

RESOLUTION NO. 23-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, VACATING AN APPROXIMATELY 8-FOOT-WIDE BY 321-FOOT-LONG UTILITY EASEMENT WITHIN 11090 60TH STREET N. AND 11100 60TH STREET N. IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PROVIDING FOR AN EFFECTIVE DATE. (VAC-0822-00005; City of Pinellas Park)

WHEREAS, the City of Pinellas Park has been petitioned to vacate an approximately 8-foot-wide by 321-foot-long utility easement recorded in Official Record Book 16711, Page 1021, attached hereto as **Exhibit "A"** generally located within 11090 60th Street N. and 11100 60th Street N. in section 17, township 30 south, range 16 east; and

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

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

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

SECTION 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 _____, 2023.

FIRST READING _____ DAY OF _____, 2023.

PUBLIC HEARING THE _____ DAY OF _____, 2023.

ADOPTED THIS _____ DAY OF _____, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2023.

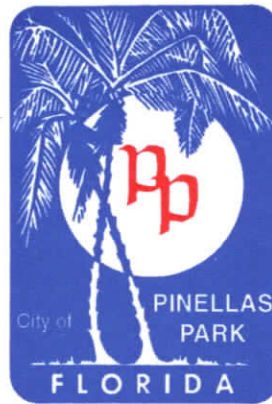
Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK

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:

City Attorney's Office
Lauren C. Rubenstein
James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

September 8, 2022

Ms. Megan Montesino
Development Review Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #22-230
Resolution to Vacate, VAC-0822-00005

Dear Ms. Montesino:

Our office has received and reviewed the abovementioned Resolution to vacate an 8-foot wide by 321-foot long Utility Easement within the properties located 11090 60th Street North and 11100 60th Street North. Our office would approve of the proposed Resolution as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
City Attorney

cc: Bart Diebold, City Manager
Diane M. Corna, MMC, City Clerk
Chief Michael Haworth, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

LCR/zr

22-230.09082022.LMM.Request to Vacate 8x321 Utility Easement.wpd



PRINTED ON RECYCLED PAPER



Prepared by: Megan Montesino
Development Review Manager

I. APPLICATION DATA

- A. **Case Number:** VAC-0822-00005
- B. **Location:** 11100 60th St N. and 11090 60th St N.
- C. **Request:** Request to vacate an 8 foot wide by 321 foot long utility easement within the properties located at 11100 60th St N. and 11090 60th St N.
- D. **Applicant:** City of Pinellas Park
- E. **Authorized Agent:** N/A
- F. **Property Owner:** 11100 60th St N., LLC and Liquid Venture, LLC
- G. **Legal Ad Text:** Request to vacate an 8 foot wide by 321 foot long utility easement within the properties located at 11100 60th St N. and 11090 60th St N.
- H. **PARC Meeting:** August 23, 2022
- I. **Public Hearings:**

City Council Hearing Date: April 13, 2023
Advertising Date: March 29, 2023

II. BACKGROUND INFORMATION

- A. **Case Summary:**
The easement was recorded by in 2009 as a permanent utility easement, per OR Book 16711, Pg. 1021. The easement has been deeded to the City and is not being utilized by the City or any utility providers. Also, it is within a City drainage easement, and vacating it would eliminate any future conflict of easements.
- B. **Site Area:** 0.06 acres / 2,573.84 square feet (easement)
- C. **Property History:**
The subject properties surrounding the easement were annexed into the City in 2002 with a Residential Rural (RR) zoning designation under Ordinance No. 3018, per case no. AX 02-09. In 2009, a permanent utility easement was recorded, per OR Book 16711, Pg. 1021.

In 2014 the subject properties were rezoned from RR to Single-Family Residential (R-2) with a Residential Planned Unit Development (PUD) overlay by Ordinance No. 3889, per case nos. Z 2014-5 and PUD 2014-2. As part of the 2014 PUD approval, multiple variances were approved; including right-of-way width, cul-de-sac length, number of access points, block length, lot dimensions, and right-of-way improvement requirements, per case no. BOA 2014-21. Multiple buildings were demolished in 2008 and 2015.

On April 8, 2021, City Council approved to rezone the properties located at 11090 and 11100 60th Street N. from R-2 with a Residential PUD overlay to Single-Family Residential (R-3). On June 24, 2021, City Staff approved a lot line adjustment to shift the southern property line of 11100 60th St N. approximately 121 feet to the north, decreasing the area of 11100 60th St N. from approximately 208,216.8 square feet to 129,377 square feet, and increasing the area of 11090 60th Street from approximately 104,544 square feet to 183,330 square feet.

