THIS
18 DAY OF December, 1915. *86*

RICHARD A. CLERK

BY *Richard M. Lane* DEPUTY CLERK

Note:- All Roads indicated are 30 feet wide.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

[illegible]

State of Pennsylvania, County of Philadelphia, on this first day of May A.D. 1911, before me in the City of Philadelphia, F.A. Davis, President, State of Pennsylvania, personally appeared E.A. Davis, to me personally known and known by me as the President of the Florida Association, who acknowledged to me that he executed as the President of the Florida Association, the foregoing instrument as President of the said company for the uses and purposes therein expressed and that the seal affixed to the said instrument is the common and lawful seal of the Florida Association, and that said instrument is executed in accordance with the By-Laws of said Company.

IN WITNESS WHEREOF, I have hereunto set my hand and official signature and affixed my official seal this first day of May, A.D. 1911.

Joseph H. Geis, Jr.
Commissioner of Deeds
for Florida
Registered

Joseph H. Geis, Jr.
Commissioner of Deeds for the State of Florida
in Pennsylvania resident at the City of
Philadelphia. Commission Expires
September 19th, 1914.

Filed
May 31, 1911
Clerk H. C. Knott

PK795

Exhibit C:
Letters of No Objection

Charter Communications

Duke Energy

Florida Gas Transmission

Frontier Communications

Pinellas County

Pinellas Park Water Management District (PPWMD)

TECO Peoples Gas

Waste Management

WOW



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

407 905 3310

Jun. 16, 2025

Via email: baysidebizpark@gmail.com

Mr. Conner Shaughnessy
Bayside Business Park, LLC
1114 18th ST SW
Largo, FL 33770

**RE: Vacation of an unnamed Right of Way
11203 49th Street N, Clearwater
Pinellas County, Florida**

Dear Mr. Shaughnessy:

Please be advised that Duke Energy has **“no objection”** to the vacation and abandonment of an unnamed Right of Way being more particularly described on the accompanying Sketch and description drawn by George R. Martin Professional Surveyor & Mapper, dated May 28, 2025, File Name: 24-005.DWG, 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

SURVEYOR'S REPORT

SKETCH AND DESCRIPTION: NOT A SURVEY

DESCRIPTION:

THAT PART OF THE SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, N00°11'31"E, 986.60 FEET TO THE WEST EXTENSION OF THE NORTH LINE OF FARM 31, PINELLAS FARMS AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE ALONG SAID WEST EXTENSION, N89°54'21"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY OF 49TH STREET NORTH (COUNTY ROAD 611); THENCE CONTINUE ALONG THE AFORESAID NORTH LINE OF FARM 31, N89°54'21"E, 574.65 FEET TO THE EAST LINE OF THE FLORIDA ASSOCIATION MODEL, FARM 3, AFORESAID PINELLAS FARMS FOR THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, N00°04'13"E, 328.55 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE ALONG SAID NORTH LINE, N89°56'13"E, 30.00 FEET TO THE WEST LINE OF ST MARY 18-21, AN INDUSTRIAL CONDOMINIUM REPLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 163, PAGES 93-94 AND ST MARY BUSINESS PARK AS RECORDED IN PLAT BOOK 102, PAGES 22-24 BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°04'13"W, 328.55 FEET TO THE AFORESAID NORTH LINE OF FARM 31, THENCE ALONG SAID NORTH LINE, S89°54'21"W, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,857 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

DATA SOURCES:

- 1. BASIS OF BEARING IS THE NORTH LINE OF FARM 31, BEING N89°54'21"E. (3)
- 2. 49TH STREET RIGHT-OF-WAY MAPS PREPARED FOR PINELLAS COUNTY FLORIDA BOARD OF COUNTY COMMISSIONERS, PREPARED BY POST, BUCKLEY, SCHUH AND JERNIGAN, INC., JOB NO. 10-936.07 DATED 8TH JANUARY 1988.
- 3. BOUNDARY SURVEY BY GUY HALE, LAND SURVEYING, PROJECT NUMBER 2021243, FIELD DATE 12/20/2021.
- 4. 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	5/28/2025	COUNTY COMMENTS / SCRIVENOR'S ERRORS

BULLSEYE SURVEYING, INC.

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



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

SKETCH DATE

05/13/2025

FILE NAME

24-005.DWG

SHEET NUMBER

1 OF 2

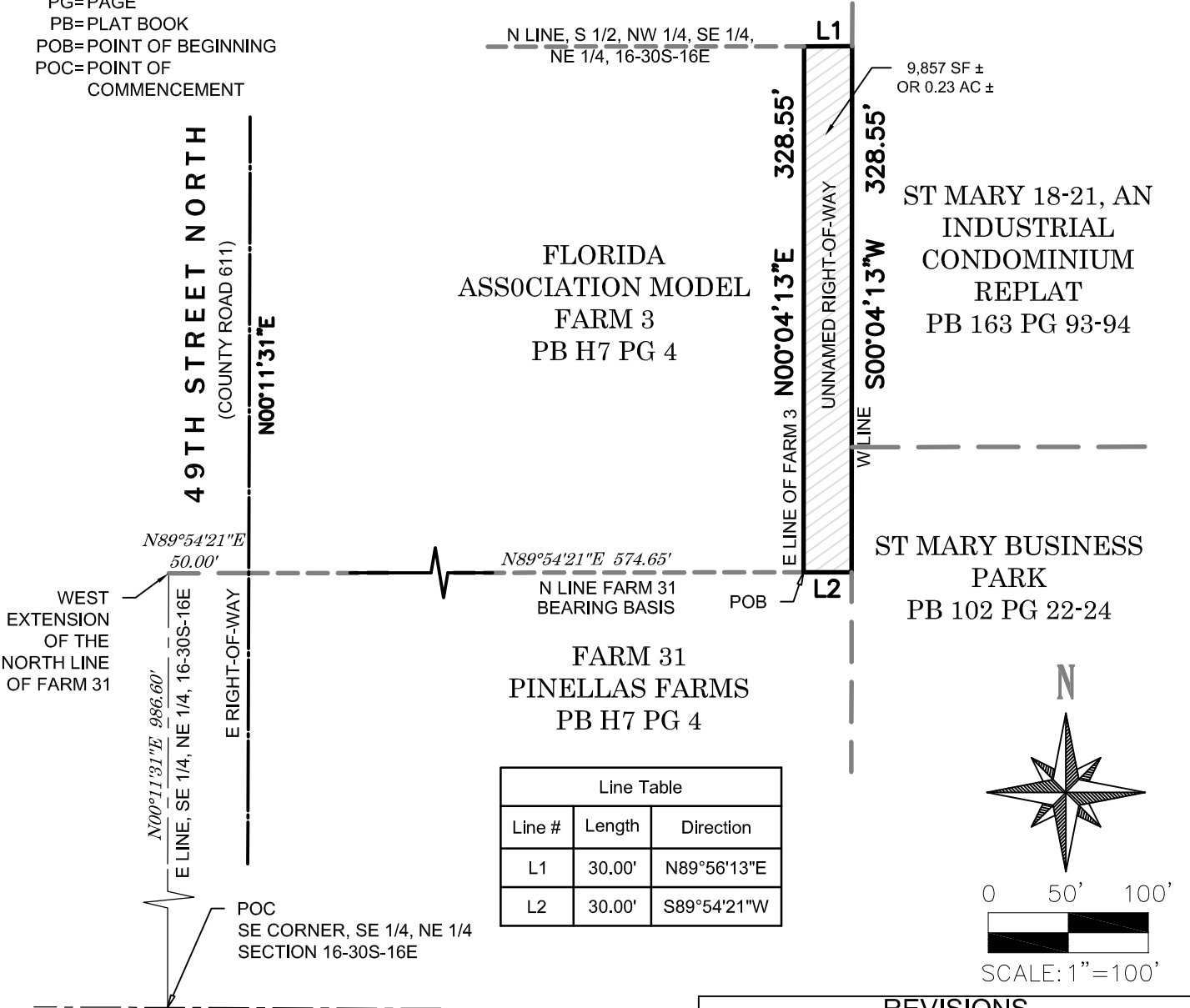
SKETCH OF DESCRIPTION: NOT A SURVEY

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

ABBREVIATIONS

DENOTES

- CPB= CONDOMINIUM PLAT
- OR= OFFICIAL RECORDS BOOK
- PG= PAGE
- PB= PLAT BOOK
- POB= POINT OF BEGINNING
- POC= POINT OF COMMENCEMENT



REVISIONS		
#	DATE	DETAILS
1	5/28/2025	COUNTY COMMENTS / SCRIVENOR'S ERRORS

BULLSEYE SURVEYING, INC.

