
MEMORANDUM

TO: Katherine Carpenter, Deputy Clerk
BCC Records

FROM: Sean P. Griffin
Real Property Manager

SUBJECT: PETITION TO VACATE – Submitted by Lazarus Paskalidis, Eugina Paskalidis,
and Sokaratis Paskalidis
File No. 1588 CATS 52016 Legistar 20-1179A
Property Address: 36 Baywood Drive, 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:

Baywood Village HOA
Bright House
Duke Energy
Frontier
Pinellas County Utilities Engineering
TECO Electric
TECO Peoples Gas
WOW!

Receipt dated 07-OCT-2019 and 09-MARCH-2020 and copy of checks #1694 and #1709 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 177.101 (which requires advertising in two weekly issues prior to the meeting, with no advertising requirement after the meeting), 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, PLAT OR PORTION OF PLAT (EASEMENT)

Comes now your Petitioners, Lazarus Paskalidis, Eugina Paskalidis, Sokaratis Paskalidis
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 petitioners have provided certificates showing that all state and county taxes have been paid; 3) 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; 4) 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:

Lazarus Paskalidis
Lazarus Paskalidis

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

E. Paskalidis
Eugina Paskalidis

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

S. Paskalidis
Sokaratis Paskalidis

STATE OF FL
COUNTY OF Pinellas

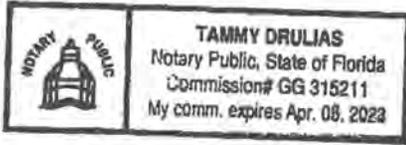
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27 day of Feb, 2020, by Lazarus, Eugina, Sokaratis Paskalidis such person(s) Notary Public must check applicable box:

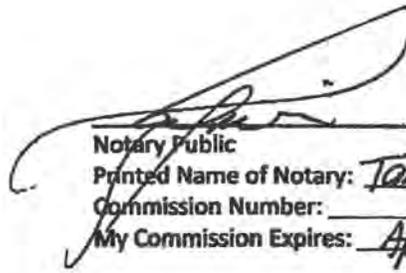
are personally known to me.

produced her current driver license.

produced _____ as identification.

(Notary Seal)




Notary Public
Printed Name of Notary: Tammy Drulias
Commission Number: _____
My Commission Expires: April 15, 2023

SKETCH OF SURVEY

Description:

A PORTION OF THAT CERTAIN 10' DRAINAGE AND/OR UTILITY EASEMENT LYING IN THE SOUTHERLY 10' OF LOT 36 AND LOT 37, BAYWOOD VILLAGE SECTION 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 93 AND 94, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 36, BAYWOOD VILLAGE SECTION 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 93 AND 94, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N00°03'11"E, ALONG THE WESTERLY LINE OF LOT 36, 10.00 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY LINE AND THE NORTHERLY LINE OF A 10' DRAINAGE AND/OR UTILITY EASEMENT, AS PER SAID BAYWOOD VILLAGE SECTION 5; THENCE DEPARTING SAID WESTERLY LINE, S89°53'12"E, ALONG THE NORTHERLY LINE OF SAID 10' DRAINAGE AND/OR UTILITY EASEMENT, 7.80 FEET, FOR A POINT OF BEGINNING; THENCE S89°53'12"E, CONTINUING ALONG SAID NORTHERLY LINE, 63.90 FEET; THENCE DEPARTING SAID NORTHERLY LINE, S00°03'11"W, 2.00 FEET; THENCE N89°53'12"W, 63.90 FEET; THENCE N00°03'11"E, 2.00 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINS 128 SQUARE FEET, OR 0.003 ACRES, MORE OR LESS.

THIS IS NOT A BOUNDARY SURVEY!

