


**BOARD OF COUNTY
COMMISSIONERS**

Dave Eggers
Pat Gerard
Charlie Justice
Janet C. Long
Kathleen Peters
Karen Williams Seel
Kenneth T. Welch



MEMORANDUM

TO: Norm D. Loy, Deputy Clerk
BCC Records

FROM: Sean P. Griffin 
Real Property Manager

SUBJECT: PETITION TO VACATE – Submitted by John and Cecelia Smith
File No. 1582 CATS 51707 Legistar 19-1941A
Property Address: 909 Ranch Road, Tarpon Springs, FL 34688

DATE: October 17th, 2019

Enclosed herewith are the following originals:

Petition to Vacate

Copy of the Legal Description (Original signed and sealed Legal is attached to the Resolution)

Application and Findings of Fact

Letters of no objection from:

Bright House
Duke Energy
Frontier
Pinellas County Utilities Engineering
TECO Electric
TECO Peoples Gas
WOW!

Receipt dated 26-JUNE-2019 and 14-OCT-2019 and copy of checks #1848 and #3392 in the amount of \$750.00.

Please set the public hearing for the BCC meeting of December 10th, 2019, place the necessary newspaper advertising in accordance with State Statute 177.101 (which requires advertising in two weekly issues prior to the meeting, with no advertising requirement after the meeting), and mail notices of the public hearing date to the owners shown on the attached list. Thank you.

Pinellas County
Real Estate Management
509 East Ave. S.
Clearwater, FL 33756
Main Office: (727) 464-3496
FAX: (727) 464-5251
V/TDD: (727) 464-4062

www.pinellascounty.org



SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS
OF PINELLAS COUNTY, FLORIDA

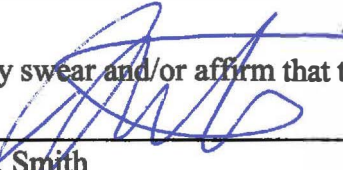
PETITION TO VACATE, PLAT OR PORTION OF PLAT (EASEMENT)

Comes now your Petitioners, John T. Smith and Cecelia M. Smith
Name of Petitioner


and respectfully requests this Honorable Board of County Commissioners to adopt a resolution vacating:

Lands described in legal description attached
hereto and by this reference made a part hereof.

Your petitioners represent that: 1) the petitioners own the fee simple title to the whole or that portion of the plat (easement) that is sought to be vacated; 2) the vacation request herein will not cause injury to any surrounding property or property owners, and that the above described property does not now serve and is not needed for any public purpose; 3) the interest of the public will not be adversely affected by this vacation, nor will such vacation affect the ownership, or the right of convenient access, of persons owning any other parts of said subdivision.

I hereby swear and/or affirm that the forgoing statements are true:


John T. Smith

I hereby swear and/or affirm that the forgoing statements are true:


Cecelia M. Smith

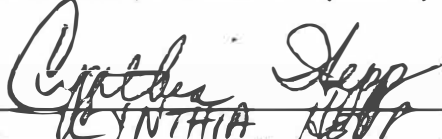
STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me this 14 day of October, 2019, by John T. Smith and Cecelia M. Smith. He/She is personally known to me, or has produced a _____ as identification, and who did (did not) take an oath.



NOTARY
SEAL

9/18/22

NOTARY 
Print Name CYNTHIA HEPP

Commission Number: CG 259713

GENERAL NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT BEARING OF NORTH 89°15'20" EAST FOR THE SOUTH BOUNDARY LINE OF LOT 6, KEYSTONE RANCHETTES UNIT ONE, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 67, PAGE 92 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SKETCH OF