D. **Existing Use:** Single-Family Residential

E. **Proposed Use:** Single-Family Residential (No Change)

F. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone.

G. **Evacuation Zone:** This property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

H. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	T-1 (City) and RMH (County)	RL (City) and RL (County)	Single-Family Residential
South	RR (City), R-1 (City), and R-3 (County)	RL (City) and RL (County)	Single-Family Residential
East	RR (City) and R-2 (City)	RL (City)	Single-Family Residential
West	R-1 (City)	RU (City)	Single-Family Residential

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Comprehensive Plan Policies:**

1. **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.

2. **Staff Analysis:**

The utility easement serves no purpose. The vacation of the utility easement would 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. **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.

2. 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 the LDC.

3. Project Application Review Committee (PARC) Comments:

The application was discussed at the August 23, 2022 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed vacation.

IV. SUMMARY


A. Findings:

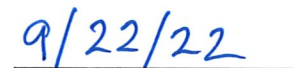
Based on the information and analysis contained in this report, staff finds as follows:

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-0822-00005.


Erica Lindquist, AICP, CFM
Planning & Development Services Director


Date


Nick A. Colonna, AICP
Community Development Administrator


Date

V. ACTION

CITY COUNCIL – MOVE TO:

A. APPROVE:

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY:

....of the vacation of an 8 foot wide by 321 foot long utility easement within the properties located at 11100 60th St N. and 11090 60th St N.

VI. ATTACHMENTS

Exhibit A: Affidavit of Ownerships

Exhibit B: Sketch & Legal Description of Easement

Exhibit C: Letters of No Objection

Exhibit D: Recorded 2009 Easement

Exhibit E: Aerial Map

Exhibit F: Future Land Use Map

Exhibit G: Zoning Map

Exhibit H: Flood Insurance Rate Map

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

ANDREW MARK POZIN

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:

ADDRESS OR GENERAL LOCATION:

11100 - 60TH STREET NORTH PINELLAS PARK, FL 33782

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

EXHIBIT A ATTACHED

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

EASEMENT VACATION

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

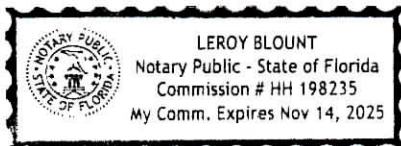
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]
SIGNED (PROPERTY OWNER 1)

[Signature]
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 19th day of Sept, 2021.

By Andrew Pozin, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced Florida Drivers License
(Type of identification)
as identification and who DID / DID NOT take an oath.

Notary Public, Commission No. HH 198235

Leroy Blount

(Name of Notary- typed, printed or stamped)

Exhibit A

THE NORTH 200 FEET OF FARM 30, PINELLAS FARMS LYING IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PLAT BOOK 7, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS WAS FORMERLY A PART.

CONTAINING 129,377 SQUARE FEET OR 2.970 ACRES MORE OR LESS.

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Liquid Ventures, LLC

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:

ADDRESS OR GENERAL LOCATION:

11090 60TH Street

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

Exhibit A (See Attachment)

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

Vacation of easement

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

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

[Signature]
SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of

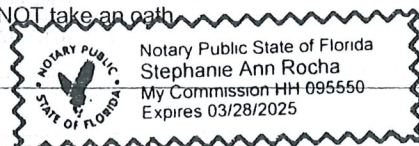
☒ physical presence or ☐ online notarization, this 7th day of February, 20 23.

By Quynh Tran, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced Known
(Type of identification)

as identification and who DID / DID NOT take an oath

Notary Public, Commission No. _____



(SEAL ABOVE)

(Name of Notary- typed, printed or stamped)

Stephanie Rocha

TRACT 'A' PROPOSED LEGAL DESCRIPTION:

THE NORTH 200 FEET OF FARM 30, PINELLAS FARMS LYING IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PLAT BOOK 7, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS WAS FORMERLY A PART.

CONTAINING 129,377 SQUARE FEET OR 2.970 ACRES MORE OR LESS.

TRACT 'B' PROPOSED LEGAL DESCRIPTION:

NORTH 1/2 OF THE NORTH 1/2 OF FARM 30, PINELLAS FARMS, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS WAS FORMERLY A PART, AND THE SOUTH 1/2 OF THE NORTH 1/2 OF FARM 30, PINELLAS FARMS, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS WAS FORMERLY A PART.

LESS THE NORTH 200 FEET THEREOF.

TOGETHER WITH

NORTH 1/2 OF SOUTH 1/2 OF FARM 30, SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

CONTAINING 183,330 SQUARE FEET OR 4.208 ACRES MORE OR LESS.

