

RESOLUTION NO. 2026-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 RECORDING IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE. (VAC-0525-00004; Bayside Business Park, LLC).

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

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

**WHEREAS**, City staff has recommended to City Council that said 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**, on September 11, 2025, the City Council of the City of Pinellas Park approved Resolution 2025-11 as recorded in Pinellas County Official Records Book 23308, pages 2283-2286, a resolution vacating a right-of-way adjacent to 11203 49th Street North based on the foregoing; and

**WHEREAS**, after approval it was determined that Exhibit A of Resolution 2025-11 contained an accurate depiction of the request, but had an incorrect legal description of that portion of the right-of-way proposed to be vacated; and

**WHEREAS**, due to this scrivener's error, the petitioner, City staff, and City Council desire 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**, 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 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 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 2025-11.

**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.

\_\_\_\_\_  
Sandra L. Bradbury  
MAYOR

ATTEST:

\_\_\_\_\_  
Jennifer R. Carfagno, MMC

CITY CLERK

**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 SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, N00°11'31"E, 598.50 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
2	10/30/2025	CORRECTED POC

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	SHEET NUMBER	1 OF 2	SKETCH DATE	05/13/2025	FILE NAME	24-005.DWG

# SKETCH OF DESCRIPTION: NOT A SURVEY

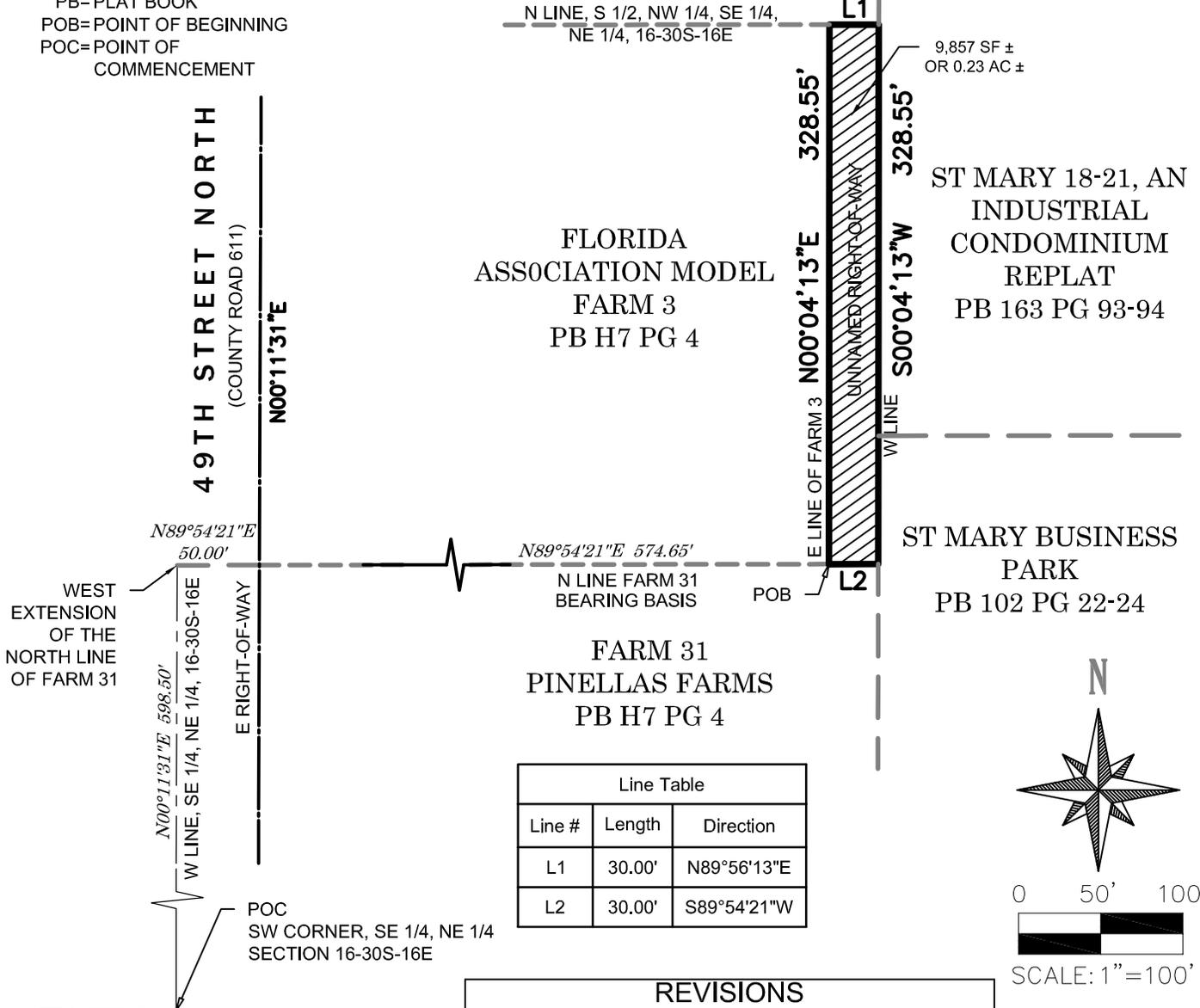
SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST

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



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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



Prepared by: Todd Biron  
Senior Planner

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 RECORDING IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.
- G. **PARC Meeting:** July 8, 2025
- H. **Public Hearings:**
  - P&Z Hearing Date:** January 15, 2026
  - Advertising Date:** December 23, 2025
  - City Council Hearing Date:** February 12, 2026
  - Advertising Date:** January 28, 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, 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. On September 11, 2025, the City Council of the City of Pinellas Park approved Resolution 2025-11 as recorded in Pinellas County Official Records Book 23308, pages 2283-2286, a resolution vacating a right-of-way adjacent to 11203 49th Street North. After approval it was determined that Exhibit A of Resolution 2025-11 contained an accurate depiction of the request, but had an incorrect legal description of that portion of the right-of-way proposed to be vacated. Due to this scrivener's error, City staff and City Council desire 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. Aside from the correction of the legal description in Exhibit A, there were no other changes made.
- 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

12/16/25  
Date



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

12/17/2025  
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"**

**Sketch and Legal Description**

**SURVEYOR'S REPORT**

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4. LEGAL DESCRIPTION PREPARED BY BULLSEYE SURVEYING, INC.

