



# BOARD OF COUNTY COMMISSIONERS PINELLAS COUNTY, FLORIDA

Ken Burke, CPA  
Clerk of the County Court  
Recorder of Deeds  
Clerk and Accountant of the Board of County Commissioners  
Custodian of County Funds  
County Auditor  
Clerk of the Water and Navigation Control Authority

315 Court Street  
Clearwater, FL 33756  
Telephone: (727) 464-3458  
FAX: (727) 464-4716

November 10, 2021

Parkview Animal Hospital, Inc  
3720 54<sup>th</sup> Avenue North  
St Petersburg, FL 33714

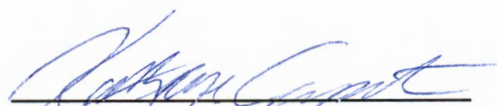
Re: **Resolution vacating THAT PORTION OF A 16 FOOT ALLEY LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF 54<sup>TH</sup> AVENUE NORTH AND LYING EAST OF AND ADJACENT TO LOT 7, BLOCK 2, THIRD SECTION OF LELLMAN HEIGHTS, PLAT BOOK 17, PAGE 8, LYING IN SECTION 3-31-16, PINELLAS COUNTY, FLORIDA; RETAINING PUBLIC UTILITY EASEMENTS OVER PORTIONS OF THE VACATED AREA; PROVIDING FOR AN EFFECTIVE DATE.**

Dear Petitioner:

Enclosed herewith are recorded documents as evidence that the Board of County Commissioners approved the Petition to Vacate, as submitted, during its meeting of October 26, 2021.

Very truly yours,

KEN BURKE, CLERK

By:   
Katherine Carpenter, Deputy Clerk

KC/

Encls.

c: Josh Rosado, Real Estate Management  
Scott Jansen, Property Appraiser

RESOLUTION NO. 21-126

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA; VACATING THAT PORTION OF A 16 FOOT ALLEY LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF 54<sup>TH</sup> AVENUE NORTH AND LYING EAST OF AND ADJACENT TO LOT 7, BLOCK 2, THIRD SECTION OF LELLMAN HEIGHTS, PLAT BOOK 17, PAGE 8, LYING IN SECTION 3-31-16, PINELLAS COUNTY, FLORIDA; RETAINING PUBLIC UTILITY EASEMENTS OVER PORTIONS OF THE VACATED AREA; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Parkview Animal Hospital Inc., (“Petitioner”) has petitioned this Board of County Commissioners (“Board”) to vacate the following described property:

**Lands described in the legal description attached hereto as Exhibit “A” and by this reference made a part hereof; and**

WHEREAS, the Petitioner has shown that the vacation of such portions of the plat will not affect the ownership or right of convenient access of persons owning other parts of the subdivision; and

WHEREAS, the Petitioners’ affidavit has been received by the Board; and

WHEREAS, the Board finds that the platted right-of-way which is the subject of this Resolution no longer serves a public purpose and is a proper subject for vacation pursuant to §336.09, Florida Statutes.

**NOW THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Pinellas County, Florida that:

1. The above-described property and plat shall be vacated, insofar as this Board of County Commissioners has the authority to do so pursuant to §336.09, Florida Statutes, subject to

the retention of two (2) public utility easements ("Easements") over the following portions of the vacated area, including reasonable access thereto:

- a. The east eight (8) feet of the vacated area lying adjacent to Lots 4, 5, and 6, Block 2, THIRD SECTION OF LELLMAN HEIGHTS.
  - b. The lands described in the Utility Easement Area of the legal description in Exhibit "A".
  - c. These Easements shall run with the land and shall be binding on heirs, successors and assigns.
2. To the extent that the vacated area overlaps with any other public easement or right-of-way created by deed, plat, petition, maintenance, or otherwise, the subject vacation shall have no effect thereon.
  3. The Clerk shall record this Resolution in the Public Records of Pinellas County, Florida.
  4. This Resolution shall become effective upon recordation in the public records of Pinellas County, Florida.

In a regular meeting duly assembled on the 26th day of October, 2021, Commissioner Long offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Peters, and upon roll call the vote was:

AYES: Eggers, Justice, Flowers, Gerard, Long, Peters, and Seel.