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



SCALE 1"=100'

SHEET NUMBER 2 OF 2

SKETCH DATE 05/13/2025

FILE NAME

24-005.DWG



Florida Gas Transmission Company

An Energy Transfer/Kinder Morgan Affiliate

2301 Lucien Way
Suite 200
Maitland, FL 32751
Right-of-Way Department

May 30, 2025

Bayside Business Park, LLC
Attn: Conner Shaugnessy
1114 18th St SW
Largo, FL 33770

Re: Vacation Request – 11203 49th St. N, Clearwater, FL 33762

To Whom it May Concern:

Florida Gas Transmission Company, LLC (FGT) has **No Objection** to the vacation involving the property mentioned above. Our nearest pipeline is approximately 0.5 miles to the West

Please call me at (407) 838-7059, if you have any further questions or concerns.

Thank you,
Amy Powell

Amy Powell
Right of Way Representative



FRONTIER

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

5/30/2025

Attn: Connor Shaughnessy
Bayside Business Park, LLC
1114 18th St SW
Largo, FL 33770
baysidebizpark@gmail.com

RE: Vacation of a Portion of Right-of-Way – 30' wide ROW in rear of 11201 49th St N, Pinellas Park

Dear Mr. Shaughnessy,

☐ 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: Conner Shaughnessy <baysidebizpark@gmail.com>
Sent: Thursday, May 29, 2025 3:13 PM
To: Waidley, Stephen
Subject: Right of Way Vacation

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

Dear Utility Provider:

This 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, the legal description for which is as follows:

COMMENCE AT THE SE CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, N00°11'31"E, 986.60 FEET TO THE WEST EXTENSION OF THE NORTH LINE OF FARM 31, PINELLAS FARMS AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE ALONG SAID WEST EXTENSION, N89°54'21"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY OF 49TH STREET NORTH (COUNTY ROAD 611); THENCE CONTINUE ALONG THE AFORESAID NORTH LINE OF FARM 31, N89°54'21"E, 574.65 FEET TO THE EAST LINE OF THE FLORIDA ASSOCIATION MODEL, FARM 3, AFORESAID PINELLAS FARMS FOR THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, N00°04'13"E, 328.55 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE ALONG SAID NORTH LINE, N89°56'13"E, 30.00 FEET TO THE WEST LINE OF ST MARY 18-21, AN INDUSTRIAL CONDOMINIUM REPLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 163, PAGES 93-94 AND ST MARY BUSINESS PARK AS RECORDED IN PLAT BOOK 102, PAGES 22-24 BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°04'13"W, 328.55 FEET TO THE AFORESAID NORTH LINE OF FARM 31, THENCE ALONG SAID NORTH LINE, S89°54'21"W, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,857 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

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

Please reply to:

Baysidebizpark@gmail.com

Bayside Business Park, LLC

ATTN: Conner Shaughnessy

1114 18th ST SW

Largo, FL 33770

Sincerely,

Conner Shaughnessy

Bayside Business Park, LLC

727-249-2725

Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 4667 PAGE 1740
 3-9-1978
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk

Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 4552 PAGE 1270
 4-11-77
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk

Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 4366 PAGE 905
 1-7-76
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk

Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 3642 PAGE 286
 10-14-1971
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk

Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 3536 PAGE 313
 5-7-77
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk

Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 4720 PAGE 1753
 7-10-1978
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk

Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 4654 PAGE 106
 5-31-77
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk

Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 4383 PAGE 1272
 3-1-76
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk

Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 4290 PAGE 165
 5-20-75
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk

Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 3538 PAGE 308
 5-11-71
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk

Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 4721 PAGE 109
 7-10-78
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk

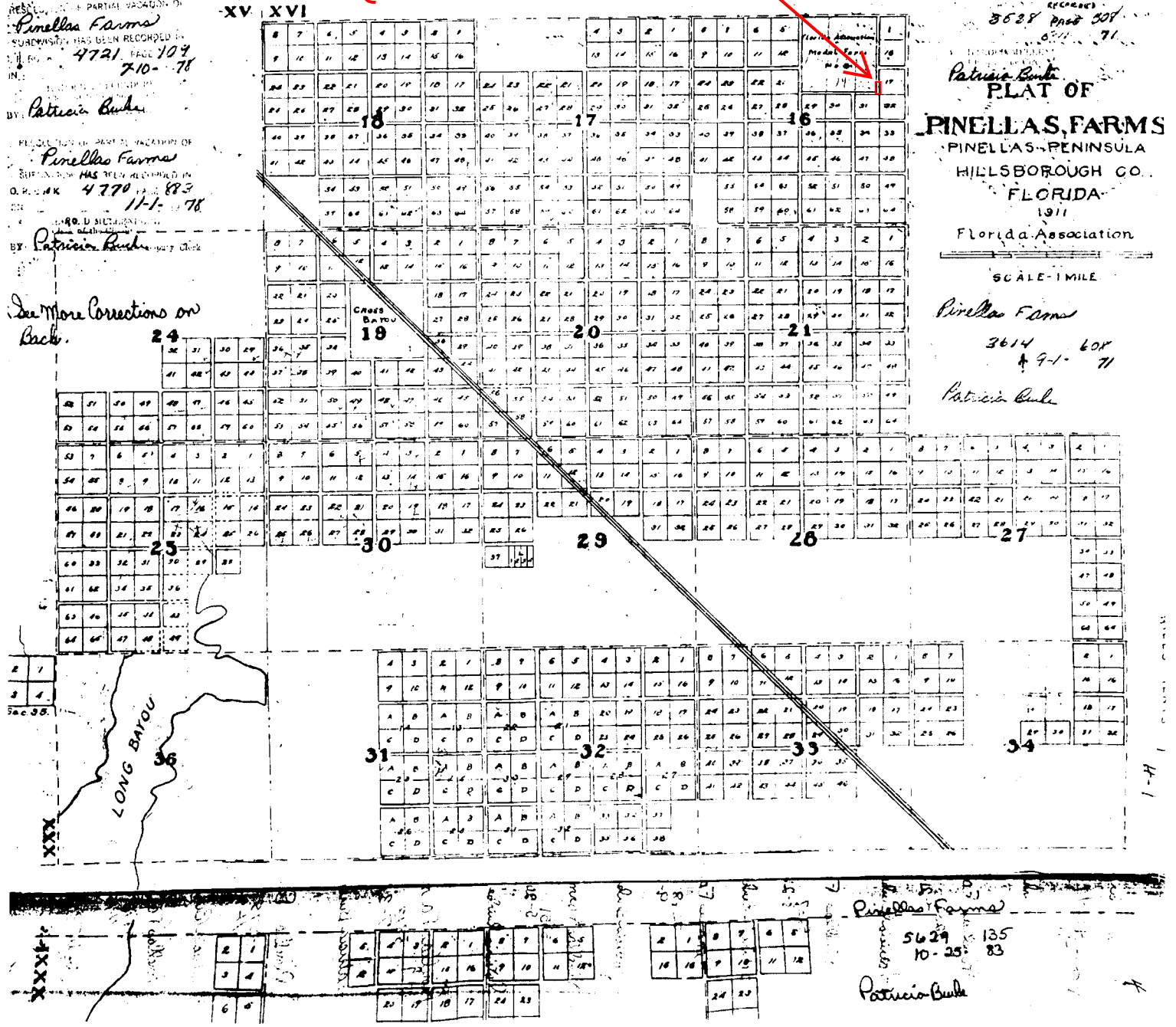
Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 4770 PAGE 83
 11-1-76
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk

AREA REQUESTED TO BE VACATED.

