

RESOLUTION NO. 21-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, VACATING A 621.92 FOOT LONG BY 30 FOOT WIDE RIGHT-OF-WAY ADJACENT TO PARCEL NUMBER 18-30-16-69768-400-5101, KNOWN AS 106TH AVENUE NORTH; PROVIDING FOR AN EFFECTIVE DATE. (VAC-1221-00013; Gulf Coast Consulting, Inc.)

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**WHEREAS**, the City of Pinellas Park has received a petition to vacate a 621.92 foot long by 30 foot wide right-of-way, adjacent to parcel number 18-30-16-69768-400-5101, known as 106th Avenue North; and

**WHEREAS**, the Planning and Zoning Commission has recommended to City Council that said right-of-way serves no useful purpose and it is in the general interest of the City to vacate such right-of-way.

**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 portion of right-of-way over, under, above, across, and through the following described real property be and the same are hereby vacated:

THE PORTION OF LAND LEGALLY DESCRIBED IN **EXHIBIT "A"**, 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.

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Sandra L. Bradbury  
MAYOR

ATTEST:

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Diane M. Corna, MMC  
CITY CLERK

## EXHIBIT "A"

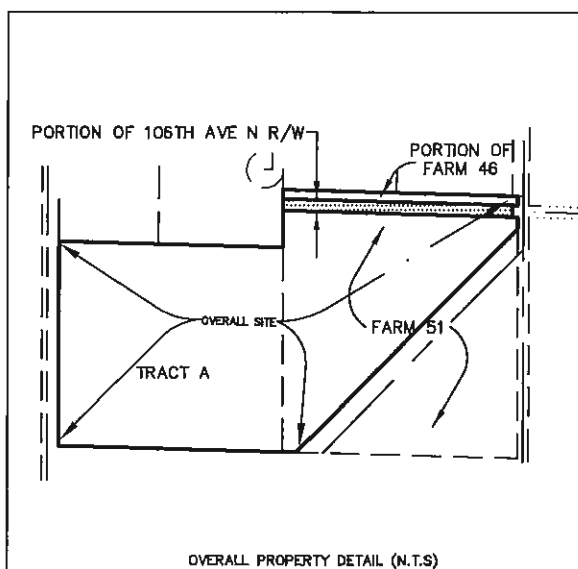
LOCATED IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION: (VACATE A PORTION OF 106TH AVENUE N RIGHT-OF-WAY)

THAT PORTION OF RIGHT-OF-WAY SHOWN ON PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 & 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF FARM 51 OF SAID PINELLAS FARMS LOCATED IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE RUN N 00°02'38" E, 30.00 FEET TO THE SOUTHWEST CORNER OF FARM 46, OF SAID PINELLAS FARMS; THENCE S 88°26'04" E ALONG THE SOUTHERLY LINE OF SAID FARM 46, 621.92' FEET; THENCE S 00°04'05" W, 30.00 FEET TO THE NORTHERLY LINE OF FARM 51; THENCE N 88°26'04" W, ALONG SAID NORTHERLY LINE OF SAID FARM 51, 621.91 FEET TO THE POINT OF BEGINNING.

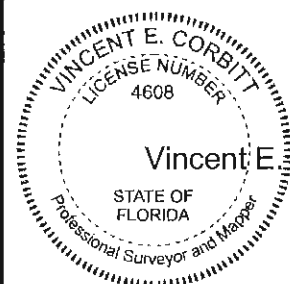
CONTAINING 18651 SQ FT±



### SURVEYORS REPORT

- 1.) THIS IS A SKETCH AND DESCRIPTION ONLY, NOT A SURVEY. IT'S PRIMARY PURPOSE IS TO SHOW / DOCUMENT THE LOCATION OF THE PARCEL & EASEMENTS.
- 2.) THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 5J-17 FLORIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET THE NATIONAL STANDARDS.
- 3.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4.) THE BEARING BASIS IS PLAT OF GATES' INDUSTRIAL PARK PLAT BOOK 77, PAGE 101. THE BEARING REFERENCE LINE IS THE SOUTH LINE OF PLAT AT LOTS 9 AND 10 BEING N 88°28'00" W. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
- 5.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 6.) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP. CERTIFICATION IS NOT TRANSFERABLE.
- 7.) COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.

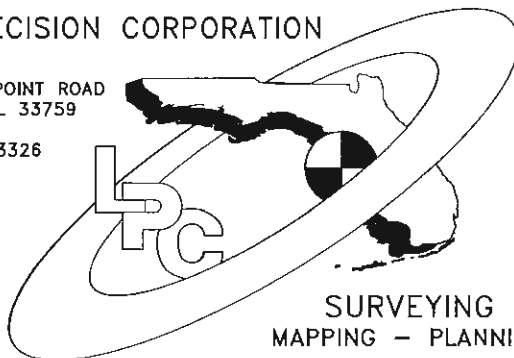
SHEET 1 OF 2



Digitally signed by  
Vincent E. Corbitt  
Reason: I attest to the  
accuracy and integrity  
of this document.  
This document is  
signed and sealed.  
Date: 2020.12.08  
13:01:54-05'00'

