


**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 Pinellas Affordable Living, Inc.
File No. 1586 CATS 51979 Legistar 19-2238A
Property Address: 6641 & 6661 62nd Avenue N., Pinellas Park, FL 33781

DATE: December 4th, 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:

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

Receipt dated 13-AUG-2019 and copy of check #12455 in the amount of \$750.00.

Please set the public hearing for the BCC meeting of January 14th, 2020, place the necessary newspaper advertising in accordance with State Statute 336.10 (which requires advertising one time at least two weeks prior to the public hearing and one time within 30 days after the adoption of the Resolution vacating), 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, PUBLIC RIGHTS OF WAY OR ALLEYS

Comes now your Petitioners, Pinellas Affordable Living, Inc.
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 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:

Jack Humburg
Jack Humburg, Executive Director

STATE OF FLORIDA
COUNTY OF PINELLAS

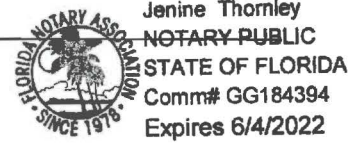
Sworn to (or affirmed) and subscribed before me this 21st day of Nov., 2019, by
Jack Humburg, Executive Director, Pinellas Affordable Living, Inc. He is personally known to me, or
has produced a _____ as identification, and
who did (did not) take an oath.

NOTARY
SEAL

NOTARY Jenine Thornley
Print Name JENINE THORLEY

My Commission Expires: 6/4/2022

Commission Number: _____



THIS IS NOT A SURVEY.

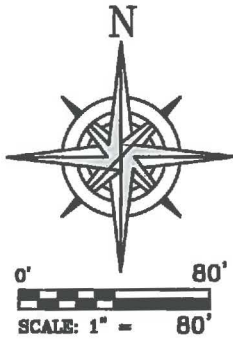
SEC.31 , TWP. 30S., RNG. 16E.

PINELLAS COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

64TH AVENUE NORTH (PCPAO)

CENTRAL PARK AVENUE (P)



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, LYING BETWEEN BLOCK B AND BLOCK A, CENTRAL PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN 45 FOOT WIDE RIGHT-OF-WAY LYING BETWEEN LOTS 1 THROUGH 15 OF SAID BLOCK B AND BETWEEN LOTS 16 THROUGH 30 OF SAID BLOCK A.

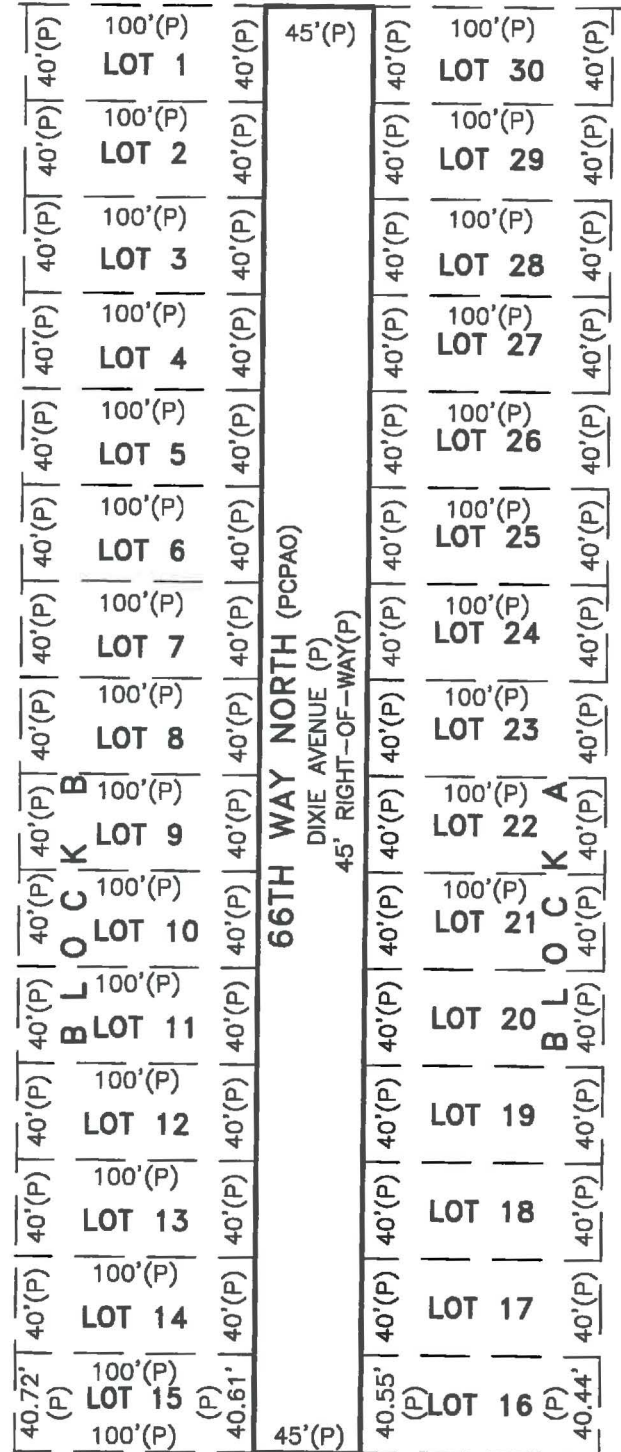
Reviewed by: CH GD
Date: 10-10-19
SFN# 501-1586