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REVISIONS		
#	DATE	DETAILS
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BULLSEYE SURVEYING, INC.	LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088	  _____ GEORGE R. MARTIN PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER LS 6019 STATE OF FLORIDA	THIS SKETCH & DESCRIPTION AND THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, THE SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER	SCALE	N/A	SHEET NUMBER	1 OF 2	SKETCH DATE	05/13/2025	FILE NAME	24-005.DWG

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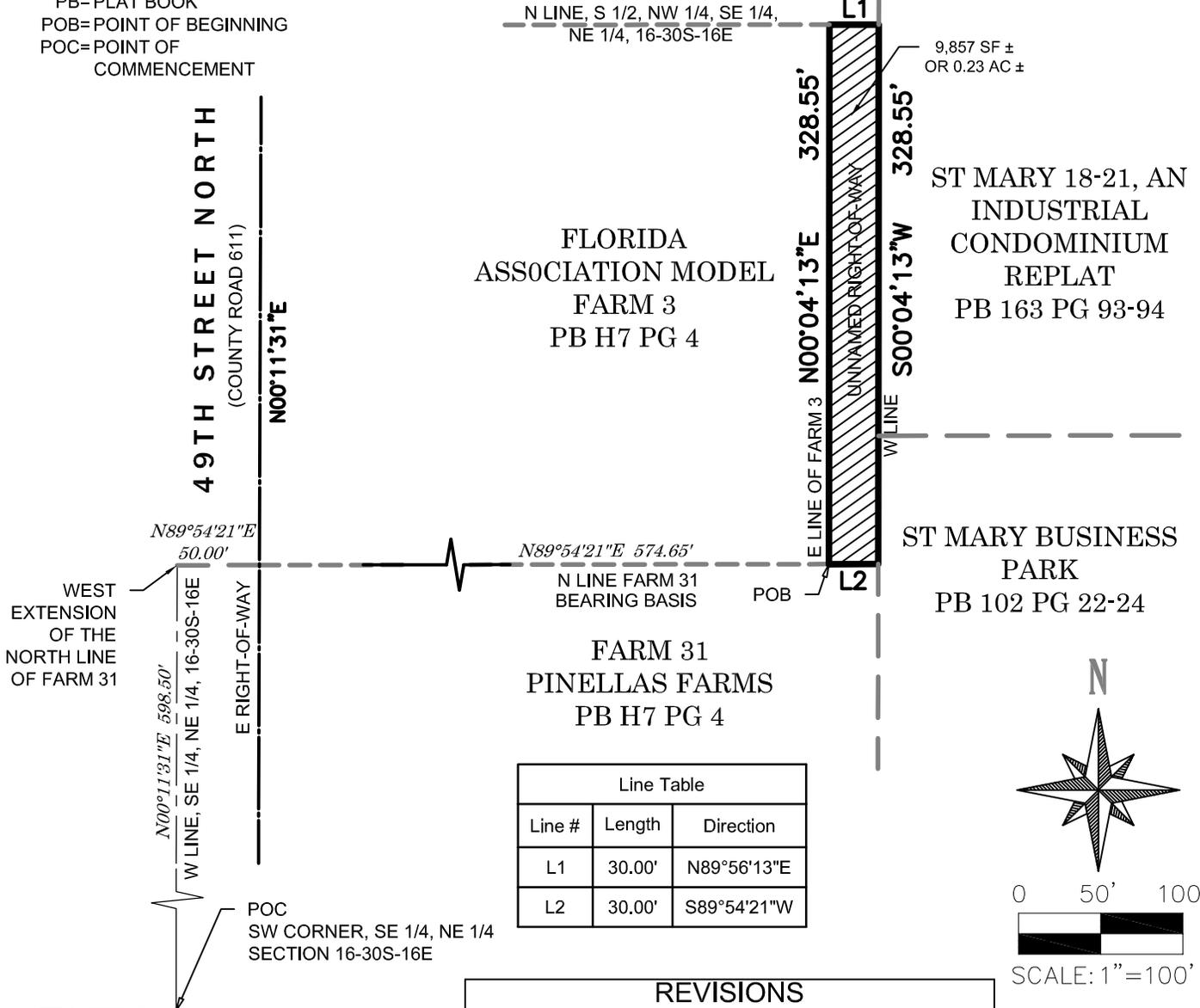
SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST

PINELLAS COUNTY, FLORIDA

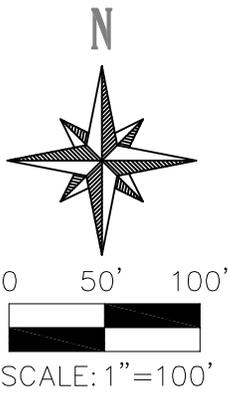
## ABBREVIATIONS

### DENOTES

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



Line Table		
Line #	Length	Direction
L1	30.00'	$N89^{\circ}56'13''E$
L2	30.00'	$S89^{\circ}54'21''W$



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			<p>SCALE</p> <p>1"=100'</p>
			<p>FILE NAME</p> <p>24-005.DWG</p>

# Exhibit B

4

Book 17  
Page 4

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 19 06

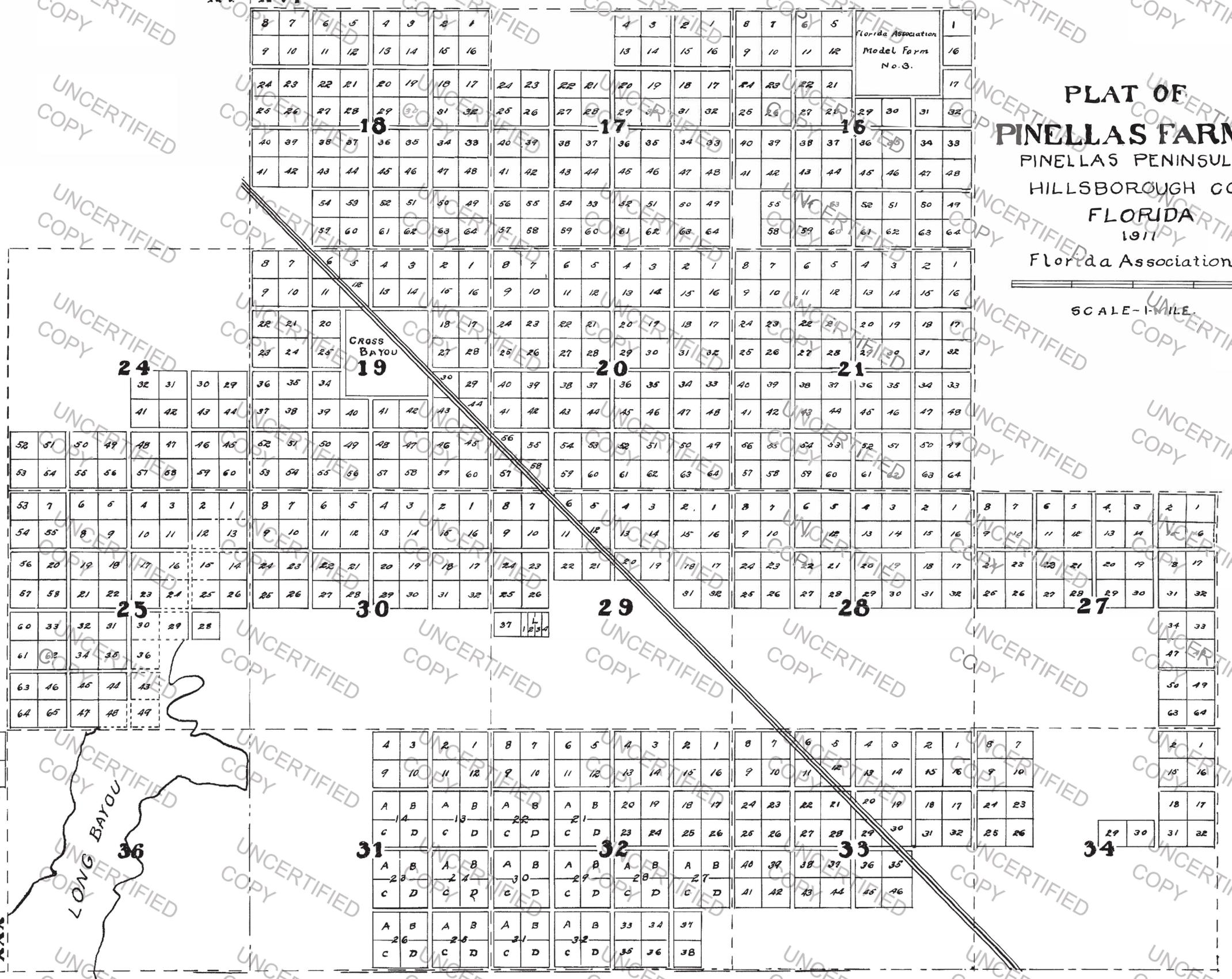
RICHARD AKE CLERK  
*Richard Ake* DEPUTY CLERK



