

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, VACATING A 30-FOOT-WIDE RIGHT-OF-WAY (106TH AVENUE N.) ADJACENT TO 10606 49TH STREET N. IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PROVIDING FOR RECORDING IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE. (VAC-0925-00009; AG TREJOS INVESTMENTS LLC)

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**WHEREAS**, on June 14th, 2018, the City adopted Resolution 18-11 (case V 2018-5), a request to vacate a portion of right-of-way at 106th Avenue N. and 49th Street N. of a portion of right-of-way associated with the subject property recorded in Book 20102, Pages 1475-1478, of the Official Public Records of Pinellas County, Florida; and

**WHEREAS**, after recording, it was determined that Exhibit A of Resolution 2018-11 was approved without a certified sketch and an improper legal description, resulting in discrepancies in the boundary; and

**WHEREAS**, due to this error, the city desires to reperform the vacation to correct said resolution by adopting a new resolution with an accurate Exhibit A which correctly describes the right-of-way proposed to be vacated; and

**WHEREAS**, the City of Pinellas Park has been petitioned to vacate a right-of-way adjacent to 10606 49th Street N. within the Plat of Pinellas Farms as recorded in Hillsborough County Official Records Book 7, Page 4, of which Pinellas County was formerly a part of; 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 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**, Pinellas County has requested the requirement to be deeded a drainage easement to maintain ongoing access to drainage infrastructure and a drainage pond located west of the subject property; and

**WHEREAS**, the applicant will be required to deed the city a utility easement for a portion of the vacated right-of-way; 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; and

**WHEREAS**, the original recorded vacation (Resolution 18-11) retained easements in Exhibit B and, in order to eliminate any confusion, this resolution will declare those retained easements as null and void. Any easements retained in the previous recorded vacation are to be vacated and terminated. Easements will be recorded separately as described in this resolution; and

**WHEREAS**, aside from the correction of the legal description in Exhibit A, there are no other changes to the substance of the petition.

**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, which shall take precedent to the extent of any conflict over Resolution 18-11.

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

PUBLISHED THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

FIRST READING \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

PUBLIC HEARING THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

ADOPTED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

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Sandra L. Bradbury  
MAYOR

ATTEST:

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Jennifer R. Carfagno, MMC  
CITY CLERK

# SKETCH & DESCRIPTION

## Legal Description

A PARCEL OF LAND LYING IN LOTS 46 AND 51, PINELLAS FARMS, PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS WAS FORMERLY A PART, IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE S00°04'42"W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 15.00 FEET; THENCE S89°59'29"W, A DISTANCE OF 60.16 FEET TO THE POINT OF BEGINNING; THENCE S89°59'29"W, ALONG THE SOUTH RIGHT OF WAY LINE OF 106TH AVENUE N, A DISTANCE OF 189.76 FEET; THENCE N00°11'23"E, A DISTANCE OF 15.00 FEET; THENCE N89°59'29"E, A DISTANCE OF 9.96 FEET; THENCE N00°07'05"E, A DISTANCE OF 15.00 FEET; THENCE N89°59'29"E, ALONG THE NORTH RIGHT OF WAY OF 106TH AVENUE N, A DISTANCE OF 179.77 FEET; THENCE S00°05'26"W, ALONG THE WEST RIGHT OF WAY OF 49TH STREET NORTH, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5542.87 SQUARE FEET OR 0.127 ACRES, MORE OR LESS.

1. BEARINGS ARE BASED ON THE WEST RIGHT OF WAY OF 49TH STREET NORTH, BEING S00°05'26"W, MEASURED PER GRID NORTH.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS IS NOT A SURVEY.

## SHEET 1 OF 2

REVISIONS	NO.	DATE	DESCRIPTION	BY
	1			

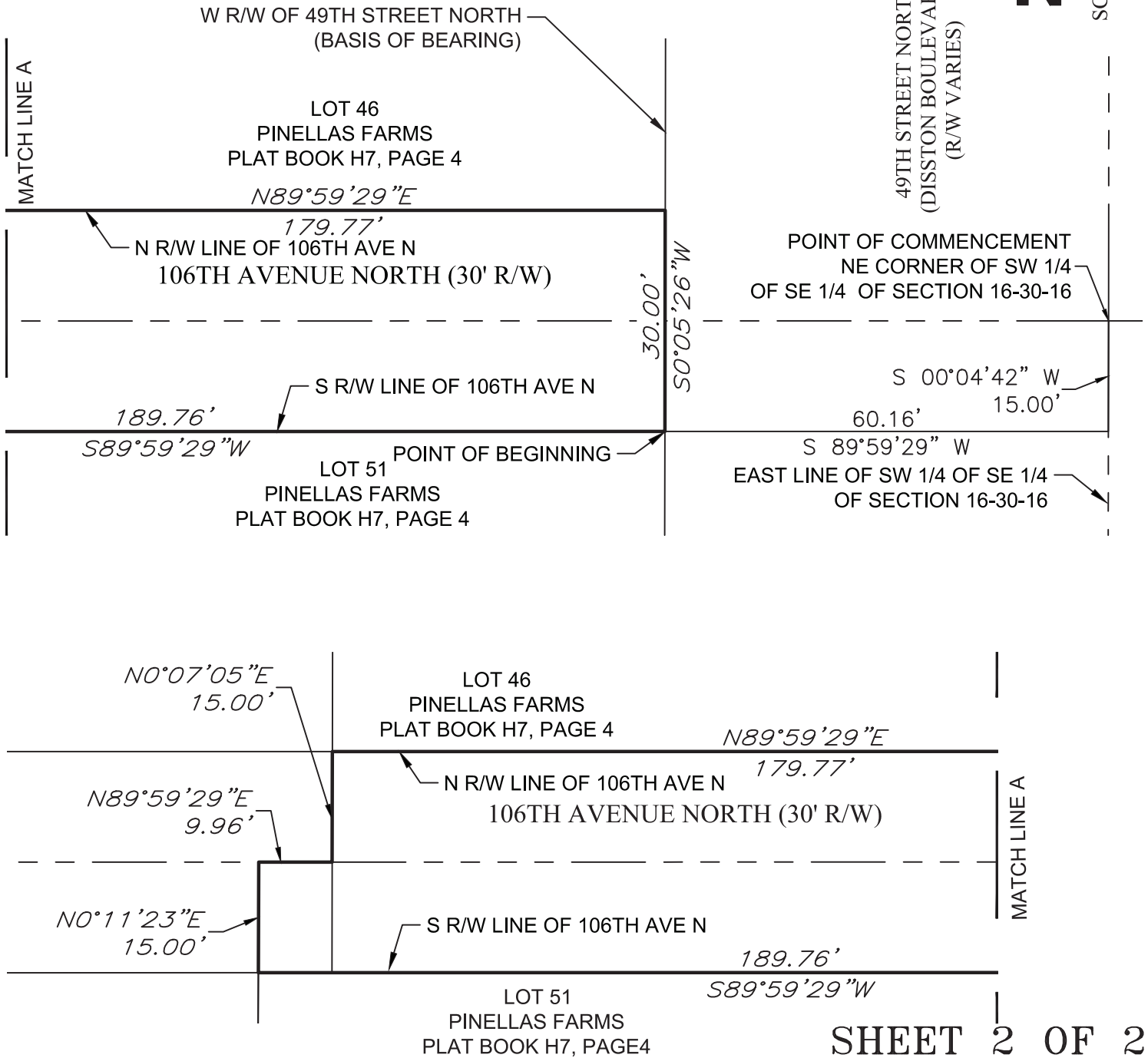
RIGHT OF WAY VACATION	SKETCH & LEGAL DESCRIPTION																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROJECT NO.</td> <td style="width: 50%;">.</td> </tr> <tr> <td>DRAWING#</td> <td>23085</td> </tr> <tr> <td>SCALE</td> <td>.</td> </tr> <tr> <td>DRAWN</td> <td>NVN</td> </tr> <tr> <td>DATE</td> <td>.</td> </tr> <tr> <td>CHECKED/QC</td> <td>KKM</td> </tr> <tr> <td>FIELD CREW</td> <td>N/A</td> </tr> <tr> <td>BK. / PG.</td> <td>N/A</td> </tr> <tr> <td>SURVEY DATE</td> <td>N/A</td> </tr> </table>		PROJECT NO.	.	DRAWING#	23085	SCALE	.	DRAWN	NVN	DATE	.	CHECKED/QC	KKM	FIELD CREW	N/A	BK. / PG.	N/A	SURVEY DATE	N/A
PROJECT NO.	.																		
DRAWING#	23085																		
SCALE	.																		
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DATE	.																		
CHECKED/QC	KKM																		
FIELD CREW	N/A																		
BK. / PG.	N/A																		
SURVEY DATE	N/A																		
<b>SUNCOAST LAND SURVEYING, INC.</b> 111 FOREST LAKES BOULEVARD OLDSMAR, FLORIDA 34677 LB 4513 BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM																			