LEGEND

- LB LICENSED BUSINESS
- (P) PLAT (PB 12, PG 87)
- PB PLAT BOOK
- (PCPAO) PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
- PG PAGE/PAGES
- PSM PROFESSIONAL SURVEYOR & MAPPER
- RNG. RANGE
- SEC. SECTION
- TWP TOWNSHIP

NOTES:

1. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
2. THIS SKETCH & DESCRIPTION IS BASED ON U.S. SURVEY FEET.
3. THIS LEGAL DESCRIPTION AND SKETCH 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.
4. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/80 OR SMALLER.



62ND AVENUE NORTH (PCPAO)
AVALON AVENUE (P)

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wylie 10/2/2019
DANA A. WYLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
66TH WAY NORTH R/W BETWEEN
PART OF BLOCKS A AND B LYING
NORTH OF 62ND AVENUE NORTH
PINELLAS COUNTY
FLORIDA

WORK ORDER: 2017-30
DATE: 10/02/2019
DRAWN: LKC
SCALE: 1" = 80'
SHEET NO. 1 OF 1

APPLICATION AND FINDINGS OF FACT

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

APPLICANT(S): Pinellas Affordable Living, Inc.
Address: 445 31st Street N.
City, State, Zip: St. Petersburg, FL 37713
Daytime Telephone Number: 727-821-4819 ext 5717

SUBJECT PROPERTY ADDRESS: 6641 + 6661-62nd Ave. N.
City, State, Zip: Pinellas Park, FL 33781
Property Appraiser Parcel Number: _____

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:
Please see attached Board of Directors and Officers

Pinellas Affordable Living, Inc. has purchased the property.

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

Central Park

5. Subdivision Plat Book Number 12 Page number(s) 87

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

-Want to release to allow for:

Pool Screened Pool/Deck Building Addition Other

-Want to vacate to include the vacated right of way or alley into my property for:

Increased property size Prohibiting unwanted use of the area

Other: The property is currently platted as a trailer park.

PAL, Inc. intends to develop the property as affordable multi-family housing

8. Is Board of Adjustment required? Yes No Unknown with a garden style apartment complex.

To determine if a variance is required, please call the BUILDING DEVELOPMENT REVIEW SERVICES DEPARTMENT at 464-3888.