XV XVI

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

SCALE - 1 MILE



2 1  
3 4  
Sec. 35.

XXX



**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



Date: June 10, 2025

Re: Request to Vacate Right of Way - 11203 49th St N, Clearwater, FL 33762

XXX Charter Communications has no objections in the request to vacate the Right of Way as indicated.

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

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

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

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

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

**NOTES:** see display of location included.

Sincerely,

A handwritten signature in blue ink that reads "Jeremy K. Cornette".

Jeremy Cornette  
Construction Manager  
Charter Communications  
Pinellas County  
Phone 941-345-1348 \_\_\_\_\_





Jun. 16, 2025

Via email: [baysidebizpark@gmail.com](mailto: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 49<sup>th</sup> 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	THIS SKETCH & DESCRIPTION AND THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, THE SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER	SCALE N/A	SHEET NUMBER 1 OF 2	SKETCH DATE 05/13/2025	FILE NAME 24-005.DWG
						

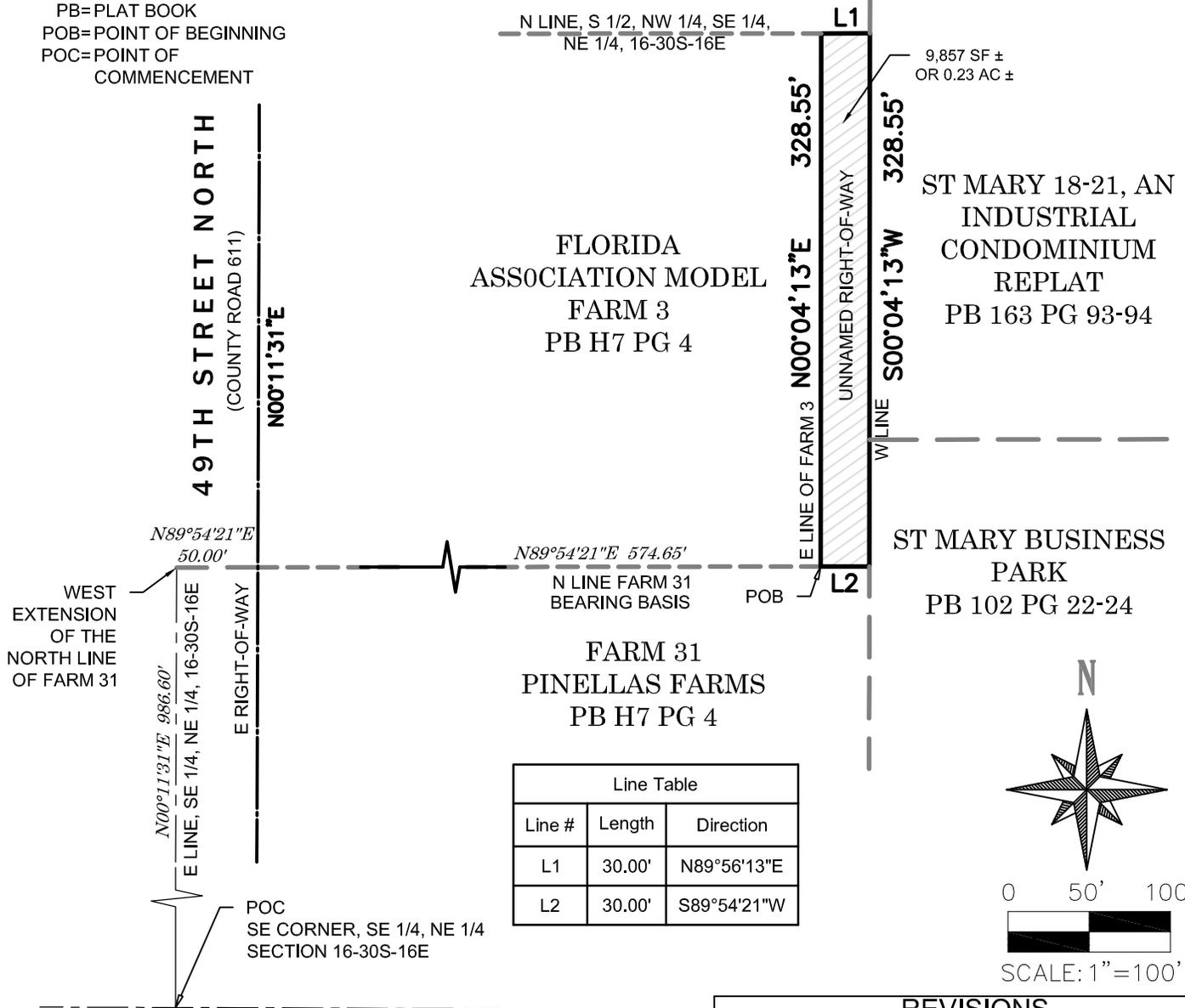
# SKETCH OF DESCRIPTION: NOT A SURVEY

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

## ABBREVIATIONS

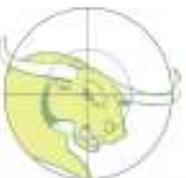
### DENOTES

- 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 18<sup>th</sup> St SW  
Largo, FL 33770

Re: Vacation Request – 11203 49<sup>th</sup> 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](mailto:stephen.waidley@ftr.com)

5/30/2025

Attn: Connor Shaughnessy  
Bayside Business Park, LLC  
1114 18<sup>th</sup> St SW  
Largo, FL 33770  
[baysidebizpark@gmail.com](mailto:baysidebizpark@gmail.com)

