

MEMORANDUM

TO: Katherine Carpenter, Deputy Clerk
BCC Records

FROM: Sean P. Griffin 
Real Property Manager

SUBJECT: PETITION TO VACATE – Submitted by John Skopos
File No. 1591 CATS 52143 Legistar 20-1180A
Property Address: 503 Palm Avenue, Palm Harbor, FL 34683

DATE: June 23, 2020

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 20-NOV-2019 and 02-MARCH-2020 and copy of checks #2238 and #2365 in the amount of \$750.00.

Please set the public hearing for the BCC meeting of July 21, 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.

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

PETITION TO VACATE, PUBLIC RIGHTS OF WAY OR ALLEYS

Comes now your Petitioners, John Skopos
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:

John Skopos

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization this 3rd day of March, 2020, by
John Skopos. Such person(s) Notary Public must check applicable
box:

- are personally known to me.
 produced her current driver license.
 produced _____ as identification.

(Notary Seal)

Melissa Birss
Notary Public

Printed Name of Notary: Melissa Birss

Commission Number: GG 361537

My Commission Expires: 8/23/23

Melissa S. Birss
Notary Public
State of Florida

My Commission Expires 08/23/2023
Commission No. GG 361537



LEGAL DESCRIPTION and SKETCH
THIS IS NOT A SURVEY

LEGAL DESCRIPTION - ALLEY VACATION

ALL OF THAT TWELVE (12) FOOT PLATTED ALLEY LYING WEST OF DESOTO BOULEVARD AND EAST OF PINELLAS TRAILS, SAID TWELVE FOOT ALLEY RUNNING EAST AND WEST THROUGH THE CENTERLINE OF BLOCK 1, CRYSTAL BEACH HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 58, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SUBJECT TO ANY UTILITY EASEMENTS RECORDED OVER AND ACROSS THE EAST 18 FEET THEREOF.

PREPARED FOR

JOHN SKOPOS

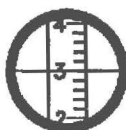
SHEET 1 OF 2

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.



GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 180117B DATE SURVEYED: N/A
DRAWING FILE: 180117B.DWG DATE DRAWN: 2-7-2020
LAST REVISION: N/A X REFERENCE: 180117