<b>SURVEYOR'S CERTIFICATE</b> I hereby certify that the SKETCH AND DESCRIPTION depicted hereon was prepared under my RESPONSIBLE CHARGE on the date(s) shown, and meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, FLORIDA ADMINISTRATIVE CODE pursuant to Section 472.027, FLORIDA STATUTES.
KYLE McCLUNG LS 7177

# SKETCH & DESCRIPTION



SCALE 1"=20'



**SHEET 2 OF 2**

THIS IS NOT A SURVEY.

REVISIONS			
NO.	DATE	DESCRIPTION	BY

RIGHT OF WAY VACATION

**SKETCH & LEGAL DESCRIPTION**

PROJECT NO.	.
DRAWING#	23085
SCALE	.
DRAWN	NVN
DATE	.
CHECKED/QC	KKM
FIELD CREW	N/A
BK. / PG.	N/A
SURVEY DATE	N/A

**LEGEND**

R/W RIGHT OF WAY



**SUNCOAST LAND SURVEYING, INC.**

111 FOREST LAKES BOULEVARD  
OLDSMAR, FLORIDA 34677

LB 4513

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT  
PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM

---

**RE: FW: L/S of ROW Vacation at 10606 49th St N(VAC-0925-00009) - SURVEY  
REVIEW COMMENTS (2nd submittal)**

6 messages

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**McKay, Michael** <mmckay@georgefyoung.com>

Tue, Sep 16, 2025 at 10:43 AM

To: Todd Biron <tbiron@pinellas-park.com>

Cc: Aaron Petersen <apetersen@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>

Todd,

Comments have been addressed, however the conflicting call revision results in a right of way width inconsistent with the plat. The right of way width at the westerly end of the parcel being described is 29.60', not 30'. The surveyor should provide an explanation.

Respectfully,

**Michael McKay**

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306



**GEORGE F YOUNG**



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

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**From:** Todd Biron <[tbiron@pinellas-park.com](mailto:tbiron@pinellas-park.com)>  
**Sent:** Monday, September 15, 2025 4:52 PM  
**To:** McKay, Michael <[mmckay@georgefyoung.com](mailto:mmckay@georgefyoung.com)>  
**Cc:** Aaron Petersen <[apetersen@pinellas-park.com](mailto:apetersen@pinellas-park.com)>; Hatch, Trevor <[thatch@georgefyoung.com](mailto:thatch@georgefyoung.com)>  
**Subject:** Re: FW: L/S of ROW Vacation at [10606 49th St N](#)(VAC-0925-00009) - SURVEY REVIEW COMMENTS

Hey Michael,

I've attached the revised l/s for review. Let me know what you think.

Thank you,

Todd

Todd Biron

Senior Planner

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.

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On Thu, Sep 11, 2025 at 3:02 PM McKay, Michael <[mmckay@georgefyoung.com](mailto:mmckay@georgefyoung.com)> wrote:

Todd,

See below for the survey review comments. Same shown in red in the attachment.

- There is a conflicting call between the sketch and the description.

- If the northerly and southerly lines are R/W lines, identify them in the description and label them in the sketch.
- Include "NOT A SURVEY" on all sheets.

Please feel free to contact me if you have any questions or need clarification.

Respectfully,



**Michael McKay**

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306

**GEORGE F YOUNG**

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

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---

**From:** Todd Biron <[tbiron@pinellas-park.com](mailto:tbiron@pinellas-park.com)>  
**Sent:** Wednesday, September 10, 2025 1:56 PM  
**To:** Hatch, Trevor <[thatch@georgefyoung.com](mailto:thatch@georgefyoung.com)>  
**Cc:** Aaron Petersen <[APetersen@pinellas-park.com](mailto:APetersen@pinellas-park.com)>  
**Subject:** L/S of ROW Vacation at 10606 49th St N(VAC-0925-00009)

Good Afternoon,

We have another ROW vacation L/S for review. Let us know if you have any questions.

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](#)

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

Good Morning Michael,

The applicant provided the following information:

*The right of way is recorded as 30 feet but measures 29.60' in the field.*

Thank you,  
Todd

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

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---

**McKay, Michael** <mmckay@georgefyoung.com> Wed, Sep 17, 2025 at 11:13 AM  
To: Todd Biron <tbiron@pinellas-park.com>  
Cc: Aaron Petersen <apetersen@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>

Todd,

As a rule, a dedicated right of way width shown on a recorded plat is the controlling legal right of way width. Measured discrepancies are to be treated as survey problems to be reconciled – not as a new, legally binding width. I have attached the recorded resolution accepting right of way dedications for the Pinellas Farms Subdivision (Plat of Pinellas Farms). The established and accepted right of way width is 30'.

I believe this should be resolved, as it stands there would be a portion of the right of way that would not be included in the street vacation.

Respectfully,



**Michael McKay**

Senior Survey Project Manager



Phone: (727) 822-4317

Cell: (727) 318-0306

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[Quoted text hidden]



**Pinellas Farms acceptance of Right of Ways.pdf**

98K

Todd Biron <[tbiron@pinellas-park.com](mailto:tbiron@pinellas-park.com)>

Thu, Sep 18, 2025 at 3:41 PM

To: "McKay, Michael" <[mmckay@georgefyoung.com](mailto:mmckay@georgefyoung.com)>

Cc: Aaron Petersen <[apetersen@pinellas-park.com](mailto:apetersen@pinellas-park.com)>, "Hatch, Trevor" <[thatch@georgefyoung.com](mailto:thatch@georgefyoung.com)>

Good Afternoon Michael,

I've received a revised sketch. Let us know if the issue has been corrected.

Thank you,  
Todd

Todd Biron  
Senior Planner  
Planning and Development Services  
Office: 727.369.5631 ~ Direct: 727.369.5613  
[6051 78th Avenue N. | Pinellas Park, FL 33781](https://www.pinellas-park.com/)

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On Wed, Sep 17, 2025 at 11:14 AM McKay, Michael <mmckay@georgeyoung.com> wrote:

Todd,

As a rule, a dedicated right of way width shown on a recorded plat is the controlling legal right of way width. Measured discrepancies are to be treated as survey problems to be reconciled – not as a new, legally binding width. I have attached the recorded resolution accepting right of way dedications for the Pinellas Farms Subdivision (Plat of Pinellas Farms). The established and accepted right of way width is 30'.

I believe this should be resolved, as it stands there would be a portion of the right of way that would not be included in the street vacation.

Respectfully,

**Michael McKay**

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306



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

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[Quoted text hidden]

 23085\_RW-VAC.pdf  
1302K

Aaron Petersen <APetersen@pinellas-park.com>  
To: Todd Biron <tbiiron@pinellas-park.com>

Thu, Sep 18, 2025 at 3:43 PM

When you draft the resolution please retain a utility, drainage, and ingress/egress easement.

Aaron Petersen, MPA, MBA, CFM  
ISA Certified Arborist  
Assistant Community Development Administrator  
City of Pinellas Park  
6051 78th Avenue North  
Pinellas Park, FL 33781  
727-369-5728 - office



[Quoted text hidden]

McKay, Michael <mmckay@georgefyoung.com>

Fri, Sep 19, 2025 at 9:02 AM

To: Todd Biron <tbiiron@pinellas-park.com>

Cc: Aaron Petersen <apetersen@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>

Good morning, Todd –

The comment has been addressed.