**PLAT OF
 PINELLAS FARMS
 PINELLAS PENINSULA
 HILLSBOROUGH CO.
 FLORIDA
 1911**

Florida Association
 SCALE - 1 MILE

Pinellas Farms
 RESOLUTION OF PARTIAL VACATION OF
 SUBDIVISION HAS BEEN RECORDED IN
 BOOK 3614 PAGE 60X
 4-9-71
 HARBOR HILL LINDO
 Clerk of the Circuit Court
 BY Patricia Burke Deputy Clerk



ST. MARY BUSINESS PARK

A REPLAT OF LOTS 7,8,9, AND THAT PORTION OF VACATED RIGHT-OF-WAY LYING WEST OF SAID LOTS, PINELLAS GROVES INC. IN THE N.W. 1/4 OF SECTION 15, TOWNSHIP 30S, RANGE 16 E., AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND FARMS 1,16,17,32 AND A PART OF FLORIDA ASSOCIATION MODEL FARM No. 3 AND THE VACATED RIGHT-OF-WAY LYING BETWEEN FARMS 16 AND 17, AND EAST OF FARMS 16,17, AND 32, PLAT OF PINELLAS FARMS IN THE N.E. 1/4 OF SECTION 16, TOWNSHIP 30 S., RANGE 16E., AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

CITY OF PINELLAS PARK

PINELLAS COUNTY

FLORIDA

LEGAL DESCRIPTION

FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 30 S. RANGE 16 E., SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 30 S. RANGE 16 E., RUN S.00°-02'-35"W., 50.00 FEET, THENCE N.89°-51'-51"W., 15.00 FEET TO THE POINT OF BEGINNING, THENCE S.00°-02'-35"W., 605.63 FEET, THENCE S.89°-56'-30"E., 15.00 FEET, THENCE S.89°-46'-37"E., 669.15 FEET, THENCE S.00°-06'-11"W., ALONG THE WEST LINE OF 43rd STREET INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 84, PAGES 32 THRU 34 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA 1939.58 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF 110th AVENUE NORTH, THENCE BY THE FOLLOWING THREE COURSES ALONG THE NORTH RIGHT-OF-WAY LINE OF 110th AVENUE NORTH, (1) N.86°-09'-58"W., 366.98 FEET, (2) S.87°-33'-56"W., 462.75 FEET, (3) S.89°-49'-56"W., 493.71 FEET, THENCE N.00°-06'-10"E., ALONG THE EAST LINE OF SWENSON'S DISSTON HOMESITES AS RECORDED IN PLAT BOOK 29, PAGE 110 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, FARM 31 AND FLORIDA ASSOCIATION MODEL FARM No. 3, PLAT OF PINELLAS FARMS AS RECORDED IN PLAT BOOK 7, PAGES 4&5 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, 1592.96 FEET, THENCE S.89°-58'-51"W., 553.38 FEET, THENCE N.00°-09'-44"E., ALONG THE EAST RIGHT-OF-WAY LINE OF 49th STREET NORTH 347.20 FEET, THENCE BY THE FOLLOWING THREE COURSES ALONG THE SOUTH AND EASTERLY LINES OF FLAGSHIP COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 88, PAGE 49 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (1) S.89°-56'-30"E., 384.43 FEET, (2) N.25°-31'-28"W., 191.79 FEET, (3) N.00°-09'-44"E., 433.85 FEET, THENCE S.89°-51'-51"E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF 118th AVENUE NORTH 888.52' TO THE POINT OF BEGINNING

NOTE:

SMDP PROPERTY OWNERS ASSOCIATION INC. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RETENTION AREAS INDICATED HEREON AS TRACTS A, B, AND C. THE CITY OF PINELLAS PARK SHALL HAVE THE RIGHT TO MAINTAIN THE RETENTION AREAS AT THEIR OPTION

APPROVED

BY THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA
THIS 15th DAY OF FEBRUARY, 1989

Cecil W. Bradbury
MAYOR

APPROVED

BY THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS 15th DAY OF FEBRUARY 1989, PROVIDED THAT THIS PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA WITHIN SIX (6) MONTHS FROM THIS DATE OF APPROVAL.

James M. Kolar
ACTING CITY MANAGER

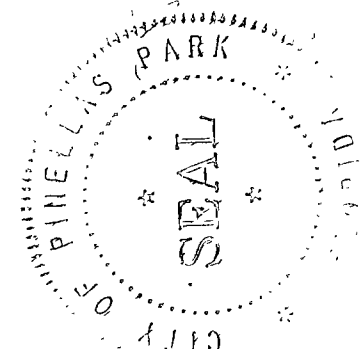
APPROVED

BY THE CITY ENGINEER OF THE CITY OF PINELLAS PARK, PINELLAS, FLORIDA
THIS 10th DAY OF FEB, 1989

James W. Hiltner
CITY ENGINEER

OWNER'S: ST. MARY PROPERTY COMPANY, LIMITED
150 S.E. 2nd Avenue
Suite 1014 MIAMI, FLORIDA 33131
Telephone (305) 358-6244

SURVEYOR: C.FRED DEUEL & ASSOCIATES
1620 1st Avenue North
ST. PETERSBURG, FLORIDA 33713
Telephone (813) 822-4151



DEDICATION

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE DESCRIBED PROPERTY AND THAT BESIDES THEIR INTERESTS THEREIN, THERE ARE NO OTHER OUTSTANDING INTERESTS IN SAID PROPERTY, WHICH IS HEREBY PLATTED AS ST. MARY BUSINESS PARK, AND THAT IT DEDICATES ALL STREETS, EASEMENTS, PARKS, AND PUBLIC PLACES, AS SHOWN ON THIS PLAT, TO THE USE OF THE PUBLIC IN GENERAL. THE PARTIES JOINING HEREIN ARE: ROBIN A. WILSON (PRESIDENT) AND ANDREW C. PLEWA, (ASSISTANT SECRETARY), OF ST. MARY PROPERTY COMPANY, LIMITED, A DELAWARE CORPORATION. FORMERLY - GIBLS & COMMONWEALTH COMPANY, LIMITED, A DELEWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA.

OWNER: ST. MARY PROPERTY COMPANY, LIMITED

FORMERLY - GIBLS & COMMONWEALTH COMPANY, LIMITED, A DELAWARE CORPORATION.

Luia M. Garcia
WITNESS

Al Bestuma
WITNESS

Robin A. Wilson
ROBIN A. WILSON
(PRESIDENT)

Andrew C. Plewa
ANDREW C. PLEWA
(ASSISTANT SECRETARY)

STATE OF FLORIDA)
COUNTY OF PINELLAS) SS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROBIN A. WILSON AND ANDREW C. PLEWA, PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF ST. MARY PROPERTY COMPANY LIMITED, TO BE KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS EXECUTING THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET OUT THEREIN. WITNESS MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA, THIS 7 DAY OF February, 1988.