RE: Vacation of a Portion of Right-of-Way – 30' wide ROW in rear of 11201 49<sup>th</sup> 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

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

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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](mailto: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

RESOLUTION OF PARTIAL VACATION OF PINELLAS FARMS  
 DIVISION HAS BEEN RECORDED IN BOOK 4667 PAGE 1740  
 3-9-78  
 HARBOR HILLBOROUGH Clerk of the Circuit Court  
 Patricia Burke Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF PINELLAS FARMS  
 DIVISION HAS BEEN RECORDED IN BOOK 4552 PAGE 1270  
 4-11-77  
 HARBOR HILLBOROUGH Clerk of the Circuit Court  
 Patricia Burke Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF PINELLAS FARMS  
 DIVISION HAS BEEN RECORDED IN BOOK 4366 PAGE 905  
 1-7-76  
 HARBOR HILLBOROUGH Clerk of the Circuit Court  
 Patricia Burke Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF PINELLAS FARMS  
 DIVISION HAS BEEN RECORDED IN BOOK 3642 PAGE 286  
 10-14-77  
 HARBOR HILLBOROUGH Clerk of the Circuit Court  
 Patricia Burke Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF PINELLAS FARMS  
 DIVISION HAS BEEN RECORDED IN BOOK 3536 PAGE 313  
 5-7-77  
 HARBOR HILLBOROUGH Clerk of the Circuit Court  
 Patricia Burke Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF PINELLAS FARMS  
 DIVISION HAS BEEN RECORDED IN BOOK 4720 PAGE 1753  
 7-10-78  
 HARBOR HILLBOROUGH Clerk of the Circuit Court  
 Patricia Burke Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF PINELLAS FARMS  
 DIVISION HAS BEEN RECORDED IN BOOK 4654 PAGE 106  
 5-31-77  
 HARBOR HILLBOROUGH Clerk of the Circuit Court  
 Patricia Burke Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF PINELLAS FARMS  
 DIVISION HAS BEEN RECORDED IN BOOK 4383 PAGE 1272  
 3-1-76  
 HARBOR HILLBOROUGH Clerk of the Circuit Court  
 Patricia Burke Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF PINELLAS FARMS  
 DIVISION HAS BEEN RECORDED IN BOOK 4290 PAGE 165  
 5-20-75  
 HARBOR HILLBOROUGH Clerk of the Circuit Court  
 Patricia Burke Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF PINELLAS FARMS  
 DIVISION HAS BEEN RECORDED IN BOOK 3538 PAGE 308  
 5-11-77  
 HARBOR HILLBOROUGH Clerk of the Circuit Court  
 Patricia Burke Deputy Clerk

**AREA REQUESTED TO BE VACATED.**

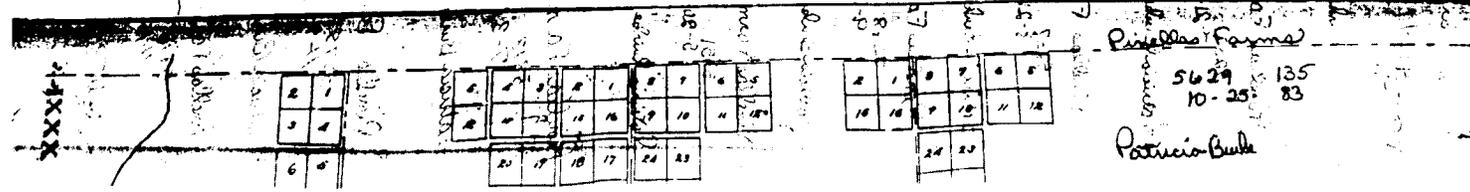
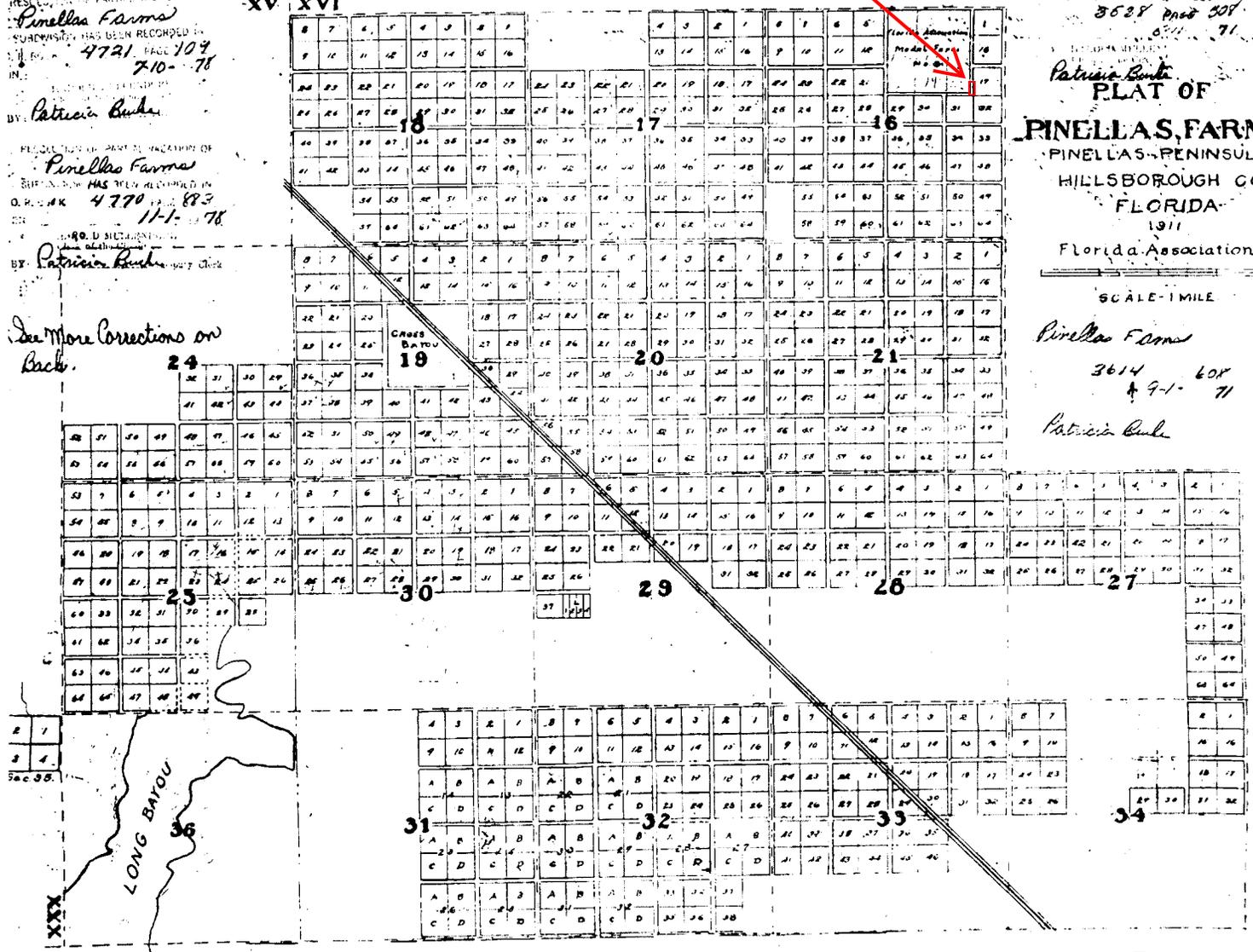
RESOLUTION OF PARTIAL VACATION OF PINELLAS FARMS  
 DIVISION HAS BEEN RECORDED IN BOOK 4721 PAGE 109  
 7-10-78  
 HARBOR HILLBOROUGH Clerk of the Circuit Court  
 Patricia Burke Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF PINELLAS FARMS  
 DIVISION HAS BEEN RECORDED IN BOOK 4770 PAGE 83  
 11-1-78  
 HARBOR HILLBOROUGH Clerk of the Circuit Court  
 Patricia Burke Deputy Clerk