THIS IS NOT A SURVEY.SEC. 17, TWP. 30 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDATHERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EXHIBIT "B"

DESCRIPTION:

THE EAST 8.00' OF THE WEST 23.00' OF THE NORTH $\frac{1}{2}$ OF FARM 30, PINELLAS FARMS, IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTH $\frac{1}{2}$ OF FARM 30; THENCE S89°35'04"E, ALONG THE NORTHERLY LINE OF SAID NORTH $\frac{1}{2}$ OF FARM 30, FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE S89°35'04"E, A DISTANCE OF 8.00 FEET; THENCE S00°22'39"W, A DISTANCE OF 321.71' TO A POINT ON THE SOUTHERLY LINE OF SAID NORTH $\frac{1}{2}$ OF FARM 30; THENCE N89°31'42"W, ALONG SAID SOUTHERLY LINE A DISTANCE OF 8.00 FEET; THENCE N00°22'39"E, A DISTANCE OF 321.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,573.84 SQUARE FEET OR 0.06± ACRES, MORE OR LESS.

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF FARM 30, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 4-5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, HAVING AN ASSUMED BEARING OF S89°34'04"E.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
LICENSED BUSINESS NUMBER 8423THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OR
THE DIGITAL SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER SHOWN
HEREON.

SKETCH OF DESCRIPTION
11100 60TH STREET NORTH
PINELLAS PARK

PROJECT NO. SE22.329

DATE: 06/28/2022

DRAWN: KWR

SCALE: N/A

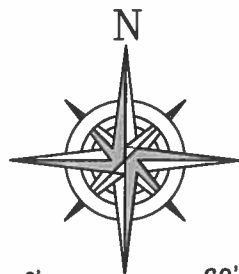
SHEET NO. 1 OF 2

FREDERICK S. BACHMANN, PLS, LS 5174

PINELLAS

FLORIDA

SEC. 17, TWP. 30 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA



0' 60'

SCALE: 1" = 60'

LEGEND

(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
No.	NUMBER
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 7, PAGE 4-5
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF FARM 30, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 4-5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, HAVING AN ASSUMED BEARING OF S89°34'04"E.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/60 OR SMALLER.

DEUEL & ASSOCIATES

A SEPI COMPANY

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
LICENSED BUSINESS NUMBER 8423

THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OR
THE DIGITAL SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER SHOWN
HEREON.

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

SKETCH OF DESCRIPTION
11100 60TH STREET NORTH
PINELLAS PARK

PINELLAS

FLORIDA

PROJECT NO.	SE22.329
DATE:	06/28/2022
DRAWN:	KWR
SCALE:	1" = 60'
SHEET NO.	2 OF 2



Jul. 8, 2022

Via email: APetersen@pinellas-park.com

Mr. Aaron Petersen, MPA, MBA, CFM
ISA Certified Arborist
Assistant Community Development Administrator
City of Pinellas Park
6051 78th Avenue North
Pinellas Park, Florida 33781

**RE: Vacation of Easement
11100 60th Street N
Pinellas County, Florida**

Dear Mr. Petersen:

Please be advised that Duke Energy has “**no objection**” to the vacation and abandonment of the easement recorded in Official Records Book 16711, Page 1021, in the Public Records of Pinellas County, Florida.

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

Sincerely,

Irma Cuadra

Irma Cuadra
Senior Research Specialist



FRONTIER

3712 W Walnut St
Tampa, FL 33607
(941) 266-9218
stephen.waidley@ftr.com

7/5/2022

Attn: Aaron Petersen, MPA, MBA, CFM
Assistant Community Development Administrator
City of Pinellas Park
6051 78th Avenue North
Pinellas Park, FL 33781

RE: Vacation of Instrument Easement – 11100 60th St N, Pinellas Park (OR Bk 16711, Pg 1021)

Dear Mr. Petersen,

☐ 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
Frontier Florida LLC
Regional Rights of Way & Municipal Affairs Manager



Building & Development Review Services

July 28, 2022

Aaron Petersen
City of Pinellas Park
6051 78th Ave N.
Pinellas Park, FL 33781

Re: Letter of No Objection to Vacate easement OR BK 16711, PG 1021
11100 60th Street N. as shown in the attached exhibit

Dear Mr. Petersen:

We have received your request for a letter of no objection to the vacation of City of Pinellas Park easement depicted in the attached exhibit. Pinellas County does not have any utilities or stormwater facilitates in the easement and has no future plans for utilities or stormwater facilitates in the easement. 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) 464-5663.