M.A.
LB 1834

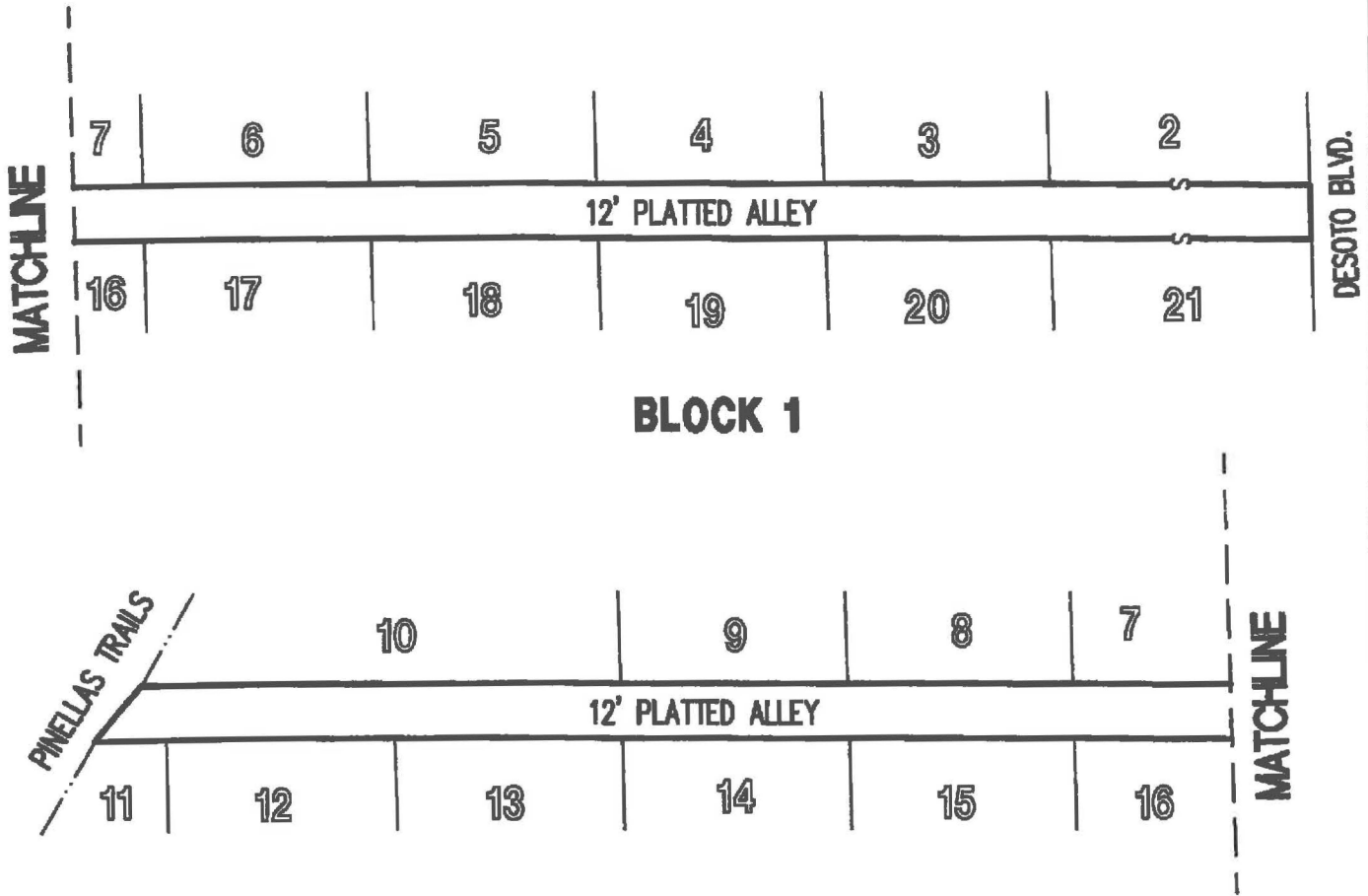
**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

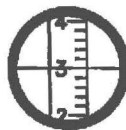


SHEET 2 OF 2

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

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M.A.
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AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

APPLICATION AND FINDINGS OF FACT

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

APPLICANT(S): John Skopos
Address: 503 Palm Ave
City, State, Zip: Palm Harbor FL 34683
Daytime Telephone Number: 727-741-1785

SUBJECT PROPERTY ADDRESS: 503 Palm Ave
City, State, Zip: Palm Harbor FL 34683

★ 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 X unopened "paper" street
2. Is there a pending "Contract for Sale"? Yes X No

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

3. Is a corporation involved as owner or buyer? No
If yes, please give corporation name and list corporate officers:

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

Lot 15 Block 1 Crystal Beach Estates

5. Subdivision Plat Book Number 3 Page number(s) 58

6. Is there a Homeowners Association? Yes X No

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

-Need to release to clear an existing encroachment:

 X 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: _____

8. Is Board of Adjustment required? _____ Yes _____ No

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.

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: 8/12/19



John Skopos
8 Skopos @A01.com



Date May 26, 2020

Re: Section 35, Township 27 South, Range 15 East, 503 Palm Ave, Palm Harbor, Florida, 34683

XXX 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 one call locating. **SEE NOTES**

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

NOTES:

Please see Exhibit A of the sketch and legal description showing the area being requested for vacation. It is the back alley

Sincerely,
Ozzie Perez

A handwritten signature in black ink, appearing to be "Ozzie Perez", written over a horizontal line.