MY COMMISSION EXPIRES April 23, 1992

Beatrice B. Cummings
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA)
COUNTY OF PINELLAS) SS

I KARLEEN F. DEBLAKER, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 102 PAGE 123334 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 24 DAY OF February, 1988 @ 4:45 PM

KARLEEN F. DEBLAKER, CLERK
PINELLAS COUNTY, FLORIDA

BY: Bladys E. Maye
DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

I C. FRED DEUEL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON 11-28, 1988 THIS PROPERTY WAS SURVEYED AND THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF FLORIDA THEREUNTO APPERTAINING. I HEREBY CERTIFY THAT THE MATERIAL AND COMPOSITION OF THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177.091 OF THE FLORIDA STATUTES.

RESOLUTION OF PARTIAL VACATION OF

ST. MARY BUSINESS PARK

SUBDIVISION HAS BEEN RECORDED IN

C.R. BOOK 7614 PAGE 11033ON 7/3 19 91

KARLEEN F. DEBLAKER

Clerk of the Circuit Court

By: Joanne McRaid Deputy Clerk

C. Fred Deuel
FLORIDA ENGINEER'S REG. No. 3896
FLORIDA SURVEYOR'S REG. No. 827

RESOLUTION OF PARTIAL VACATION OF

St. Mary Business Park

SUBDIVISION HAS BEEN RECORDED IN

O.R. BOOK 7614 PAGE 1055ON 3-10 19 90

KARLEEN F. DEBLAKER

Clerk of the Circuit Court

By: Joanne McRaid Deputy Clerk

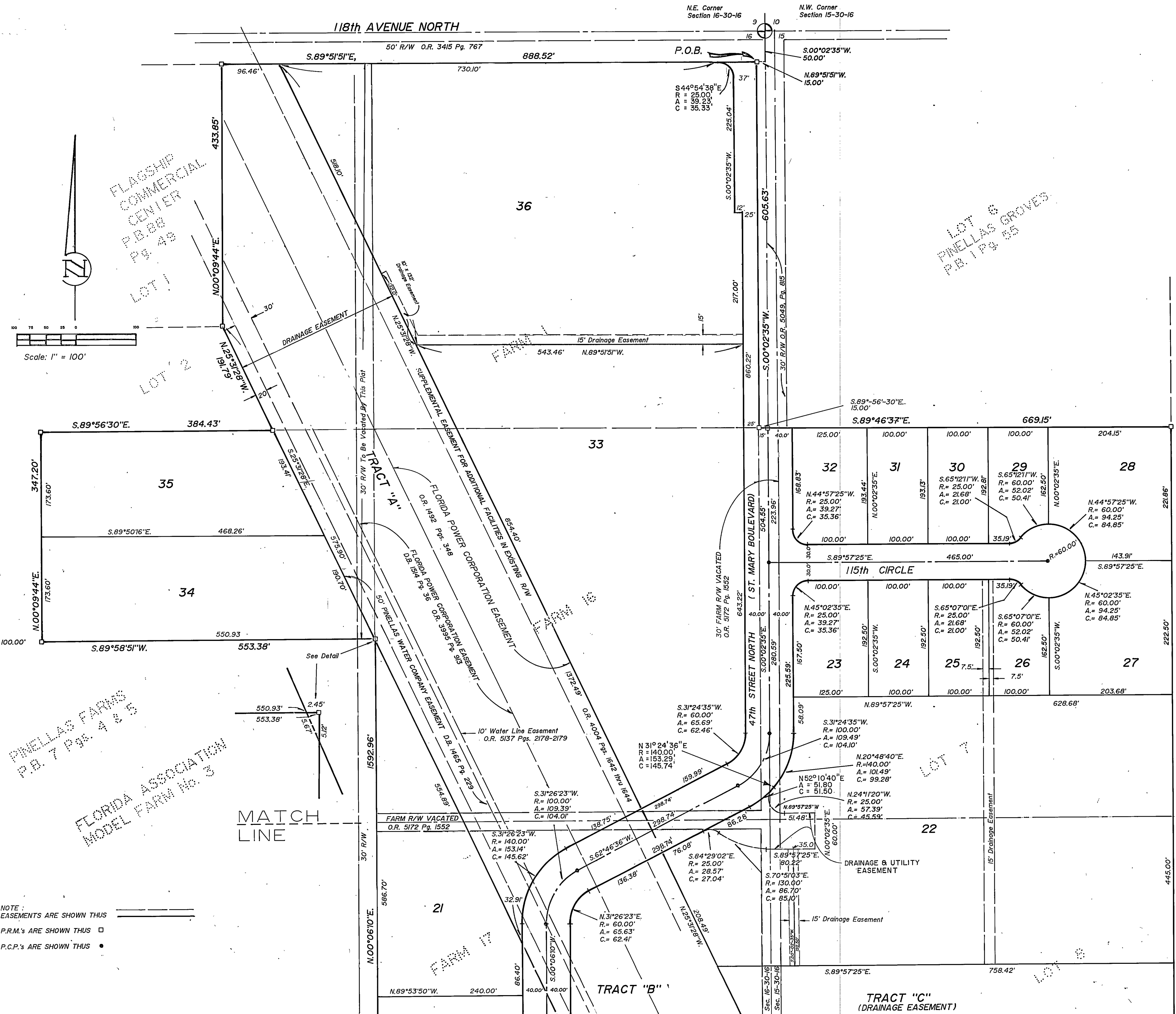
ST. MARY BUSINESS PARK

A REPLAT OF LOTS 7,8,9, AND THAT PORTION OF VACATED RIGHT-OF-WAY LYING WEST OF SAID LOTS, PINELLAS GROVES INC. IN THE N.W. 1/4 OF SECTION 15, TOWNSHIP 30S., RANGE 16 E., AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND FARMS 1,16,17, 32 AND A PART OF FLORIDA ASSOCIATION MODEL FARM No. 3 AND THE VACATED RIGHT-OF-WAY LYING BETWEEN FARMS 16 AND 17, AND EAST OF FARMS 16,17 AND 32, PLAT OF PINELLAS FARMS IN THE N.E. 1/4 OF SECTION 16, TOWNSHIP 30 S., RANGE 16E., AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