Sincerely,

Michael Schoderbock, AICP
Development Project Manager III
Pinellas Building & Development Review Services

Attachment

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



Aaron Petersen <apetersen@pinellas-park.com>

Pinellas Park Proposed Easement Vacation at 11100 60th Street N.

2 messages

Aaron Petersen <APetersen@pinellas-park.com>
To: Randy Roberts <randy@ppwmd.com>

Wed, Jun 29, 2022 at 3:50 PM

Hello,


The City proposes to vacate an instrument easement within 11100 60th Street N. OR BK 16711, PG 1021. Please review and provide an objection or no objection letter. Please note that this is an instrument easement deeded to the City but I am still obtaining no objection letters from all utility providers as a standard operating procedure.


Regards,

Aaron Petersen, MPA, MBA, CFM
ISA Certified Arborist
Assistant Community Development Administrator
City of Pinellas Park
6051 78th Avenue North
Pinellas Park, FL 33781
727-369-5728 - office
727-369-5797- fax



2 attachments

 **or 16711, pg 1021.pdf**
63K

 **SE22.329-LS-SCANNED.pdf**
159K

Randy Roberts <randy@ppwmd.com>
To: Aaron Petersen <APetersen@pinellas-park.com>

Thu, Jun 30, 2022 at 7:25 AM

Aaron,

This property is outside the District's jurisdictional boundaries.

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

[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 727-369-7884



Date: 07/02/2022

Re: 20220701_05_0500053A03_FW: [EXTERNAL] Pinellas Park Proposed Easement Vacation at 11100 60th Street N.

- ☒ Charter Communications has no objections provided easements for our facilities are Retained / granted
- ☐ Charter Communications has facilities that would need to be relocated and the applicant would be responsible for this expense. Payment in full would be required to proceed with vacation of the easement.
- ☐ In order to properly evaluate this request, Charter Communications will need detailed plans of facilities proposed for subject areas.
- ☐ Charter Communications has facilities within this area, which may conflict with subject project please call 811 to have locating. **SEE NOTES**
- ☐ Charter Communications requires 30 days written notice prior to construction start date to relocate their facilities.

NOTES:

Sincerely, Art Dubinas
Spectrum
Construction Coordinator
Pinellas County

A handwritten signature in black ink, appearing to read "Art Dubinas", with a long horizontal flourish extending to the right.

Construction Department
Charter Communications
Pinellas County
Phone Number 727-290-1509



6/30/2022

To: Aaron Petersen, MPA, MBA, CFM
City of Pinellas Park
6051 78th Avenue North
Pinellas Park, FL 33781

RE: Easement Vacate
11100 60th St N
Pinellas Park, FL 33782

From: TECO Peoples Gas

To: Whom It May Concern,

Thank you for contacting TECO Peoples Gas Company 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. Furthermore, TECO-PGS has no objection to construction of buildings, structures, and other improvements within all or any portion of the easement.

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

Re: [EXTERNAL]: Fwd: [E] Fwd: Pinellas Park Proposed Easement Vacation at 11100 60th Street N.

1 message

Burrows, Kerry R <kerry.burrows@verizonwireless.com>
To: Aaron Petersen <apetersen@pinellas-park.com>

Tue, Jul 12, 2022 at 8:42 AM

This Too is on private property and we have no need.....

Thank you for your time and consideration,
Kerry R. Burrows, Senior Consultant Network Engineering
813-480-9346 Mobile
Kerry.burrows@verizonwireless.com
Today is a Good Day – To Have a Good Day!

On Tue, Jul 12, 2022 at 8:18 AM Mikel E Murphy <mmurphy@smweng.com> wrote:

Kerry,

We do not have anything here. This is in the middle of a property.

From: Burrows, Kerry R <kerry.burrows@verizonwireless.com>
Sent: Monday, July 11, 2022 3:20 PM
To: Mikel E Murphy <mmurphy@smweng.com>
Cc: Kerry R Burrows <kerry.burrows@verizonwireless.com>
Subject: [EXTERNAL]: Fwd: [E] Fwd: Pinellas Park Proposed Easement Vacation at [11100 60th Street N.](#)

Lets Discuss this tomorrow at our weekly meeting

Thank you for your time and consideration,
Kerry R. Burrows, Senior Consultant Network Engineering
813-480-9346 Mobile
Kerry.burrows@verizonwireless.com
Today is a Good Day – To Have a Good Day!

