



**Petition to Vacate- 4000 58<sup>th</sup> Ave N, Lealman  
Pinellas County Land Assembly Trust-Lealman Housing  
Finance**

**January 20,2025**

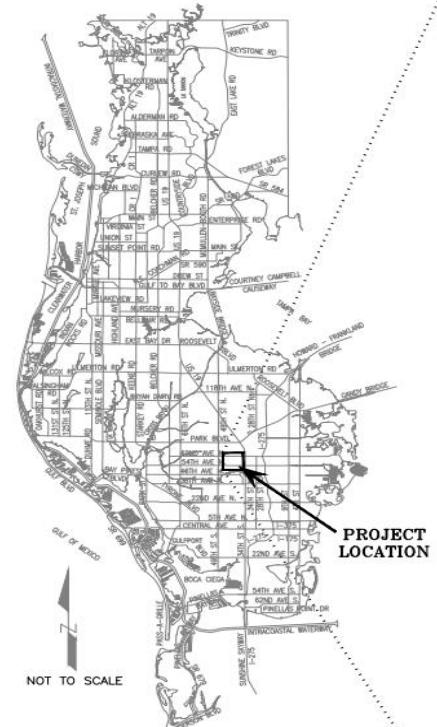
**Michael Schoderbock – Building and Development Review Services**

# Petitioner's Request



- The petitioner seeks to vacate those three-foot platted utility easements that run along the boundaries of the original platted lots from 1926, internal to the subject property. These lots have been combined into one parcel for redevelopment.
- There are no active utilities in the easement areas.
- The vacation property encompasses multiple parcels of land that have been designated for affordable housing development in partnership with Habitat for Humanity.