Respectfully,



**Michael McKay**

Senior Survey Project Manager



Phone: (727) 822-4317

Cell: (727) 318-0306

**GEORGE F YOUNG**

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

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Prepared by: Kiara Brown  
Planning Coordinator

I. APPLICATION DATA

- A. **Case Number:** VAC-0925-00009
- B. **Location:** 10606 49th Street North, Clearwater, Florida 33762 (Parcel No. 16-30-16-69732-400-4606 and Parcel No. 16-30-16-69732-400-5101)
- C. **Request:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, VACATING A 30-FOOT-WIDE RIGHT-OF-WAY (106TH AVENUE NORTH) ADJACENT TO 10606 49TH STREET NORTH IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PROVIDING FOR RECORDING IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.
- D. **Applicant:** Jean Mandilk (Northside Engineering)
- E. **Property Owner:** AG TREJOS INVESTMENTS LLC
- F. **Legal Ad Text:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, VACATING A 30-FOOT-WIDE RIGHT-OF-WAY (106TH AVENUE NORTH) ADJACENT TO 10606 49TH STREET NORTH IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PROVIDING FOR RECORDING IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.
- G. **PARC Meeting:** February 17, 2026
- H. **Public Hearings:**  
  
**City Council Hearing Date:** March 26, 2026  
**Advertising Date:** March 3, 2026

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 as recorded in Hillsborough County Official Records Book 7, Page 4. In 2018, the city approved a vacation (case number V 2018-5) of a portion of right-of-way associated with the subject property; however, the vacation was processed in error. Per code requirements, a letter of no objection from Pinellas County was required to be obtained, but was not. Therefore, no drainage easement was deeded to the county at the time of the original vacation. The easement is required due to the county owning and maintaining a drainage culvert within the vacated right-of-way and drainage pond located west of the subject property which require ongoing access.

Additionally, the previous vacation was approved without a certified sketch and included an improper legal description. When the 2018 vacation documents were transmitted to Pinellas County for recording, the legal description and lack of sketch caused a discrepancy in the boundary. The applicant is now requesting a vacation of a 30-foot-wide right-of-way running through the property to address previous issues. The applicant will be required to deed a drainage easement to Pinellas County after approval and recording. The applicant will also be required to deed a utility easement for potable water to the City of Pinellas Park after approval and recording.

B. **Site Area:** 23,142 square feet / 0.531 acres

C. **Property History:**

The subject property was originally platted in 1911 as part of the Plat of Pinellas Farms. The property was annexed into the City on May 11, 2006 via case AX06-42. In 2018, a vacation of right-of-way was approved (case no. V 2018-5) to vacate a portion of right-of-way at 106th Ave and 49th Street, just north of the subject property. In 2023, city council approved a rezoning from "B-1" General Commercial to "CH" Heavy Commercial (case no. REZ-2023-00003). The request to rezone was made in order to make the zoning consistent for two other parcels (10606 49th Street North and 10612 49th Street North) prior to combining them through a plat. In 2025, a replat of all three parcels was approved (case no. PRELIM-2024-0007).

D. **Existing Use:** General Warehouse

E. **Proposed Use:** General Warehouse (No change)

F. **Future Land Use:** Commercial General (CG)

G. **Zoning District:** Heavy Commercial (CH)

H. **Flood Zone:** The subject parcel 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	CH	CG	General Warehouse
South	CH	CG	General Warehouse
East	M-1	IL	Automobile, Motorcycle, Farm Machinery, Tractor Trailer Dealership
West	CH	CG	Sewage Disposal, Solid Waste (private) borrow pit, marsh, mangrove, sand dune, swamp, waste land

III. **APPLICABLE CRITERIA / CONSIDERATIONS**

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

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

*It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.*

2. **Key Standards:**

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

**Primary Uses** – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Wholesale/Distribution (Class A); Storage/Warehouse (Class A); Temporary Lodging

**Secondary Uses** – Commercial Recreation; Residential; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space; Research/Development; Light Manufacturing/Assembly (Class A)

**Locational Characteristics** – This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit.

**Traffic Generation Characteristics** – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 487 trips per day per acre.

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

**Residential Use** – Shall not exceed twenty-four (24) dwelling units per acre.

**Residential Equivalent Use** – Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.

**Temporary Lodging Use** – Shall not exceed: (1) forty (40) units per acre; or (2) in the alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with Section 5.2.1.3 of the Countywide Plan Rules (2018).

**Non-Residential Use** – Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90, except as provided for in the "Special Rules" of the Countywide Plan Rules. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .33 and an ISR of .68

**Mixed Use** – Shall not exceed in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

**Other Standards** – Shall include the following:

**Acreage Limitations** – Institutional; Transportation/Utility Use - Shall not exceed a maximum of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses.

**Research/Development; Light Manufacturing/Assembly (Class A) Use** – Shall be allowed in the Commercial General (CG) land use category only on the basis of and pursuant to City standards which address the following criteria in relationship to the nature of the proposed use: neighboring uses and the character of the commercial area in which it is to be located; noise, solid waste and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions.

### 3. 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.1.4.3

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.

#### 4. Staff Analysis:

The subject right-of-way is not currently utilized for public access; however, there is an intention to provide Pinellas County with a utility easement to access their drainage infrastructure and retention pond west of the property. The proposed vacation of right-of-way would not affect existing or future utilities and does not function as either primary or secondary access to the parcel. Therefore, staff finds the request to be 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 Community Development Department using the City's online application, along with the required filing fee as outlined in the City of Pinellas Park Administrative Fee Schedule.*
- (B) *The applicant shall include with the application utility releases from the various affected utility companies and state agencies. 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.

**3. Staff Analysis:**

The Land Development Code does not include criteria pertaining to the approval or denial of applications to vacate rights-of-way. The Land Development Code 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 Land Development Code.

**C. 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 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 rights-of-way requirements per Section 18-1801 of the Land Development Code; and
2. The requested amendment is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.



Erica Lindquist, AICP, CFM  
Planning & Development Services Director

3/5/26

Date



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

3/4/2026

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:** Affidavit of Ownership
- Exhibit B:** Sketch and Legal Description
- Exhibit C:** Letters of No Objection
- Exhibit D:** Aerial Map
- Exhibit E:** Zoning Map
- Exhibit F:** Land Use Map
- Exhibit G:** Flood Insurance Rate Map

**AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

Gustavo Trejos

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

ADDRESS OR GENERAL LOCATION:

10606 49<sup>th</sup> St N, Clearwater, FL 33762

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

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

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

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

SIGNED (PROPERTY OWNER)

*[Handwritten signature]*

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 03/17/2023  
(Date)

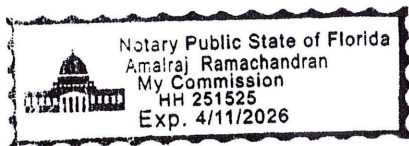
By Gustavo Trejos, President  
(Name of person acknowledging and title of position)

who is personally known to me or who has produced \_\_\_\_\_  
(Type of identification)

as identification and who did (did not) take an oath.

Amalraj Ramachandran Notary Public,  
(Name of Notary)

Commission No. HH 251525



(SEAL ABOVE)

*[Handwritten signature]*  
Notary Signature

# SKETCH & DESCRIPTION

## Legal Description

A PARCEL OF LAND LYING IN LOTS 46 AND 51, PINELLAS FARMS, PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS WAS FORMERLY A PART, IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE S00°04'42"W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 15.00 FEET; THENCE S89°59'29"W, A DISTANCE OF 60.16 FEET TO THE POINT OF BEGINNING; THENCE S89°59'29"W, ALONG THE SOUTH RIGHT OF WAY LINE OF 106TH AVENUE N, A DISTANCE OF 189.76 FEET; THENCE N00°11'23"E, A DISTANCE OF 15.00 FEET; THENCE N89°59'29"E, A DISTANCE OF 9.96 FEET; THENCE N00°07'05"E, A DISTANCE OF 15.00 FEET; THENCE N89°59'29"E, ALONG THE NORTH RIGHT OF WAY OF 106TH AVENUE N, A DISTANCE OF 179.77 FEET; THENCE S00°05'26"W, ALONG THE WEST RIGHT OF WAY OF 49TH STREET NORTH, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5542.87 SQUARE FEET OR 0.127 ACRES, MORE OR LESS.