Bright House Networks
Field Engineer
Pinellas County
727-329-2817



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@fr.com

2/26/2020

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

RE: Vacation of Alley – 503 Palm Ave

Dear Mr. Rosado,

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

2401 25th St. N.
St. Petersburg, FL 33713
SP-15
Jonathan.Kasper@duke-energy.com
o: 727-893-9262



March 4, 2020

Josh Rosado
Real Property Specialist II
Facilities and Real Property Division
Department of Administrative Services

**RE: *Approval of Right-of-Way alley vacation
Section 35, Township 27 South, Range 15 East, Pinellas County, Florida
Referencing address: 503 PALM AVE., PALM HARBOR FL 34683-1819
Referencing parcel ID: 35-27-15-19908-001-0150***

Dear Mr. Rosado:

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 a vacation of the twelve (12’) foot platted alley lying West of Desoto Boulevard and East of Pinellas Trail, said twelve (12’) foot alley running East and West through the centerline of Block 1 of CRYSTAL BEACH HEIGHTS SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 58, Public Records of Pinellas County, Florida.

This approval is **contingent** upon the twelve (12’) foot platted alley being retained as a **Drainage and Utility Easement dedicated to the perpetual use of the Public**, to accommodate Duke’s existing and/or future facilities.

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

**BOARD OF COUNTY
COMMISSIONERS**

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



August 23, 2019

John Skopos
503 Palm Ave.
Palm Harbor, Fl., 34683

RE: Petition to Vacate
PID: 35-27-15-19908-001-0150
See attached Legal and Sketches

Dear Mr. Skopos,

We are in receipt of your request dated 8-7-19 requesting a response to the release of an Alley Way on the referenced attached Sketches and Legal Descriptions. Pinellas County Utilities does not have any utilities located within the request. With the information submitted, Pinellas County Utilities 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".

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\503 Palm Ave No Objection 20190823.docx



www.pinellascounty.org



AN EMERA COMPANY

August 12, 2019

John Skopos
503 Palm Ave
Palm Harbor, FL 34683

RE: Petition to Release:
Lot 15, Block 1, Crystal Beach heights, Plat Book 3, Page 58
503 Palm Ave, Palm Harbor FL 34683

Dear Mr. Skopos,

Tampa Electric Company does not serve the subject area therefore does not object to the Petition to Release for the abovementioned property.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Taylor J. Leggatt".

Taylor J. Leggatt
Real Estate Services
Distribution Easement Coordinator



8/13/2019

To: John Skopos
503 Palm Ave.
Palm Harbor, FL 34683

RE: Vacation of Alleyway
503 Palm Ave.
Palm Harbor, FL 34683
Plat Book 3, Page 58, Public Records of Pinellas County, FL

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding the vacation of alleyway 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 specified.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Joan Dornring". The signature is fluid and cursive, written over a light blue horizontal line.

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



Oct. 4 , 2019

John Skopos
503 Palm Ave.
Palm Harbor , FL 34683
727-741-1785

Attn: John Skopos

Re: 503 Palm Ave. Palm Harbor , Fl. 34683


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

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

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 VACATE NUMBER 1591-Skopos

**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 177.101, 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.

PARADISE PALM POOLS INC 2238
 603 PALM AVE
 PALM HARBOR, FL 34683
 DATE 11/20/19
 BOCC \$350.00
 HANCOCK WHITNEY
 FOR Vacate
 002238 0063112786 49007511

PETITION TO VACATE NUMBER PTV 1591 - Skopos

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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PARADISE PALM POOLS INC 503 PALM AVE PALM HARBOR, FL 34683		2365 63-1278/631 246
		DATE <u>3/2/20</u>
PAY TO THE ORDER OF	<u>Board of County Commissioners</u>	<u>\$ 400⁰⁰</u>
	<u>four hundred and</u>	<u>00</u> DOLLARS
FOR	<u>Vacate 503 Palm Ave</u>	<u>[Signature]</u>
⑈002365⑈ ⑆063112786⑆		49007911⑈

SPECIAL INSTRUCTIONS

- 5 weeks prior to Public Hearing date:

6/16/20 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:

6/23/20 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:**

7/1/20 - 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.