A PORTION OF A 50' DRAINAGE, UTILITY AND/OR ROADWAY EASEMENT LYING IN THE SOUTH ½ OF LOT 6, KEYSTONE RANCHETTES UNIT ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 67, PAGE 92 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 6, THE SAME BEING THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20098, PAGE 0150 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 6, THE SAME BEING THE SOUTH BOUNDARY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20098, PAGE 0150 NORTH 89°15'20" EAST, A DISTANCE OF 605.00 FEET TO THE WEST BOUNDARY LINE OF SAID 50 FOOT DRAINAGE, UTILITY AND/OR ROADWAY EASEMENT; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 00°44'40" WEST, A DISTANCE OF 196.40 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST BOUNDARY LINE, NORTH 00°44'40" WEST, A DISTANCE OF 143.46 FEET TO THE NORTH BOUNDARY LINE OF SAID PARCEL; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL NORTH 89°15'20" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°44'40" EAST, A DISTANCE OF 143.46 FEET; THENCE SOUTH 89°15'20" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3,586 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

(CLOSES 0.000' J.M.M.)

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7710 MASSACHUSETTS AVENUE
NEW PORT RICHEY, FLORIDA 34653
727-841-8414

Reviewed by: GH GD
Date: 10-1-19
SFN # 501-1582

WORK ORDER NO: 190051
FOR: MFM CONSTRUCTION CORP.
DATE OF SKETCH: SEPTEMBER 18, 2019

Jon S. Robbins 9-23-19
JON S. ROBBINS DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. 4452
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NORTH BOUNDARY LINE OF THE
PARCEL DESCRIBED IN O.R.B.
20098, PG. 0150

N 89°15'20" E
25.00'

N 00°44'40" W 143.46'

25.0' 25.0'

WEST BOUNDARY LINE OF A 50'
DRAINAGE, UTILITY AND/OR
ROADWAY EASEMENT

S 00°44'40" E 143.46'

PORTION OF LOT 6,
KEYSTONE RANCHETTES UNIT ONE
O.R.B. 20098, PG. 0150

P.O.B.

S 89°15'20" W
25.00'

EAST BOUNDARY LINE OF LOT 6
AND A 50' DRAINAGE, UTILITY
AND/OR ROADWAY EASEMENT AND
EAST BOUNDARY LINE OF THE
PARCEL DESCRIBED IN O.R.B.
20098, PG. 0150

APPROXIMATE
WETLAND LINE



O.R.B. 9471, PG. 1955

50.0'

N 00°44'40" W 196.40'

LEGEND

- PG. = PAGE
- RNG. = RANGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- O.R.B. = OFFICIAL RECORDS BOOK

BASIS OF BEARING
SOUTH BOUNDARY LINE OF LOT 6,
KEYSTONE RANCHETTES UNIT ONE
P.B. 67, PG. 92
ALSO, SOUTH BOUNDARY LINE OF
THE PARCEL DESCRIBED IN O.R.B.
20098, PG. 0150

15' DRAINAGE
AND/OR UTILITY
EASEMENT

P.O.C.
SW. CORNER OF LOT 6, KEYSTONE
RANCHETTES UNIT ONE
P.B. 67, PG. 92
ALSO, SW. CORNER OF THE
PARCEL DESCRIBED IN O.R.B.
20098, PG. 0150

N 89°15'20" E 605.00'

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7710 MASSACHUSETTS AVENUE
NEW PORT RICHEY, FLORIDA 34653
727-841-8414

WORK ORDER NO: 190051
FOR: MFM CONSTRUCTION CORP.
DATE OF SKETCH: SEPTEMBER 18, 2019

SHEET 2 OF 2

F.B. N/A
P.G. N/A

DRAWN BY: J.M.M.
CHK'D BY: J.S.R.

APPLICATION AND FINDINGS OF FACT

FOR PETITION TO RELEASE PLATS OR PORTIONS OF PLAT (EASEMENTS)

APPLICANT(S): RICHARD MURPHY (MFM CONSTRUCTION CORP.)
Address: 18210 OWEN DR.
City, State, Zip: HUDSON, FL 34667
Daytime Telephone Number: 727 - 919-5661

SUBJECT PROPERTY ADDRESS: 909 BANCH RD.
City, State, Zip: JARON SPRINGS, FL 34688
Property Appraiser Parcel Number: 14-27-16-46611-000-0063

PLEASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR KNOWLEDGE

- 1. The right-of-way or alley is: open and used unopened "paper" street
- 2. Is there a pending "Contract for Sale"? Yes No