1. BEARINGS ARE BASED ON THE WEST RIGHT OF WAY OF 49TH STREET NORTH, BEING S00°05'26"W, MEASURED PER GRID NORTH.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS IS NOT A SURVEY.

## SHEET 1 OF 2

REVISIONS	NO.	DATE	DESCRIPTION	BY
1				

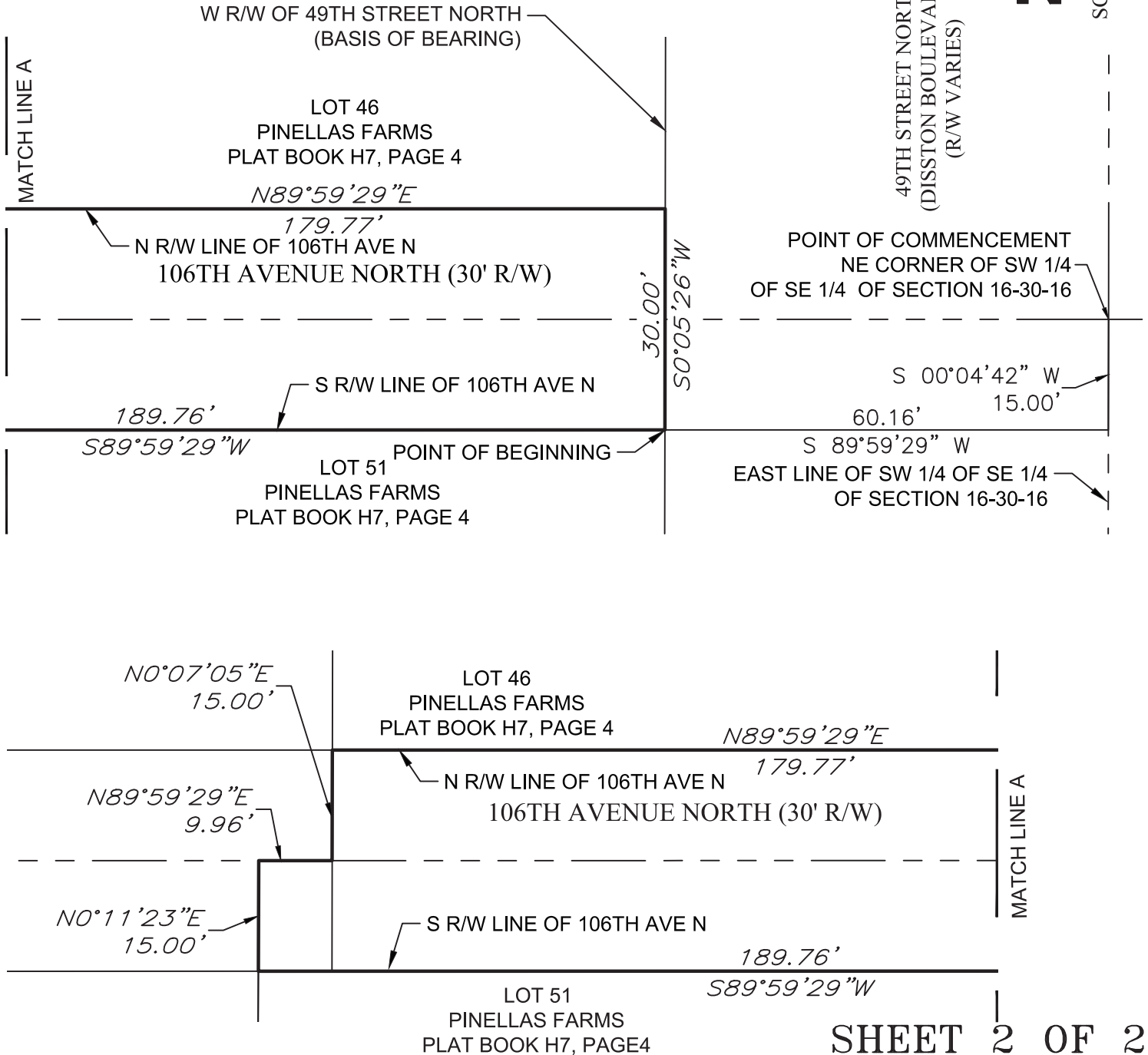
RIGHT OF WAY VACATION	SKETCH & LEGAL DESCRIPTION																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>PROJECT NO.</td><td style="text-align: center;">.</td></tr> <tr><td>DRAWING#</td><td style="text-align: center;">23085</td></tr> <tr><td>SCALE</td><td style="text-align: center;">.</td></tr> <tr><td>DRAWN</td><td style="text-align: center;">NVN</td></tr> <tr><td>DATE</td><td style="text-align: center;">.</td></tr> <tr><td>CHECKED/QC</td><td style="text-align: center;">KKM</td></tr> <tr><td>FIELD CREW</td><td style="text-align: center;">N/A</td></tr> <tr><td>BK. / PG.</td><td style="text-align: center;">N/A</td></tr> <tr><td>SURVEY DATE</td><td style="text-align: center;">N/A</td></tr> </table>		PROJECT NO.	.	DRAWING#	23085	SCALE	.	DRAWN	NVN	DATE	.	CHECKED/QC	KKM	FIELD CREW	N/A	BK. / PG.	N/A	SURVEY DATE	N/A
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<b>SUNCOAST LAND SURVEYING, INC.</b> 111 FOREST LAKES BOULEVARD OLDSMAR, FLORIDA 34677 LB 4513 BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM																			

<b>SURVEYOR'S CERTIFICATE</b> I hereby certify that the SKETCH AND DESCRIPTION depicted hereon was prepared under my RESPONSIBLE CHARGE on the date(s) shown, and meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, FLORIDA ADMINISTRATIVE CODE pursuant to Section 472.027, FLORIDA STATUTES.	
KYLE McCLUNG LS 7177	STATE OF Registered Surveyor 9/18/2025 DATE

# SKETCH & DESCRIPTION



SCALE 1"=20'



**SHEET 2 OF 2**

THIS IS NOT A SURVEY.

REVISIONS			
NO.	DATE	DESCRIPTION	BY

**SUNCOAST LAND SURVEYING, INC.**  
 111 FOREST LAKES BOULEVARD  
 OLDSMAR, FLORIDA 34677  
 PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM

**LB 4513**

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT

SKETCH & LEGAL DESCRIPTION	
PROJECT NO.	.
DRAWING#	23085
SCALE	.
DRAWN	NVN
DATE	.
CHECKED/QC	KKM
FIELD CREW	N/A
BK. / PG.	N/A
SURVEY DATE	N/A

**LEGEND**

R/W      RIGHT OF WAY



**Florida Gas Transmission Company**

An Energy Transfer/Kinder Morgan Affiliate

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

September 25, 2025

Jean Mandilik  
300 South Belcher Road  
Clearwater, Florida 33765

Re: Vacation Request – 10606 49<sup>th</sup> Street – 106<sup>th</sup> Right of Way Vacation

To Whom it May Concern:

Florida Gas Transmission Company, LLC (FGT) has **No Objection** to the vacation involving the property shown below. Our nearest pipeline is approximately 0.25 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