----- Forwarded message -----

From: **Aaron Petersen** <APetersen@pinellas-park.com>

Date: Mon, Jul 11, 2022 at 3:17 PM

Subject: [E] Fwd: Pinellas Park Proposed Easement Vacation at [11100 60th Street N.](#)

To: Burrows, Kerry R <kerry.burrows@verizonwireless.com>

Kerry,

This is a city initiated vacation that I am awaiting a no objection letter for from Verizon Wireless/Cellco Partnership.

Regards,

Aaron Petersen, MPA, MBA, CFM

ISA Certified Arborist

Assistant Community Development Administrator

City of Pinellas Park

[6051 78th Avenue North](#)

[Pinellas Park, FL 33781](#)

727-369-5728 - office

727-369-5797- fax



----- Forwarded message -----

From: **Aaron Petersen** <APetersen@pinellas-park.com>

Date: Wed, Jun 29, 2022 at 3:48 PM

Subject: Pinellas Park Proposed Easement Vacation at [11100 60th Street N.](#)

To: Jay S Bidlack <jay.bidlack@verizonwireless.com>

Hello,

The City proposes to vacate an instrument easement within [11100 60th Street N.](#) OR BK 16711, PG 1021. Please review and provide an objection or no objection letter. Please note that this is an instrument easement deeded to the City but I am still obtaining no objection letters from all utility providers as a standard operating procedure.

Regards,

Aaron Petersen, MPA, MBA, CFM

ISA Certified Arborist

Assistant Community Development Administrator

City of Pinellas Park

[6051 78th Avenue North](#)

[Pinellas Park, FL 33781](#)

727-369-5728 - office

727-369-5797- fax

Pinellas Park Proposed Easement Vacation at 11100 60th Street N.

2 messages

Aaron Petersen <APetersen@pinellas-park.com>
To: odavis2@wm.com

Wed, Jun 29, 2022 at 3:52 PM



Hello,

The City proposes to vacate an instrument easement within 11100 60th Street N. OR BK 16711, PG 1021. Please review and provide an objection or no objection letter. Please note that this is an instrument easement deeded to the City but I am still obtaining no objection letters from all utility providers as a standard operating procedure.

Regards,

Aaron Petersen, MPA, MBA, CFM
ISA Certified Arborist
Assistant Community Development Administrator
City of Pinellas Park
6051 78th Avenue North
Pinellas Park, FL 33781
727-369-5728 - office
727-369-5797- fax



2 attachments **or 16711, pg 1021.pdf**
63K **SE22.329-LS-SCANNED.pdf**
159K

Davis, Oterio <odavis2@wm.com>
To: Aaron Petersen <APetersen@pinellas-park.com>

Tue, Jul 5, 2022 at 7:13 AM

Waste Management has no objection to the applicant's request for vacation of an easement within [11100 60th Street N.](#) OR BK 16711, PG 1021. Our services are not impacted at this location.

Oterio Davis**District Operations Manager**

Waste Management Inc. of Florida

odavis2@wm.com

C: 727-244-6638

11051 43rd Street North

Clearwater, FL 33762

[Quoted text hidden]

Recycling is a good thing. Please recycle any printed emails.



July 7, 2022

Aaron Petersen, MPA, MBA, CFM
ISA Certified Arborist
Assistant Community Development Administrator
City of Pinellas Park
6051 78th Avenue North
Pinellas Park, FL 33781
727-369-5728 - office
727-369-5797- fax

Re: Request for Letter of No Objection - 11100 60th St. N.

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

XXX Wow! Has "NO Objection "with proposed Easement Vacation . WoW has No facilities in Your Area .

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 "Dave Hamlin Jr.", is written over the typed name and title.

David E. Hamlin Jr.
Construction Project Coordinator
WOW!
(727) 239-0156 Office
(678) 409-8721 Cell

3001 Gandy Blvd N - Pinellas Park, FL 33782

EXHIBIT "A"

EASEMENT

THIS INDENTURE, Made this 16 day of September A.D. 2009, between **ANDREW M. AND MELVIN S. POZIN**, Party of the First Part, and **THE CITY OF PINELLAS PARK, FLORIDA**, a municipal corporation, of the County of Pinellas in the State of Florida, the Party of the Second Part. ("Party of the First Part" and "Party of the Second Part" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

WITNESSETH, That for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) lawful money of the United States of America, in hand paid by the party of the second part unto the party of the first part, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said party of the first part hereby grants and releases unto the party of the second part, a **permanent utility easement** over, across, below and above the following described real property:

THE EAST 8.00' OF THE WEST 23.00' OF THE NORTH ½ OF FARM 30, PINELLAS FARMS, IN THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

0.06 ACRES M.O.L.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his Hand and Seal the day and year first above written.

