

RESOLUTION NO. 21-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, VACATING A 75 FOOT WIDE BY 190 FOOT LONG EASEMENT WITHIN PARCEL #21-30-16-69822-400-4800 IN SECTION 21, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PROVIDING FOR AN EFFECTIVE DATE. (VAC-0921-00017, Belleair Development)

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**WHEREAS**, the City of Pinellas Park has been petitioned to vacate a 75 feet wide by 190 feet long easement recorded in Official Record Book 3385, Page 627, attached hereto as **Exhibit "A"** generally located within parcel #21-30-16-69822-400-4800 in Section 21, Township 30 South, Range 16 East; and

**WHEREAS**, City Divisions and Private Utility Agencies have expressed no objections to the propose vacation; and

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

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

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

THE EASEMENT LEGALLY DESCRIBED IN **EXHIBIT "B"**, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

**SECTION TWO:** 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 \_\_\_\_\_, 2021.

FIRST READING \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PUBLIC HEARING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

ATTEST:

\_\_\_\_\_  
Diane M. Corna, MMC  
CITY CLERK

# EXHIBIT "A"

Prepared By:  
CITY OF PINELLAS PARK  
7690 - 59th Street  
Pinellas Park, Florida 33565  
EASEMENT  
EVA C. BRISKE

70082388

D.R. 3385 PRE 627

THIS INDENTURE, MADE THIS 26 DAY OF AUGUST A.D., 1971 BETWEEN  
SHARLOTTE MINDNICK, GATOR LAKE TRAILER PARK, 9100 U. S. 19 N. PINELLAS PARK, FLA.

OF THE COUNTY OF PINELLAS AND STATE OF FLORIDA, PARTY OF THE FIRST PART, AND THE  
CITY OF PINELLAS PARK, FLORIDA, PARTY OF THE SECOND PART,

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, FOR AND IN CONSIDERATION  
OF THE SUM OF ONE AND NO/100 DOLLARS IN HAND PAID BY THE SAID PARTY OF THE SECOND  
PART, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, HEREBY GRANT AND RELEASE UNTO  
THE PARTY OF THE SECOND PART A PERPETUAL EASEMENT AND RIGHT-OF-WAY TO INSTALL,  
REPAIR AND MAINTAIN SOUTH 190 FEET OF THE WEST 75 FEET OF THE NORTH 1/2 OF  
FARM 48, IN SECTION 21 TOWNSHIP 30 SOUTH RANGE 16 EAST.

ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE  
CLERK OF THE CIRCUIT COURT, PINELLAS COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID PARTY OF THE FIRST PART HAS HEREUNTO SET  
HER HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED IN  
THE PRESENCE OF:

Thomas A. Seckler  
(WITNESSES)

Charlotte Mindnick (SEAL)  
(SEAL)  
(SEAL)

STATE OF FLORIDA )  
COUNTY OF PINELLAS )



I HEREBY CERTIFY, THAT ON THIS 26 DAY OF Aug A.D., 1970  
BEFORE ME THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED

CHARLOTTE MINDNICK

KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT  
DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE AFORESAID.

MY COMMISSION EXPIRES:

Notary Public, State of Florida at Law.  
My Commission Expires July 18, 1973  
Bonded By American Surety & Co. Inc.

Leonor R. Kagey  
(NOTARY PUBLIC)

RECORDED  
PINELLAS CO. FLORIDA  
HOLD MINDNICK, CLERK  
AUG 28 2 30 PM '70

LEGAL DESCRIPTION FOR RELEASE OF EASEMENT  
THIS IS NOT A SURVEY  
SECTION 21, TOWNSHIP 30 SOUTH, RANGE 16 EAST

## EXHIBIT "B"

### LEGAL DESCRIPTION:

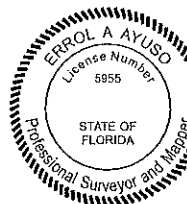
THE SOUTH 190 FEET OF THE WEST 75 FEET OF THE NORTH 1/2 OF FARM 48, IN SECTION 21, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS PINELLAS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF FARM 48; THENCE N00°03'23"W, ALONG THE WEST BOUNDARY LINE OF SAID FARM 48, A DISTANCE OF 190.00 FEET; THENCE, DEPARTING SAID WEST LINE, S89°53'50"E, A DISTANCE OF 75.00 FEET; THENCE S00°03'23"E, A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID NORTH 1/2 OF FARM 48; THENCE ALONG SAID SOUTH BOUNDARY LINE, N89°53'50"W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14250.05 SQUARE FEET OR 0.33 ACRES, MORE OR LESS.

### SURVEYORS NOTES:

SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.  
THE DRAWING SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.  
RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.  
NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.  
THIS SKETCH OF SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
BASIS OF BEARING ASSUMED S00°03'57"E, ALONG THE EASTERLY LINE OF FARM, 48, PINELLAS FARMS, PLAT BOOK 7, PAGES 4 - 5, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
BOUNDARY MONUMENTS WERE NOT SET IN CONJUNCTION WITH THE PREPARATION OF THIS DRAWING.  
THIS SKETCH IS NOT COMPLETE WITHOUT ALL SHEETS



Digitally signed  
by Errol A  
Ayuso:  
Date:  
2021.06.13  
18:35:43 -04'00'

### CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN HEREON AND IN ACCORDANCE BY THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPER, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 45J-17,50 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

BY: Errol Ayuso DATE SIGN: 06-12-2021

ERROL A. AYUSO, P.S.M #5955

DRAWN BY: EAA

**ERROL A. AYUSO**  
PROFESSIONAL SURVEYORS & MAPPERS PSM #5955  
10170 11TH STREET NORTH #105  
ST PETERSBURG, FLORIDA 33716  
727-528-2399 OR 528-1839, FAX 727-528-2038  
E-MAIL AYUSOSURVEYING@YAHOO.COM

REVISIONS DATE:

FILE NO. 18067P11-EL

SHEET 1 OF 2

CHECK BY: EAA

LEGAL DESCRIPTION FOR RELEASE OF EASEMENT  
THIS IS NOT A SURVEY  
SECTION 21, TOWNSHIP 30 SOUTH, RANGE 16 EAST

FARM NO 34

FARM NO 33

NORTH BOUNDARY LINE OF FARM NO. 48

N.89°54'34"W. 645.34'

S.89°53'50"E.  
75.00'

N 1/2 FARM NO. 48

SOUTH BOUNDARY OF NORTH 1/2 OF FARM 48

S.89°53'50"E. 645.39'

S 1/2 FARM NO. 48

S.89°53'06"E. 645.45'

SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF  
SECTION 21, TOWNSHIP 30 S, RANGE 16 E

FARM NO 50

46TH STREET N

30' ROW

N.00°03'57"W. 324.27'

WEST LINE OF BLOCK 1

N.00°03'57"W. 324.27'

EAST BOUNDARY LINE FARM NO 48

EAST LINE OF SECTION 21, TOWNSHIP

30 S, RANGE 16 E

U. S. HIGHWAY 19  
STATE ROAD 55

LOT 1

LOT 2  
BLOCK 1

LOT 3

BOARDWALK IN PINELLAS PARK  
PLAT BOOK 99 PAGES 10 - 11

SCALE 1" = 130'

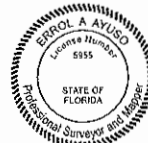


SURVEYORS NOTES:

SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.  
THE DRAWING SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REPRESENT A  
BOUNDARY SURVEY.  
RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.  
NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN  
LOCATED UNLESS OTHERWISE SHOWN HEREON.  
THIS SKETCH OF SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.  
BASIS OF BEARING ASSUMED S00°03'57"E, ALONG THE EASTERLY LINE OF FARM, 48, PINELLAS  
FARMS, PLAT BOOK 7, PAGES 4 - 5, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
BOUNDARY MONUMENTS WERE NOT SET IN CONJUNCTION WITH THE PREPARATION OF THIS  
DRAWING.  
THIS SKETCH IS NOT COMPLETE WITHOUT ALL SHEETS

LEGENDS & SYMBOLS

COR = CORNER  
E = EAST  
N = NORTH  
POB = POINT OF BEGINNING  
S = SOUTH  
SW = SOUTHWEST



Digitally signed by  
Errol A Ayuso:  
Date: 2021.06.12  
20:41:00 -04'00'

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY DIRECTION  
ON THE DATE SHOWN HEREON AND IN ACCORDANCE BY THE STANDARD OF PRACTICE  
AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPER,  
PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN  
CHAPTER 5J-17.50 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

BY: Errol Ayuso DATE SIGN: 06-12-2021

ERROL A. AYUSO, P.S.M #5955

DRAWN BY: EAA

CHECK BY: EAA

ERROL A. AYUSO  
PROFESSIONAL SURVEYORS & MAPPERS PSM #5955  
10170 11TH STREET NORTH #105  
ST PETERSBURG, FLORIDA 33716  
727-528-2399 OR 528-1839, FAX 727-528-2038  
E-MAIL AYUSOSURVEYING@YAHOO.COM

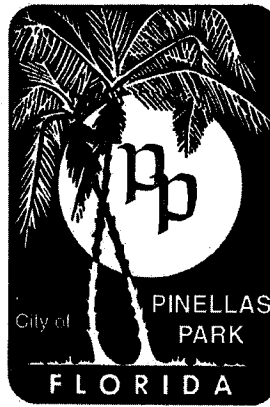
REVISIONS DATE:

FILE NO. 1806711-E1

SHEET 2 OF 2

City of  
**PINELLAS PARK**

5141 78TH AVE. • P.O. BOX 1100  
PINELLAS PARK, FL 33780-1100



**FLORIDA**

PHONE • (727) 369-0700  
FAX • (727) 544-7448

**Please Respond To:**

James W. Denhardt, City Attorney  
Lauren Christ Rubenstein, Assistant City Attorney  
Denhardt and Rubenstein, Attorneys at Law  
2700 First Avenue North  
St. Petersburg, Florida 33713  
(727) 327-3400 - Telephone  
(727) 323-0888 - Facsimile

October 5, 2021

Ms. Erica Lindquist  
Planning & Development Services Manager  
City of Pinellas Park  
P. O. Box 1100  
Pinellas Park, Florida 33780-1100

**RE: City Document #21-271**  
**Resolution to Vacate Easement - VAC-0921-00017**

Dear Ms. Lindquist:

We have received and reviewed the above-referenced resolution vacating a 75 ft. wide by 109 ft. long easement. Assuming the legal description contained in Exhibit B is correct, we would approve of the resolution as to form and correctness.

Very truly yours,

Lauren C. Rubenstein  
Assistant City Attorney

cc: Doug Lewis, City Manager  
Diane M. Corna, MMC, City Clerk  
Bart Diebold, Assistant City Manager  
Lisa Hendrickson, Assistant City Manager  
Ben Ziskal, Community Development Administrator  
Nick Colonna, Planning & Development Services Director

LCR/dh

21-271.10052021.LEL.Res to vacate easement VAC-0921-00017.wpd



PRINTED ON RECYCLED PAPER



## I. APPLICATION DATA

- A. **Case Number:** VAC-0921-00017
- B. **Location:** 8900 US Hwy 19
- C. **Request:** Request to vacate a 75 foot wide by 190 foot long City of Pinellas Park maintenance easement along the west side of the property located at 8900 US Hwy 19.
- D. **Applicant:** Carlos Yepes and Christian Yepes with Belleair Development
- E. **Authorized Agent:** N/A
- F. **Property Owner:** Belleair Development
- G. **Legal Ad Text:** Request to vacate a 75 foot wide by 190 foot long maintenance easement along the west side of the property located at 8900 US Hwy 19.
- H. **PARC Meeting:** October 5, 2021
- I. **Public Hearings:**  
  
City Council Hearing Date: November 9, 2021  
Advertising Date: October 27, 2021

## II. BACKGROUND INFORMATION

- A. **Case Summary:** In February 2021, a Mixed Use Planned Unit Development (MUPUD) was approved to develop 225 multi-family dwelling units on the northwest portion of the property. The City of Pinellas Park has a 75 foot wide by 190 foot long maintenance easement on the west side of the property. The existing sanitary sewer lines within the easement will be removed as part of the new development; therefore there is no longer a need for the easement. The development will have its own private utilities and have no need for the existing easement.
- B. **Site Area:** 23.72 Acres (easement is 0.33 acres)
- C. **Property History:** In 2009, Calvary Chapel of St. Petersburg, Inc. purchased the subject property from two different entities. The property was combined with the lot on which the Calvary Chapel church building is located. In June 2020, a request for a Planned Unit Development (PUD) overlay with a Master Plan for the construction of 239 multi-family dwelling units (where 44 units would be provided as affordable housing) with a request to rezone from Public (P) to General Commercial (B-1) Zoning District was denied by City Council.  
  
In February 2021, City Council approved a MUPUD to develop 225 multi-family dwelling units on the northwest portion of the property; in addition to a Conditional Use for multi-family dwellings in the Public (P) Zoning District.
- D. **Existing Use:** Mixed Use (Residential and Place of Worship)
- E. **Proposed Uses:** Mixed Use (Residential and Place of Worship) – No Change
- F. **Current Land Use:** Institutional (INS)

G. **Current Zoning District:** Public (P) with a MUPUD Overlay

H. **Flood Zone:** The property is located in Flood Zone X, X-Shaded, and AE-12. The easement is located within flood zone AE-12, which is a high-risk flood zone.

I. **Evacuation Zone:** The 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 ft.

J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	T-2	RLM	Mobile Home Park
South	R-5 and PRES	RM and P	Multi-Family Residential and Preservation
East	B-1	CG	Commercial
West	T-2; R-4; and R-5	RLM and RM	Mobile Home Park; Church; and Multi-Family Residential

### 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 used, or appropriate to be used, for public/semi-public institutional purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.*

2. **Key Standards:**

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

**Primary Uses** – Public Educational Facilities; Private Schools; Colleges; Hospital; Medical Clinic; Church, Religious Institution; Cemetery; Funeral Home/Mortuary; Social/Public Service Agency; Child Day Care; Fraternal, Civic Organization; Municipal Office Building; Courthouse; Library; Public Safety Facility; Emergency Medical Service Building; Convention Center.

**Secondary Uses** – Residential; Residential Equivalent; Recreation/Open Space; Transportation/Utility; Ancillary Non-Residential.

