

Williams ROW Vacation Request

SUBMITTED AUGUST 2016

Background

- The Williams' purchased Allen's Creek Property Lot 4 in 1997 and completed their home in 1998.
- The Williams' inquired about Right-of-Way vacation in 1997 and were told that the County would never vacate a portion of an intact ROW, but were assured that there were no plans to ever utilize or develop the "road" and that they could use it as their backyard.
- At the time of purchase, the property and Right-of-Way were overgrown with invasive Brazilian Peppers, which the Williams' were required to remove as part of the property development.
- Upon completion of invasive removal, the Williams' were also required by the City of Largo to construct a rip-rap berm and install drainage in order to get a Certificate of Occupancy.
- The Pinellas County Property Appraiser has listed the Williams' property as water (canal/river) frontage for tax purposes since 1998.



**CITY
OF
LARGO**

Harry Andruszko

Code Compliance Supervisor

Community Development Department

225 First Avenue S.W.

P.O. Box 296

Largo, FL 33779-0296

(813) 587-6712

Extension: 7210

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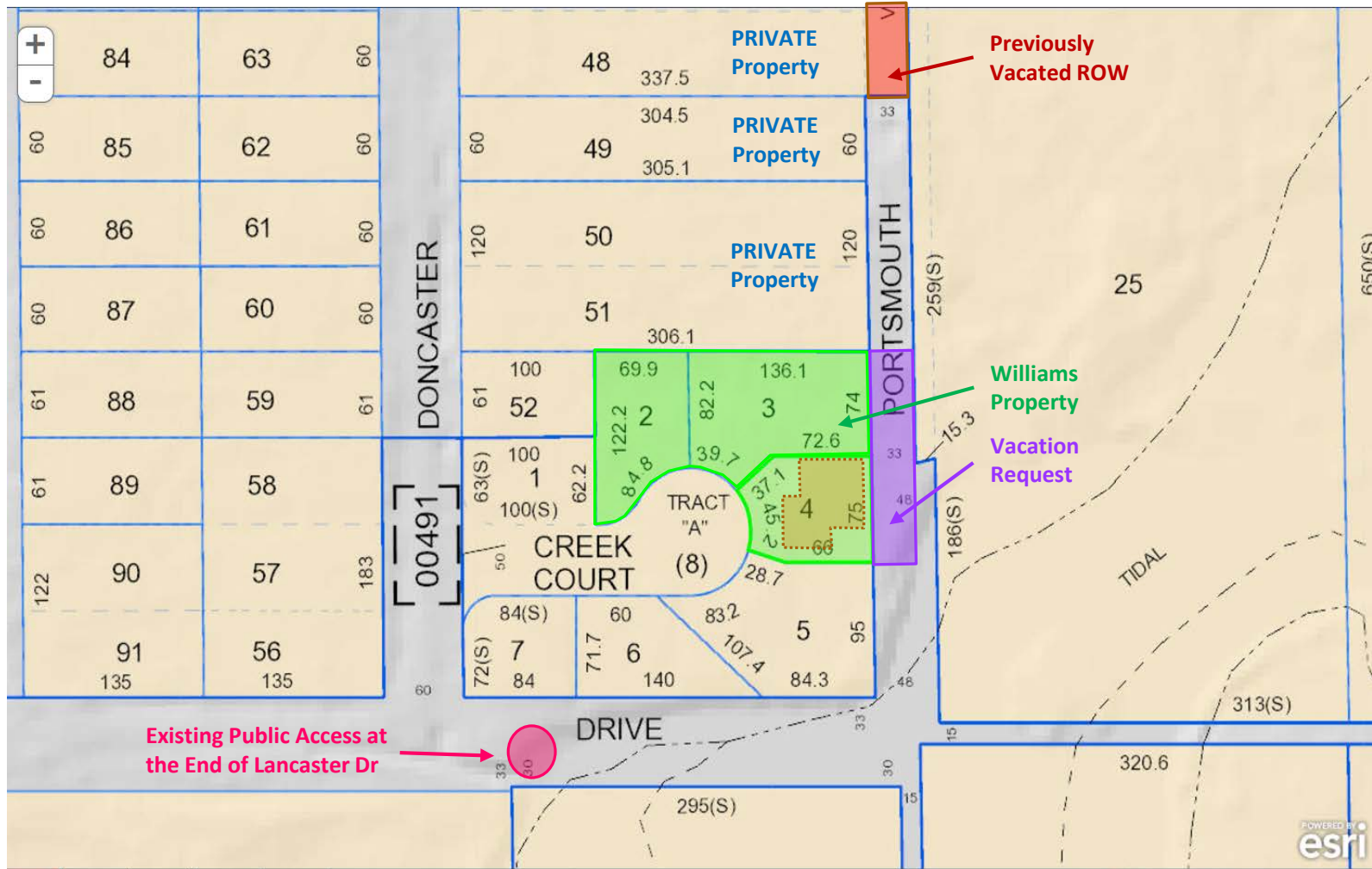
E-Mail: handrusz@largo.com