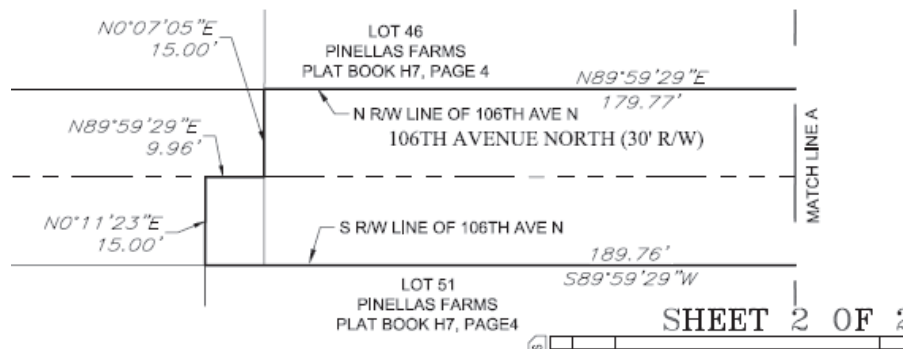
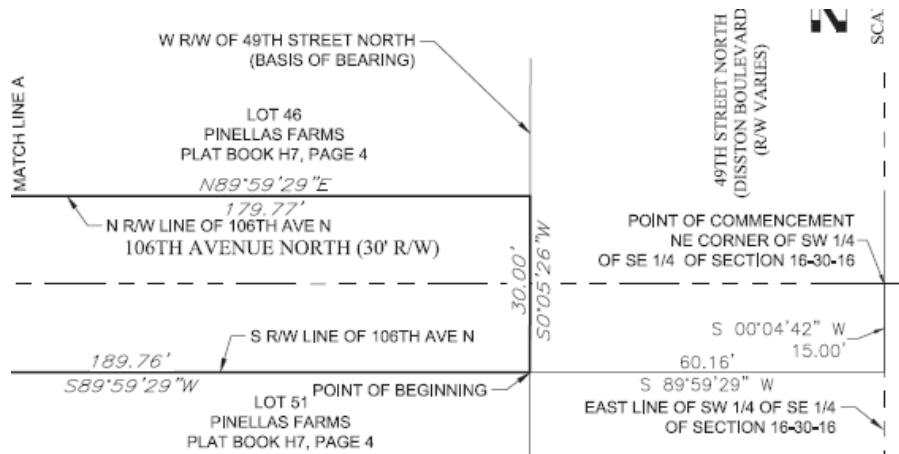
# Florida Gas Transmission Company

An Energy Transfer/Kinder Morgan Affiliate

2301 Lucien Way  
Suite 200  
Maitland, FL 32751

A PARCEL OF LAND LYING IN LOTS 46 AND 51, PINELLAS FARMS, PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS WAS FORMERLY A PART, IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE S00°04'42"W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 15.06 FEET; THENCE N89°59'14"W, A DISTANCE OF 60.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°59'14"W, A DISTANCE OF 179.78 FEET; THENCE N00°07'05"E, A DISTANCE OF 30.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 179.77 FEET; THENCE S00°05'26"W, ALONG THE WEST RIGHT OF WAY OF 49TH STREET NORTH, A DISTANCE OF 30.04 FEET TO THE POINT OF BEGINNING. CONTAINING 5396.78 SQUARE FEET OR 0.124 ACRES, MORE OR LESS.





# CITY OF LARGO

**Engineering Services Department**  
**Jerald Woloszynski, P.E. Director**

**Engineering Services Department Telephone: (727) 587-6713**  
**Engineering Services Department Fax: (727) 586-7413**

September 24, 2025

To: Aaron Petersen  
Assistant Community Development Administrator  
City of Pinellas Park  
6051 78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781

From: Ann H. Roche, PE, City of Largo Engineering

RE: **Letter of No Objection**  
**Right-of-Way Vacation**  
**10606 49th Street N, Pinellas Park, FL 33762**

Dear Mr. Petersen,

The referenced parcel and associated right-of-way is located within the City of Pinellas Park and is well outside of Largo's city limits and services, therefore, the City of Largo has no objection to the proposed right-of-way vacation.

If you have any questions or comments, please do not hesitate to contact me at (727) 587-6713, extension 4425.



9-24-2025

**Northside Engineering, Inc.**

Jean Mandilk

Project Manager

727-443-2869

300 South Belcher Road

Clearwater, Florida 33765

Attn: Jean Mandilk

Subject: Lots 46 & 51 of Plat Book 7 page 4 - 49<sup>th</sup> St. @ 106<sup>th</sup> 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 "D. Hamlin Jr.", is written over the word "Sincerely,".

David E. Hamlin Jr.

Construction Project Coordinator

WOW!

(678) 409-8721 Cell



10/01/2025

Housh Ghovaaee, CEO  
Northside Engineering  
Clearwater Office  
Clearwater, Florida 33765  
Tel: 727-443-2869

RE: REQUEST TO VACATE – Location 106<sup>th</sup> Avenue North ROW  
Pinellas County  
SEC. 16, TWN. 30S., RGE. 16E.

Dear Mr. Ghovaaee:

Thank you for forwarding the request for our review. Peoples Gas System, Inc. (“PGS”) does not object to the vacate of that certain ROW described on Exhibit A.

If you have any questions or concerns, you may contact me at [imorales@tecoenergy.com](mailto:imorales@tecoenergy.com). Thank you very much for your cooperation in this matter.

Sincerely,

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

Isabel M. Morales  
Real Estate Services

Attachment

**From:** [Wilson, Edward](#)  
**Sent on:** Thursday, September 25, 2025 6:52:59 AM  
**To:** [Jean Mandilk](#)  
**CC:** [Wilson, Edward](#)  
**Subject:** RE: 10606 49th Street - 106th Right of Way vacation

Hello, Waste Management has no objection to the applicant's request for vacation of an Easement. Our services are not impacted at this location, (10606 49th Street - 106th Right of Way vacation)

Request to Vacate Easement (vacation of easement - , 10606 49th Street - 106th Right of Way vacation)

**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:** Jean Mandilk <jean@northsideengineering.net>  
**Sent:** Wednesday, September 24, 2025 2:07 PM  
**To:** Wilson, Edward <EBWilson@wm.com>  
**Subject:** [EXTERNAL] RE: 10606 49th Street - 106th Right of Way vacation

Hello Edward: Northside Engineering is in the process of filing an application to vacate a portion of the 106<sup>th</sup> Ave right of way. The previous vacation done in 2018 did not incorporate a small portion of the right of way. Please reply to this email with your approval or objections. Thank you.

Sincerely,

*Jean*

**Northside** *Engineering, Inc.*

Jean Mandilk  
Project Manager  
727-443-2869  
300 South Belcher Road  
Clearwater, Florida 33765

---

**From:** Jean Mandilk  
**Sent:** Wednesday, September 24, 2025 2:02 PM  
**To:** [DL-FL-PIN-Construction@charter.com](mailto:DL-FL-PIN-Construction@charter.com)  
**Subject:** RE: 10606 49th Street - 106th Right of Way vacation

Hello Evan: Northside Engineering is in the process of filing an application to vacate a portion of the 106<sup>th</sup> Ave right of way. The previous vacation done in 2018 did not incorporate a small portion of the right of way. Please reply to this email

**From:** [Jean Mandilk](#)  
**Sent on:** Wednesday, September 24, 2025 2:42:52 PM  
**To:** [Krol, Michael](#)  
**Subject:** RE: [E] FW: 10606 49th Street - 106th Right of Way vacation

Thanks so much Michael for the quick response!

Sincerely,

**Jean**

**Northside** *Engineering, Inc.*

Jean Mandilk  
Project Manager  
727-443-2869  
300 South Belcher Road  
Clearwater, Florida 33765

---

**From:** Krol, Michael <michael.krol@verizon.com>  
**Sent:** Wednesday, September 24, 2025 2:36 PM  
**To:** Jean Mandilk <jean@northsideengineering.net>  
**Subject:** Re: [E] FW: 10606 49th Street - 106th Right of Way vacation

Jean,  
Verizon has no objection.

**verizon**

**Michael Krol**

Senior Engineer Spec-Outside Plant  
Wireline Access & Transport

M 8134104803  
7701 E Telecom Pkwy  
Temple Terrace, FL 33637



On Wed, Sep 24, 2025 at 2:19 PM Jean Mandilk <[jean@northsideengineering.net](mailto:jean@northsideengineering.net)> wrote:

Hello Michael: Northside Engineering is in the process of filing an application to vacate a portion of the 106<sup>th</sup> Ave right of way. The previous vacation done in 2018 did not incorporate a small portion of the right of way. Please reply to this email with your approval or objections. Thank you.

Sincerely,

**Jean**

**Northside** *Engineering, Inc.*

**From:** [Snyder, Derrick A](#)

**Sent on:** Wednesday, October 15, 2025 5:59:43 PM

**To:** [Jean Mandilk](#)

**Subject:** RE: [EXTERNAL] FW: 10606 49th Street - 106th Right of Way vacation

Terribly sorry for making you wait, Spectrum has reviewed and found no objection to the vacate as described in this email and sketch. Please let this email serve as our letter of no objection. Thank you for patience.