If yes, please list all parties involved in the sales contract:

- 3. Is a corporation involved as owner or buyer?
If yes, please give corporation name and list corporate officers:

NO

- 4. Complete subdivision name as shown on the subdivision plat:

KEYSTONE RANCHETTES

- 5. Subdivision Plat Book Number 67 Page number(s) 92

- 6. Is there a Homeowners Association? Yes No

- 7. Reason(s) for requesting this release – check all that apply:

-Need to release to clear an existing encroachment:

Pool Screened Pool & Deck Building Other

-Need to release to clear title: Yes No

SUPPLEMENTAL PAGE FOR ADDITIONAL APPLICANTS/PETITIONERS

For Property Address 909 RANCH RD. TARCOW SPRINGS FL 34688

APPLICANT: JOHN T. SMITH

Address: 1056 WEATHERSFIELD DR.

City, State, Zip: DUNEDIN FL 34698

Daytime Telephone Number: 727-365-0069

Signature: 

Date: 6/2/19

APPLICANT: _____

Address: _____

City, State, Zip: _____

Daytime Telephone Number: _____

Signature: _____

Date: _____

APPLICANT: _____

Address: _____

City, State, Zip: _____

Daytime Telephone Number: _____

Signature: _____

Date: _____

APPLICANT: _____

Address: _____

City, State, Zip: _____

Daytime Telephone Number: _____

Signature: _____

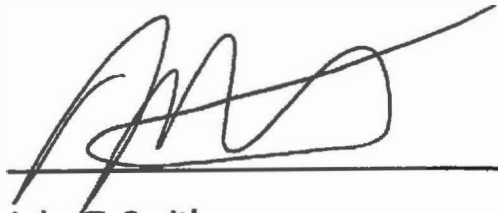
Date: _____

John T. Smith
1056 Weathersfield Dr.
Dunedin, FL 34698

RE: Property located at 909 Ranch Rd. Tarpon Springs
6/26/19

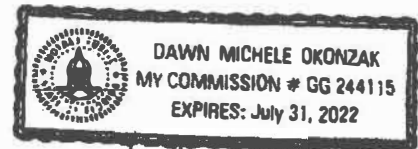
To whom it may concern:

I own the property at 909 Ranch Rd and hereby authorize Rick Murphy of MFM
Construction to work on my behalf to vacate the easement on my property.



John T. Smith

727-365-0069





July, 21- 2019

RE: Portion of a 50 foot Drainage, utility / and or roadway easement laying the south1/2 of lot 6 keystone ratched unit one
Better known as 909-Ranch Road Tarpon Spring Florida

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

2401 25th St. N.
St. Petersburg, FL 33713
SP-15
Chris.Pickens@duke-energy.com
o: 727-893-9342



June 25, 2019

John T. Smith
Cecelia M. Smith
909 Ranch Rd.
Tarpon Springs, FL 34688

RE: *Approval of vacation*
Address: A portion of a 50' platted drainage, utility and/or roadway easement lying in the South ½ of Lot 6, Keystone Ranchettes, Unit One, as shown on the plat recorded in Plat Book 67, Page 92, of the Public Records of Pinellas County, Florida.
(Tax Parcel ID- 14-27-16-46611-000-0063)
Section 14, Township 27 South, Range 16 East, Pinellas County, Florida

Dear Mr. & Mrs. Smith:

Please be advised that **DUKE ENERGY FLORIDA, LLC.**, d/b/a **DUKE ENERGY *Distribution Department*** and ***Transmission Department*** have “**NO OBJECTIONS**” to the approval of the vacate of a portion of a 50’ platted drainage, utility and/or roadway easement lying in the South ½ of Lot 6, Keystone Ranchettes, Unit One, as shown on the plat recorded in Plat Book 67, Page 92, of the Public Records of Pinellas County, Florida (Tax Parcel ID- 14-27-16-46611-000-0063), as shown by sketch and legal description provided by Precision Surveying & Mapping, Inc., dated 6/5/19, being shown as “Exhibit A” attached herewith.