**Locational Characteristics** – This category is generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

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

**Residential Use** - Shall not exceed 12.5 dwelling units per acre.

**All Other Uses** – Shall not exceed a floor area ratio (FAR) of 0.65, except for hospital use, which shall not exceed 1.0 within any single jurisdiction, subject to and based on the bonus provision set forth in Section 2.3.3.10 of the Countywide Plan Rules (2018), nor exceed an impervious surface ratio (ISR) of 0.85. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of 0.39 and an ISR of 0.65.

**3. Relevant Policies:**

**POLICY LU.1.4.3**

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

**POLICY 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.*

**4. Staff Analysis:**

The proposed vacation of a 75 foot wide by 190 foot long City of Pinellas Park maintenance easement does not affect existing or future utilities. Staff finds that the proposed easement vacation is consistent with the City's adopted Comprehensive Plan.

**B. Zoning District / Land Development Code Standards:**

**1. Zoning District Purpose / Intent:**

**2. Key Standards:**

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

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

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

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

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

**Sec. 18-1801.2. - Easements.**

- (A) The City Staff shall prepare a Staff report either recommending approval, approval with modification or denial of the vacation request.*
- (B) At least seven (7) days prior to the public hearing before City Council, the City Staff shall provide notice by U.S. Mail to all abutting property owners of the application for vacation and the date, time and place of the public hearing thereon. For purposes of this Section notification shall be deemed complete upon mailing. The City shall also place an advertisement in a newspaper of general circulation in the City, which provides notice of the time and date of the public hearing and identifying the case. Failure to notify all of the abutting property owners as shown on the records of the Pinellas County Property Appraisers Office shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings, and shall not affect any action or proceeding on the application for vacation.*

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

**3. Staff Analysis:**

The Land Development Code (LDC) includes no criteria pertaining to the approval or denial of applications to vacate 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 regard to these provisions.

**C. Project Application Review Committee (PARC) Comments:**

The application was discussed at the October 5, 2021 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.

**B. Staff Recommendation:**


Consistent with the above findings, staff recommends **APPROVAL** of case number VAC-0921-00017.



Nick A. Colonna, AICP  
Planning & Development Services Director



Date



Benjamin J. Ziskal, AICP, CEcD  
Community Development Administrator



Date

**V. ACTION**

**CITY COUNCIL – MOVE TO:**

**A. RECOMMEND APPROVAL**

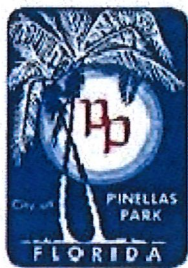
**B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):**

**C. RECOMMEND DENIAL**

....of the vacation of a 75 foot wide by 190 foot long City of Pinellas Park maintenance easement along the west side of the property located at 8900 US Hwy 19.

## **VI. ATTACHMENTS**

- Exhibit A:** Application with Legal Description
- Exhibit B:** Survey
- Exhibit C:** Sketch & Legal Description
- Exhibit D:** Original Easement Agreement
- Exhibit E:** Letters of No Objection
- Exhibit F:** Aerial Map
- Exhibit G:** Future Land Use Map
- Exhibit H:** Zoning Map
- Exhibit I:** Flood Insurance Rate Map
- Exhibit J:** Site Photos



## Vacation of Easements/R.O.W. Application

City of Pinellas Park  
Planning and Development Services  
6051 78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781  
(727) 369-5631

OFFICE USE ONLY

CASE # V \_\_\_\_\_  
Date Received: \_\_\_\_\_  
Plat Sheet: \_\_\_\_\_  
Related Cases: \_\_\_\_\_  
Receipt Number: \_\_\_\_\_  
Zoning: \_\_\_\_\_  
Land Use: \_\_\_\_\_  
Utility releases: \_\_\_\_\_  
Required Public Meetings:  
PZ: \_\_\_\_\_ CRA/CC: \_\_\_\_\_

### REQUEST AND PROPERTY INFORMATION

General Location of property or address: Easement situated on a portion of the property located at 8900 US Hwy 19 N., Pinellas Park	
Reason for Vacation Request:  Applicant request vacation of the Easement recorded at O.R. Book 385, Page 627 attached hereto as Exhibit "A"	
Parcel Number(s): 21-30-16-69822-400-4800	
Exact legal description of the property to be vacated must be submitted. Please contact a registered surveyor for legal description and survey.  Legal Description: Lot: _____ Block: _____ Subdivision: _____ (attach if lengthy): See attached Exhibit "B"	

### OWNER/APPLICANT INFORMATION

Property Owner: BDG Edwards, LLC		Phone: 727-536-8686
Mailing Address (include city, state, zip code): 6654 78th Avenue N., Pinellas Park, FL 33781		Attn: Carlos A. Yepes
Email Address: carlos@bdgfl.com		
Authorized Agent Name: Carlos A. Yepes or Christian A. Yepes		Relationship to Owner: Managers
Email Address: carlos@bdgfl.com                      christian@bdgfl.com		Phone: 727-536-8686
Authorized Agent Address (include city, state, zip code): 6654 78th Avenue N., Pinellas Park, FL 33781		

**\*\*Provide utility releases prior to submitting application. \*\***

# AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Carlos A. Yepes and Christian A. Yepes, Mangers of BDG Edwards, LLC  
a Florida limited liability company

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

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

ADDRESS OR GENERAL LOCATION:

A parcel located on US Highway 19 N. and 46th Street N., Pinellas Park - Parcel ID #21-30-16-69822-400-4800

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

See attached Exhibit "A"

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

Request to vacate the easement set forth in the Indenture recorded at O.R. Book 3385, Page 627,  
Public Records of Pinellas County, Florida as attached hereto as Exhibit "B"

3. That the undersigned (has/have) appointed and (does/do) appoint Carlos A. Yepes as 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.

[Signature]  
SIGNED (PROPERTY OWNER)

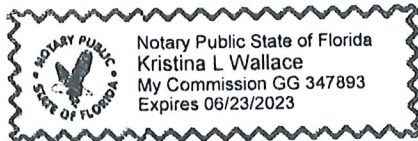
\_\_\_\_\_  
SIGNED (PROPERTY OWNER)

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 14th day of September, 20 21.

By Carlos A. Yepes  
(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.

Notary Public, Commission No. GG347893

(SEAL ABOVE)

\_\_\_\_\_  
(Name of Notary typed, printed or stamped)

## EXHIBIT A

### THE PROPERTY

A PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND BEING A PORTION OF FARM 48, PINELLAS FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS PINELLAS COUNTY, FLORIDA, AND A PORTION OF LOTS 1, 2, AND 3, BLOCK 1, BOARDWALK IN PINELLAS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT AS EXTENDED 30 FEET EASTERLY OF THE NORTHEAST CORNER OF SAID FARM 48 TO A POINT THAT IS 15 FEET EASTERLY OF THE WESTERLY BOUNDARY LINE OF LOT 1, BLOCK 1, BOARDWALK IN PINELLAS PARK; THENCE S00°03'57"E, AND PARALLEL WITH SAID WESTERLY BOUNDARY LINE A DISTANCE OF 276.28 FEET; THENCE, DEPARTING SAID WESTERLY BOUNDARY LINE, S89°50'59"W, A DISTANCE OF 30.00 FEET; THENCE S00°03'57"W A DISTANCE OF 30.00 FEET; THENCE S89°50'59"W, A DISTANCE OF 15.00 FEET TO A POINT THAT IS 15 FEET WEST OF THE EAST LINE OF SAID FARM 48; THENCE 15 FEET WEST AND PARALLEL WITH THE EAST LINE OF SAID FARM 48, S00°03'57"E, A DISTANCE OF 357.05 FEET TO A POINT ON THE CENTERLINE OF THE VACATED 30 FOOT ROAD LYING BETWEEN SAID FARM 48 AND FARM 49; THENCE N89°53'06"W, ALONG SAID CENTERLINE, A DISTANCE OF 630.45 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID FARM 48 AND SAID CENTERLINE; THENCE DEPARTING SAID CENTERLINE, N00°03'23"W, ALONG SAID WEST LINE, A DISTANCE OF 663.25 FEET TO THE NORTHWEST CORNER OF SAID FARM 48; THENCE S89°54'34"E, ALONG THE NORTH LINE OF SAID FARM 48, A DISTANCE OF 675.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 431,081.71 SQUARE FEET OR 9.91 ACRES, MORE OR LESS.