### LAND PRECISION CORPORATION

2683 SUNSET POINT ROAD  
CLEARWATER, FL 33759  
727-796-2737  
FAX 727-796-3326



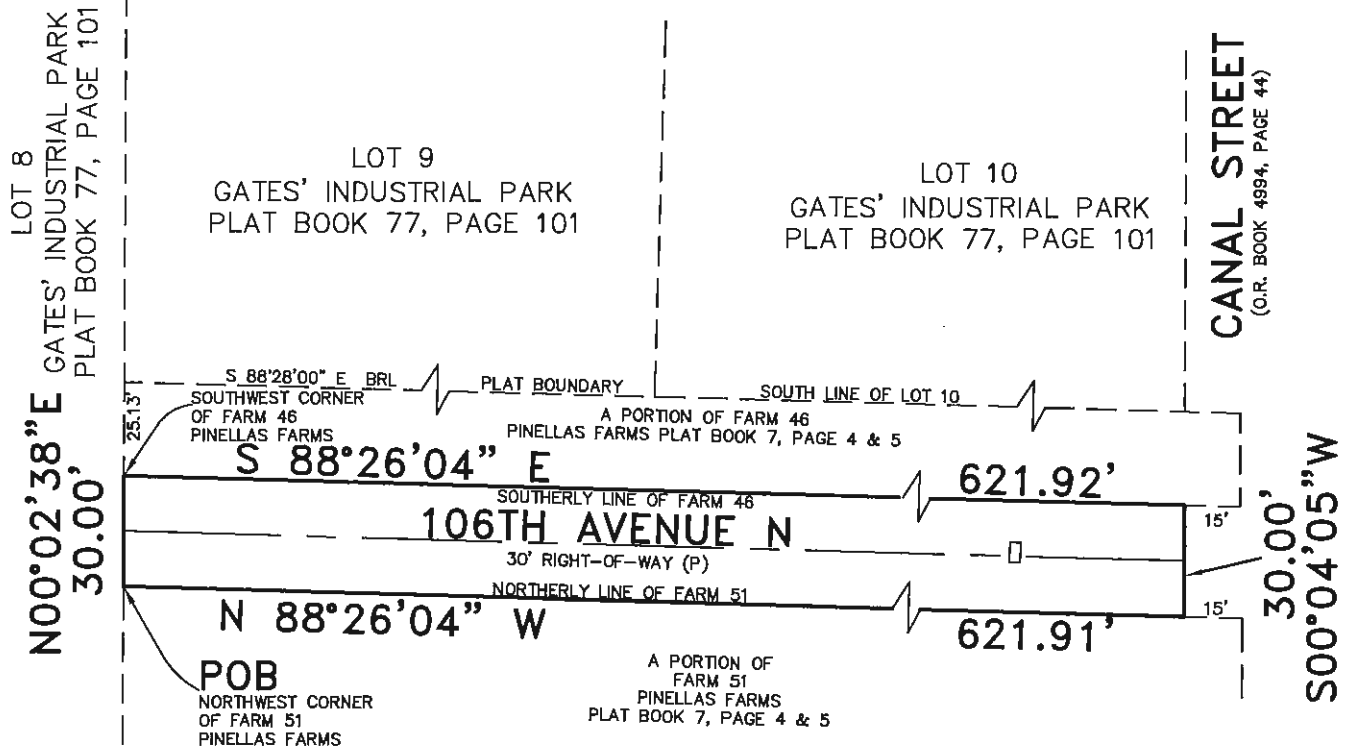
LB#6168

JOB NUMBER: 20178SD1.DWG

DATE: 11/5/2020

# EXHIBIT "A"

LOCATED IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



GRAPHIC SCALE



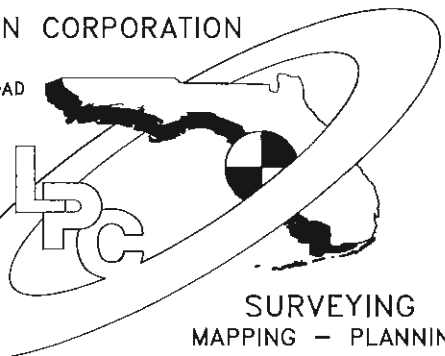
( IN FEET )  
1 inch = 50 ft.

SHEET 2 OF 2

PORTION OF 106TH AVENUE NORTH,  
PINELLAS FARMS  
PLAT BOOK 7, PAGES 4 & 5  
PINELLAS COUNTY, FLORIDA

LAND PRECISION CORPORATION

2683 SUNSET POINT ROAD  
CLEARWATER, FL 33759  
727-796-2737  
FAX 727-796-3326



LB#6168

SURVEYING  
MAPPING - PLANNING

JOB NUMBER: 20178SD1.DWG

DATE: 11/5/2020

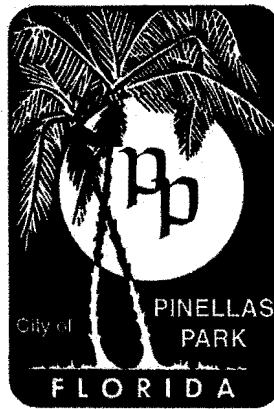
## ABBREVIATION LEGEND

PG - PAGE	R/W - RIGHT-OF-WAY	C - Centerline
FIP - Found Iron Pipe	C/T - Curb Tie	PC - Point Of Curve
N&D - Nail and Disk	F/T - Fence Tie	POL - Point On Line
POB - Point Of Beginning	(M) - Measured	
PCP - Permanent Control Point	(P) - Plat	(D) - Deed
POC - Point Of Commencement		
BRL - Bearing Reference Line	FCM - Found Concrete Monument	
FRL - Field Reference Line	PRM - Permanent Reference Monument	
⊕ - Section Corner	O.R. - OFFICIAL RECORDS	NTS - NOT TO SCALE

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

January 26, 2021

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

**RE: City Document #21-031**  
**Resolution for VAC-1221-00013**

Dear Ms. Lindquist:

We have received and reviewed the above-mentioned Resolution. Assuming that the legal description contained in Exhibit "A" is correct, we would approve of the Resolution as to form and correctness.