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

Sincerely,

Chris Pickens

Chris Pickens
Research Specialist-Land Services
Duke Energy Florida



Frontier Communications
1280 Cleveland Street
Clearwater, FL 33755
Tel: 727-562-1101
Fax: 727-562-1175

June 20, 2019

Attn: Richard Murphy
18210 Owen Dr.
Hudson, FL 34667
727-919-5661

RE: Petition to Release
909 Ranch Rd, Tarpon Springs, FL 34688

Dear Mr. Murphy,

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. Frontier has no objections provided the applicant/requestor bears the expense for removals/relocations of all Frontier Communications facilities, along with providing a new easement needed to accommodate the proposed construction project.

Please call me if you have any questions or need any additional information at (727) 562-1190.

Sincerely,

Granville Stephens
Granville Stephens
Senior Network Engineer

**BOARD OF COUNTY
COMMISSIONERS**

Dave Eggers
Pat Gerard
Charlie Justice
Janet C. Long
Kathleen Peters
Karen Williams Seel
Kenneth T. Welch



June 20th, 2019

Richard Murphy
18210 Owen Dr.
Hudson, FL. 34667
727-919-5661

RE: Petition to vacate Drainage, Utility, Roadway Easement
PID:14-27-16-46611-000-0063
Section 14 Township 27S Range 16E
909 Ranch Rd. Tarpon Springs, Fl 50' Easement located at the mentioned Parcel

Dear Mr. Murphy,

We are in receipt of your request dated June 18th, 2019 requesting a response to the release of an Easement on the referenced property. Pinellas County Utilities does not have any utilities located within the request. With the information submitted, PCU has "No Objection" with the petition to vacate the easement.

If you have any questions, please do not hesitate to contact me at (727) 464-8418.

Sincerely,

A handwritten signature in blue ink, appearing to read "Raymond S Letts". The signature is fluid and cursive, with a horizontal line extending to the right.

Raymond S Letts
Engineering Specialist II
14 S Ft. Harrison Ave., 2nd Fl.
Clearwater, Fl. 33756

Pinellas County Utilities Engineering
14 S. Fort Harrison Ave.
Clearwater, FL 33756
Phone: 727-464-5899
FAX: 727-464-3595
V/TDD: (727) 464-4062

S:\Shared\Engineering\DRS\Easement Reviews\2019\909 Ranch Rd. No Objection 20190620.docx





AN EMERA COMPANY

June 18, 2019

Richard Murphy
18210 Owen Dr
Hudson, FL 34667

RE: Petition to Release: See attached Legal Description
Section 14, Township 27 South, Range 16 East
909 Ranch Rd

Dear Mr. Murphy,

Tampa Electric Company does not serve the subject area therefore does not object to the Petition to Release for the abovementioned property; more particularly described as follows:

See Legal Description attached hereto and by reference made a part hereof.

If you have any questions or concerns, you may contact me at (813) 228-1424 or tjleggatt@tecoenergy.com.

Sincerely,

A handwritten signature in blue ink that reads "Taylor J. Leggatt".

Taylor J. Leggatt
Real Estate Services
Distribution Easement Coordinator



6/19/2019

To: Richard Murphy
18210 Owen Dr.
Hudson, FL 34667

RE: Vacation of Easement:
909 Ranch Rd. Tarpon Springs, FL 33713

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding the vacation of an easement 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 the area.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Joan Domning".

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



June 20, 2019

Rick Murphy

MFM Construction Corp.

727-919-5881

Attn: Rick Murphy

Re: 909 Ranch Rd. Tarpon Springs , Fl. 34688


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

XXX WOW! Has "No Objection "with proposed vacate.