LEGAL DESCRIPTION FOR RELEASE OF EASEMENT  
THIS IS NOT A SURVEY  
SECTION 21, TOWNSHIP 30 SOUTH, RANGE 16 EAST

EXHIBIT "B"

LEGAL DESCRIPTION:

THE SOUTH 190 FEET OF THE WEST 75 FEET OF THE  
NORTH 1/2 OF FARM 48, IN SECTION 21, TOWNSHIP 30  
SOUTH, RANGE 16 EAST, PINELLAS FARMS, ACCORDING TO  
THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK  
7, PAGES 4 AND 5, OF THE PUBLIC RECORDS PINELLAS  
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF  
FARM 48; THENCE N00°03'23"W, ALONG THE WEST BOUNDARY  
LINE OF SAID FARM 48, A DISTANCE OF 190.00 FEET;  
THENCE, DEPARTING SAID WEST LINE, S89°53'50"E, A  
DISTANCE OF 75.00 FEET; THENCE S00°03'23"E, A DISTANCE  
OF 190.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE  
OF SAID NORTH 1/2 OF FARM 48; THENCE ALONG SAID  
SOUTH BOUNDARY LINE, N89°53'50"W, A DISTANCE OF 75.00  
FEET TO THE POINT OF BEGINNING.

CONTAINING 14250.05 SQUARE FEET OR 0.33 ACRES, MORE  
OR LESS.

SURVEYORS NOTES:

SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.  
THE DRAWING SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REPRESENT A  
BOUNDARY SURVEY.  
RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.  
NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN  
LOCATED UNLESS OTHERWISE SHOWN HEREON.  
THIS SKETCH OF SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.  
BASIS OF BEARING ASSUMED S00°03'57"E, ALONG THE EASTERLY LINE OF FARM, 48, PINELLAS  
FARMS, PLAT BOOK 7, PAGES 4 - 5, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
BOUNDARY MONUMENTS WERE NOT SET IN CONJUNCTION WITH THE PREPARATION OF THIS  
DRAWING.  
THIS SKETCH IS NOT COMPLETE WITHOUT ALL SHEETS



Digitally signed  
by Errol A  
Ayuso:  
Date:  
2021.06.13  
18:35:43 -04'00'

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY DIRECTION  
ON THE DATE SHOWN HEREON AND IN ACCORDANCE BY THE STANDARD OF PRACTICE  
AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPER,  
PURSUANT TO SECTION 473.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN  
CHAPTER 473-17.50 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

BY: Errol A. Ayuso DATE SIGN: 06-12-2021

ERROL A. AYUSO, P.S.M. #5955 DRAWN BY: EAA

ERROL A. AYUSO  
PROFESSIONAL SURVEYORS & MAPPERS PSM #5955  
10170 11TH STREET NORTH #105  
ST PETERSBURG, FLORIDA 33716  
727-528-2399 OR 528-1839, FAX 727-528-2038  
E-MAIL AYUSOSURVEYING@YAHOO.COM

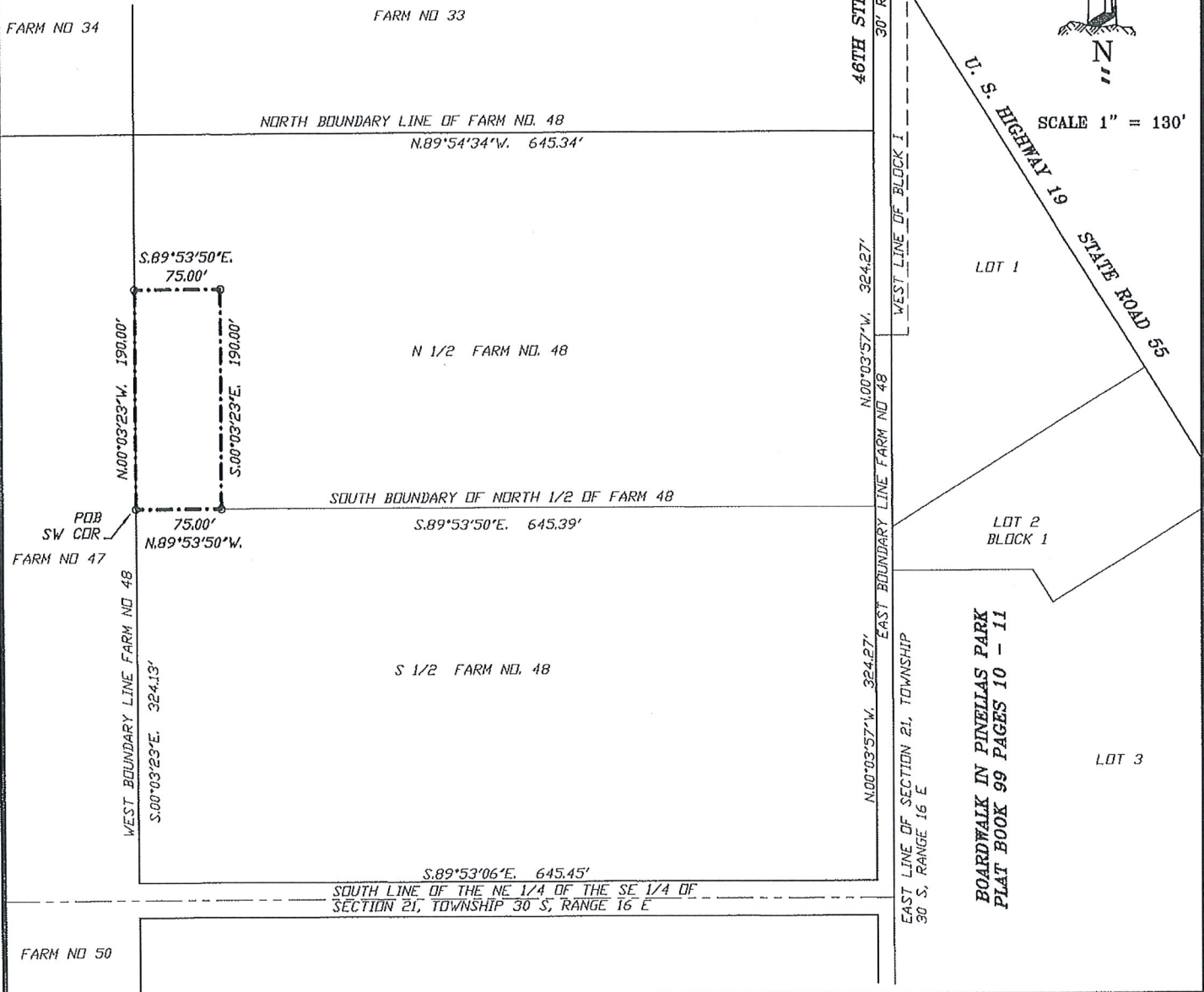
REVISIONS DATE:

FILE NO. 18067P11-EL

SHEET 1 OF 2

CHECK BY: EAA

LEGAL DESCRIPTION FOR RELEASE OF EASEMENT  
THIS IS NOT A SURVEY  
SECTION 21, TOWNSHIP 30 SOUTH, RANGE 16 EAST



**SURVEYORS NOTES:**

SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.  
THE DRAWING SHOWN HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.  
RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.  
NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.  
THIS SKETCH OF SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
BASIS OF BEARING ASSUMED S00°03'57\"E, ALONG THE EASTERLY LINE OF FARM, 48, PINELLAS FARMS, PLAT BOOK 7, PAGES 4 - 5, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
BOUNDARY MONUMENTS WERE NOT SET IN CONJUNCTION WITH THE PREPARATION OF THIS DRAWING.  
THIS SKETCH IS NOT COMPLETE WITHOUT ALL SHEETS

**LEGENDS & SYMBOLS**

COR = CORNER  
E = EAST  
N = NORTH  
POB = POINT OF BEGINNING  
S = SOUTH  
SW = SOUTHWEST



Digitally signed by  
Errol A Ayuso:  
Date: 2021.06.12  
20:41:00 -04'00'

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN HEREON AND IN ACCORDANCE BY THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPER, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.50 DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

BY: Errol A. Ayuso DATE SIGN: 06-12-2021

ERROL A. AYUSO, P.S.M. #5955 DRAWN BY: EAA  
FILE NO. 1806711-E1 SHEET 2 OF 2 CHECK BY: EAA

**ERROL A. AYUSO**  
PROFESSIONAL SURVEYORS & MAPPERS PSM #5955  
10170 11TH STREET NORTH #105  
ST PETERSBURG, FLORIDA 33716  
727-528-2399 OR 528-1839, FAX 727-528-2038  
E-MAIL AYUSOSURVEYING@YAHOO.COM

REVISIONS DATE:

## EXHIBIT "A"

Prepared by:  
CITY OF PINELLAS PARK  
7690 - 59th Street  
Pinellas Park, Florida 33565  
EASEMENT  
Per: BRISKE

70082388

D.R. 3385 PAGE 627

THIS INDENTURE, MADE THIS 26 DAY OF AUGUST A.D., 1971 BETWEEN  
SHARLOTTE MINDNICK, GATOR LAKE TRAILER PARK, 9100 U. S. 19 N. PINELLAS PARK, FLA.

OF THE COUNTY OF PINELLAS AND STATE OF FLORIDA, PARTY Y OF THE FIRST PART, AND THE  
CITY OF PINELLAS PARK, FLORIDA, PARTY OF THE SECOND PART,

WITNESSETH, THAT THE SAID PARTY Y OF THE FIRST PART, FOR AND IN CONSIDERATION  
OF THE SUM OF ONE AND NO/100 DOLLARS IN HAND PAID BY THE SAID PARTY OF THE SECOND  
PART, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, HEREBY GRANT AND RELEASE UNTO  
THE PARTY OF THE SECOND PART A PERPETUAL EASEMENT AND RIGHT-OF-WAY TO INSTALL,  
REPAIR AND MAINTAIN SOUTH 190 FEET OF THE WEST 75 FEET OF THE NORTH 1/2 OF  
FARM 48, IN SECTION 21 TOWNSHIP 30 SOUTH RANGE 16 EAST.

ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE  
CLERK OF THE CIRCUIT COURT, PINELLAS COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID PARTY Y OF THE FIRST PART HAS HEREUNTO SET  
HER HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED IN  
THE PRESENCE OF:

Thomas A. Sechler  
(WITNESSES)

Charlotte Mindnick (SEAL)  
(SEAL)  
(SEAL)

STATE OF FLORIDA )  
COUNTY OF PINELLAS )



I HEREBY CERTIFY, THAT ON THIS 26 DAY OF Aug A.D., 1970,  
BEFORE ME THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED

CHARLOTTE MINDNICK

KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT  
MENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT  
DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE AFORESAID.

MY COMMISSION EXPIRES:

Notary Public, State of Florida at Large,  
My Commission Expires July 18, 1973  
(Signed By Leon R. Kagen & Co.)

Leon R. Kagen  
(NOTARY PUBLIC)

RECORDED  
PINELLAS CO. FLORIDA  
HOLD MINDNICK, CLERK  
AUG 28 2 30 PM '70

2401 25th St. N.  
St. Petersburg, FL 33713  
SP-15  
Jonathan.Kasper@duke-energy.com  
o: 727-893-9262



July 20, 2021

BDG Edwards, LLC  
c/o Belleair Development  
Attn: Carlos A. Yepes  
6654 78th Avenue N.  
Pinellas Park, Florida 33781

**RE:   *Approval of a Vacation/ Release of City of Pinellas Park Easement***  
***Future Parcel ID: 21-30-16-69822-400-4800***  
***Owner: BDG EDWARDS LLC***  
***Referencing Address: 8900 US HWY 19- Pinellas Park***

Dear Mr. Yepes,

Please be advised that Duke Energy Florida, LLC., *Distribution Department* and *Transmission Department* has “**NO OBJECTIONS**” to the approval of the vacation/release of the City of Pinellas Park easement referenced in Book 3385, Page 627, Public Records of Pinellas County, Florida, further shown on accompanying exhibit.

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

Sincerely,

***Jonathan Kasper***

Jonathan Kasper  
Land Representative  
Duke Energy Florida



Frontier Communications  
3712 W Walnut St.  
Tampa, FL USA 33607  
Office: (727) 462-1760  
Fax: (727) 562-1175  
Mobile: (941) 266-9218  
Email: [stephen.waidley@ftr.com](mailto:stephen.waidley@ftr.com)

7/21/2021

Attn: Carlos A. Yepes  
BDG Edwards, LLC  
c/o Belleair Development  
6654 78<sup>th</sup> Ave N  
Pinellas Park, FL 33781

RE: Vacation of Easement – a portion of 8900 US Hwy 19, Pinellas Park, FL (OR Bk 3385, Pg 627)

Dear Mr. Yepes,

☐ Our records do not indicate that there are Frontier Communications facilities in the area of the Plat request as per the attachment provided.

☒ Frontier Communications has no objection to the above referenced request as per the attachment.

☐ Frontier Communications has facilities within the proposed vacate area. A recordable non-exclusive Easement in favor of Frontier will be required for Frontier Communications facilities to remain in the proposed vacated R.O.W.

☐ Frontier Communications 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 Communications 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 Communications Engineering Department in regards to the above project.