Very truly yours,

James W. Denhardt  
City Attorney

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

JWD/cb

21-031.01262021.LEL.Resolution for VAC-1221-00013.wpd



PRINTED ON RECYCLED PAPER



## I. APPLICATION DATA

- A. **Case Number:** VAC-1221-00013
- B. **Location:** 106th Avenue N, between Endeavour Way and Canal Street (Parcel # 18-30-16-69768-400-5101).
- C. **Request:** Request to vacate the 621.92 foot long by 30 foot wide right-of-way, known as 106th Avenue N.
- D. **Applicant:** Robert Pergolizzi (Gulf Coast Consulting, Inc.)
- E. **Agent:** N/A
- F. **Legal Ad Text:** Request to vacate the 621.92 foot long by 30 foot wide right-of-way, known as 106th Avenue N.
- G. **Public Hearings:**  
**Planning and Zoning Commission Public Hearing Date:** March 4, 2021  
**Advertising Date:** February 17, 2021  
  
**City Council Public Hearing Date:** April 8, 2021  
**Advertising Date:** March 24, 2021

## II. BACKGROUND INFORMATION

- A. **Site Area:** 185,565 square feet / 4.26 acres
- B. **Property History:** This right-of-way was reflected on the Plat of Pinellas Farms (Plat Book 7, Pgs. 4 & 5).
- C. **Existing Use:** N/A
- D. **Zoning District:** N/A
- E. **Land Use:** N/A
- F. **Flood Zone:** The right-of-way is located within Flood Zone AE-10, which is a high-risk flood zone.
- G. **Evacuation Zone:** This property is in Evacuation Zone B, which is the second level to evacuate in preparation for a storm. Zone B is evacuated when storm surge height is predicted to be up to 15 feet.
- H. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	"M-1"	IL	Frito Lay; Window World of Tampa; and Undeveloped Industrial owned by Suncoast Redevelopment Corp.
South	"M-1"	IL	Undeveloped Industrial owned by Suncoast Redevelopment Corp.
East	"M-1"	IL	Industrial Park
West	"M-1"	IL	Industrial Park; and Undeveloped Industrial owned by Suncoast Redevelopment Corp.

### III. APPLICABLE CRITERIA / CONSIDERATIONS

#### A. Comprehensive Plan Policies:

##### 1. Relevant Policies:

###### *POLICY T.1.4.1*

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

###### *POLICY T.1.4.2*

*When vacating a right-of-way, alley, or access easement that affects an existing or future utility, require the retention or dedication of an easement for an existing or proposed utility.*

##### 2. Staff Analysis:

The right-of-way proposed to be vacated is located between, to the north and south, properties owned by a single entity, Suncoast Redevelopment Corp.

Staff finds that the proposed vacation would be consistent with the City's adopted Comprehensive Plan.

#### B. Land Development Code Standards:

##### 1. Key Standards:

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

###### **Sec. 18-1801. - VACATIONS OF RIGHTS-OF-WAY AND EASEMENTS.**

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

###### **Sec. 18-1801.1. - GENERAL PROCEDURES FOR VACATIONS OF RIGHTS-OF-WAY OR EASEMENTS.**

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

###### **Sec. 18-1801.3. - RIGHTS-OF-WAY.**

- (A) *The City Staff shall prepare a Staff report either recommending approval, approval with modification or denial of the vacation request. The request for the vacation shall be considered by the Planning and Zoning Commission at a public hearing. The date, time and place of the public hearing and identification of the case shall be advertised in a newspaper of general circulation in the City. The City Staff shall present a proposed resolution to the City Council. Public hearings shall be held on*

*the application and proposed resolution, together with a first and final reading of the proposed resolution.*

- (B) *At least fifteen (15) days prior to the public hearing before the Planning and Zoning Commission, City Staff shall provide notice by U.S. Mail to all abutting property owners of the application for vacation and the date, time and place of the hearing. For purposes of this Section, notification shall be deemed complete upon mailing. The City shall also place an advertisement in a newspaper of general circulation in the City and post a sign on the right-of-way to be vacated, which provides notice of the time and date of the public hearing and identifies the case. Failure to post a sign or notify all of the abutting property owners, as shown on the records of the Pinellas Property Appraiser's Office, shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings and shall not affect any action or proceeding on the application for vacation.*
- (C) *At least seven (7) days prior to public hearing before City Council, City Staff shall provide notice by U.S. Mail to all abutting property owners of the application for vacation and the date, time and place of the hearing thereon. For purposes of this Section notification shall be deemed complete upon mailing. The City shall also place an advertisement in a newspaper of general circulation in the City and post a sign on the right-of-way to be vacated, which provides notice of the time and date of the public hearing and which identifies the case. Failure to post a sign or notify all of the abutting property owners, as shown on the records of the Pinellas Property Appraiser's Office shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings and shall not affect any action or proceeding on the application for vacation. (Ord. No. 2321, 3-23-1995)(D)A vacation resolution, requiring a public hearing first and final reading, shall be presented to City Council for their action. City Council may take action on the Resolution upon conclusion of the first reading and public hearing.*

## **2. Staff Analysis:**

The Land Development Code (LDC) includes no criteria pertaining to the approval or denial for applications to vacate rights-of-way. The LDC does, however, include the above referenced Sections that 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 above LDC requirements.

## **C. Essential Services Review:**

The requested vacation of right-of-way has been reviewed by all relevant departments/divisions. Staff has no concerns regarding this request, just a comment that the Applicant needs to provide the City with easements and deed per the agreement.

# **IV. SUMMARY**

## **A. Findings:**

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

1. The request meets vacation of right-of-way 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-1221-00013, with the following condition:

- The Applicant provides the City with the appropriate easements and deeds.





Nick A. Colonna, AICP  
Planning & Development Services Director

1-28-2021

Date



Benjamin J. Ziskal, AICP, CEcD  
Community Development Administrator

1/28/21

Date

**V. ACTION**

**PLANNING AND ZONING COMMISSION – MOVE TO:**

- A. RECOMMEND APPROVAL**
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):**
- C. RECOMMEND DENIAL**

...of a vacation of a 621.92 foot long by 30 foot wide right-of-way, known as 106th Avenue N.