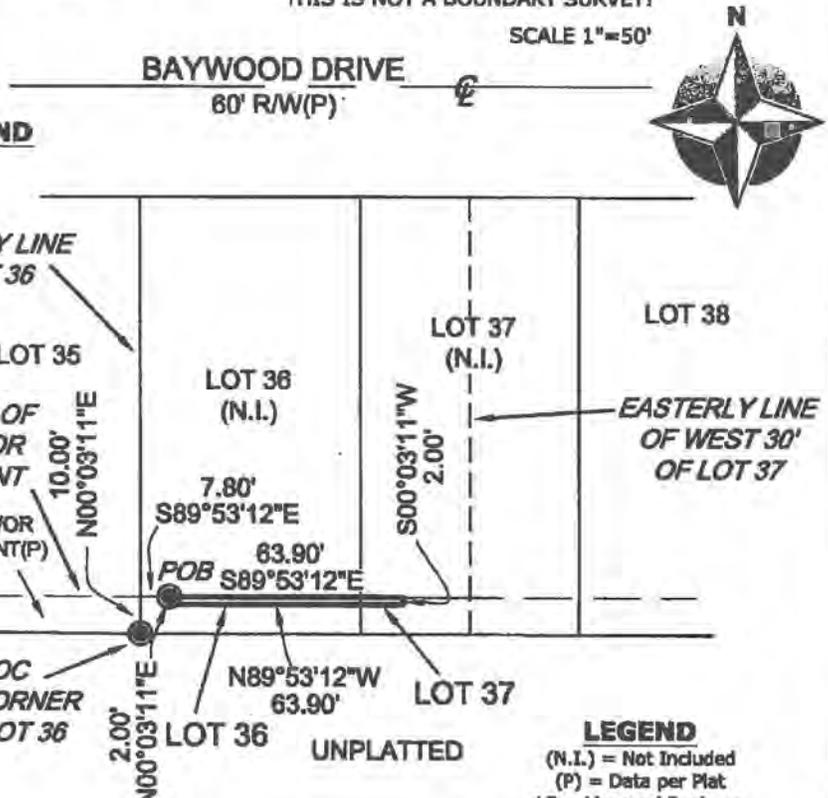
SCALE 1"=50'

Surveyor's Notes:

1. Linear measurements shown hereon are expressed in feet. Angular measurements shown hereon are expressed in degrees, minutes, and seconds.
2. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
3. This survey was prepared without the benefit of a title commitment, and is subject to any right-of-way, easements, or other matters that a title search might disclose.

SYMBOL LEGEND

€ = Centerline

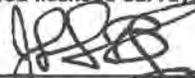


Drafting: J.S.B.
File Name: 2019047-20200303.dwg
Print Date: 3/3/2020 9:23:36 PM

Surveyor's Certification:

The survey shown hereon is accurate to the best of my knowledge and belief. Unless a digital file with electronic signature, this survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Unless a digital file with an electronic signature below, not valid without the presence of original raised seal.


 Jonathan S. Branson Date: 03/03/2020
 Florida Registered Land Surveyor #6845

- LEGEND**
- (N.I.) = Not Included
 - (P) = Data per Plat
 - LB = Licensed Business
 - O.R.(B.) = Official Records (Book)
 - P.B. = Plat Book
 - PG(S) = Page(s)
 - PLS = Professional Land Surveyor
 - POB = Point of Beginning
 - POC = Point of Commencement
 - PSM = Professional Surveyor & Mapper
 - RLS = Registered Land Surveyor
 - R/W = Right-of-Way

Acromic, Inc.

LB 8094

50 Lakeview Reserve Boulevard, Winter Garden, FL 34787
321-312-0787 acromic.com jbranson@acromic.com



APPLICATION AND FINDINGS OF FACT

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

APPLICANT(S): Lazarus Paskalidis
Address: 36 Baywood Drive
City, State, Zip: Palm Harbor, FL 34683
Daytime Telephone Number: 727-244-4499
727-424-8866

SUBJECT PROPERTY ADDRESS: 36 Baywood Drive
City, State, Zip: Palm Harbor, FL 34683
Property Appraiser Parcel Number: 23-27-15-05869-000-0360

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? NO

If yes, please give corporation name and list corporate officers:

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

Baywood Village - Section 5 - subdivision of a part of the
South 1/2 of Section 23, Township 27 South, Range 15 East, Pinellas
5. Subdivision Plat Book Number 75 Page number(s) 93, 94 County

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: _____

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 of _____, or 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.