CITY OF PINELLAS PARK

PINELLAS COUNTY

FLORIDA



NOTE:
EASEMENTS ARE SHOWN THIS
P.R.M.'s ARE SHOWN THIS
P.C.P.'s ARE SHOWN THIS

MATCH LINE

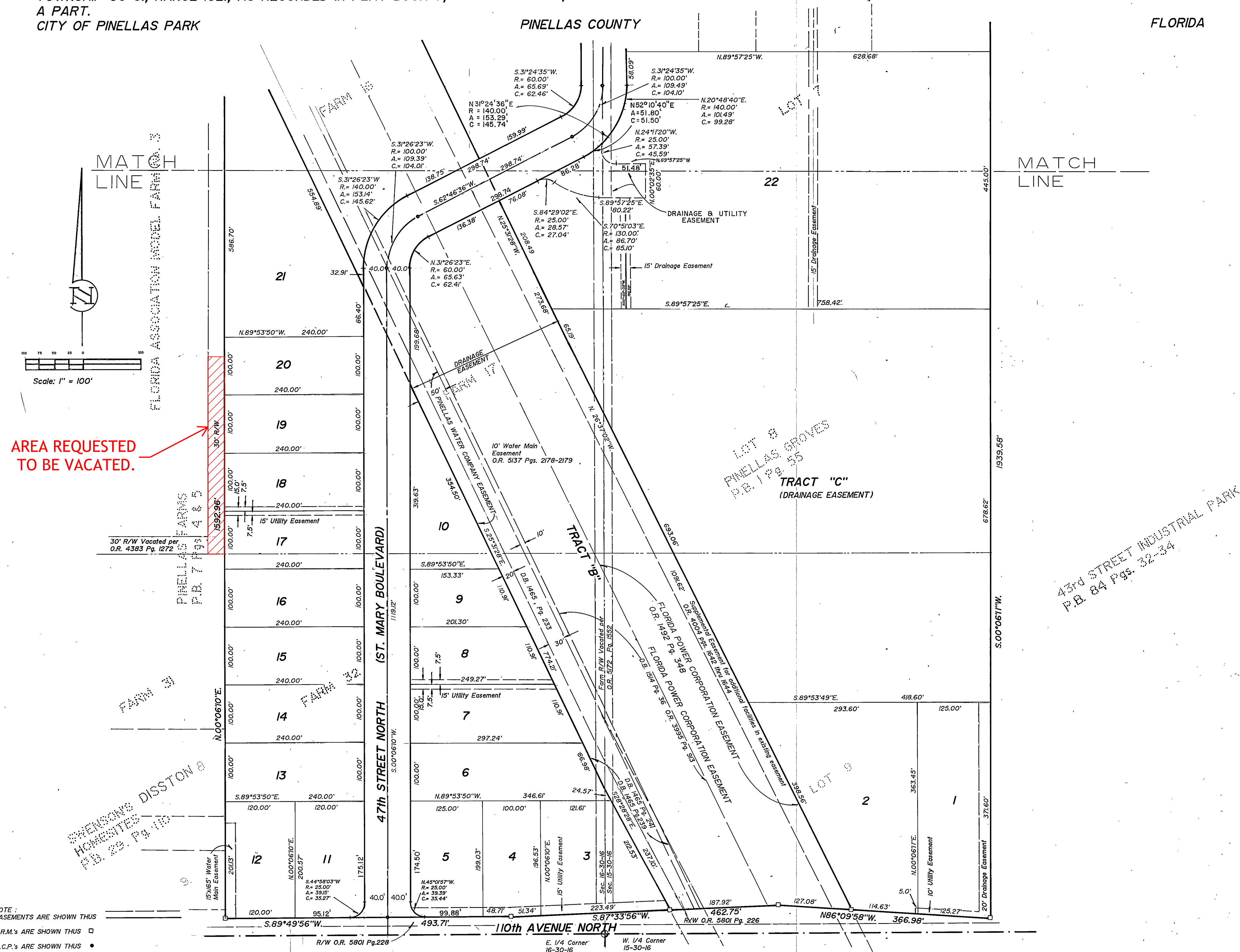
ST. MARY BUSINESS PARK

A REPLAT OF LOTS 7,8,9, AND THAT PORTION OF VACATED RIGHT-OF-WAY LYING WEST OF SAID LOTS, PINELLAS GROVES INC. IN THE N.W. 1/4 OF SECTION 15, TOWNSHIP 30S., RANGE 16 E., AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND FARMS 1,16,17, 32 AND A PART OF FLORIDA ASSOCIATION MODEL FARM No. 3 AND THE VACATED RIGHT-OF-WAY LYING BETWEEN FARMS 16 AND 17, AND EAST OF FARMS 16,17 AND 32, PLAT OF PINELLAS FARMS IN THE N.E. 1/4 OF SECTION 16, TOWNSHIP 30 S., RANGE 16E., AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

CITY OF PINELLAS PARK

PINELLAS COUNTY

FLORIDA





Building & Development Review Services

June 17, 2025

Attention- Conner Shaughnessy
Email- baysidebizpark@gmail.com
Site Address- 11203 49th St N.

Re: Letter of No Objection for a proposed vacation of a 30' right of way located between Florida Association Model Farm No. 3 and Farm 17, in Section 16, Township 30 South, Range 16 East, as shown on the Plat of Pinellas Farms (Plat Book H7, page 4)

Dear Property Owner,

We have received your request for a letter of no objection for the proposed vacation of a 30' right of way located between Florida Association Model Farm No. 3 and Farm 17, in Section 16, Township 30 South, Range 16 East, as shown on the Plat of Pinellas Farms (Plat Book H7, page 4), as depicted in the attached exhibit(s).

Pinellas County 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) 464-3169.

Sincerely,

Briana Dachniewicz, B.S.
Development Project Manager I
Petition to Vacate Coordinator
Pinellas Building & Development Review Services

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

Right of Way Vacation3 messages

Conner Shaughnessy <baysidebizpark@gmail.com>

Thu, May 29 at 3:10 PM

To: randy@ppwmd.com <randy@ppwmd.com>

Dear Utility Provider:

This 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, the legal description for which is as follows:

COMMENCE AT THE SE CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, N00°11'31"E, 986.60 FEET TO THE WEST EXTENSION OF THE NORTH LINE OF FARM 31, PINELLAS FARMS AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE ALONG SAID WEST EXTENSION, N89°54'21"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY OF 49TH STREET NORTH (COUNTY ROAD 611); THENCE CONTINUE ALONG THE AFORESAID NORTH LINE OF FARM 31, N89°54'21"E, 574.65 FEET TO THE EAST LINE OF THE FLORIDA ASSOCIATION MODEL, FARM 3, AFORESAID PINELLAS FARMS FOR THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, N00°04'13" E, 328.55 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE ALONG SAID NORTH LINE, N89°56'13"E, 30.00 FEET TO THE WEST LINE OF ST MARY 18-21, AN INDUSTRIAL CONDOMINIUM REPLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 163, PAGES 93-94 AND ST MARY BUSINESS PARK AS RECORDED IN PLAT BOOK 102, PAGES 22-24 BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°04'13"W, 328.55 FEET TO THE AFORESAID NORTH LINE OF FARM 31, THENCE ALONG SAID NORTH LINE, S89°54'21"W, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,857 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

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

Please reply to:

Baysidebizpark@gmail.com

Bayside Business Park, LLC

ATTN: Conner Shaughnessy

1114 18th ST SW

Largo, FL 33770

Sincerely,

Conner Shaughnessy

Bayside Business Park, LLC

727-249-2725

Randy Roberts <randy@ppwmd.com>

Thu, May 29 at 3:30 PM

To: Conner Shaughnessy <baysidebizpark@gmail.com>

Conner,

Would you please give me a call?

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

[Quoted text hidden]

Randy Roberts <randy@ppwmd.com>

Thu, May 29 at 3:33 PM

To: Conner Shaughnessy <baysidebizpark@gmail.com>

Conner,

This property is outside the District's jurisdictional boundaries; the District has no objection/comments.

Thanks,

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: Conner Shaughnessy <baysidebizpark@gmail.com>
Sent: Thursday, May 29, 2025 3:11 PM
To: Randy Roberts <randy@ppwmd.com>
Subject: Right of Way Vacation

Dear Utility Provider:

[Quoted text hidden]

RE: Right of Way Vacation-11203 49th St N, Clearwater, FL, 33762

Thompson, Cheyenne <CThompson2@tecoenergy.com>

Wed, Jun 4 at 8:47 AM

To: Conner Shaughnessy <baysidebizpark@gmail.com>

Good Morning,

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,

Cheyenne Thompson

Admin Specialist SR.