SIGNED, SEALED, AND DELIVERED IN OUR PRESENCE:

(Wit.) Cynthia Adair
(print name below signature) Cynthia Adair

(Wit.) William D. Farra
(print name below signature) William D. Farra

Andrew M. Pozin
ANDREW M. POZIN
Melvin S. Pozin
MELVIN S. POZIN

STATE OF FLORIDA

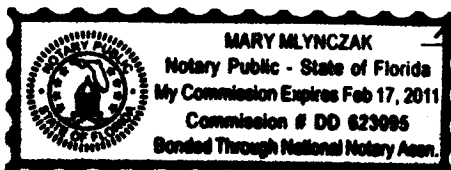
The foregoing instrument was acknowledged before me this Sept. 15, 2009, by

COUNTY OF PINELLAS

Andrew M. and Melvin S. Pozin (Name of person acknowledging and title of position)

Mary Mlynchzak Notary Public signature

Mary Mlynchzak (Name of Notary typed, printed or stamped)



Personally known ☒ or produced identification ☐

(SEAL ABOVE)

Type of identification produced _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document **PERMANENT UTILITY EASEMENT**
Number of Pages 1 Date of Document 9-15-2009
Signers Other than Named Above NONE

Legend

-
- This aerial map displays a residential neighborhood in Pinellas Park, Florida. A large, vacant lot with the address 11100 is highlighted with a green border. The lot is situated between 112th Ave N and 110th Ave N, and between 60th St N and 61st St N. The surrounding area is filled with residential lots, many of which have houses and are labeled with their respective addresses. The City of Pinellas Park logo is located in the bottom left corner of the map.

188.1 Feet



Aerial Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Private Roads
- Pinellas Park
- Rights of Way
- Holes
- Fairways
- Greens
- Course
- Unincorporated



Notes:

1: 1,128

94.0 Feet

47.02

0

94.0

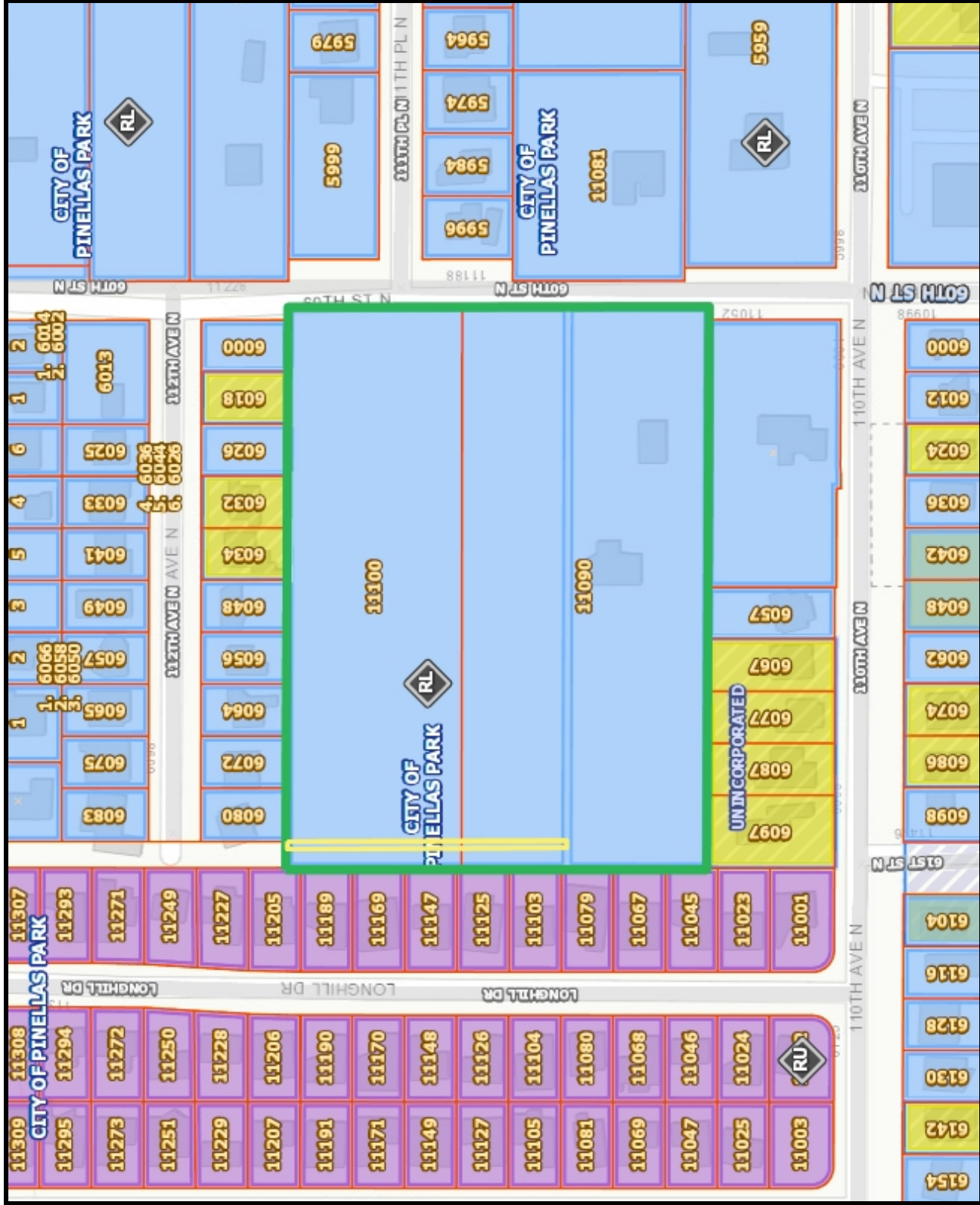


WGS_1984_Web_Mercator_Auxiliary_Sphere

Future Land Use Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Land Use Borders
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/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

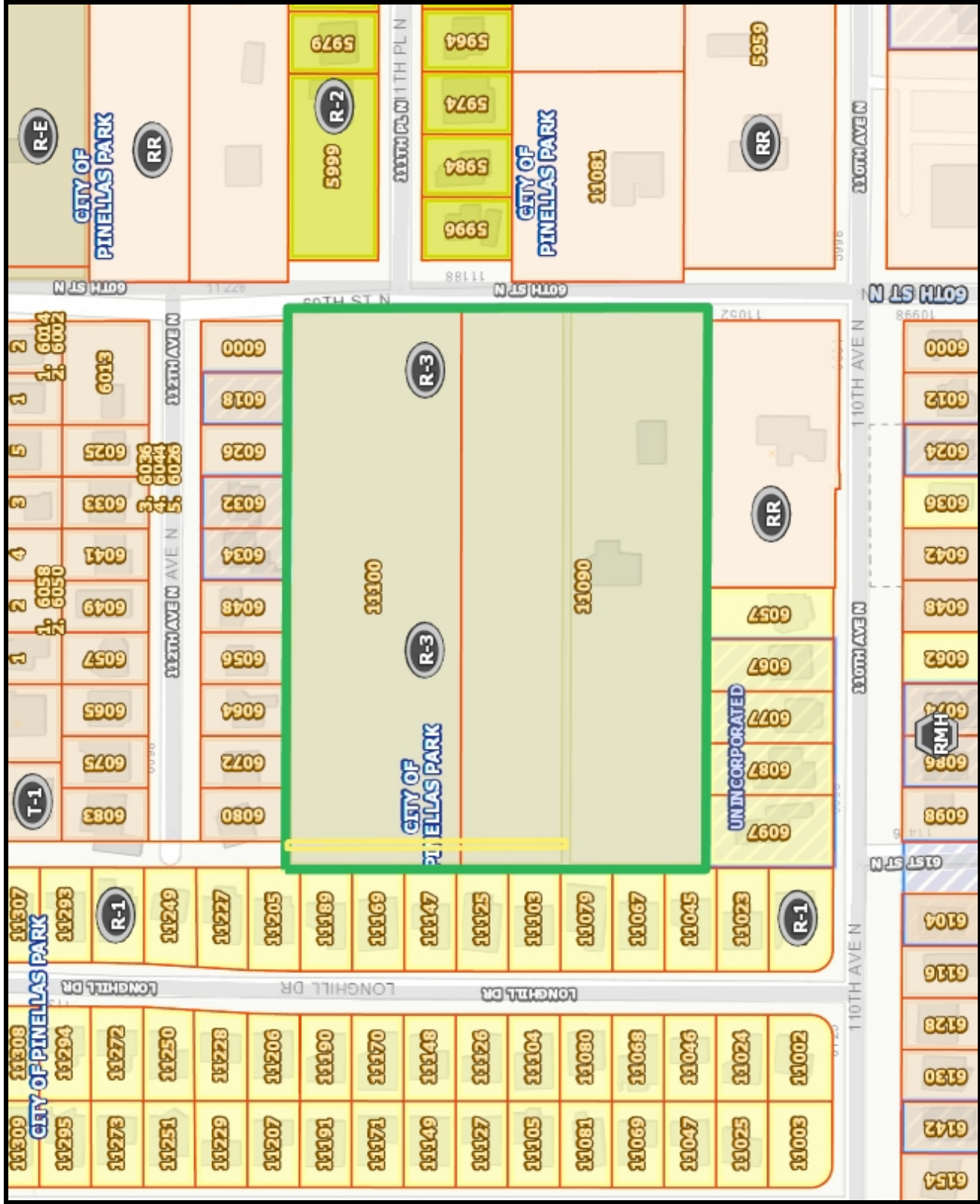
188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Zoning Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C-PUD
- 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
- Zoning Fill
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C-PUD
- Farm - F