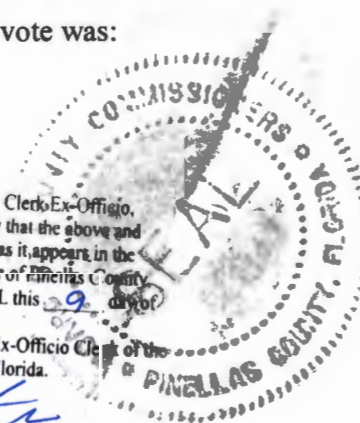
NAYS: None.

Absent and not voting: None.

I, Kenneth P. Burke, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL this 9 day of November 2021.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio Clerk of the Board of County Commissioners, Pinellas County, Florida.

By [Signature]  
Deputy Clerk



APPROVED AS TO FORM  
By: Anne M. Morris  
Office of the County Attorney

# SKETCH AND DESCRIPTION "NOT A SURVEY"

**54TH AVENUE NORTH**  
(60' RIGHT-OF-WAY)

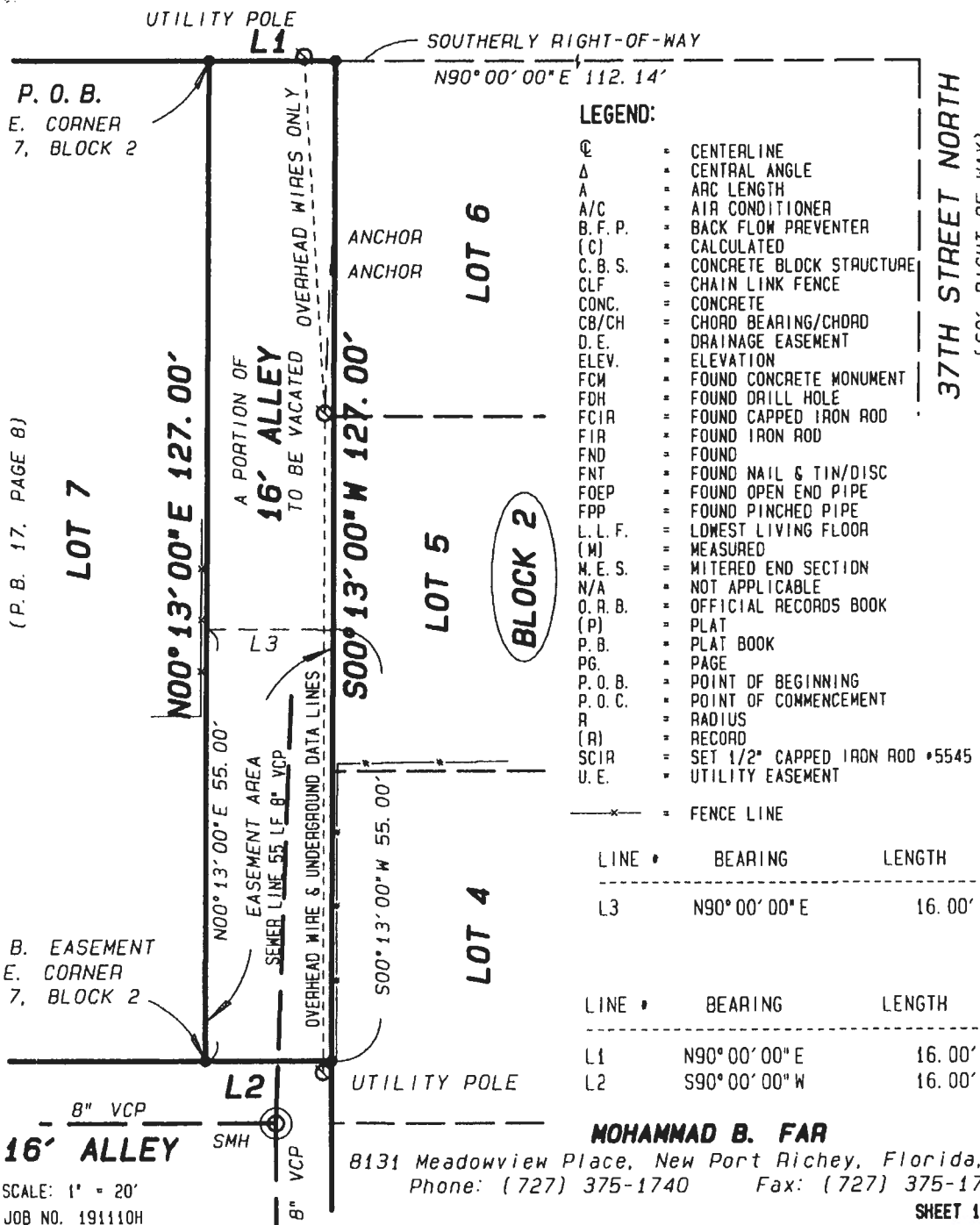
**NORTH**

*Mohammad B. Far*

**THIRD SECTION OF LELLMAN HEIGHTS**  
(P.B. 17, PAGE 8)

P. O. B.  
N. E. CORNER  
LOT 7, BLOCK 2

P. O. B. EASEMENT  
S. E. CORNER  
LOT 7, BLOCK 2



**LEGEND:**

- ⊙ CENTERLINE
- Δ CENTRAL ANGLE
- A ARC LENGTH
- A/C AIR CONDITIONER
- B. F. P. BACK FLOW PREVENTER
- (C) CALCULATED
- C. B. S. CONCRETE BLOCK STRUCTURE
- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- CB/CH CHORD BEARING/CHORD
- D. E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- FCM FOUND CONCRETE MONUMENT
- FDH FOUND DRILL HOLE
- FCIR FOUND CAPPED IRON ROD
- FIR FOUND IRON ROD
- FND FOUND
- FNT FOUND NAIL & TIN/DISC
- FOEP FOUND OPEN END PIPE
- FPP FOUND PINCHED PIPE
- L. L. F. LOWEST LIVING FLOOR
- (M) MEASURED
- M. E. S. MITERED END SECTION
- N/A NOT APPLICABLE
- O. R. B. OFFICIAL RECORDS BOOK
- (P) PLAT
- P. B. PLAT BOOK
- PG. PAGE
- P. O. B. POINT OF BEGINNING
- P. O. C. POINT OF COMMENCEMENT
- R RADIUS
- (R) RECORD
- SCIR SET 1/2" CAPPED IRON ROD #5545
- U. E. UTILITY EASEMENT
- x- FENCE LINE

LINE	BEARING	LENGTH
L3	N90°00'00"E	16.00'

LINE	BEARING	LENGTH
L1	N90°00'00"E	16.00'
L2	S90°00'00"W	16.00'



SCALE: 1" = 20'  
JOB NO. 191110H

**MOHAMMAD B. FAR**  
8131 Meadowview Place, New Port Richey, Florida, 34655  
Phone: (727) 375-1740 Fax: (727) 375-1741