Peoples Gas

Email: CThompson2@tecoenergy.com

Office Phone: 813-275-3710, ext.53710

Cell Phone: 813-743-7164



From: Domning, Joan <JDomning@tecoenergy.com>**Sent:** Wednesday, June 04, 2025 8:04 AM

To: Conner Shaughnessy <baysidebizpark@gmail.com>
Cc: Thompson, Cheyenne <CThompson2@tecoenergy.com>
Subject: FW: Right of Way Vacation

Sir,

I do not handle these requests however Cheyenne can assist you. She has been copied in this email.

Thank you

Joan Domning

Damage Prevention Support Coordinator

Peoples Gas

Office: 813-275-3783



From: Conner Shaughnessy <baysidebizpark@gmail.com>
Sent: Tuesday, June 3, 2025 6:16 PM
To: Domning, Joan <JDomning@tecoenergy.com>
Subject: Re: Right of Way Vacation

***** CAUTION! EXTERNAL SENDER *** STOP. EXAMINE. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? To report a suspicious email, use

the Forward to Phishing button or forward the email to phishing@tecoenergy.com. Do not click links, open attachments, or enter your ID or password.

Hello -

I am reaching out because I have not received a response to my request below.

The address is [11203 49th St N, Clearwater, FL 33762](#). I have also included a survey for additional information about this right of way vacation.

Thank you,

Conner Shaughnessy

727-249-2725

On Thu, May 29, 2025 at 3:09 PM Conner Shaughnessy <baysidebizpark@gmail.com> wrote:

Dear Utility Provider:

This 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, the legal description for which is as follows:

COMMENCE AT THE SE CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, N00°11'31"E, 986.60 FEET TO THE WEST EXTENSION OF THE NORTH LINE OF FARM 31, PINELLAS FARMS AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE ALONG SAID WEST EXTENSION, N89°54'21"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY OF 49TH STREET NORTH (COUNTY ROAD 611); THENCE CONTINUE ALONG THE AFORESAID NORTH LINE OF FARM 31, N89°54'21"E, 574.65 FEET TO THE EAST LINE

OF THE FLORIDA ASSOCIATION MODEL, FARM 3, AFORESAID PINELLAS FARMS FOR THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, N00°04'13"E, 328.55 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE ALONG SAID NORTH LINE, N89°56'13"E, 30.00 FEET TO THE WEST LINE OF ST MARY 18-21, AN INDUSTRIAL CONDOMINIUM REPLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 163, PAGES 93-94 AND ST MARY BUSINESS PARK AS RECORDED IN PLAT BOOK 102, PAGES 22-24 BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°04'13"W, 328.55 FEET TO THE AFORESAID NORTH LINE OF FARM 31, THENCE ALONG SAID NORTH LINE, S89°54'21"W, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,857 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

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

Please reply to:

Baysidebizpark@gmail.com

Bayside Business Park, LLC

ATTN: Conner Shaughnessy

[1114 18th ST SW](#)

[Largo, FL 33770](#)

Sincerely,

Conner Shaughnessy

Bayside Business Park, LLC

727-249-2725

Right of way vacation5 messages

Conner Shaughnessy <baysidebizpark@gmail.com>

Thu, May 29 at 3:12 PM

To: <joseph.coppola@verizon.com>

Dear Utility Provider:

This 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, the legal description for which is as follows:

COMMENCE AT THE SE CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, N00°11'31"E, 986.60 FEET TO THE WEST EXTENSION OF THE NORTH LINE OF FARM 31, PINELLAS FARMS AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE ALONG SAID WEST EXTENSION, N89°54'21"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY OF 49TH STREET NORTH (COUNTY ROAD 611); THENCE CONTINUE ALONG THE AFORESAID NORTH LINE OF FARM 31, N89°54'21"E, 574.65 FEET TO THE EAST LINE OF THE FLORIDA ASSOCIATION MODEL, FARM 3, AFORESAID PINELLAS FARMS FOR THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, N00°04'13" E, 328.55 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE ALONG SAID NORTH LINE, N89°56'13"E, 30.00 FEET TO THE WEST LINE OF ST MARY 18-21, AN INDUSTRIAL CONDOMINIUM REPLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 163, PAGES 93-94 AND ST MARY BUSINESS PARK AS RECORDED IN PLAT BOOK 102, PAGES 22-24 BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°04'13"W, 328.55 FEET TO THE AFORESAID NORTH LINE OF FARM 31, THENCE ALONG SAID NORTH LINE, S89°54'21"W, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,857 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

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

Please reply to:

Baysidebizpark@gmail.com

Bayside Business Park, LLC

ATTN: Conner Shaughnessy

1114 18th ST SW

Largo, FL 33770

Sincerely,

Conner Shaughnessy

Bayside Business Park, LLC

727-249-2725

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, May 29 at 3:12 PM

To: <baysidebizpark@gmail.com>



Address not found

Your message wasn't delivered to **joseph.coppola@verizon.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Conner Shaughnessy <baysidebizpark@gmail.com>

Wed, Jun 18 at 10:35 AM

To: <michael.krol@verizon.com>, Todd Biron <tbiron@pinellas-park.com>, Aaron Petersen <APetersen@pinellas-park.com>

Hi Michael,

Please see below. This was original sent to Joseph, but i have been told he does not work with you anymore. Can you please expedite as this is the last No objection letter I need for this right of way vacation?

The address is 11203 49th St N, Clearwater, FL 33762. See attachment for more information.

Thank you,

Conner Shaughnessy,

[Quoted text hidden]

24-005-SD RW-1.1DS 28May2025.PDF

Krol, Michael <michael.krol@verizon.com>

Wed, Jun 18 at 10:57 AM

To: <baysidebizpark@gmail.com>, Victor Shearouse <victor.shearouse@verizon.com>, Ana C Watt <ana.c.watt@verizon.com>

Cc: Todd Biron <tbiron@pinellas-park.com>, Aaron Petersen <APetersen@pinellas-park.com>

+ Ana Watt and Kevin Shearouse

verizon

Michael Krol

Senior Engineer Spec-Outside Plant
Wireline Access & Transport

M 8134104803
[7701 E Telecom Pkwy](#)



[Quoted text hidden]

24-005-SD RW-1.1DS 28May2025.PDF

Todd Biron <tbiron@pinellas-park.com>

Wed, Jun 18 at 1:54 PM

To: Krol, Michael <michael.krol@verizon.com>

Cc: <baysidebizpark@gmail.com>, Victor Shearouse <victor.shearouse@verizon.com>, Ana C Watt <ana.c.watt@verizon.com>, Aaron Petersen <APetersen@pinellas-park.com>

All,

Here is the exhibit showing the area to be vacated at [11203 49th Street N](#) for reference.

Thank you,
Todd

Todd Biron
Planning Coordinator
Planning and Development Services
Office:727.369.5631 ~ Direct:727.369.5613
[6051 78th Avenue N. | Pinellas Park, FL 33781](#)

DISCLAIMER: All GIS Zoning Information is subject to verification.

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.