PLAT OF PINELLAS FARMS  
 PINELLAS PENINSULA  
 HILLSBOROUGH CO. FLORIDA  
 1911  
 Florida Association  
 SCALE - 1 MILE

Pinellas Farms  
 3614 60X  
 9-1-71  
 Patricia Burke

See More Corrections on Back.



# 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., 603.63 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 15<sup>th</sup> DAY OF FEBRUARY, 1989

Cecil W. Bradbury  
MAYOR

APPROVED

BY THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS 15<sup>th</sup> 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.

June M. Kolar  
ACTING CITY MANAGER

APPROVED

BY THE CITY ENGINEER OF THE CITY OF PINELLAS PARK, PINELLAS, FLORIDA THIS 10<sup>th</sup> DAY OF FEB, 1989

James W. Holted  
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 - GIHLS & COMMONWEALTH COMPANY, LIMITED, A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA.

OWNER: ST. MARY PROPERTY COMPANY, LIMITED  
FORMERLY - GIHLS & COMMONWEALTH COMPANY, LIMITED, A DELAWARE CORPORATION.

Lucia M. Garcia  
WITNESS

Robin A. Wilson  
ROBIN A. WILSON  
(PRESIDENT)

Alberto  
WITNESS

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

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

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. Curran  
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

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 1233 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 24 DAY OF February, 1989 @ 4:45 PM

KARLEEN F. DEBLAKER, CLERK  
PINELLAS COUNTY, FLORIDA

BY: Bladys E. Hays  
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  
O.R. BOOK 7614 PAGE 11033  
ON 7/3 19 91  
KARLEEN F. DEBLAKER  
Clerk of the Circuit Court  
By: Joann McNeil Deputy Clerk

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

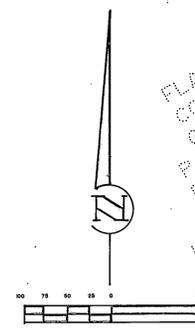
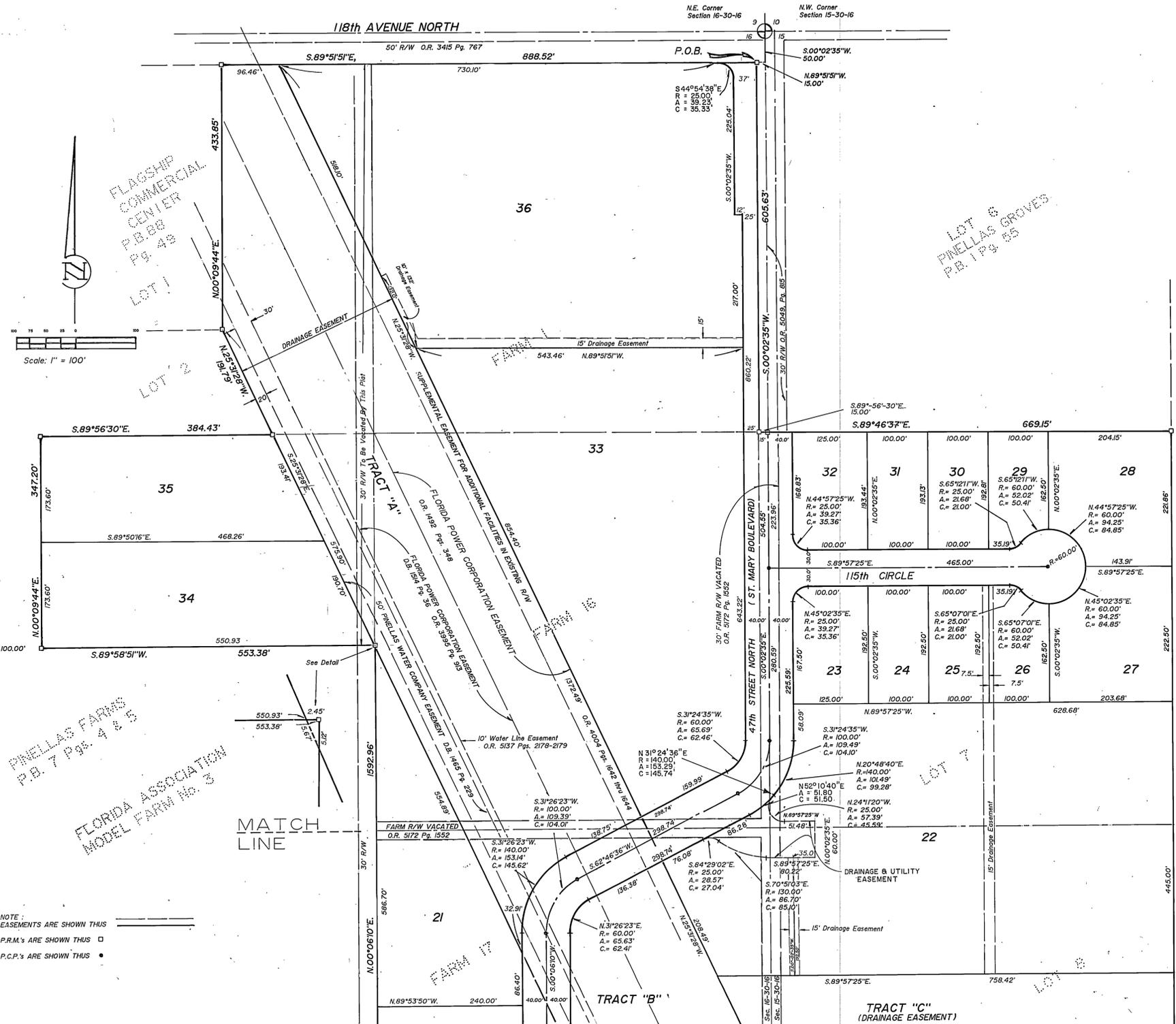
RESOLUTION OF PARTIAL VACATION OF

St. Mary Business Park  
SUBDIVISION HAS BEEN RECORDED IN  
O.R. BOOK 7614 PAGE 1033  
ON 3-10 19 90  
KARLEEN F. DEBLAKER  
Clerk of the Circuit Court  
By: Joanne Baird 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