# SKETCH AND DESCRIPTION

## VACATION DESCRIPTION: [SECTION 03, TOWNSHIP 31 SOUTH, RANGE 16 EAST]

A PORTION OF A 16' ALLEY TO BE VACATED DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 2, THIRD SECTION OF LELLMAN HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT LYING AND BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 54TH AVENUE NORTH AND RUN THENCE NORTH 90°00'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 16.00 FEET; THENCE SOUTH 00°13'00" WEST, A DISTANCE OF 127.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 2; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID LOT 7, NORTH 00°13'00" EAST A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2032 SQUARE FEET OR 0.0466 ACRES MORE OR LESS.

## UTILITY EASEMENT: (SECTION 03, TOWNSHIP 31 SOUTH, RANGE 16 EAST)

THE SOUTH 55 FEET OF 16 FOOT ALLEY LYING EASTERLY OF AND ADJACENT TO LOT 7, BLOCK 2, THIRD SECTION OF LELLMAN HEIGHTS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, THIRD SECTION OF LELLMAN HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND RUN THENCE NORTH 00°13'00" EAST ALONG THE WESTERN BOUNDARY OF SAID VACATED PORTION OF SAID 16 FOOT ALLEY, A DISTANCE OF 55.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 16.00 FEET TO THE EASTERLY BOUNDARY OF SAID VACATED ALLEY; THENCE SOUTH 00°13'00" WEST ALONG SAID BOUNDARY, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF SAID VACATED ALLEY; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 880.5 SQUARE FEET OR 0.0202 ACRES MORE OR LESS.

## SURVEYOR'S REPORT/NOTES:

1. NOT A BOUNDARY SURVEY AS SUCH.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY R/W OF 54TH AVENUE NORTH BEARING N90°00'00"E
3. ELEVATIONS SHOWN HEREON ARE BASED ON N. A. V. O. 1988
4. BENCHMARK:
5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, &/OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
6. ALL PROPERTY DIMENSIONS ARE RECORD UNLESS NOTED OTHERWISE.
7. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
8. PHYSICAL ADDRESS: 3700, 3720 54TH AVENUE NORTH, ST. PETERSBURG, FLORIDA 33714

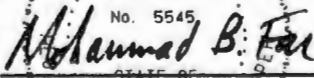
## FLOOD INSURANCE RATE MAP INFORMATION:

COMMUNITY PANEL NUMBER: 12103C-0208-H DATED: 08/18/2009  
THE PROPERTY APPEARS TO BE IN FLOOD ZONE 'X'  
THE BASE 100 YEAR FLOOD ELEVATION IS N/A MEAN SEA LEVEL.