# Spectrum

**Derrick Snyder** | Construction Supervisor | (727) 329-2041  
700 Carillon Pkwy | St Petersburg, FL 33716

---

**From:** Jean Mandilk <jean@northsideengineering.net>

**Sent:** Wednesday, October 15, 2025 2:14 PM

**To:** Snyder, Derrick A <Derrick.Snyder@charter.com>

**Subject:** RE: [EXTERNAL] FW: 10606 49th Street - 106th Right of Way vacation

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

Hi Derrick – any update on this?

Sincerely,

*Jean*

**Northside** *Engineering, Inc.*

Jean Mandilk

Project Manager

727-443-2869

300 South Belcher Road

Clearwater, Florida 33765

---

**From:** Jean Mandilk

**Sent:** Thursday, October 9, 2025 2:47 PM

**To:** 'Snyder, Derrick A' <[Derrick.Snyder@charter.com](mailto:Derrick.Snyder@charter.com)>

**Subject:** RE: [EXTERNAL] FW: 10606 49th Street - 106th Right of Way vacation

Ok great – do keep in mind the the vacation has already gone through back in 2018, however, a small portion of 106<sup>th</sup> Ave needs to be included in the vacation because the owner bought the adjacent parcel to the south. Thanks for letting me know.

Sincerely,

*Jean*

**Northside** *Engineering, Inc.*

**From:** [Riendeau, Lisandra](#)  
**Sent on:** Thursday, September 25, 2025 9:02:51 AM  
**To:** [Jean Mandilk](#)  
**Subject:** RE: 10606 49th Street - 106th Right of Way vacation

Good Morning Jean,

Since 49<sup>th</sup> Street N is a county road and not adjacent to a state road, an approval or objection is not need from the State.



Florida Department  
of Transportation  
District Seven

*Lisandra Riendeau, FCCM*

*Right of Way Agent III - Project Manager  
11201 N McKinley Drive  
Tampa, FL 33612  
Office: 813-975-6709  
Mobile: 813-422-8851  
[Lisandra.Riendeau@dot.state.fl.us](mailto:Lisandra.Riendeau@dot.state.fl.us)*

---

**From:** Jean Mandilk <[jean@northsideengineering.net](mailto:jean@northsideengineering.net)>  
**Sent:** Wednesday, September 24, 2025 2:24 PM  
**To:** Riendeau, Lisandra <[Lisandra.Riendeau@dot.state.fl.us](mailto:Lisandra.Riendeau@dot.state.fl.us)>  
**Subject:** FW: 10606 49th Street - 106th Right of Way vacation

**EXTERNAL SENDER:** Use caution with links and attachments.

Hello Lisandra: Northside Engineering is in the process of filing an application to vacate a portion of the 106<sup>th</sup> Ave right of way. The previous vacation done in 2018 did not incorporate a small portion of the right of way. Please reply to this email with your approval or objections. Thank you.

Sincerely,

*Jean*

**Northside** *Engineering, Inc.*

Jean Mandilk  
Project Manager  
727-443-2869  
300 South Belcher Road  
Clearwater, Florida 33765

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FRONTIER

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

9/30/2025

Attn: Jean Mandilk  
Project Manager  
Northside Engineering Inc.  
300 S Belcher Rd  
Clearwater, FL 33765

RE: Vacation of Right-of-Way – 10606 49<sup>th</sup> St N, Clearwater, FL (106<sup>th</sup> Ave N ROW)

Dear Ms. Mandilk,

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.

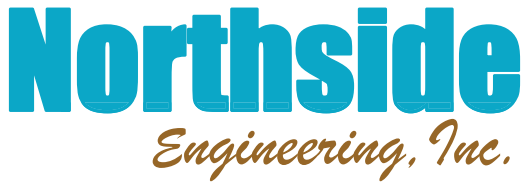
Frontier has facilities in the area of your proposed construction. Prepayment is required to markup a set of construction plans in order to confirm and accurately depict Frontier facilities. There will also be a reimbursement of all costs required for relocation/adjustments of Frontier facilities needed 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



September 24, 2025

Frontier Communications  
3712 Walnut Street  
Tampa, FL 33607

Attn: Stephen Waidley

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:

A PARCEL OF LAND LYING IN LOTS 46 AND 51, PINELLAS FARMS, PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS WAS FORMERLY A PART, IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE S00°04'42"W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 15.06 FEET; THENCE N89°59'14"W, A DISTANCE OF 60.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°59'14"W, A DISTANCE OF 179.78 FEET; THENCE N00°07'05"E, A DISTANCE OF 30.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 179.77 FEET; THENCE S00°05'26"W, ALONG THE WEST RIGHT OF WAY OF 49TH STREET NORTH, A DISTANCE OF 30.04 FEET TO THE POINT OF BEGINNING. CONTAINING 5396.78 SQUARE FEET OR 0.124 ACRES, MORE OR LESS.

Please review and comment whether your company has any objections to this proposed vacation to the address listed below or email - Housh@northsideengineering.net

Sincerely,

A handwritten signature in blue ink, appearing to read "Housh Ghovae", written over a faint, larger version of the signature.

Housh Ghovae, CEO  
Northside Engineering

**Clearwater Office**  
300 South Belcher Road  
Clearwater, Florida 33765  
727-443-2869

[housh@northsideengineering.net](mailto:housh@northsideengineering.net)  
[sandy@northsideengineering.net](mailto:sandy@northsideengineering.net)

*Civil ~ Land Planning ~ Due Diligence Report*  
*Re-Zoning, Land Use & Annexation*  
*Stormwater Management ~ Utility Design*  
*Traffic ~ Construction Administration*

[www.northsideengineering.net](http://www.northsideengineering.net)

**Nashville Office**  
601 River Peral Place  
Nashville, Tennessee 37207  
727-709-0943

[housh@northsideengineering.net](mailto:housh@northsideengineering.net)  
[sandy@northsideengineering.net](mailto:sandy@northsideengineering.net)





## Building & Development Review Services

February 10, 2026

Attention: Jean Mandilk  
Northside Engineering Inc.  
300 South Belcher Road  
Clearwater, Florida 33765

Site Addresses:  
10606 49<sup>th</sup> Street  
Pinellas Park, FL. 33762

Re: Letter of No Objection for the proposed vacation of a portion of 106<sup>th</sup> Avenue N, located in Lots 46 and 51 as shown on the plat of PINELLAS FARMS, (Hillsborough Plat Book 7, page 4), 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 106<sup>th</sup> Avenue N, located in Lots 46 and 51 as shown on the plat of PINELLAS FARMS, (Hillsborough Plat Book 7, page 4), Pinellas County, Florida.

Pinellas County Public Work's has confirmed that there are existing County stormwater facilities within the area. Specifically, two County-owned pipes that extend from 49th Street North to the wetland located east of the subject property, serving as active components of the drainage system.

Given the presence of this infrastructure, Public Work's Stormwater's primary concern is ensuring that the County's drainage function is preserved and that permanent access is maintained for inspection, maintenance, repair, and potential future replacement. Appropriate recorded easements must be established to protect both the infrastructure and unobstructed maintenance access for County personnel and equipment. Additionally, existing overland flow patterns toward the wetland must remain unimpeded. The minimum request is 20', the preferred is 25', therefore until these requests are incorporated, Pinellas County objects to the proposed right-of-way-vacation.