**VI. ATTACHMENTS**

- Exhibit A: Application with Legal Description**
- Exhibit B: Sketch and Legal**
- Exhibit C: Utility Letters**
- Exhibit D: Certified Mailing to Adjacent Property Owner (10600 Endeavour Way)**
- Exhibit E: Aerial Map**
- Exhibit F: Future Land Use Map**
- Exhibit G: Zoning Map**
- Exhibit H: FIRM Map**
- Exhibit I: Site Photo**



## **Gulf Coast Consulting, Inc.**

**Land Development Consulting**

**Engineering • Planning • Transportation • Permitting**

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

December 14, 2020

Ms. Megan Montesino, Principal Planner  
City of Pinellas Park Planning & Development Services  
6051 78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781

RE: Right-of-Way Vacation Application 106<sup>th</sup> Avenue N.  
Adjacent to Parcel #18-30-16-69768-400-5101

Dear Ms. Montesino:

On behalf of the adjacent property owner, Suncoast Redevelopment Corporation, I am submitting this application to vacate a portion of 106<sup>th</sup> Avenue Right-of-way (ROW). We have been working closely with Aaron Petersen in your Public Works Department to provide the City of Pinellas Park easements on the subject property, and in the course of survey work realized there is a remnant part of 106<sup>th</sup> Avenue ROW that still remains. This ROW is unimproved, only 30 feet wide, and serves no purpose. Suncoast Redevelopment Corporation owns Parcel #18-30-16-69768-400-5101 which abuts both the north and south sides of this remnant ROW.

Enclosed please find:

1. Vacation of Easements/R.O.W. Application
2. Affidavit of Ownership
3. Letters of No Objection from responsive utilities/agencies
4. Legal Description and Sketch of ROW to be vacated
5. Certified Mailing to adjacent property Owner (10600 Endeavour Way)
6. Review Fee/Advertising Fee check for \$590

We look forward to the Planning & Zoning Commission hearing on February 4, 2021. Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, which appears to read "Robert Pergolizzi", is positioned above the printed name.

Robert Pergolizzi, AICP/PTP  
Principal

Cc: Roger Broderick  
20-056



## 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:

106th Ave. N., Between Endeavour Way and Canal Street

Reason for Vacation Request:

-ROW is unimproved, only 30 feet wide and is surrounded by private property owned by a common owner (Suncoast Redevelopment Corp).

Parcel Number(s):

18-30-16-69768-400-5101

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 Legal Description and Sketch prepared by Land Precision Corporation Surveyors.

### OWNER/APPLICANT INFORMATION

Property Owner: Suncoast Redevelopment Corporation	Phone: 727-544-1403
Mailing Address (include city, state, zip code): 5514 Park Blvd., Pinellas Park, FL 33781	Attn: Roger Broderick
Email Address: rogerb@broderickrealty.com	
Authorized Agent Name: Robert Pergolizzi, AICP/PTP, Gulf Coast Consulting, Inc.	Relationship to Owner: Consultant/Agent
Email Address: pergo@gulfcoastconsultinginc.com	Phone: 727-524-1818
Authorized Agent Address (include city, state, zip code): 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760	

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

# AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Suncoast Redevelopment Corporation

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:

Land adjacent to 106th Avenue & Canal Street

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

Parcel # 18-30-16-69768-400-5101

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

Vacation of Right-of-Way

3. That the undersigned (has/have) appointed and (does/do) appoint Robert Pergolizzi 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.

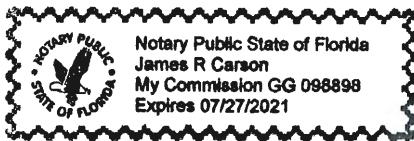
[Signature]  
SIGNED (PROPERTY OWNER)

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

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this DECEMBER 10, 2020  
(Date)

by ROGER B. BRODERICK, DIRECTOR  
(Name of person acknowledging and title of position)



(SEAL ABOVE)

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

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

[Signature] Notary Public, Commission  
No. \_\_\_\_\_

JAMES R. CARSON (Name of Notary typed, printed or  
stamped)



[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**18-30-16-69768-400-5101**[Compact Property Record Card](#)[Tax Estimator](#)**Updated December 10, 2020**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
SUNCOAST REDEVELOPMENT CORP 5514 PARK BLVD N PINELLAS PARK FL 33781-3326	68TH ST PINELLAS PARK



**Property Use:** 4000 (Vacant Industrial Land) **Current Tax District:** PINELLAS PARK (PP) **Total Heated SF:** **Total Gross SF:**

[\[click here to hide\] Legal Description](#)

PINELLAS FARMS SE 1/4, N 1/2 OF FARM 51 LESS 20FT STRIP FOR SEWER R/W &amp; S 23.58FT OF FARM 46 AND LESS THAT PART SE OF CROSS BAYOU

<a href="#">File for Homestead Exemption</a>			<b>2021 Parcel Use</b>	
<b>Exemption</b>	<b>2020</b>	<b>2021</b>		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Flood Zone</b> (NOT the same as your evacuation zone)	<b>Plat Book/Page</b>
10456/1906		121030250092	B	<a href="#">Compare Preliminary to Current FEMA Maps</a>	H7/4

**2020 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value / Non-HX Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2020	\$93,712	\$93,712	\$93,712	\$93,712	\$93,712

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	No	\$93,712	\$93,712	\$93,712	\$93,712	\$93,712
2018	No	\$89,214	\$89,214	\$89,214	\$89,214	\$89,214
2017	No	\$89,214	\$89,214	\$89,214	\$89,214	\$89,214
2016	No	\$89,214	\$89,214	\$89,214	\$89,214	\$89,214
2015	No	\$89,214	\$89,214	\$89,214	\$89,214	\$89,214
2014	No	\$89,214	\$89,214	\$89,214	\$89,214	\$89,214
2013	No	\$86,590	\$86,590	\$86,590	\$86,590	\$86,590
2012	No	\$86,590	\$86,590	\$86,590	\$86,590	\$86,590
2011	No	\$86,590	\$86,590	\$86,590	\$86,590	\$86,590
2010	No	\$98,398	\$98,398	\$98,398	\$98,398	\$98,398
2009	No	\$115,454	\$115,454	\$115,454	\$115,454	\$115,454
2008	No	\$121,900	\$121,900	\$121,900	\$121,900	\$121,900
2007	No	\$126,600	\$126,600	\$126,600	N/A	\$126,600
2006	No	\$131,200	\$131,200	\$131,200	N/A	\$131,200
2005	No	\$131,200	\$131,200	\$131,200	N/A	\$131,200
2004	No	\$131,200	\$131,200	\$131,200	N/A	\$131,200
2003	No	\$121,800	\$121,800	\$121,800	N/A	\$121,800
2002	No	\$121,800	\$121,800	\$121,800	N/A	\$121,800
2001	No	\$121,800	\$121,800	\$121,800	N/A	\$121,800
2000	No	\$121,800	\$121,800	\$121,800	N/A	\$121,800
1999	No	\$121,800	\$121,800	\$121,800	N/A	\$121,800
1998	No	\$97,500	\$97,500	\$97,500	N/A	\$97,500
1997	No	\$28,100	\$28,100	\$28,100	N/A	\$28,100
1996	No	\$28,100	\$28,100	\$28,100	N/A	\$28,100