☐ Frontier Communications 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 Communications facilities. There will also be a reimbursement of all costs required for relocation/adjustments of Frontier Communications 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,

A handwritten signature in blue ink that reads "Stephen Waidley". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Stephen Waidley  
Frontier Communications  
Regional Rights of Way & Municipal Affairs Manager



**PINELLAS PARK  
WATER MANAGEMENT  
DISTRICT**

Phone (727) 528-8022

Fax (727) 528-9444

Email: [info@ppwmd.com](mailto:info@ppwmd.com)

CHARLES L. TINGLER  
Chairman

ED TAYLOR  
Vice Chairman

MICHAEL S. FARRELL  
Treasurer

RANDAL A. ROBERTS  
Executive Director

TO: Carlos Yepes  
Belleair Development.  
6654 78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781

FROM: Pinellas Park Water Management District

DATE: July 29, 2021

SUBJECT: Vacation of Easement  
8900 US Highway 19  
Pinellas Park, FL 33782

Dear Mr. Yepes,

I reviewed the information concerning the vacation of a portion of the property located at 8900 US Highway 19, Pinellas Park, FL 33782. The District has no objection/comments concerning the vacation of this easement.

Please let me know if you need any additional comments.

Sincerely,

Randal A. Roberts,  
Executive Director



Date July 22nd, 2021

Re: New Parcel ID No. 21-30-16-69822-400-4800

Spectrum has no objections provided easements for our facilities are  
Retained / granted

XXX Spectrum has no objections provided applicant bears the expense for relocation of  
any Spectrum facilities to maintain service to customers affected by the proposed  
Vacate.

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

\_\_\_\_\_ Spectrum has facilities within this area, which may conflict with subject project  
Please call one call locating. **SEE NOTES**

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

**NOTES:**

Sincerely,  
Kenneth G. Williams  
Spectrum  
Field Engineer  
Pinellas County  
727-224-3775



Date August 4, 2021

--Re: 8900 US Hwy 19 Pinellas Park Florida. Parcel ID 23-30-16-69822-400-4800 Section 21,  
Township 30 South, Range 16 East

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

XXX Charter / Spectrum has no objections provided applicant bears the expense for relocation  
of any Spectrum facilities to maintain service to customers affected by the proposed  
Vacate.

\_\_\_\_\_ In order to properly evaluate this request, Spectrum will need detailed plans of facilities  
proposed for subject areas.  
Spectrum has facilities within this area, which may conflict with subject project  
Please call one call locating. **SEE NOTES**

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

**NOTES:**

Sincerely,  
Ozzie Perez

A handwritten signature in black ink, appearing to be "Ozzie Perez", written over a horizontal line.

Charter Communications, Inc. Spectrum  
Field Engineer  
Pinellas County  
727-329-2817



7/21/2021

To: BDG Edwards, LLC  
c/o Belleair Development  
6654 78<sup>th</sup> Ave. N.  
Pinellas Park, FL 33781

RE: Vacate Easement  
8900 US Hwy 19 Pinellas Park, FL 33782  
New Parcel ID No.: 21-30-16-69822-400-4800

From: TECO Peoples Gas

To: Whom It May Concern,

Thank you for contacting TECO Peoples Gas Company regarding the vacate of the easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request.

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

Sincerely,

Joan Domning  
Administrative Specialist, Senior  
Peoples Gas-Distribution Engineering  
8416 Palm River Road  
Tampa, FL 33619  
Office: 813-275-3783

## CK Lawonn

---

**From:** Davis, Oterio <odavis2@wm.com>  
**Sent:** Thursday, July 22, 2021 5:05 AM  
**To:** cklawonn01@gmail.com  
**Cc:** 'Carlos Yepes'  
**Subject:** RE: Vacation of Easement with the City of Pinellas Park

Waste Management has no objection to the applicant's request for a vacation of easement in the utility easement at 8900 US Highway 19 N, Pinellas Park, FL. 33782. Our services are not impacted at this location.

---

**From:** CK Lawonn <cklawonn01@gmail.com>  
**Sent:** Tuesday, July 20, 2021 2:25 PM  
**To:** Davis, Oterio <odavis2@wm.com>  
**Cc:** 'Carlos Yepes' <Carlos@bdgfl.com>; cklawonn01@gmail.com  
**Subject:** [EXTERNAL] Vacation of Easement with the City of Pinellas Park

Mr. Davis -

The attached letter is to advise you that a petition is being submitted to the City of Pinellas Park for the Vacation of an Easement recorded at O.R. Book 3385, Page 627 of the Public Records of Pinellas County, Florida, attached as Exhibit "A", the legal description of which is attached as Exhibit "B". Additionally, for your reference, I have attached a copy of our survey which depicts the easement area on the left side of the survey.

Please review and respond whether your company has any objection to this proposed vacation.

Reply to: BDG Edwards, LLC  
c/o Belleair Development  
6654 78<sup>th</sup> Avenue N.  
Pinellas Park, Florida 33781  
Attn: Carlos A. Yepes  
[carlos@bdgfl.com](mailto:carlos@bdgfl.com)

If you have any questions in the interim, please feel free to contact me at 813-957-3811.

Thank you

C.K.

### **Cynthia ("C.K.") Lawonn**

Belleair Development Group – Development Director  
6654 78th Avenue N.  
Pinellas Park, FL 33781  
(813) 957-3811 - Cell  
(727) 536-8686 - Office  
(727) 536-4356 - Fax  
[cklawonn01@gmail.com](mailto:cklawonn01@gmail.com)  
[www.belleairgroup.com](http://www.belleairgroup.com)



Internet – Cable – Phone

JULY 26 2021

3001 Gandy Blvd N  
Pinellas Park, FL

Re: Petition to Vacate:  
8900 US HIGHWAY 19  
Pinellas Park, FL 33781

Thank you for contacting Wide Open West (WOW!) with the subject request.

XX WOW! Has 'NO OBJECTION'.

       In order to properly evaluate this request, WOW! Will need detailed plans of facilities proposed for the subject area.

       WOW! Maintains facilities within this area that conflict with the subject request. WOW! Has no objections provided easements for our facilities are granted and/or applicant bears the entire expense for relocation of associated WOW! Services.

Please refer any further questions and/or correspondence to:

**WOW!**  
**Richard LaGanga**  
**Construction Manager Southeast**  
**3001 Gandy Blvd. N.**  
**Pinellas Park, FL 33782**

Sincerely,

Richard LaGanga  
Construction Supervisor Southeast Region  
WOW! Internet – Cable - Phone  
(C) (727-422-8040  
(E) Richard.laganga@wowinc.com

3001 Gandy Blvd N - Pinellas Park, FL 33782



## Administrative Services

September 27, 2021

BDG Edwards, LLC  
c/o Belleair Development  
6654 78<sup>th</sup> Avenue North  
Pinellas Park, Florida 33781  
Attn: Carlos A. Yepes

RE: Parcel Number: 21-30-16-69822-400-4800

Please find responses from both Pinellas County Public Works and Pinellas County Utilities in reference to your request for a "No Objection" letter for a vacation going through the City of Pinellas Park. Please contact me if you have any questions.

Sincerely,

**Josh Rosado**

Acquisitions and Disposition Coordinator  
Facilities and Real Property Division  
Department of Administrative Services  
509 E Ave, Clearwater, FL 33756  
Phone (727) 464-3503  
[jrosado@pinellascounty.org](mailto:jrosado@pinellascounty.org)

September 24, 2021

Attn: Josh Rosado  
Real Property Division  
509 East Avenue South  
Clearwater, Florida 33756  
Phone#-(727)-464-3503

RE: Petition to Release Right-of-Way/ Easement for US Highway 19 and 46<sup>th</sup> Street  
Parcel ID No. 21-30-16-69822-400-4800

To Whom it May Concern:

Pinellas County Utilities has no objection with the petition to release. Pinellas County Utilities does not have any utilities in the vicinity of this property. If you have any questions, please do not hesitate to contact our office at (727) 464-4068.