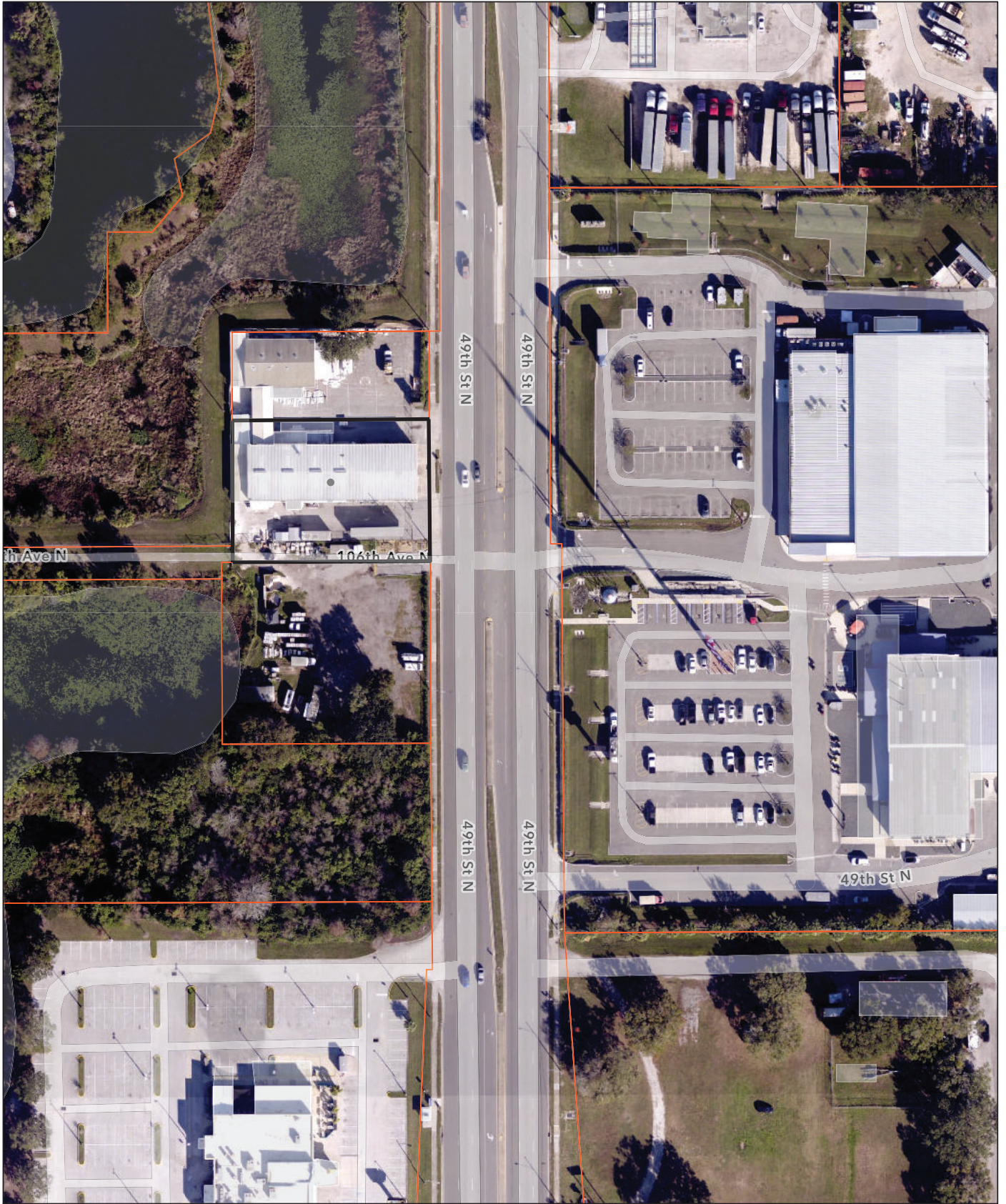
If you have any questions, or if we may be of further assistance, please feel free to contact me at (727) 464-5240.

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](http://www.pinellascounty.org)

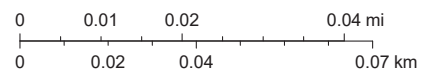
# Exhibit D: Aerial Map



1/8/2026, 11:32:12 AM

- Pinellas Park
- Parcels
- Aerials 2024
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

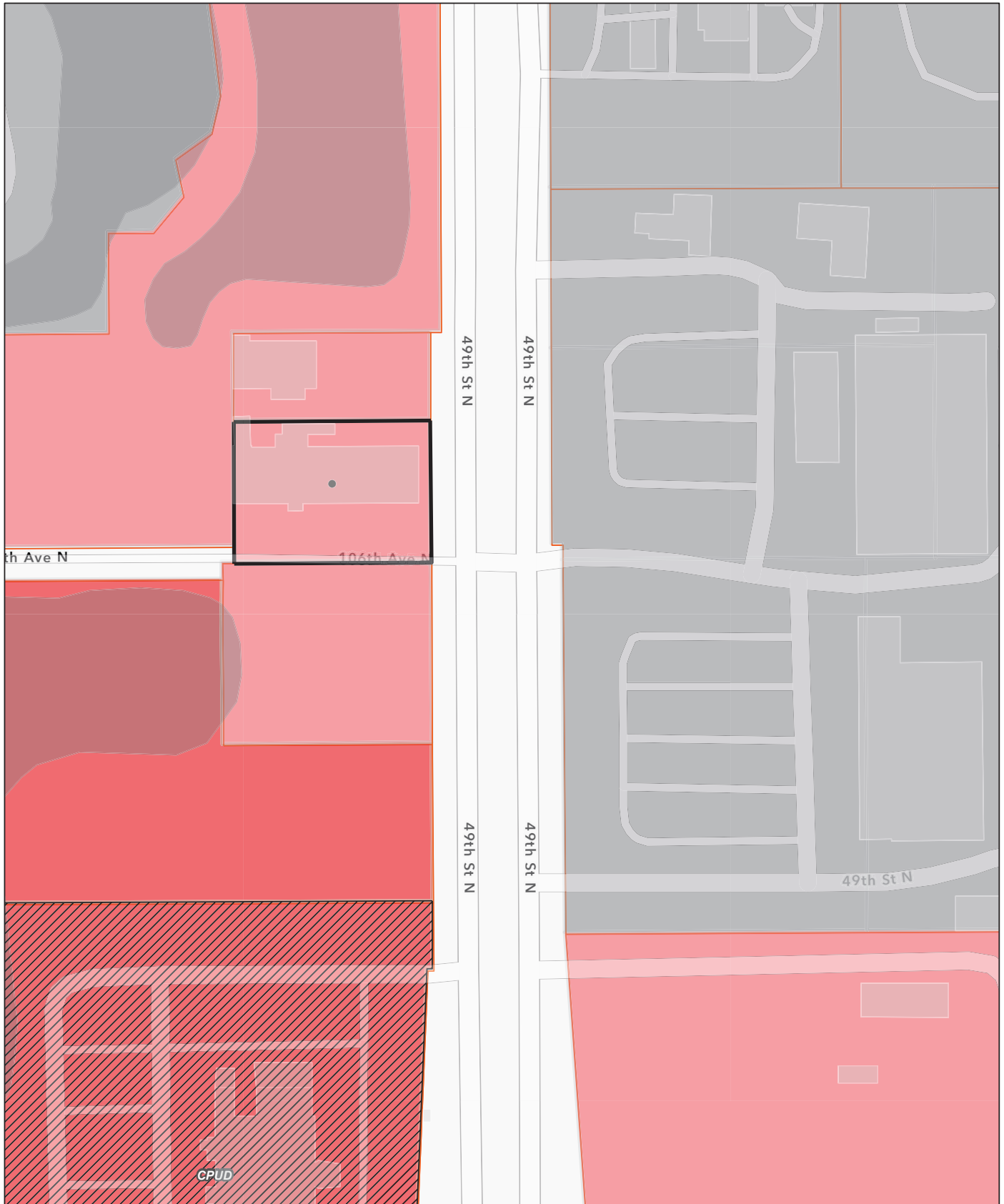
1:1,128



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ArcGIS Web AppBuilder

# Exhibit E: Zoning Map

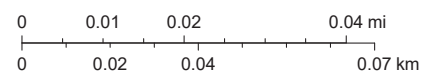


1/8/2026, 11:30:07 AM

Zoning (Pinellas Park)