**2020 Tax Information****2020 Tax Bill**

Tax District: PP

2020 Final Millage Rate 20.1218

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

**Ranked Sales (What are Ranked Sales?) [See all transactions](#)**

Sale Date	Book/Page	Price	Q/U	V/I
06 Aug 1997	09798 / 2229	\$120,000	U	V
31 Dec 1991	07773 / 1022	\$258,200	U	V
20 Nov 1991	07738 / 0490	\$258,200	U	V
Feb 1986	06171 / 0469	\$100,000	M	

**2020 Land Information**

Seawall: No

Frontage:

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Industrial (40)	637x302	25000.00	4.4100	1.0000	\$110,250	AC



[click here to hide] 2021 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#)
[Map Legend](#)
[Sales Query](#)
[Back to Query Results](#)
[New Search](#)
[Tax Collector Home Page](#)
[Contact Us](#)

106<sup>th</sup> AVENUE R.O.W (30' WIDE)

## Sketch and Legal



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)

12/2/2020

Attn: Robert Pergolizzi, AICP PTP  
Gulf Coast Consulting, Inc.  
13825 ICOT Blvd, Suite 605  
Clearwater, FL 33760  
[pergo@gulfcoastconsultinginc.com](mailto:pergo@gulfcoastconsultinginc.com)

RE: Vacation of Right-of-Way - 106<sup>th</sup> Ave N ROW between Endeavor Way and Canal St

Dear Mr. Pergolizzi,

☐ 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".

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





Internet – Cable – Phone

December 9 2020

3001 Gandy Blvd N  
Pinellas Park, FL

Re: Petition to Vacate:  
106<sup>th</sup> Ave N  
Pinellas Park, FL 33782

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



**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:** Robert Pergolizzi, AICP PTP  
Gulf Coast Consulting, Inc.  
13825 ICOT Boulevard, Suite 605  
Clearwater, FL 33760

**FROM:** Pinellas Park Water Management District (PPWMD)

**DATE:** December 10, 2020

**SUBJECT:** Vacation of ROW  
106<sup>th</sup> Avenue North  
Pinellas Park, FL 33782

Dear Mr. Pergolizzi,

I reviewed the information concerning the vacation of the 106<sup>th</sup> Avenue ROW Pinellas Park, FL 33782. This property is outside the Pinellas Park Water Management District's jurisdiction; the District has no objection/comments concerning the vacation of this ROW.

Please let me know if you need any additional comments.

Sincerely,

Randal A. Roberts,  
Executive Director



12-11-2020

RE: vacation of 106 Ave north. South of lot 9 and 10 gates Industrial park

**XXX Bright House Networks has no objections.**

\_\_\_\_\_ Bright House Networks has no objections provided easements for our facilities are Retained / granted

\_\_\_\_\_ Bright House has no objections provided applicant bears the expense for relocation of any Bright House facilities to maintain service to customers affected by the proposed Vacate.

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

\_\_\_\_\_ Bright House has facilities within this area, which may conflict with subject project Please call 811 for locating. **SEE NOTES**

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

**NOTES:**

Sincerely,  
Ted Bingham  
Bright House Networks  
Field Engineer  
Pinellas County  
727-329-2847



December 3, 2020

Robert Pergolizzi, AICP PTP  
Gulf Coast Consulting, Inc.  
3825 ICOT Boulevard, Suite 605  
Clearwater, FL 33760

RE: Petition to Release Right-of-Way/ Easement for Parcel Number 18-30-16-69768-400-5101

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,

Jenelle Ostrowski, P.E.  
Engineer 3  
Pinellas County Utilities, Engineering Technical Services

14 South Fort Harrison Avenue  
Clearwater, FL 33756  
Phone (727) 464-4000  
Fax (727) 464-3717  
V/TDD (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)



DEPARTMENT OF ADMINISTRATIVE SERVICES  
REAL PROPERTY DIVISION

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## MEMORANDUM

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TO: Robert Pergolizzi, AICP PTP  
Gulf Coast Consulting, Inc.  
13825 ICOT Boulevard, Suite 605  
Clearwater, FL 33760

FROM: Josh Rosado, Real Property Specialist III

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

SUBJECT: REQUEST FOR NO OBJECTION LETTER  
Parcel: 18-30-16-69768-400-5101

DATE: December 9th, 2020

\_\_\_\_\_ 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: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE: 12/15/2020  
Sean Tipton  
Right-of-Way Permitting Coordinator

**Megan Montesino** <mmontesino@pinellas-park.com>

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## 106t hAvenue ROW Vacation

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**Davis, Oterio** <odavis2@wm.com>

Mon, Dec 14, 2020 at 11:33 AM

To: Aaron Petersen &lt;APetersen@pinellas-park.com&gt;, "Pickens, Chris" &lt;Chris.Pickens@duke-energy.com&gt;, "vacate@duke-energy.com" &lt;vacate@duke-energy.com&gt;

Cc: Megan Montesino &lt;mmontesino@pinellas-park.com&gt;, Roger Broderick &lt;rogerb@broderickrealty.com&gt;, Robert Pergolizzi &lt;pergo@gulfcoastconsultinginc.com&gt;

Waste Management has no objection to the applicant's request for a Right-of-way Vacation at [106th Avenue N, Pinellas Park, FL. 33782](#). Our services are not impacted at this location.