FLAGSHIP COMMERCIAL CENTER P.B. 88 Pgs. 4 & 5  
LOT 1  
LOT 2  
PINELLAS FARMS P.B. 7 Pgs. 4 & 5  
FLORIDA ASSOCIATION MODEL FARM No. 3

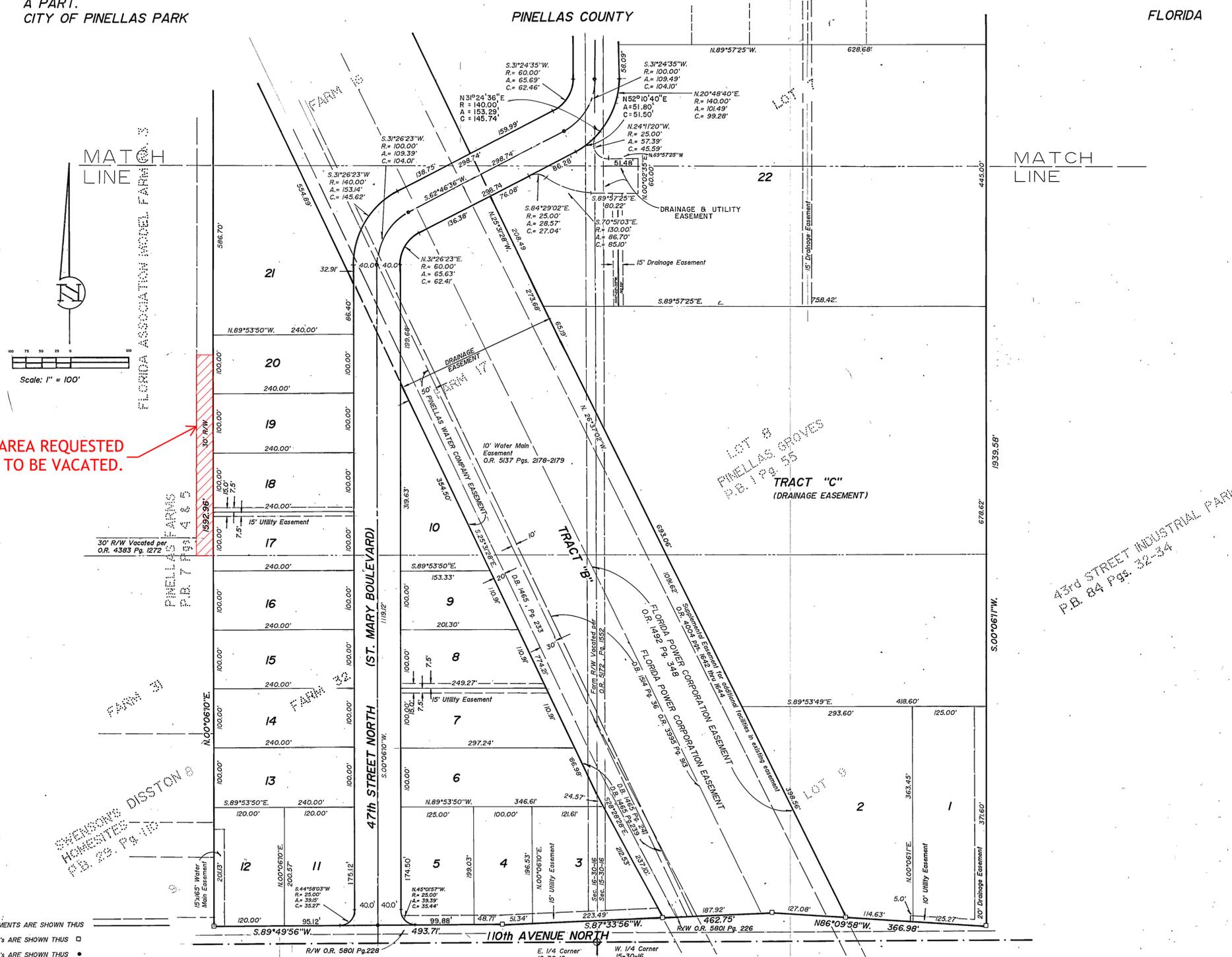
LOT 6  
PINELLAS GROVES P.B. 1 Pgs. 55

LOT 7  
43rd STREET INDUSTRIAL PARK P.B. 84 Pgs. 32-34

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

# 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 1,6,17,32 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



AREA REQUESTED TO BE VACATED.

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



## Building & Development Review Services

June 17,2025

Attention- Conner Shaughnessy  
Email- [baysidebizpark@gmail.com](mailto: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](http://www.Pinellas.gov)

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**Right of Way Vacation**

3 messages

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**Conner Shaughnessy** <baysidebizpark@gmail.com>

Thu, May 29 at 3:10 PM

To: randy@ppwmd.com &lt;randy@ppwmd.com&gt;

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](mailto: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>  
To: Conner Shaughnessy <baysidebizpark@gmail.com>

Thu, May 29 at 3:30 PM

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]

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**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](mailto:baysidebizpark@gmail.com)>

**Sent:** Thursday, May 29, 2025 3:11 PM

**To:** Randy Roberts <[randy@ppwmd.com](mailto:randy@ppwmd.com)>

**Subject:** Right of Way Vacation

Dear Utility Provider:

[Quoted text hidden]

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

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**Thompson, Cheyenne** <CThompson2@tecoenergy.com>

Wed, Jun 4 at 8:47 AM

To: Conner Shaughnessy &lt;baysidebizpark@gmail.com&gt;

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](mailto:CThompson2@tecoenergy.com)

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

Cell Phone: 813-743-7164



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

**To:** Conner Shaughnessy <[baysidebizpark@gmail.com](mailto:baysidebizpark@gmail.com)>  
**Cc:** Thompson, Cheyenne <[CThompson2@tecoenergy.com](mailto: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*



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**From:** Conner Shaughnessy <[baysidebizpark@gmail.com](mailto:baysidebizpark@gmail.com)>  
**Sent:** Tuesday, June 3, 2025 6:16 PM  
**To:** Domning, Joan <[JDomning@tecoenergy.com](mailto: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](mailto: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](mailto: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](mailto: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

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**Right of way vacation**

5 messages

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**Conner Shaughnessy** <baysidebizpark@gmail.com>

Thu, May 29 at 3:12 PM

To: &lt;joseph.coppola@verizon.com&gt;

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](mailto: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

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**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



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**RE: Right of way Vacation PINELLAS PARK**

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**Wilson, Edward** <EBWilson@wm.com>

Fri, May 30 at 8:45 AM

To: Conner Shaughnessy &lt;baysidebizpark@gmail.com&gt;

Cc: Wilson, Edward &lt;EBWilson@wm.com&gt;

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](mailto:ebwilson@wm.com)