Please refer any further correspondence to:

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

Sincerely,



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

3001 Gandy Blvd N - Pinellas Park, FL 33782

PETITION TO RELEASE
PUBLIC HEARING

For your information, below please find the steps necessary for the Real Estate Division to prepare your petition for the public hearing

At the time you bring in the completed application, letters of no objection and all documents requested, a \$350.00 non-refundable application fee is required to begin the petition to release or release of easement application. When the County staff review and approval of the application is complete, you will be notified by mail and requested to submit the Petition to Release form together with the \$400.00 filing and advertising fee, and all pertinent fees associated with approval of the request. Upon receipt of the check, made payable to the Board of County Commissioners (BOCC), and the Petition, the **PETITION TO RELEASE PACKAGE** is prepared by County staff for presentation to the **BOARD OF COUNTY COMMISSIONERS** as a public hearing agenda item.



FYI, below are the steps necessary for the Real Estate Division to prepare for the public hearing include:

ADVERTISEMENT

In accordance with Florida State Statute 177.10] the date of the public hearing will be advertised " by publishing legal notice in a newspaper of general circulation in the county in which the parcel of land is located, in not less than two weekly issues of said paper". The advertisement is placed in the paper by the Clerk of the Circuit Court, Board Records Section.

ADVERTISEMENT

In accordance with Florida State Statute 336.09, 336.10, & 336.12, "the Commissioners shall hold a public hearing and shall publish notice thereof, one time in a newspaper of general circulation in the county in which the parcel of land is located, at least two weeks prior to the date stated therein for such hearing". Following the Public Hearing, "Notice of the adoption of the Resolution by the Commissioners shall be published one time, within 30 days following its adoption, in one issue of a newspaper of general circulation". These advertisements are placed in the paper by the Clerk of the Circuit Court, Board Records Section.

MFM CONSTRUCTION CORP. 16210 OWEN DR HUDSON, FL 34667	1848 63-8281/2631
	Date <u>6/26/19</u>
Pay to the Order of <u>BOCC</u>	\$ <u>350</u>
<u>THREE HUNDRED FIFTY</u> ^{00/100}	Dollars
 Suncoast Credit Union TAMPA, FLORIDA 33610-4118	
For <u>909 BAYVIEW VALLEY</u>	
⑆ 263 18 28 17⑆ 10050006 10 2564⑆ 1848	

Member Since

PETITION TO RELEASE
PUBLIC HEARING

For your information, below please find the steps necessary for the Real Estate Division to prepare your petition for the public hearing.

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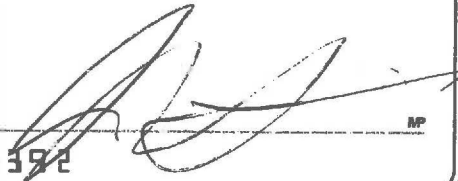
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	JOHN T. SMITH 07/98	63-466/631	3392
	CECELIA M. SMITH 1056 WEATHERSFIELD DRIVE DUNEDIN, FL 34698 (727) 736-4836	10/14/19	
Pay to the Order of	BOCC	\$ 400 ⁰⁰ / ₁₀₀	
Four Hundred + no cents		Dollars	
REGIONS BANK			
For 909 Ranch RD - vacate			MP
⑆063104668⑆ 7965912772⑈ 3392			

SPECIAL INSTRUCTIONS

11/5/19 - 5 weeks prior to Public Hearing date:
Tuesday of that week Real Property (Josh Rosado) coordinates with Jo Lugo for availability on the proposed agenda and gives notice of the proposed number of Petition to Release packages.

11/12/19 - 4 weeks prior to Public Hearing date:
Tuesday of that week Real Property (Josh Rosado) Notifies Jo the actual number of petitions and the names of the petitioners projected to go to the agenda.

- **ADVERTISEMENT ACTION:**

- 11/20/19 - 3 weeks prior to Public Hearing date
- (for F.S. 177.101:) (for F.S. 336.09, 10, 12)
Wednesday of that week, the Request to Advertise package for each petition must be delivered to BCC Records (Norman Loy) to meet State Statute advertising requirements. (If any petition package is not approved as of this day, please notify Jo ASAP so they can PULL the item from the Board agenda.)

PLEASE NOTE: When the Request to Advertise package is delivered to Board Records/Norman, a copy of the ad is provided to Jo.

Thank you.