[Quoted text hidden]

[Quoted text hidden]

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

RE: Right of way Vacation PINELLAS PARK

Wilson, Edward <EBWilson@wm.com>

Fri, May 30 at 8:45 AM

To: Conner Shaughnessy <baysidebizpark@gmail.com>

Cc: Wilson, Edward <EBWilson@wm.com>

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 (vacation of easement - , COMMENCE AT THE SE CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; Pinellas Park)

Edward Wilson Sr**District Operations Manager**

WM of Pinellas/Pasco

ebwilson@wm.com

C (813) 267-6750

[13022 Hays Rd. 34610](#)[Spring Hill, FL](#)



From: Conner Shaughnessy <baysidebizpark@gmail.com>
Sent: Thursday, May 29, 2025 3:10 PM
To: Wilson, Edward <EBWilson@wm.com>
Subject: [EXTERNAL] Right of way Vacation

Dear Utility Provider:

This 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, the legal description for which is as follows:

COMMENCE AT THE SE CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, N00°11'31"E, 986.60 FEET TO THE WEST EXTENSION OF THE NORTH LINE OF FARM 31, PINELLAS FARMS AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE ALONG SAID WEST EXTENSION, N89°54'21"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY OF 49TH STREET NORTH (COUNTY ROAD 611); THENCE CONTINUE ALONG THE AFORESAID NORTH LINE OF FARM 31, N89°54'21"E, 574.65 FEET TO THE EAST LINE OF THE FLORIDA ASSOCIATION MODEL, FARM 3, AFORESAID PINELLAS FARMS FOR THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, N00°04'13"E, 328.55 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE ALONG SAID NORTH LINE, N89°56'13"E, 30.00 FEET TO THE WEST LINE OF ST MARY 18-21, AN INDUSTRIAL CONDOMINIUM REPLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 163, PAGES 93-94 AND ST MARY BUSINESS PARK AS RECORDED IN PLAT BOOK 102, PAGES 22-24 BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°04'13"W, 328.55 FEET TO THE AFORESAID NORTH LINE OF FARM 31, THENCE ALONG SAID NORTH LINE, S89°54'21"W, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,857 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

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

Please reply to:

Baysidebizpark@gmail.com

Bayside Business Park, LLC

ATTN: Conner Shaughnessy

[1114 18th ST SW](#)

[Largo, FL 33770](#)

Sincerely,

Conner Shaughnessy

Bayside Business Park, LLC

727-249-2725



6-9- 2025

Conner Shaughnessy
baysidebizpark@gmail.com
207-730-2473

Attn. Conner Shaughnessy

Subject : 11203 49th St. N. Clearwater FL. 33762

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

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

Please refer any further correspondence to:

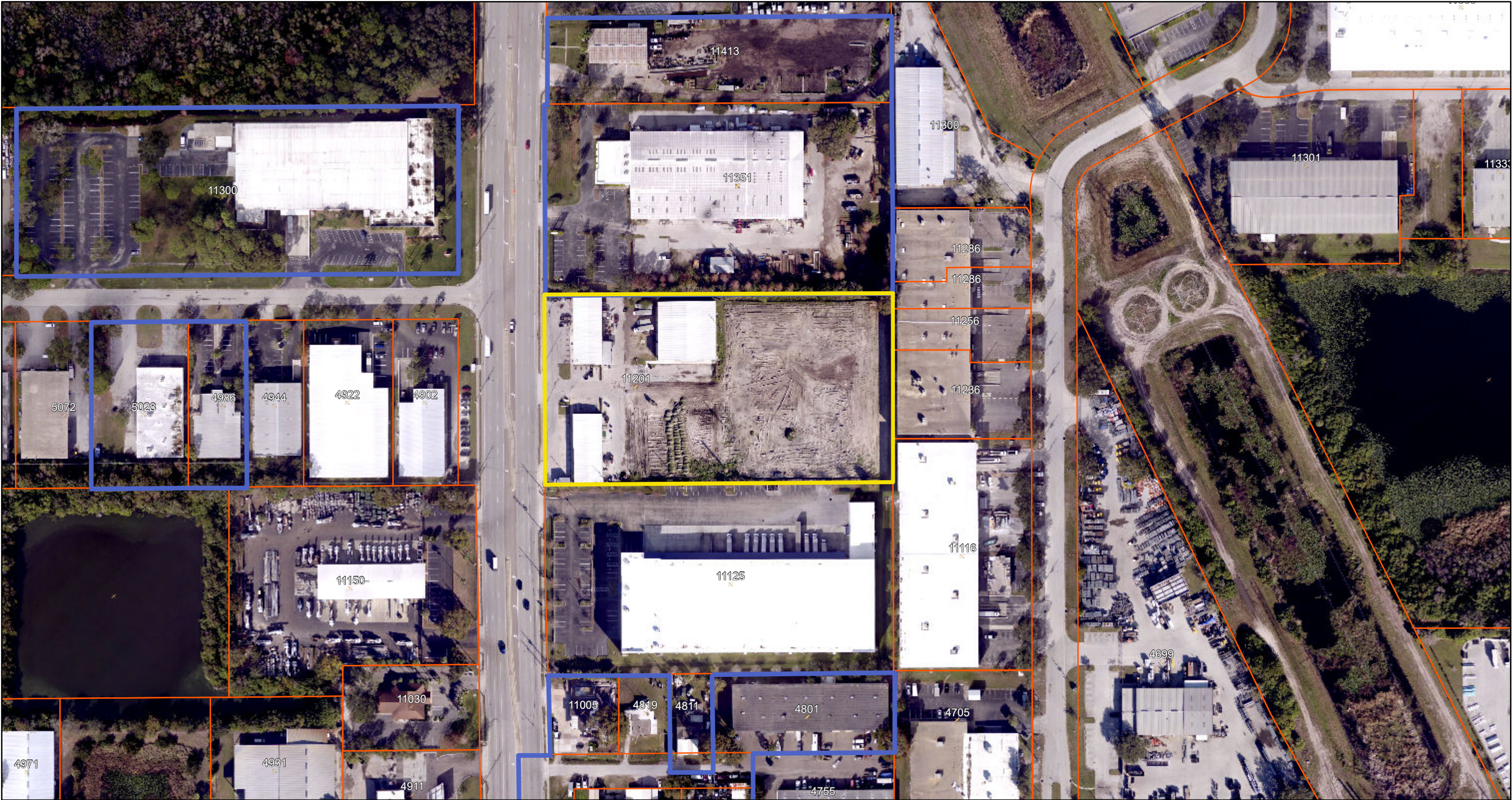
**WOW!
Dave Hamlin
Construction Coordinator
3001 Gandy Blvd. N.
Pinellas Park, FL 33782**

Sincerely,

A handwritten signature in blue ink, appearing to read "David E. Hamlin Jr.", is written over the typed name and title.