Vacation Request

- The parcel requested for vacation is 1/10th of an acre (~4K SF).
- The County has previously vacated two portions of this ROW totaling half an acre (~20K SF).
- This parcel has been considered part of our backyard for the last 19 years and we are requesting this vacation to make it legally part of our property.
- As our home sits adjacent to the current property line, anyone standing on this parcel is effectively in our backyard with full visibility into and access to our home. We would like to protect our privacy by having legal rights to the property.
- Furthermore, as our property is listed as waterfront but not technically adjoining the water, we believe this could pose an issue for resale in the future.
- Finally, we desired this vacation 20 years ago and now that it has been approved twice for two other adjacent property owners and the ROW is no longer in tact, we believe that we should be able to vacate our portion at this time as well.

Williams ROW Vacation Detail



Staff Concerns

STAFF CONCERN	MITIGATION
<p>Public Works</p> <ul style="list-style-type: none">• Drainage• Future Environmental Mitigation	<p>Response</p> <ul style="list-style-type: none">• A Drainage Easement will be retained by the County over the vacated area (same as the other 2 parcels vacated previously).• The Williams' do NOT intend to develop the parcel and will allow the County to maintain rights to future mitigation actions, if required.• The parcel to be vacated is only 1/10th of an acre in size.
<p>Development Review</p> <ul style="list-style-type: none">• Remnant Pieces	<p>Response</p> <ul style="list-style-type: none">• As a result of the two prior vacations, the ROW is no longer in tact anyway and the South parcel is already a remnant piece. →• The requested parcel has always been maintained by the Williams' and the remaining pieces have never been maintained by the County.
<p>Planning</p> <ul style="list-style-type: none">• Access to Water by Other Parcels	<p>Response</p> <ul style="list-style-type: none">• The requested parcel is only accessible by 4 adjacent property owners, all of which have signed/stated No Objection to the vacation.

BACKUP

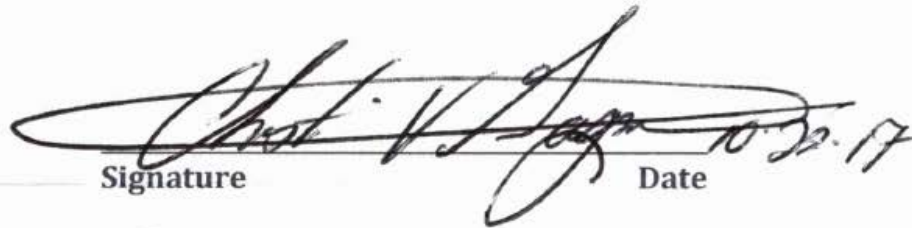


1 – Aphorao to the Sun Property

To: Pinellas County Real Property Division

From: Chris and Christine Gagnon

I/We, Chris Gagnon and Christine Gagnon, being the property owner(s) of [address] 1743 Doncaster Rd., Clearwater 33764, have no objection to the vacation of the above described portion of the plat or right of way known as Portsmouth Rd. abutting the rear (East) property line of Allen's Creek Property Lots 3 and 4 in Pinellas County.


Signature _____ Date 10-22-17


Signature _____ Date 10-22-2017

RETURN

3 – Fierro Property

To: Pinellas County Real Property Division

From: Salvatore and Elsa Fierro

I/We, Salvatore Fierro and Elsa Fierro, being the property owner(s) of [address] 1767 Doncaster Rd., have no objection to the vacation of the above described portion of the plat or right of way known as Portsmouth Rd. abutting the rear (East) property line of Allen's Creek Property Lots 3 and 4 in Pinellas County.

Verbal Consent
Signature _____ Date _____

Verbal Consent
Signature _____ Date _____

RETURN

4 – Riley Property

To: Pinellas County Real Property Division

From: Garry and Denice Riley

I/We, GARRY L. RILEY and DENICE RILEY, being the property owner(s) of [address] 2392 Creek Ct., have no objection to the vacation of the above described portion of the plat or right of way known as Portsmouth Rd. abutting the rear (East) property line of Allen's Creek Property Lots 3 and 4 in Pinellas County.

Garry L. Riley 10-15-17
Signature Date

Denice Riley 10-15-17
Signature Date

RETURN

1997 ROW Vacation Inquiry



Maribeh Anderson 464-4021
County - Environmental Management
(Allen's Creek water basin)

Public Works/Engr.

Right of Way Division 464-3672

Paula Young

County does not have plans to
~~develop~~ build Potts Mouth Rd.
was originally sub-division street
- not needed anymore

County's only use = drainage purposes

County does not normally vacate
right of way - would still have
drainage easement anyway

10' utility easement - front & rear
5' utility easement - sides

not much chance of getting it in writing

RETURN