[Quoted text hidden]

---

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

[Quoted text hidden]

2401 25th St. N.  
St. Petersburg, FL 33713  
SP-15

Jonathan.Kasper@duke-energy.com

o: 727-893-9262



December 28, 2020

Robert Pergolizzi  
Gulf Coast Consulting, Inc.  
13825 ICOT Boulevard, Suite 605  
Clearwater, FL 33760

**RE:   *Approval of a 30' Right of Way Vacate***  
***Parcel ID: 18-30-16-69768-400-5101***  
***Owner: SUNCOAST REDEVELOPMENT CORP***  
***Address: 68TH ST., PINELLAS PARK***  
***Legal: PINELLAS FARMS SE 1/4, N 1/2 OF FARM 51 LESS 20FT STRIP FOR SEWER R/W &***  
***S 23.58FT OF FARM 46 AND LESS THAT PART SE OF CROSS BAYOU***

Dear Mr. Pergolizzi,

Please be advised that Duke Energy Florida, LLC., *Distribution Department* and *Transmission Department* has “**NO OBJECTIONS**” to the approval of the 30' Right of Way vacation of 106<sup>th</sup> Ave N., further shown on enclosed Exhibit.

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

Sincerely,

***Jonathan Kasper***

Jonathan Kasper  
Research Specialist-Land Services  
Duke Energy Florida





1/5/2021

To: Robert Pergolizzi, AICP PTP  
Gulf Coast Consulting, Inc.  
13825 ICOT Blvd. Suite #605  
Clearwater, FL 33760

RE: Vacate Easement

LOCATED IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION: (A PORTION OF 106TH AVENUE N RIGHT-OF-WAY)

THAT PORTION OF RIGHT-OF-WAY SHOWN ON PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 & 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF FARM 51 OF SAID PINELLAS FARMS LOCATED IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE RUN N 00°02'38" E, 30.00 FEET TO THE SOUTHWEST CORNER OF FARM 48, OF SAID PINELLAS FARMS; THENCE S 88°26'04" E ALONG THE SOUTHERLY LINE OF SAID FARM 48, 621.92' FEET; THENCE S 00°04'05" W, 30.00 FEET TO THE NORTHERLY LINE OF FARM 51; THENCE N 88°26'04" W, ALONG SAID NORTHERLY LINE OF SAID FARM 51, 621.91 FEET TO THE POINT OF BEGINNING.

From: TECO Peoples Gas

Thank you for contacting TECO Peoples Gas Company regarding the vacate request at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this vacate. Furthermore, TECO-PGS has no facilities in this portion of 106<sup>th</sup> Ave N in Seminole, FL.

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





## Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

December 10, 2020

3 F D M Inc.  
10431 38<sup>th</sup> St. N.  
Clearwater, FL 33762-5703

Re: 10600 Endeavour Way, Pinellas Park  
Vacation of 106<sup>th</sup> Avenue Right-of-Way

Dear Property Owner:

This letter is to advise you that a petition is being submitted to the City of Pinellas Park for the vacation of a Right-of-Way or Easement, the legal description for which is as follows:

(Legal Description)

Vacation of 106<sup>th</sup> Avenue right-of-way west of Canal Street and east of Endeavour Way.

See attached Sketch & Legal Description.

The City of Pinellas Park will notify you of the dates and times of the Public Hearings that will be held by the Planning and Zoning Commission and/or the City Council on this petition for vacation.

You may wish to register your objection or support of the vacation by letter to the City, (Attention: Planning and Development Services Division) or by attending the public hearings.

Sincerely,

A handwritten signature in blue ink, which appears to read "Robert Pergolizzi", is positioned above the printed name of the signatory.

Robert Pergolizzi, AICP, PTP  
Principal

20-056

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Clearwater, FL 33762

Certified Mail Fee	\$3.55
--------------------	--------

Extra Services & Fees (check box, add fee as appropriate)		\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)		\$0.00
<input type="checkbox"/> Return Receipt (electronic)		\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery		\$0.00
<input type="checkbox"/> Adult Signature Required		\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery		\$0.00

Postage	\$1.20
---------	--------

\$	
<b>Total Postage and Fees</b>	

\$7.60

Sent To 3FDM, INC.

Street and Apt. No., or PO Box No.

10431 30th St. N

City, State, ZIP+4®  
Clearwater, FL 33762-5703

PS Form 3800, April 2015 PSN 7530-02-000-9047

**See Reverse for Instructions**



Aerial Map

Legend

- Master Address Points
- Centerlines
- Private Roads
- Building Footprints
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way
- Recent Activity
- Neighboring Cities
- Town of Kenneth City
- City of Largo
- City of Seminole
- City of St. Petersburg
- Unincorporated
- Parcel Lines



Notes:



1: 2,257

188.1 Feet

94.04

0

188.1

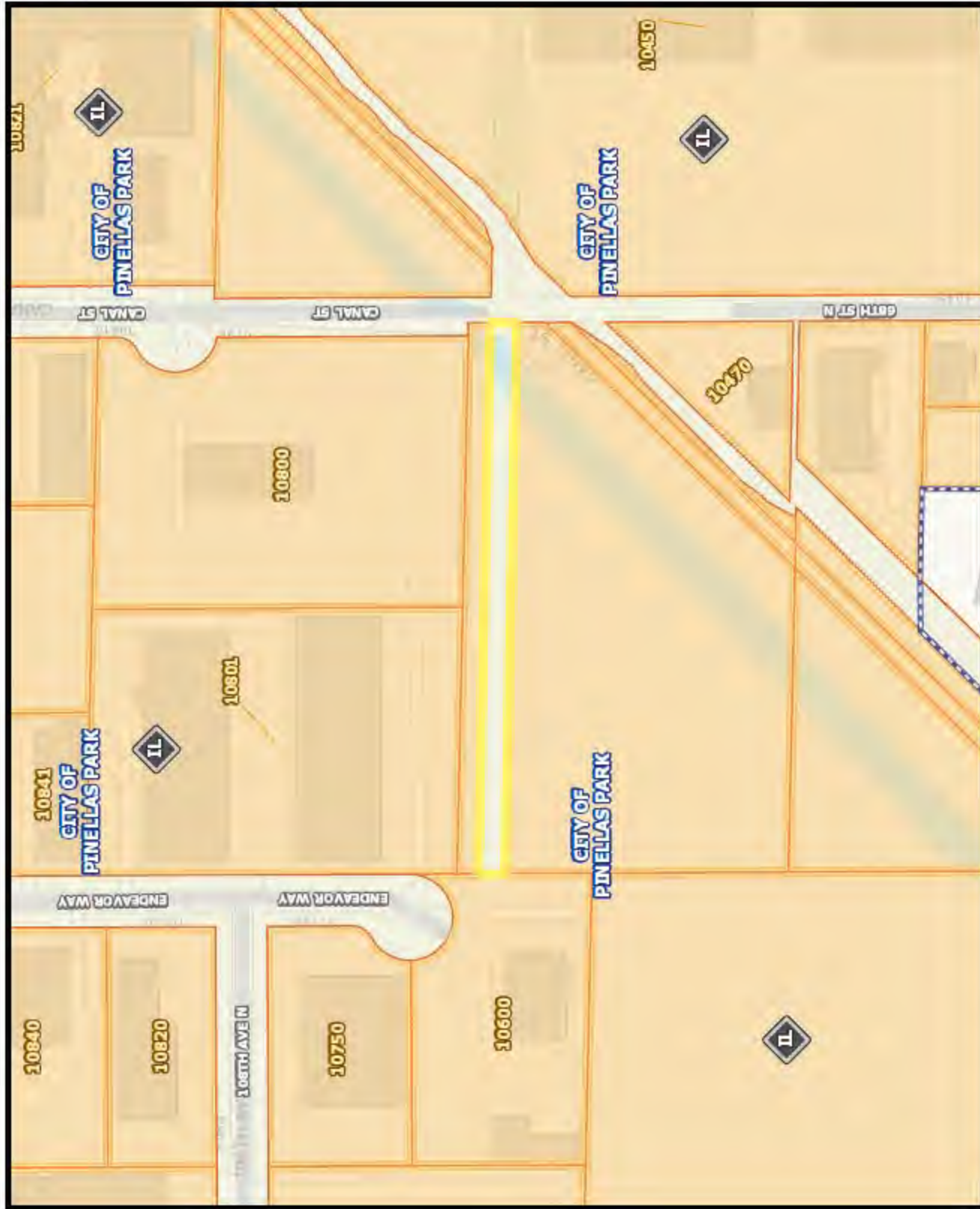


# Land Use Map

## Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- Rights of Way
- Land Use Borders
- Commercial General - CG
- Commercial General (Residential Medium) - CG(R)
- 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) - RU(CG)
- Residential Urban (Residential Low) - RU(RL)
- Transportation/Utility - T/U
- Land Use Fill
- Commercial General - CG
- Commercial General (Residential Medium) - CG(R)
- 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
- Residential Low - RL
- Residential Low Medium - RLM