C (813) 267-6750

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



---

**From:** Conner Shaughnessy <[baysidebizpark@gmail.com](mailto:baysidebizpark@gmail.com)>  
**Sent:** Thursday, May 29, 2025 3:10 PM  
**To:** Wilson, Edward <[EBWilson@wm.com](mailto: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](mailto: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](mailto:baysidebizpark@gmail.com)  
207-730-2473

Attn. Conner Shaughnessy

Subject : 11203 49<sup>th</sup> St. N. Clearwater FL. 33762

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

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

Please refer any further correspondence to:

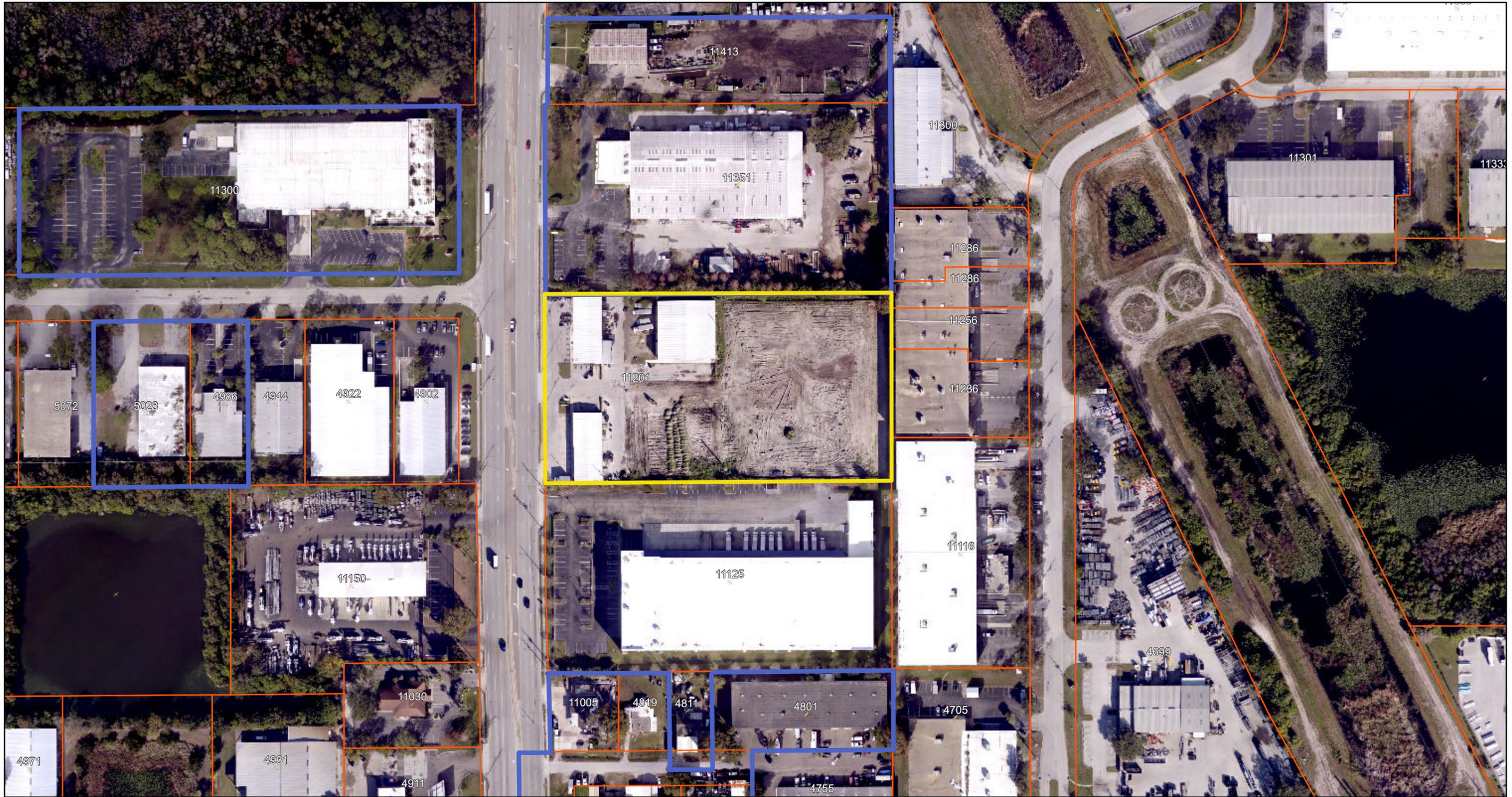
**WOW!  
Dave Hamlin  
Construction Coordinator  
3001 Gandy Blvd. N.  
Pinellas Park, FL 33782**