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

Exhibit D: Aerial Map



6/18/2025, 8:29:45 AM

Master Address Points

Pinellas Park

Parcels

Aerials 2024

Green: Band_2

Blue: Band_3

Red: Band_1

1:2,257

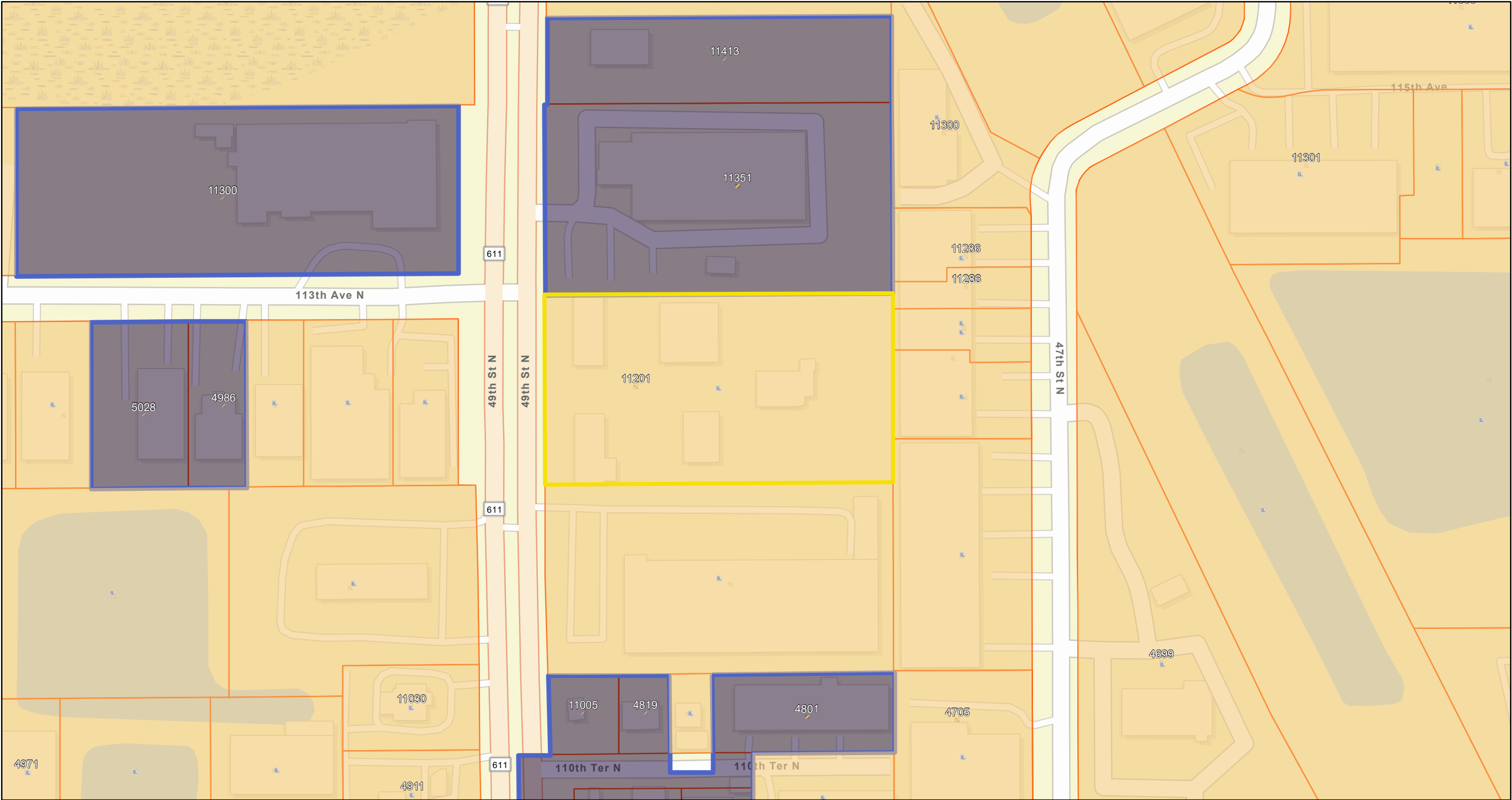
A scale bar with two rows of markings. The top row shows distances in miles: 0, 0.03, 0.05, and 0.1. The bottom row shows distances in kilometers: 0, 0.04, 0.07, and 0.15.

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 E: Future Land Use Map



6/18/2025, 8:33:49 AM

Land Use (Pinellas Park)

Industrial Limited - IL



Master Address Points

Pinellas Park

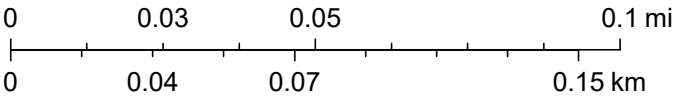


Unincorporated



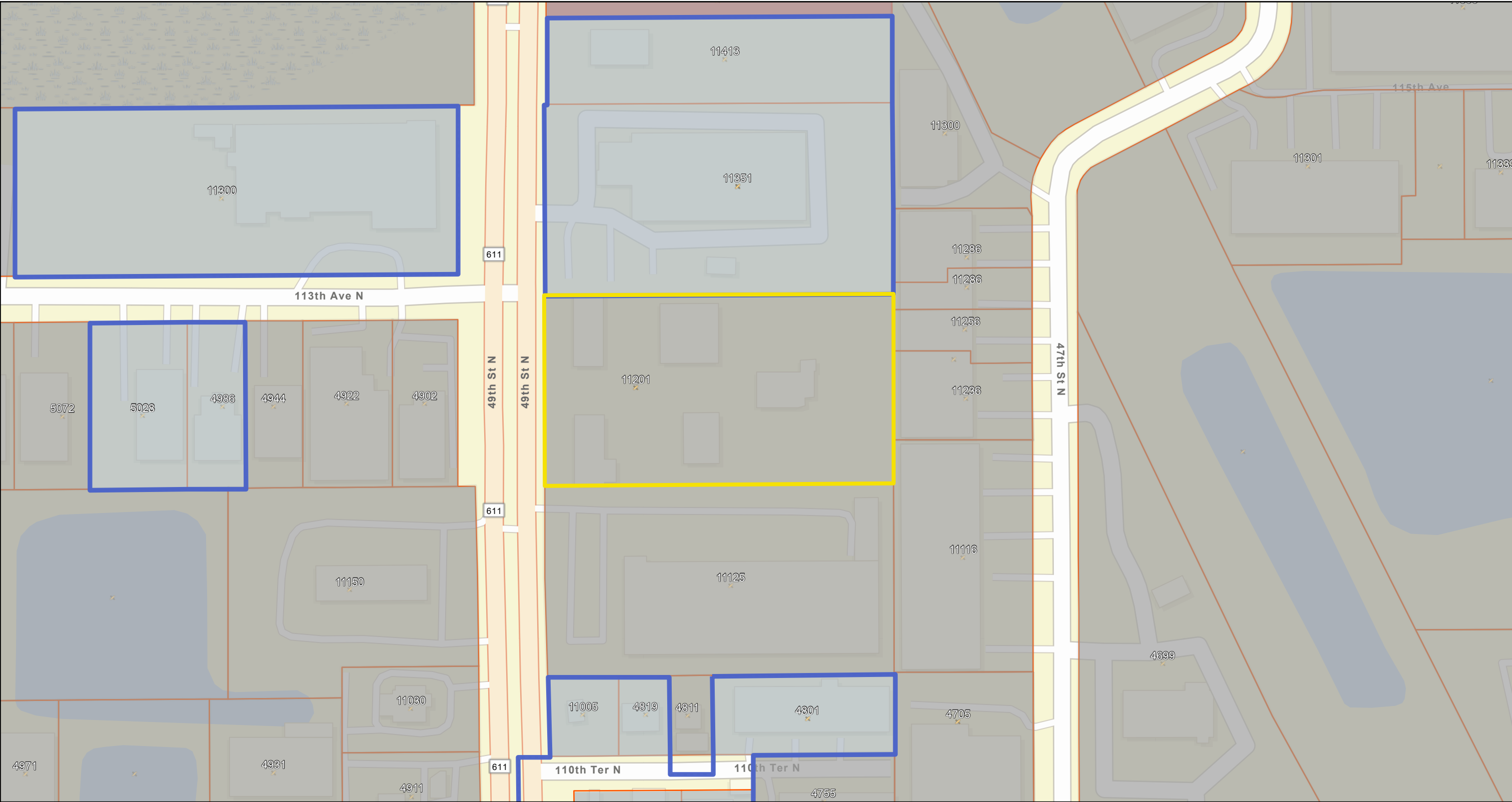
Parcels

1:2,257



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 F: Zoning Map



6/18/2025, 8:31:09 AM

Zoning (Pinellas Park)

Light Industrial - M-1

Master Address Points

Pinellas Park

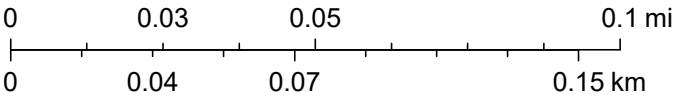
Unincorporated Zoning

Employment-2 - E-2

Employment-1 - E-1

Parcels

1:2,257



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