9. Please provide any relevant additional comments:

10. If anyone has assisted you with the preparation of this form, gathering of information or requesting information on your behalf, please list their name, title, address and phone number below. No

Name _____ Title _____

Address _____ Phone _____

CITIZEN DISCLOSURE

11. _____ 1) I have a current family relationship to an employee, or an elected official, of Pinellas County Government. That person is _____, employed in the Department of _____, or Office of _____, Elected Official.

2) I am not aware of any current family relationship to any employee, or Elected Official, of Pinellas County Government.

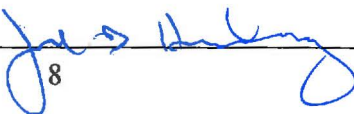
_____ 3) I am an employee of Pinellas County Government, in the _____ Department, or the Office of _____, Elected Official.

The definition of family relationship, for the purposes of this document, is the immediate family consisting of: father, mother, brother, sister, half-brother or sister, adopted brother or sister, or by law or marriage, father-in-law, mother-in-law, brother-in-law, or sister-in-law.

APPLICANT(S) SIGNATURE

DATE: 08/12/2019

Jack Humburg, Executive Director


8



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

8/12/2019

Attn: Jack Humburg, Executive Vice President
Boley Centers, Inc.
445 31st Street N.
St. Petersburg, FL 33713

RE: Vacation of Road Right-of-Way - 66th Way N

Dear Mr. Humburg,

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,

Stephen Waidley

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



2401 25th Street North (SP-15)
St. Petersburg, FL 33713
Chris.Pickens@duke-energy.com
o: 727.893-9342

December 19, 2019

Jack Humburg, Executive Vice President
Boley Centers, Inc.
445 31st Street N.
St. Petersburg, FL 33713

RE: *Petition to Release for the vacation of the street (66th Way North/Dixie Avenue) that runs north to south east of the property at 6641 & 6661 62nd Avenue North in Pinellas Park, Florida*
Parcel #s: 313016145980020030, 313016145980010010

Mr. Humburg,

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 Petition to Release for the vacation of the street (66th Way North/Dixie Avenue) that runs north to south east of the property at 6641 & 6661 62nd Avenue North in Pinellas Park, Florida, as shown on Sketch of Description provided by Deuel & Associates, dated 8/23/2017, and further enclosed as Exhibit “A”.

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

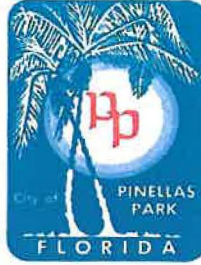
Sincerely,

Chris Pickens

Chris Pickens
Research Specialist-Land Services
Duke Energy Florida

City of
PINELLAS PARK

Planning & Development Services Division
City Hall P.O. BOX 1100
PINELLAS PARK, FL 33780-1100



FLORIDA

PHONE (727) 369-5631

October 7, 2019

Jack Hamburg
Executive Vice President
Boley Centers, Inc.
445 31st Street North
St. Petersburg, FL 33713

RE: Vacation of 66th Way North/Dixie Avenue

Dear Mr. Hamburg:

The City of Pinellas Park has no objection to the Petition to Release for the vacation of 66th Way North/Dixie Avenue right-of-way between part of Blocks A and B, lying north of 62nd Avenue North in Pinellas Park, Florida, as described in the attached sketch and legal description.

Please contact me at 727-369-5631 with any questions. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Benjamin J. Ziskal', is written over a light blue horizontal line.

Benjamin J. Ziskal, AICP, CEcD
Assistant Community Development Administrator

**BOARD OF COUNTY
COMMISSIONERS**

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



July 16, 2019

Jack Humburg EVP
Boley Centers, Inc.
445 31st. N.
St. Petersburg, Fl. 33713

RE: Petition to Release

66th Way N / Dixie Ave. Right of Way that runs north and south and east of 6641, 6661, 62nd Ave N.
Pinellas Park, Fl. (See attached sketch)

Dear Mr. Humburg,

We are in receipt of your request dated July 15th, 2019 requesting a response to the release of the 66th Way North Right of Way as shown on the attached survey sketch at the above referenced property. Pinellas County Utilities does not have any potable water, sanitary sewer, or reclaimed water facilities in this Right of Way and has "No Objection" to this request.