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1

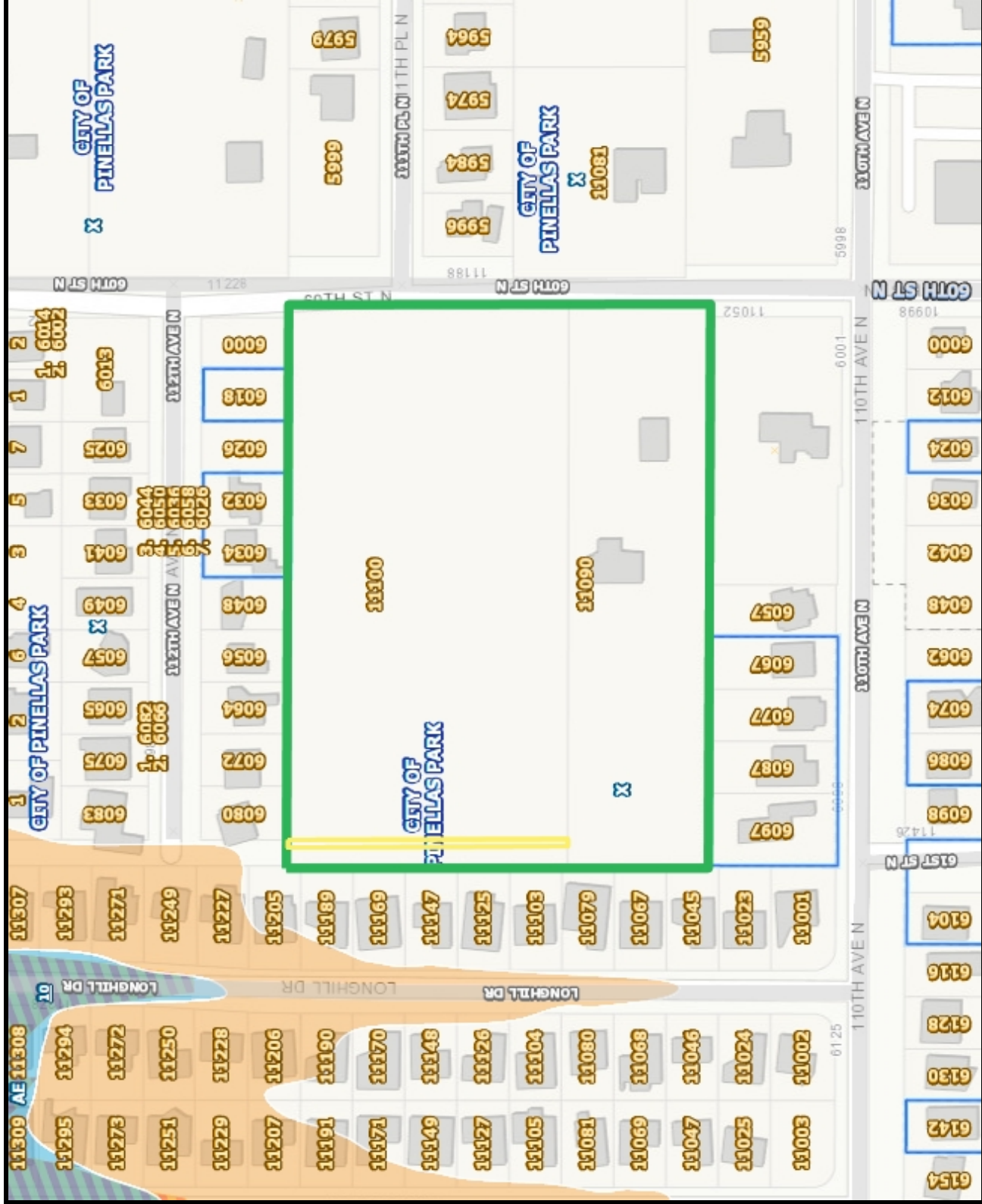
WGS_1984_Web_Mercator_Auxiliary_Sphere



Flood Insurance Rate Map

Legend

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



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1

WGS_1984_Web_Mercator_Auxiliary_Sphere