Exhibit F



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1

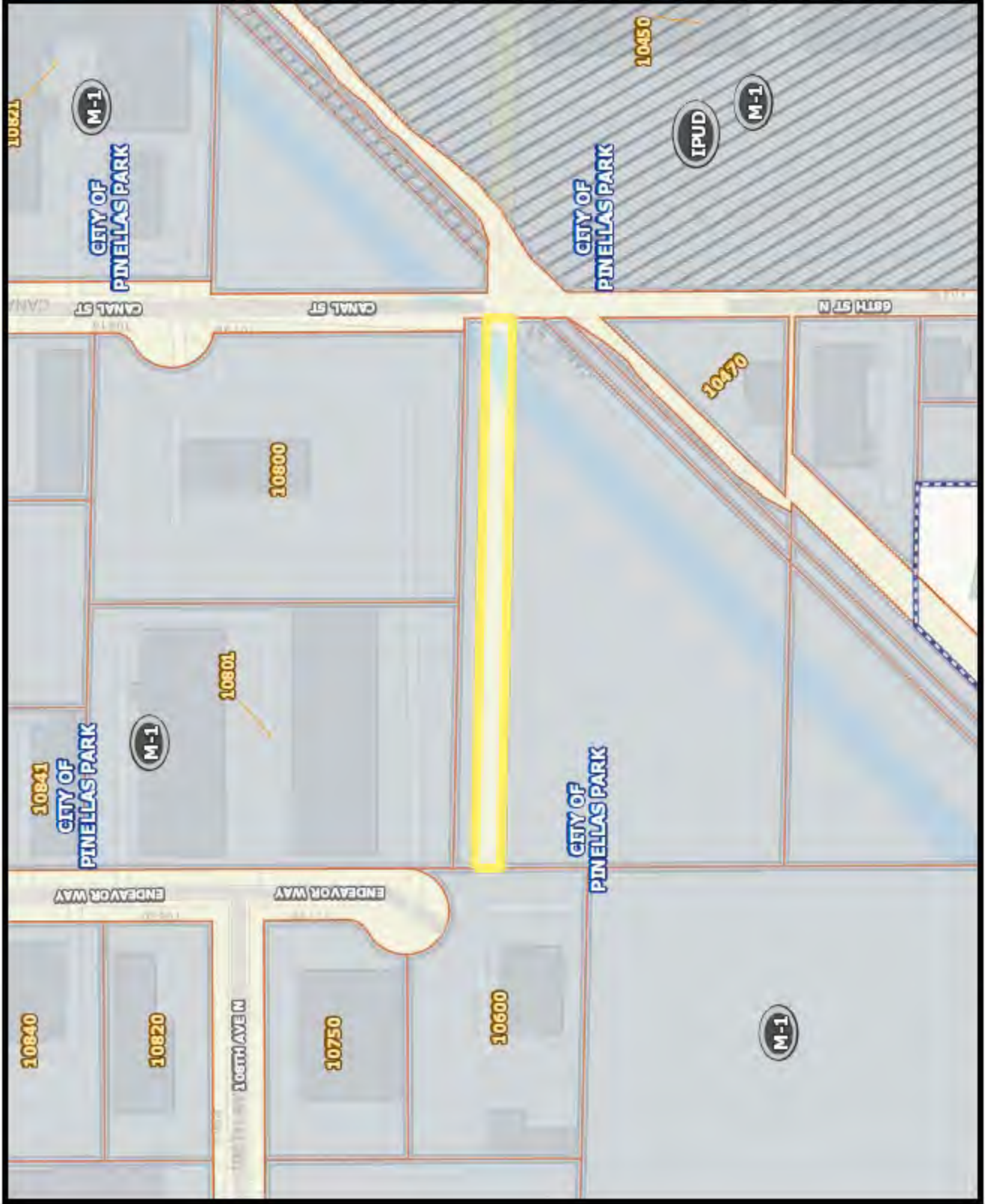


WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

# Zoning Map

## Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CPUD
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUD
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- 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 - RPUD
- 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 - CPUD
- Farm - F



Notes:



1: 2,257

188.1 Feet

94.04

0



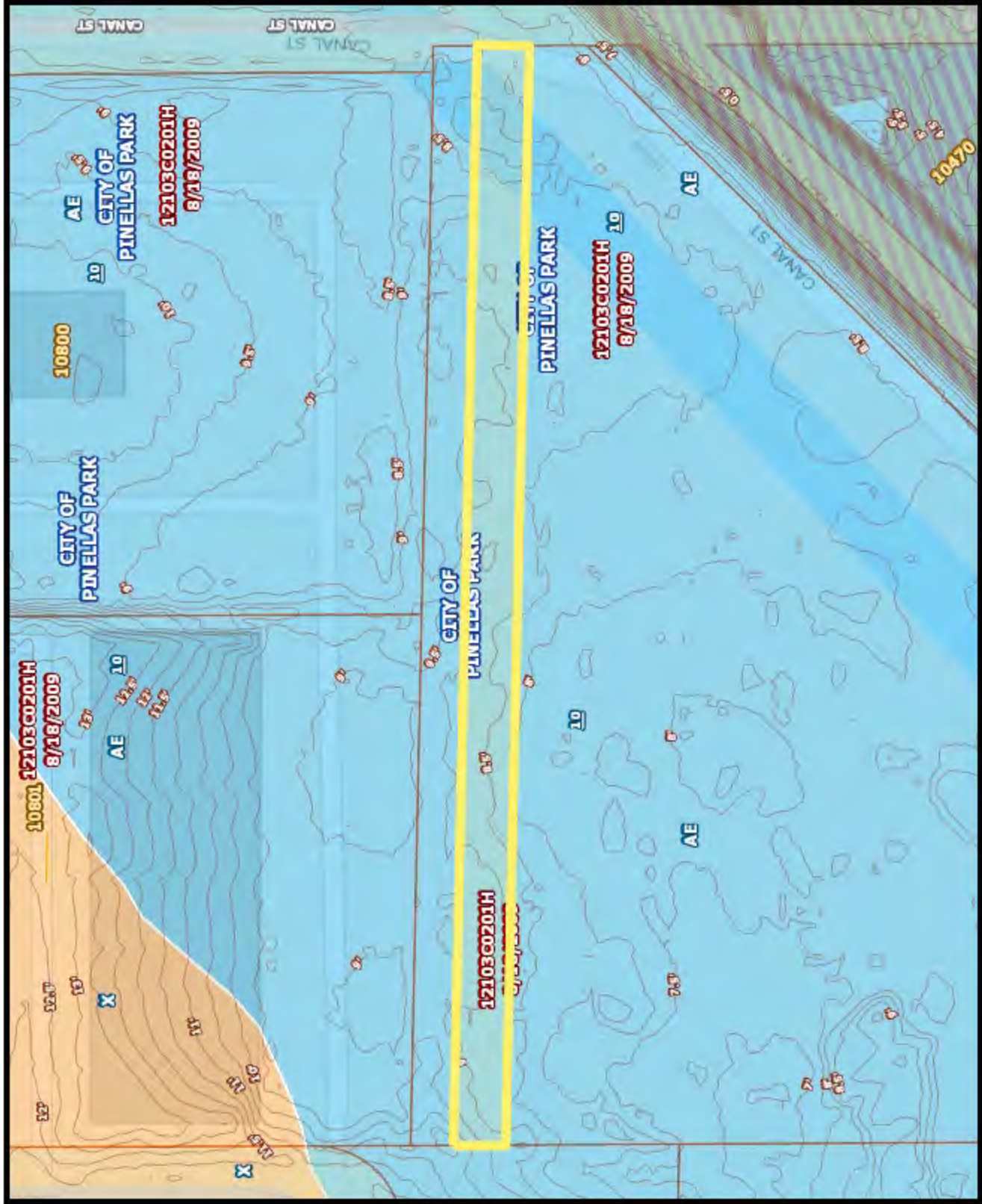
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



# Flood Insurance Rate Map

## Legend

- Master Address Points
- Centerlines
- Private Roads
- Topographic Information
- Pinellas Park
- Rights of Way
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
- Bridge
- Culvert
- Weir
- Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
- LIMIT LINES
- SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
- <all other values>
- 1% Annual Chance Flood Hazard (A, AE, AH, VE)
- 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)
- Floodway (AE)
- Coastal High Hazard Area
- Parcel Lines



Notes:

1: 1,128

94.0 Feet

47.02

0



Site Photos





