


**BOARD OF COUNTY
COMMISSIONERS**

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



MEMORANDUM

TO: Norman D. Loy, Deputy Clerk
BCC Records

FROM: Sean P. Griffin 
Real Property Manager

SUBJECT: PETITION TO VACATE – Submitted by Artemis, LLC/George M. Kolitsopoulos
File No. 1574 CATS 51282 Legistar 19-969A
Property Address: 4101 66th Street North, St. Petersburg, Florida 33709

DATE: July 30, 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:
Bright House
Duke Energy
Frontier
Pinellas County Utilities Engineering
Suburban Propane
TECO Electric
TECO Peoples Gas
WOW! (Knology)

Receipts dated 30-JAN-2019 and 24-MAY-2019 and copy of checks #2501 and #1087 in the amount of \$750.00.

Please set the public hearing for the BCC meeting of September 12, 2019, place the necessary newspaper advertising in accordance with State Statute 177.101 (which requires advertising not less than in two weekly issues prior to the Public Hearing and no advertising required following the hearing), 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, EASEMENTS, PUBLIC RIGHTS-OF-WAY OR ALLEYS

Comes now your Petitioner's, Artemis, LLC
Name of Petitioners

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: 1) the petitioners own the fee simple title to the whole or that portion of the plat (easement) that is sought to be vacated; 2) the vacation request herein will not cause injury to any surrounding property or property owners, and that the above described property does not now serve and is not needed for any public purpose; 3) 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.

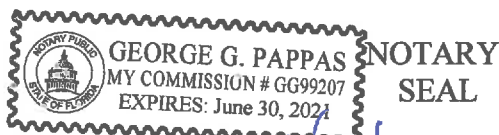
I hereby swear and/or affirm that the forgoing statements are true:



Artemis, LLC
George M. Kolitsopoulos, Manager

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me this 6th day of May, 2019,
by Artemis, LLC, George M. Kolitsopoulos, Manager. He is personally known to me, or has produced _____
as identification, and who did (did not) take an oath.



NOTARY _____
Print Name [Handwritten Signature]

My Commission Expires: 6/30/21

Commission Number: GG 99207

APPLICATION AND FINDINGS OF FACT

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

APPLICANT(S): Artemis LLC
Address: 601 Bayview Dr.
City, State, Zip: Belleair, FL 33756
Daytime Telephone Number: (727) 418-8169

SUBJECT PROPERTY ADDRESS: 4101 66TH STN
City, State, Zip: St. Petersburg, FL 33709
Property Appraiser Parcel Number: 05-31-16-29430-001-0030

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:

Artemis LLC

Marinos G. Kolitsopoulos, MGR; George M. Kolitsopoulos MGR; Constantina Kolitsopoulos MGR

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

FRANK ACRES, PLAT BOOK 31, PAGE 67

5. Subdivision Plat Book Number 31 Page number(s) 67

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:

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 George G. Pappas Atty Title ATTORNEY
1822 N. Belcher Rd Ste 200
Address Clearwater FL 33765 Phone 727-447-4999

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: 11-2-18


George M. Kolitsopoulos, MGR



Date May 31, 2019

Re: 4101 66th ST North St Petersburg Florida, 33709 Section 5, Township 31 South, Range 16 East

Bright House Networks has no objections provided easements for our facilities are Retained / granted

XXX 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:

Sincerely,
Ozzie Perez
Bright House Networks
Field Engineer
Pinellas County
727-329-2817

I accept the terms stated above

Artemis, LLC/George M. Kolitsopoulos

8/28-19
Date

2401 25th St. N.
St. Petersburg, FL 33713
SP-15
Jonathan.Kasper@duke-energy.com

o: 727-893-9262
f: 727-562-5753



November 19, 2018

Linda Busack, CP
George G. Pappas, P.A.
1822 N. Belcher Road, Suite 200
Clearwater, Florida 33765

RE: *Approval of Vacation for 4125 66TH ST N., ST PETERSBURG FL 33709*
Address: 4125 66TH ST N., ST PETERSBURG FL 33709
Parcel #: 05-31-16-29430-001-0030
Owner: ARTEMIS LLC

Dear Ms. Busack,

Please be advised that Duke Energy Florida, LLC., *Distribution Department and Transmission Department* has "NO OBJECTIONS" to the Vacation of a Platted Public Utility Easement area on above referenced property, as shown on Sketch and Description provided by Extreme Surveying of Florida Inc.- Project Number: 1807-100-01 Date: 10/11/18.

Public Utility Easement part of Pinellas Plat Book 31, Page 67- Frazee Acres.