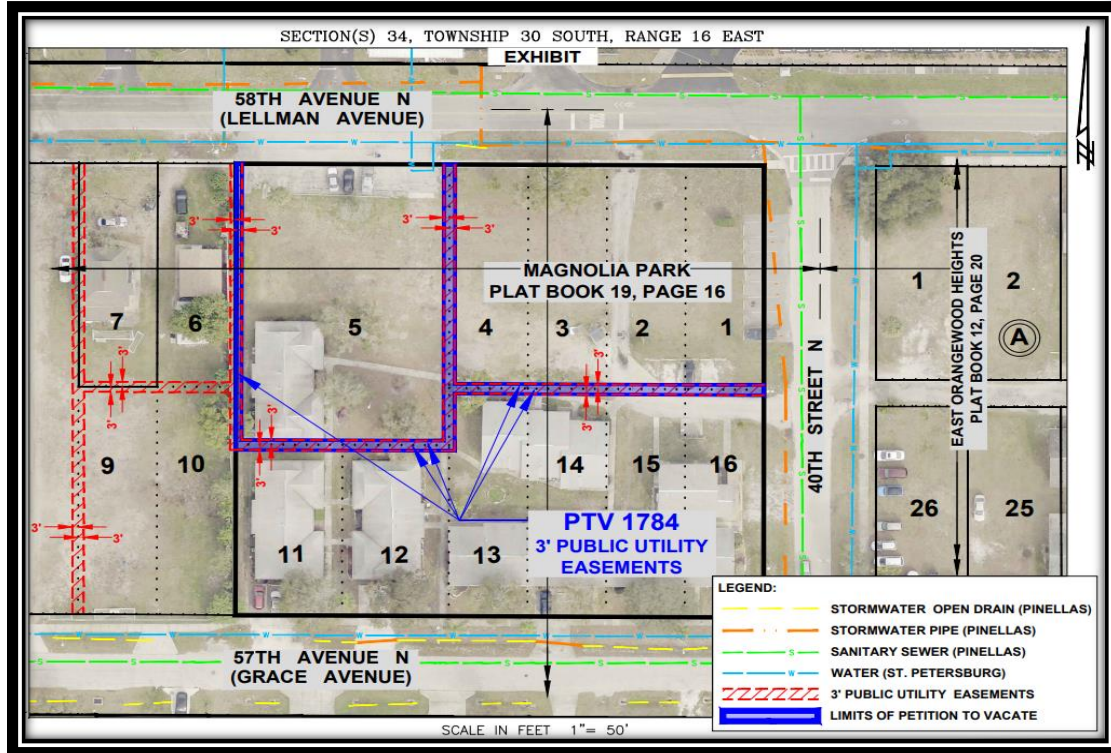
PINELLAS COUNTY MAP



# Larger Community View



# Proposed Vacation



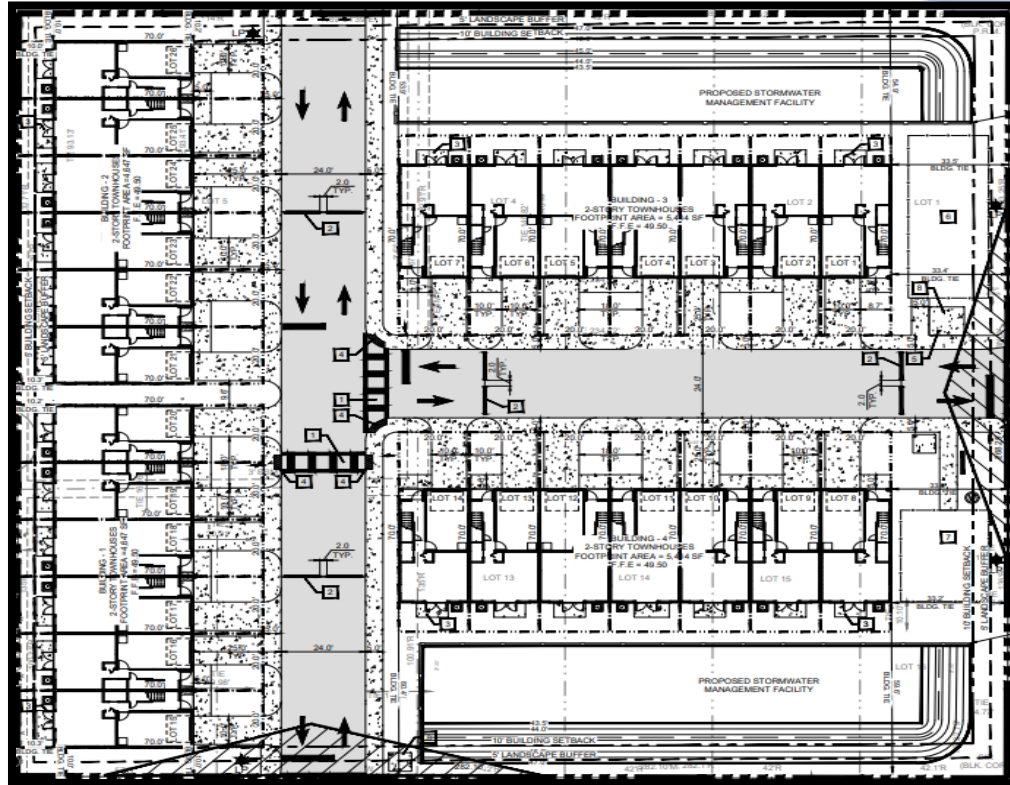
- Proposed vacation area is highlighted in **Blue**.

Notes:

1. Red lined areas are current drainage and public utility easements.
2. Light Blue lined areas are water distribution.
3. Green lined area is sanitary sewer.
4. Orange is stormwater pipes.



# Proposed New Development



- Habitat for Humanity has submitted a proposal for a new 26-unit affordable housing townhome development, which is currently undergoing site plan review.
- This project forms part of Habitat for Humanity's planned 57-home community in Lealman, comprising 26 townhomes and 31 single-family residences.

# Staff Recommendations

- County departments had no objections to the vacation request.
- Staff recommends approval in support of Habitat for Humanity's Lealman Heights Affordable Housing Project.
- Property Owner has provided letters of no objection from Duke Energy, TECO Gas & Electric, Frontier( Verizon), and WOW.