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

Sincerely,

Raymond S Letts
Engineering Specialist II
Pinellas County Utilities

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\66 Way north 45' Right of Way.docx



www.pinellascounty.org



February, 2- 2019

Re: vacate of a right of way laying between a portion of block B between lots 16 through 28 of said Block A Also the west half of that certain 45 feet side right of way lying easterly of and adjacent to lot 3 through 15 of said block B

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



AN EMERA COMPANY

July 10, 2019

Jack Humburg
Boley Centers, Inc.
445 31st St N
St. Petersburg, FL 33713

RE: Petition to Release: See attached Legal Description
North East Corner of 67th Street North and 62 Avenue North
Section 31, Township 30 South, Range 16 East

Dear Mr. Humburg,

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



7/15/2019

To: Jack Humburg, Executive Vice President
Boley Centers, Inc.
445 31st St N.
St. Petersburg, FL 33713

RE: Vacation of Easement: Northeast corner of 67th St N and 62nd Ave. North Pinellas Park, FL 33781

A PARCEL OF LAND LYING IN SECTION 31,
TOWNSHIP 30 SOUTH, RANGE 18 EAST, PINELLAS
COUNTY, FLORIDA, LYING BETWEEN A PORTION OF
BLOCK B AND A PORTION OF BLOCK A, CENTRAL
PARK SUBDIVISION, AS RECORDED IN PLAT BOOK
12, PAGE 67, PUBLIC RECORDS OF PINELLAS
COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

THAT CERTAIN 45 FOOT WIDE RIGHT-OF-WAY LYING
BETWEEN LOTS 3 THROUGH 18 OF SAID BLOCK B
AND BETWEEN LOTS 18 THROUGH 28 OF SAID
BLOCK A.

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding the vacation of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this vacate.

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



Dec.19, 2019

Josh Rosado
Real Property Specialist II
Facilities and Real Property Division
Department of Administrative Services
509 E. Ave., Clearwater, FL. 33756

Attn: Josh Rosado , Jeri Flanagan

RE: Dixie Ave. (66th Way North) 62nd Ave. N. & 64th Ave. N.


Thank you for advising Wide Open West (WOWI) of the subject project.

XXX WOWI Has "NO Objection "with this proposed Construction. However, WoWI Maintains facilities within this area that (MAY) conflict with the subject request. WoW I Has no objections provided easements for our facilities are granted or applicant bears the entire expense for relocation of associated WoWI Services.

Please refer any further correspondence to:

**WOWI
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

I accept the terms stated above


Jack Humberg

12-19-19
Date

3001 Gandy Blvd N - Pinellas Park, FL 33782

PETITION TO VACATE NUMBER 1586

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.

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

PINELLAS AFFORDABLE LIVING INC

OPERATING
445 31ST STREET NO
ST PETERSBURG, FL 33713
727-545-7285

CENTENNIAL BANK
4TH ST OFFICE, BRANCH 400
4845 4TH ST N
ST. PETERSBURG, FL 33703
81-275/829

No. 12455

PAY

Seven Hundred Fifty Dollars And .00 Cents

CHECK DATE

Aug 13, 2019

PAY EXACTLY

\$750.00

TO THE
ORDER OF

BOARD OF COUNTY COMMISSIONERS

VOID AFTER 90 DAYS

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

⑈012455⑈ ⑆082902757⑆ 0001410239⑈

WJZK0310-08-18

Security Features Included Details on back

SPECIAL INSTRUCTIONS

- 5 weeks prior to Public Hearing date:

12/10/19 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.

- 4 weeks prior to Public Hearing date:

12/12/19 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:**

12/24/19 - 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.