## CERTIFICATION:

I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALSO, THE SKETCH SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF SAID PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

No. 5545  
  
 STATE OF  
 MOHAMMAD B. FAR, P.L.S. #5545  
 FLORIDA

06/14/2021  
DATE

NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH AN EMBOSSED SEAL.

**MOHAMMAD B. FAR**

8131 Meadowview Place, New Port Richey, Florida, 34655  
Phone: (727) 375-1740 Fax: (727) 375-1741

*Mohammad B. Far*

Reviewed by: CH TS  
Date: 8/18/2021  
SF#: 501-1597

## REVISIONS

- 1: 1/25/21 REVISE VACATION AREA
- 2: 4/22/21 REVISE EASEMENT
- 3: 8/10/2021 EMBOSSED SEAL

SHEET 2 OF 2

DRAWN BY: WGM	CREW CHIEF: NA
CHECKED BY: MBF	F. B. FILE
SCALE: 1" = 20'	FIELD WORK: N/A
JOB NO. 191110H	FILE: 191110

Serial Number  
21-04770N

# Business Observer

Published Weekly  
Clearwater, Pinellas County, Florida

COUNTY OF PINELLAS

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Clearwater, Pinellas County, Florida; that the attached copy of advertisement,

being a Public Notice of Public Hearing with Virtual Participation Option

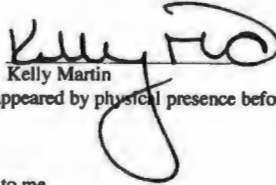
in the matter of Meeting on October 26, 2021 at 6:00pm: petition of Parkview Animal Hospital Inc

in the Court, was published in said newspaper in the

issues of 10/8/2021

Affiant further says that the said Business Observer is a newspaper published at Clearwater, Pinellas County, Florida, and that said newspaper has heretofore been continuously published and has been entered as periodicals matter at the Post Office in Clearwater in said Pinellas County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

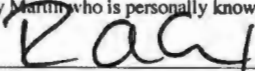
\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

8th day of October, 2021 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Pamela A Cox  
Comm. #GG251785  
Expires: Aug. 23, 2022  
Bonded Thru Aaron Notary

## PUBLIC NOTICE OF PUBLIC HEARING WITH VIRTUAL PARTICIPATION OPTION

Notice is hereby given that the Board of County Commissioners will hold a public hearing during its regularly-scheduled public meeting on October 26, 2021, with public hearings being held beginning at 6:00 P.M. or as soon thereafter as may be accommodated by the completion of the rest of the Board agenda, to consider the petition of Parkview Animal Hospital Inc., to vacate, abandon and/or close the following:

That portion of a 16 foot alley lying south of the south right-of-way of 5428 Avenue North and lying east of and adjacent to Lot 7, Block 2, (5730 5428 Avenue North), Third Section of Lealman Heights, Plat Book 17, Page 8, lying in Section 8-31-16, Pinellas County, Florida.

The above-referenced public meeting and hearing will be held in the Magnolia Room at Pinellas County Extension (Florida Botanical Gardens), 12520 Ulmerton Road, Largo, Florida, 33774, with virtual participation available utilizing Communications Media Technology (CMT) on the Zoom platform.

The public hearing will be streamed live at <https://youtube.com/pccvtv1> and [www.pinellascounty.org/TV](http://www.pinellascounty.org/TV), and broadcast on the Pinellas County cable public access channels:

- Spectrum Channel 637
- Frontier Channel 44
- WOW! Channel 18

Members of the public wishing to address the body may attend in person, attend virtually or provide comments in advance. Space for in-person attendance is very limited due to COVID-19 social distancing. Members of the public are strongly encouraged to participate virtually or to provide comments in advance.

To address the County Commission in person, members of the public are encouraged to preregister at [PinellasCounty.org/comment](http://PinellasCounty.org/comment). Preregistration is encouraged but not required if individuals plan to attend the meeting at the Magnolia Room. Those who have not preregistered may register when they arrive.