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

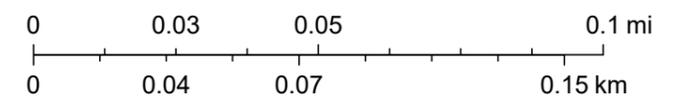
# Exhibit D: Aerial Map



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

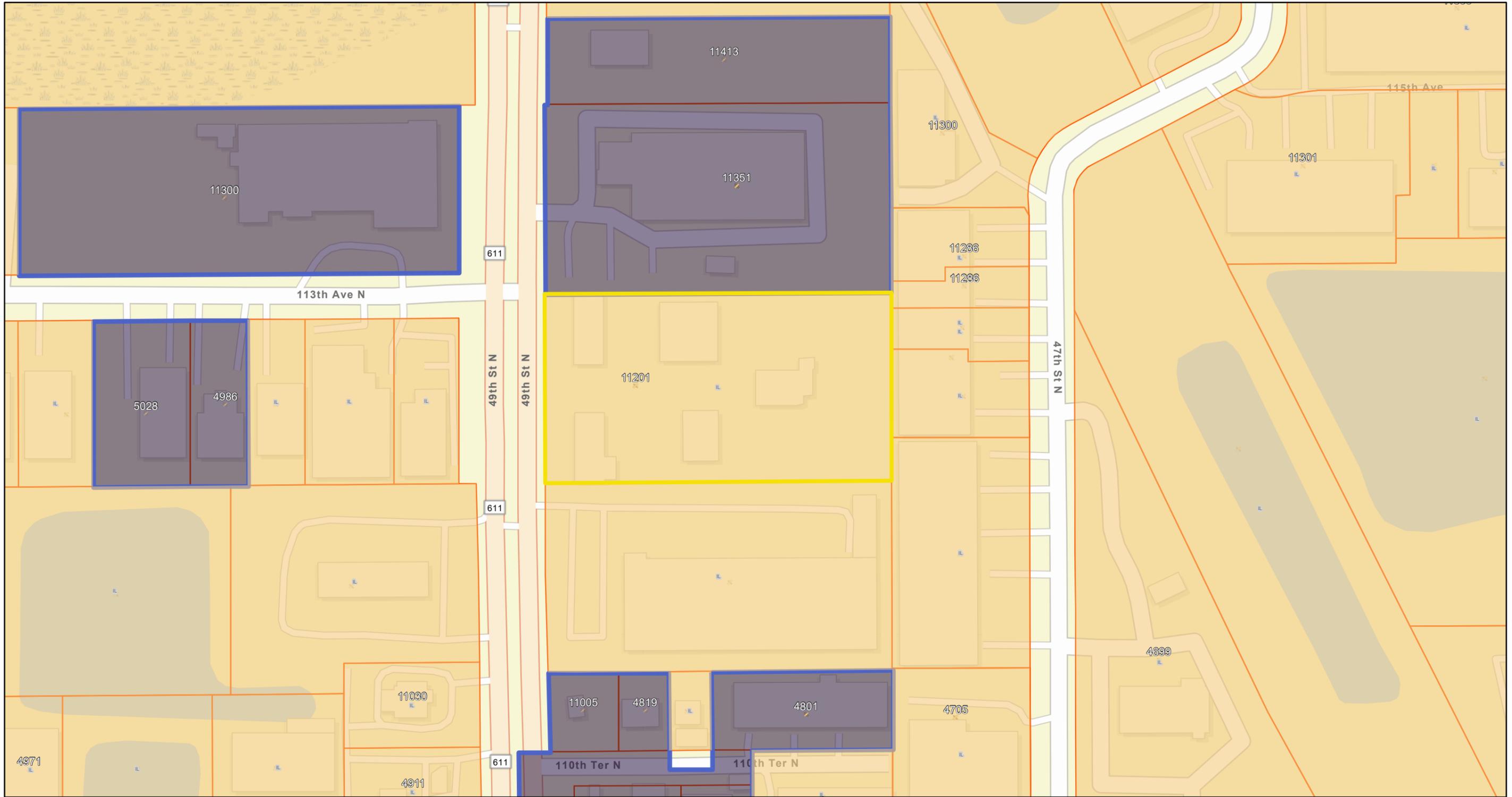
1:2,257

- ★ Master Address Points
- Parcels
- Green: Band\_2
- Pinellas Park
- Aerials 2024
- Blue: Band\_3
- Red: Band\_1



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# Exhibit E: Future Land Use Map

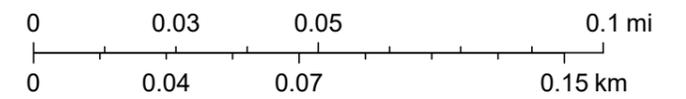


6/18/2025, 8:33:49 AM

Land Use (Pinellas Park)

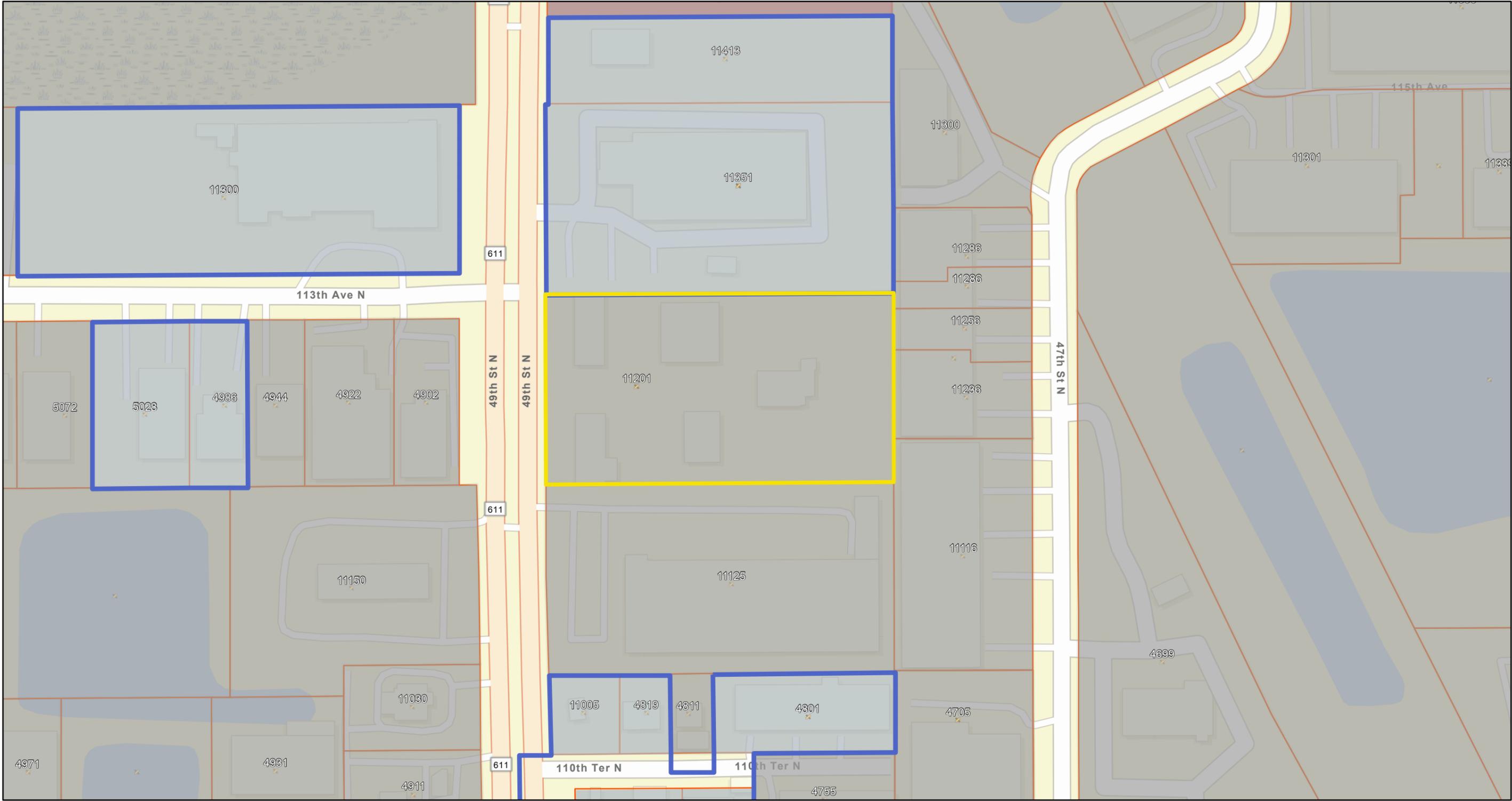
- Industrial Limited - IL
- Unincorporated
- Pinellas Park
- Parcels
- Master Address Points

1:2,257



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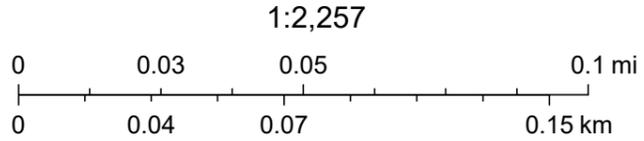
# Exhibit F: Zoning Map



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

Zoning (Pinellas Park)

 Pinellas Park	 Employment-1 - E-1
 Light Industrial - M-1	 Parcels
 Unincorporated Zoning	 Employment-2 - E-2
 Master Address Points	



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