Sincerely,

*Steve Allen*

Steve Allen  
Operations Manager  
Engineering Technical Services  
Pinellas County Utilities



DEPARTMENT OF ADMINISTRATIVE SERVICES  
REAL PROPERTY DIVISION

---

## MEMORANDUM

---

TO: BDG Edwards, LLC  
c/o Belleair Development  
6654 78<sup>th</sup> Avenue North  
Pinellas Park, Florida 33781  
Attn: Carlos A. Yepes

FROM: Josh Rosado, Acquisition and Disposition Coordinator

THRU: Sean Tipton, Right-of-Way Permitting Coordinator

SUBJECT: REQUEST FOR NO OBJECTION LETTER  
Parcel # 21-30-16-69822-400-4800

DATE: September 24, 2021

\_\_\_\_\_ OBJECTION, DO NOT RELEASE FOR THE FOLLOWING REASON:

- \_\_\_\_\_ There are existing facilities within the requested vacation.  
\_\_\_\_\_ Subject land is, or is adjacent to, environmentally sensitive land.  
\_\_\_\_\_ Subject is an open road, used by the public.  
\_\_\_\_\_ May be required for a future road/drainage project.

Project Name: \_\_\_\_\_  
Funded By: \_\_\_\_\_ PID NO.: \_\_\_\_\_

✓ \_\_\_\_\_ NO OBJECTION

Our review has determined that the vacation will not have a negative effect on the remaining easement area.

\_\_\_\_\_ NO OBJECTION

Our Division is not involved with this request.

REVIEWED BY: Josh Rosado 464-3503 DATE: 9/24/2021

APPROVED BY:  DATE: 9/27/2021

# Aerial Map

## Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Private Roads
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Rights of Way
- Annexation Amendment Agreement
- Holes
- Fairways
- Greens
- Course
- Unincorporated



Notes:



1: 2,257

188.1 Feet

94.04

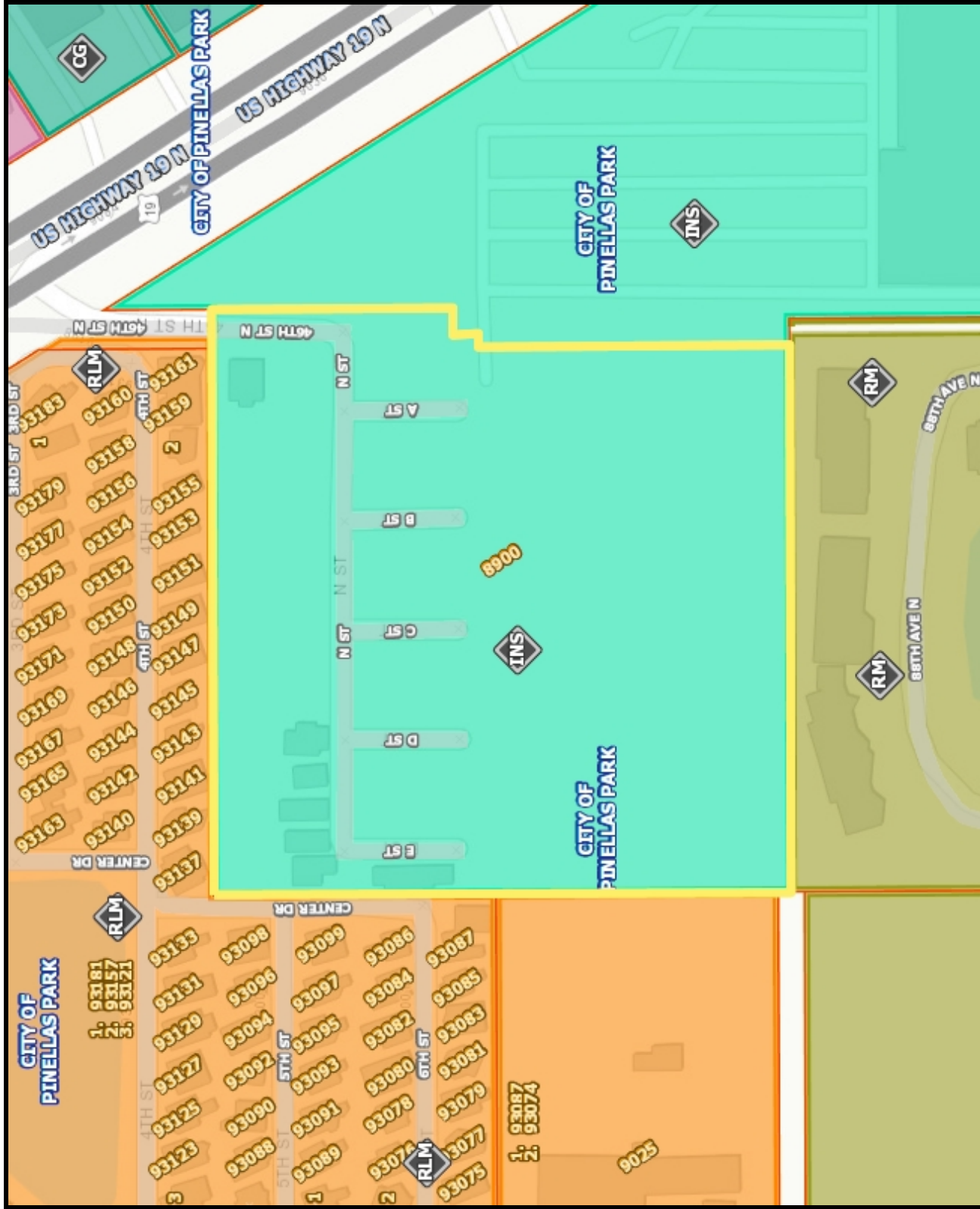
0

188.1

# Future Land Use Map

## Legend

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



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

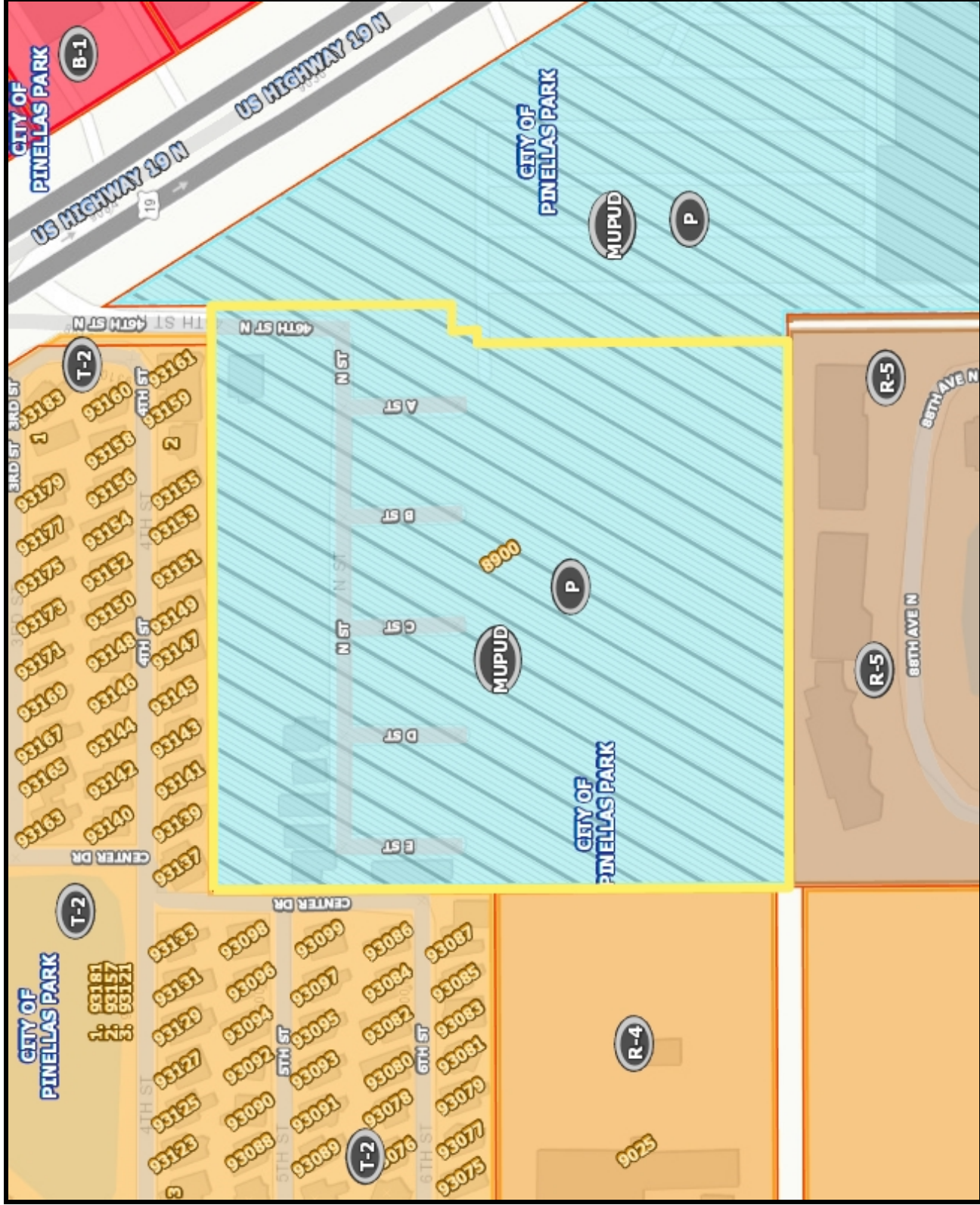


# Zoning Map

## Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Community Redevelopment Area 20;
- Annexation Amendment Agreement
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C1
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUD
- IN REVIEW
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Mixed Use Planned Unit Development - MU
- Open Space - O/S
- Public - P
- Preservation - PRES.
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RP
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2
- Town Center - TC

## Exhibit H - Zoning Map



Notes:

1: 2,257

188.1 0 94.04 188.1 Feet

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Master Address Points

Parcel Lines

Centerlines

Pinellas Park

Community Redevelopment Area 20:

Unincorporated

FIRM Panels

Flood Hazard Areas

<all other values>

1% Annual Chance Flood Hazard (A, AE, AI)

Combined Riverine and Coastal Floodplain

Coastal Floodplain (AE)

0.2% Annual Chance Flood Hazard in Combined Riverine and Coastal Zone (X)

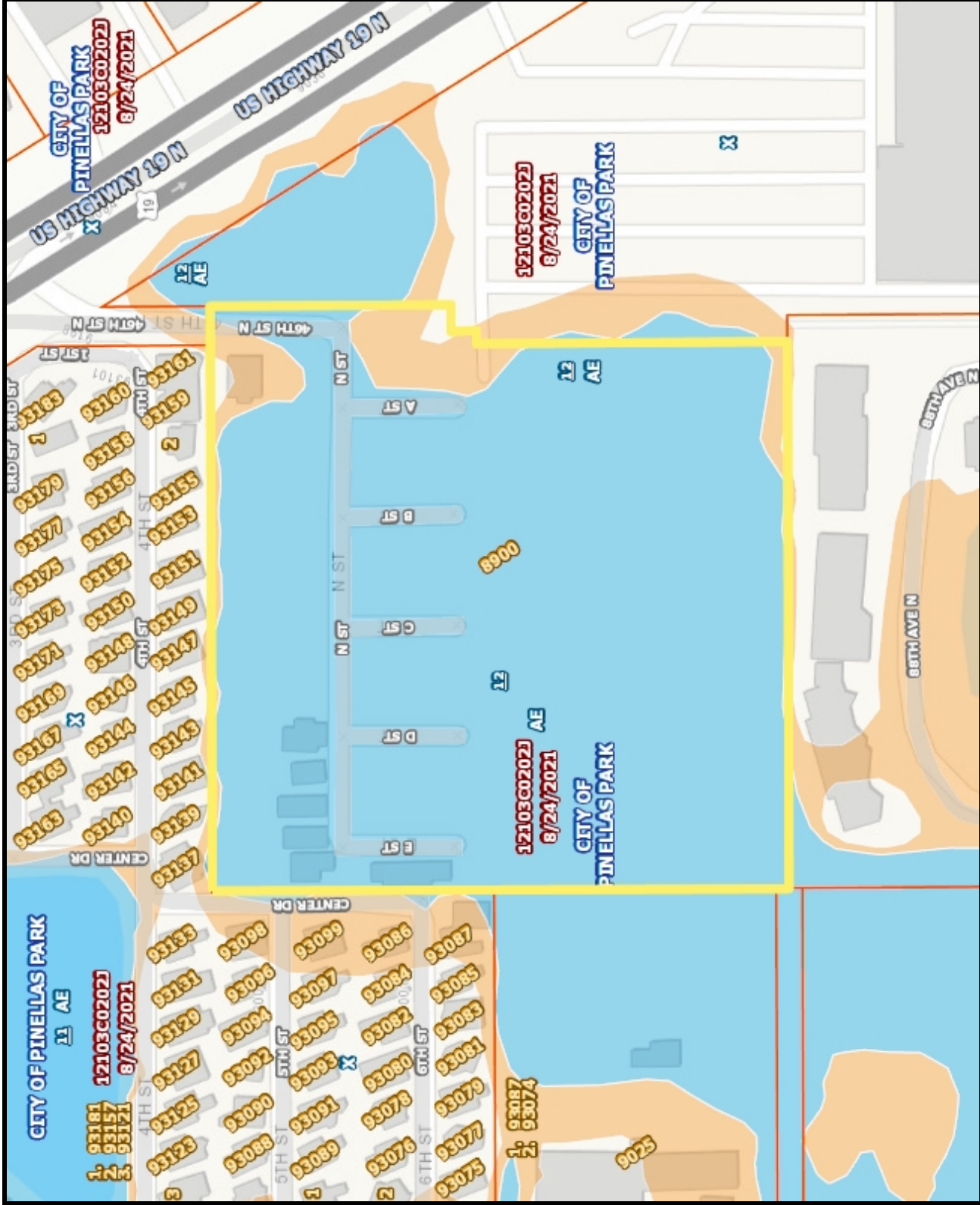
0.2% Annual Chance Flood Hazard (X)

0.2% Annual Chance Flood Hazard in Coastal Zone (X)

Area of Minimal Flood Hazard (X)

Riverine Floodway in Combined Riverine and Coastal Zone (AE)

Floodway (AE)



**1:2,257**

**188.1 Feet**



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Site Photos