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

Sincerely,



Jonathan Kasper for
Lynn Valiton
Land Agent
Land Services - Florida



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

8/6/2019

Attn: George G. Pappas, Esq.
George G. Pappas, P.A.
1822 N Belcher Rd, Suite 200
Clearwater, FL 33765
(727) 447-4999

RE: Petition to Release Easement – 4101 66th St N

Dear Mr. Pappas,

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

**BOARD OF COUNTY
COMMISSIONERS**

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



June 6th, 2019

George G Pappas, P.A.
1822 N. Belcher Rd, Suite, 200
Clearwater, FL. 33765

RE: Petition to vacate Easement
PID: 05-31-16-29430-001-0030
Section 31 Township 31S Range 16E
4101 66St. N.
St. Petersburg, FL. 33709

Dear Mr. Pappas,

We are in receipt of your request dated November 1st, 2018 requesting a response to the release of an Easement on the referenced property. Pinellas County Utilities has an existing 8" sewer main, manhole, and service pipe within this Utility Easement. Mr. Pappas submitted a survey on 12-20-18 to PCU indicating the sewer line is not located within the requested vacate. With the information submitted PCU 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,

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\4101 66st N. No Objection 20190606.docx



Suburban Propane®

775 Belleair Road ▪ Clearwater, FL 33756
(727) 584-1127 ▪ Fax: (727) 586-0473 ▪ www.suburbanpropane.com

RE: 4101 66th St N, St Petersburg, FL 33709

November 7, 2018

TO: George G. Pappas, Esq.

We have NO OBJECTION to a release of easement.

Thank you in advance.



Kenneth Charwick

Branch Manager



AN EMERA COMPANY

November 28, 2018

George G. Pappas, Esq.
1822 N. Belcher Rd, Ste 200
Clearwater, FL 33765

RE: Petition to Release: See attached Legal Description
Section 05, Township 31 South, Range 16 East
4101 66th Street North, St. Petersburg, Florida 33709

Dear Mr. Pappas,

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 black ink, appearing to read "Taylor J. Leggatt".

Taylor J. Leggatt
Real Estate Services
Distribution Easement Coordinator



11/9/2018

To: George G Pappas, P.A.
1822 N Belcher Rd. Ste. #200 Clearwater, FL 33765

RE: Release of Easement
4101 66th St N. St. Petersburg, FL 33709
Parcel Number: 05-31-16-29430-001-0030
Legal Description Attached

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding release of easement at the above referenced location. After reviewing the documents you provided, TECO-Peoples Gas has NO objection to the release. Please see the enclosed GIS map of the area and location of vacate requested. If you need further assistance, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan Domning". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

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

Enclosure (2)



November 16, 2018

George G. Pappas, P.A.
1822 N. Belcher Road, Suite 200
Clearwater, FL 33765

Re: **Petition to Release: 4101 66th Street North, St. Petersburg, FL 33709
Section 05, Township 31 South, Range 16 East**

Dear George G. Pappas, Esq/:

Thank you for contacting Wide Open West (WOW!) with the subject request.

___ WOW! has 'NO OBJECTION'.

___ In order to properly evaluate this request, WOW! will need detailed plans of facilities proposed for the subject area.

XX **WOW! maintains facilities within this area that conflict with the subject request. WOW! has no objections provided easements for our facilities are granted or applicant bears the entire expense for relocation of associated WOW! services.**

Please refer any further questions and/or correspondence to:

**WOW!
James Sandman
Construction Project Coordinator
3001 Gandy Blvd. N.
Pinellas Park, FL 33782**

Sincerely,

James Sandman
Construction Project Coordinator
WOW!
(727) 239-0154 Office
(727) 235-1492 Cell

I accept the terms stated above

Artemis, LLC/George M. Kolitsopoulos

8/29/19
Date

3001 Gandy Blvd N - Pinellas Park, FL 33782

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.

DOCUMENT IS VOID WHERE SHOWN WITH THIS CHECK

GEORGE G. PAPPAS, P.A.
d/b/a PAPPAS LAW & TITLE
OPERATING ACCOUNT
1822 N. BELCHER ROAD, SUITE 200
CLEARWATER, FLORIDA 33765
(727) 447-4999

USAMERIBANK
CLEARWATER, FL

2501

1/30/2019

PAY TO THE ORDER OF Board of County Commissioners

\$*350.00

Three Hundred Fifty and 00/100***** DOLLARS

Board of County Commissioners
Pinellas County Finance Division
400 Cleveland Street, 5th Floor
Clearwater, FL 33755-4041



AUTHORIZED SIGNATURE

MEMO

Kolitsopoulos

PETITION TO RELEASE
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 \$340.00 filing fee, and advertising costs, 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.


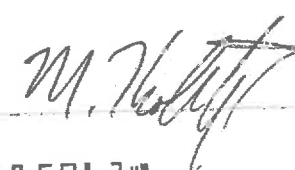
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ADVERTISEMENT

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	ARTEMIS LLC BS. 727-518-8500 2630 W BAY DR SUITE 105 BELLEAIR BLUFFS, FL 33770	1087 63-1643/331
		DATE <u>5/24/19</u> CHECK NUMBER
	PAY to the order of <u>Pinellas BOCC</u> \$ <u>400.⁰⁰</u>	
	<u>Four hundred and ⁰⁰/₁₀₀</u> Dollars	
	Jefferson Bank Oldsmar, Florida 34677-6309	
FOR _____		
⑈001087⑈ ⑆063116436⑆ 11165943⑈		

SPECIAL INSTRUCTIONS

8/20/19 - 5 weeks prior to Public Hearing date:

Tuesday of that week Real Estate (Cynthia Harris) coordinates with Jo Lugo for availability on the proposed agenda and gives notice of the proposed number of Petition to Release packages.

8/27/19 - 4 weeks prior to Public Hearing date:

Tuesday of that week Real Estate (Cynthia Harris) Notifies Jo the actual number of petitions and the names of the petitioners projected to go to the agenda.

- **ADVERTISEMENT ACTION:**

9/3/19 - 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.