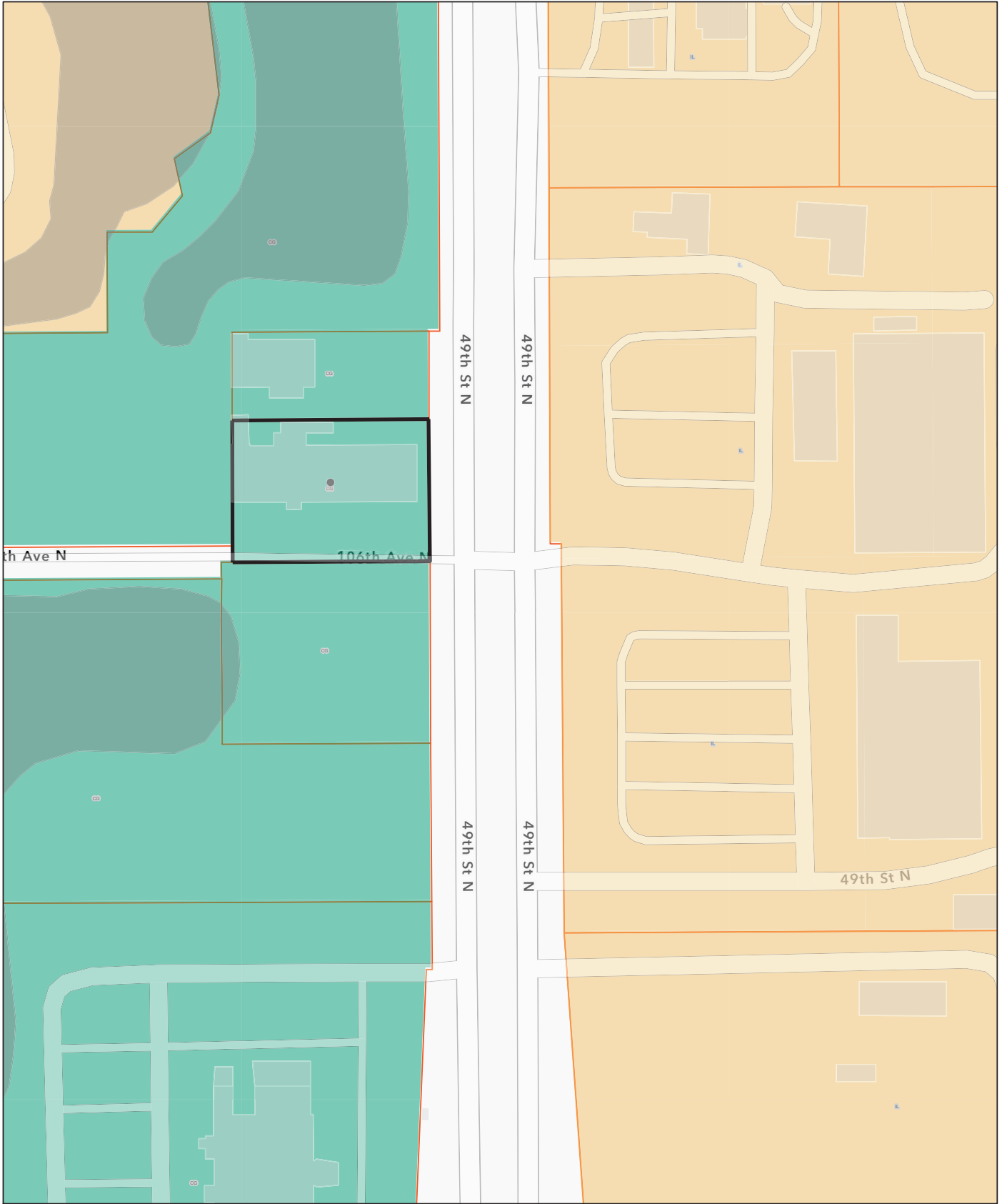
- Commercial General - B-1
- Heavy Commercial - CH
- Light Industrial - M-1
- Pinellas Park
- Zoning Overlay District
- CPUD
- Parcels

1:1,128



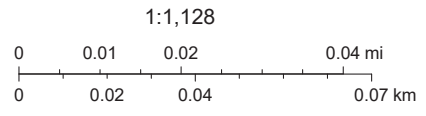
Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

# Exhibit F: Land Use Map



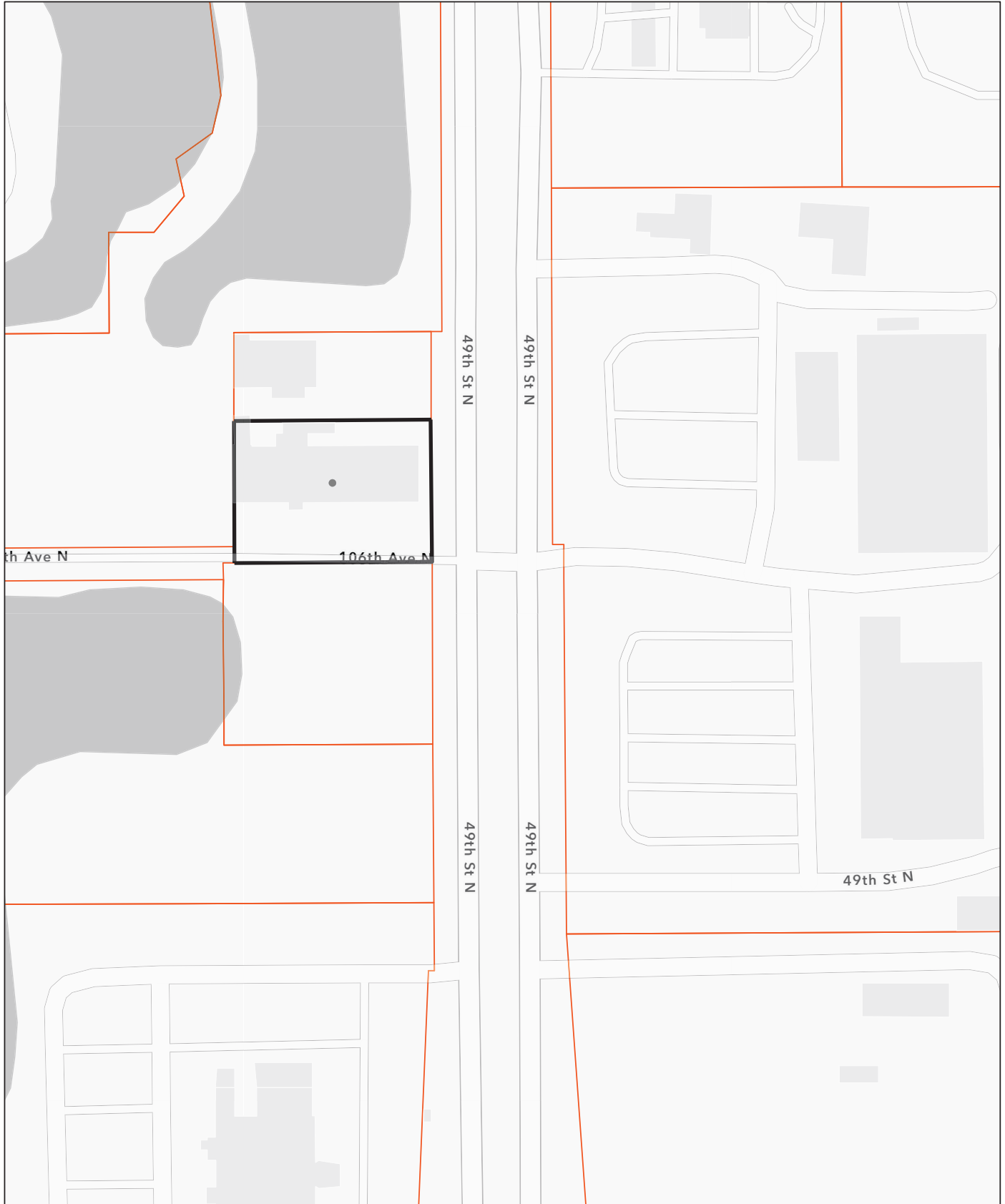
1/8/2026, 11:30:49 AM  
Land Use (Pinellas Park)

-  Commercial General - CG
-  Industrial Limited - IL
-  Pinellas Park
-  Parcels



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# Exhibit C: Flood Insurance Rate Map

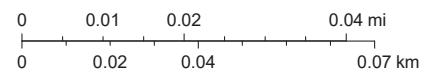


1/8/2026, 11:31:30 AM

FEMA Flood Hazard Areas

- Area of Minimal Flood Hazard (X)
- Pinellas Park
- Parcels

1:1,128



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