Members of the public wishing to address the body virtually via Zoom or by phone are required to preregister by 5:00 P.M. the day before the meeting by visiting [pinellascounty.org/comment](http://pinellascounty.org/comment). The registration form requires full name, address and telephone number if joining by phone, along with the topic or agenda item to be addressed. Members of the public who cannot access the registration form via the internet may call (727) 464-3000 to request assistance preregistering. Only members of the public who have preregistered by 5:00 P.M. the day before the meeting will be recognized and unmuted to offer comments. If a member of the public does not log in with the same Zoom name or phone number provided in the registration form, they may not be recognized to speak.

Members of the public wishing to provide comments in advance may call the Agenda Comment Line at (727) 464-4400 or complete the online comment form at [pinellascounty.org/BCCAgendaComment](http://pinellascounty.org/BCCAgendaComment). Comments on any agenda item must be submitted by 5:00 P.M. the day before the meeting.

Persons who are deaf or hard of hearing may provide public input on any agenda item through use of the State of Florida's relay service at 7-1-1.

All comments on any agenda item received by 5:00 P.M. the day before the meeting will be included as part of the official record for this meeting and will be available to be considered by the County Commission prior to any action taken.

The agenda for this meeting and information about participation options can be found at [pinellascounty.org/bcc](http://pinellascounty.org/bcc).

Persons are advised that if they decide to appeal any decision made at the meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

PERSONS WITH DISABILITIES WHO NEED REASONABLE ACCOMMODATIONS TO EFFECTIVELY PARTICIPATE IN THIS MEETING ARE ASKED TO CONTACT PINELLAS COUNTY'S OFFICE OF HUMAN RIGHTS BY E-MAILING SUCH REQUESTS TO [ACCOMMODATIONS@PINELLASCOUNTY.ORG](mailto:ACCOMMODATIONS@PINELLASCOUNTY.ORG) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE NEED FOR REASONABLE ACCOMMODATION. YOU MAY ALSO CALL (727) 464-4882 (VOICE) OR (727) 464-4062 (TDD). MORE INFORMATION ABOUT THE ADA, AND REASONABLE ACCOMMODATION, MAY BE FOUND AT [WWW.PINELLASCOUNTY.ORG/HUMANRIGHTS/ADA](http://WWW.PINELLASCOUNTY.ORG/HUMANRIGHTS/ADA).

KEN BURKE, CLERK TO  
THE BOARD OF COUNTY COMMISSIONERS  
By: Katherine Carpenter, Deputy Clerk

October 8, 2021

21-04770N



Serial Number  
21-05237N

# Business Observer

Published Weekly  
Clearwater, Pinellas County, Florida

COUNTY OF PINELLAS

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Clearwater, Pinellas County, Florida; that the attached copy of advertisement,

being a Public Notice

in the matter of Adoption of resolution vacating property by Parkview Animal Hospital, Inc

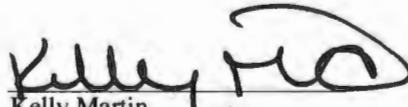
in the Court, was published in said newspaper in the

issues of 11/5/2021

Affiant further says that the said Business Observer is a newspaper published at Clearwater, Pinellas County, Florida, and that said newspaper has heretofore been continuously published and has been entered as periodicals matter at the Post Office in Clearwater in said Pinellas County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

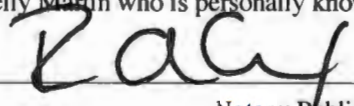
PUBLIC NOTICE	
You will please take notice that the Pinellas County Board of County Commissioners at its regular meeting of October 26, 2021, in the Magnolia Room at Pinellas County Extension (Florida Botanical Gardens), Largo, Florida, adopted a resolution vacating the following legally described property as petitioned by Parkview Animal Hospital, Inc.	
Resolution vacating That portion of a right-of-way of 54th Avenue North and Block 2, (3720 54th Avenue North), Book 17, Page 8, lying in Section 3-31-	16 foot alley lying south of the south and lying east of and adjacent to Lot 7, Third Section of Lealman Heights, Plat 16, Pinellas County, Florida
KEN BURKE, CLERK TO THE BOARD OF COUNTY COMMISSIONERS By: Katherine Carpenter, Deputy Clerk	
November 5, 2021	21-05237N

  
Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

5th day of November, 2021 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Pamela A Cox  
Comm. #GG251785  
Expires: Aug. 23, 2022  
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