DATE: 9-16-19

APPLICANT(S) SIGNATURE

Lazarus Paskalidis

SUPPLEMENTAL PAGE FOR ADDITIONAL APPLICANTS/PETITIONERS

For Property Address: 36 Baywood Drive, Palm Harbor, FL 34683

APPLICANT: Sokratis Paskalidis

Address: 2700 Landmark Dr

City, State, Zip: Clearwater, FL 33761

Daytime Telephone Number: 727-724-8802

DATE: 9-17-19 APPLICANT SIGNATURE S. Paskalidis

APPLICANT: Eugina Paskalidis

Address: 2700 Landmark Drive

City, State, Zip: Clearwater, FL 33761

Daytime Telephone Number: 727-724-8802

DATE: 9-17-19 APPLICANT SIGNATURE E. Paskalidis

APPLICANT: _____

Address: _____

City, State, Zip: _____

Daytime Telephone Number: _____

DATE: _____ APPLICANT SIGNATURE _____

APPLICANT: _____

Address: _____

City, State, Zip: _____

Daytime Telephone Number: _____

DATE: _____ APPLICANT SIGNATURE _____

12/5/2019

To: Lazarus Paskalidis
36 Baywood Drive
Palm Harbor, FL 34683

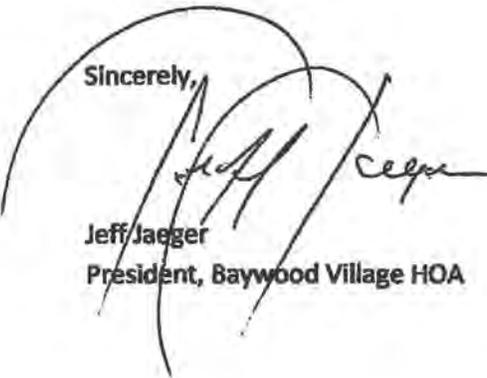
RE: Vacation of Easement
36 Baywood Drive
Palm Harbor, FL 34683
Section 23, Township 27 South, Range 15 East – Pinellas County

From: Baywood Village HOA

To whom it may concern:

Thank you for contacting the Home Owners of Association of Baywood Village regarding the vacate of easement at the above referenced location. Baywood Village HOA has NO OBJECTION to this vacate.

Sincerely,



Jeff Jaeger
President, Baywood Village HOA



Date: September 23, 2019

Re: Section 23, Township 27 South, Range 15 East Pinellas County Florida 36 Bay wood Dr. Palm Harbor Florida 34683

Bright House Networks has no objections.

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:

Lazarus Paskalidis 10-7-19

Lin Paskalidis 10-7-19



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

September 17, 2019

Lazarus Paskalidis
36 Baywood Drive
Palm Harbor, FL 34683
727 244 4499

RE: *Vacation of Portion of Platted Utility and Drainage Easement*
Address: 36 BAYWOOD DR., PALM HARBOR FL 34683-1300
Parcel ID No.: 23-27-15-05869-000-0360
PASKALIDIS, LAZARUS
PASKALIDIS, EUGINA
PASKALIDIS, SOKARATIS

Dear Mr. Paskalidis,

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 a 5.00 foot portion of the Platted 10.00 foot wide Drainage &/or Utility Easement, shown on Plat Book 75, Page 93, of the Public Records of Pinellas County, Florida. Proposed Vacate area more clearly defined by Sketch provided by Acromic, Inc., Project # 2019047, Dated 9-6-19, and enclosed as an Exhibit.

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



Frontier Communications
1280 Cleveland Street
Clearwater, FL 33755
Tel: 727-562-1101
Fax: 727-562-1175

September 10, 2019

Attn: Mr. Lazarus Paskalidis,
36 Baywood Drive
Palm Harbor, FL 34683
727-244-4499

RE: Petition to Release: See attached Legal Description
Section 23, Township 27 South, Range 15 East - Pinellas County
36 Baywood Drive
Palm Harbor, FL 34683

Dear Mr. Paskalidis,

- 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 maybe 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. Frontier has no objections provided the applicant/requestor bears the expense for removals/relocations of all Frontier Communications facilities, along with providing a new easement needed to accommodate the proposed construction project.

Please call me if you have any questions or need any additional information at (727) 562-1190.

Sincerely,

Granville Stephens
Granville Stephens
Network Engineer, Sr.

**BOARD OF COUNTY
COMMISSIONERS**

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



September 13th, 2019

Lazarus Paskalidis
36 Baywood Dr.
Palm Harbor, Fl. 34683

RE: Petition to Release
 Portion of a 10' Drainage/Utility Easement Rear of Lot 36 and a portion of same on Lot 37
 PID: 23-27-15-05869-000-0360
 See attached Legal and Sketches

Dear Mr. Paskalidis,

We are in receipt of your request dated 9-9-19 requesting a response to the release of a Drainage/Utility Easement in the rear of Lot 36 and 37. 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,

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\36 Baywood Dr No Objection 20190913.docx





AN EMERA COMPANY

September 10, 2019

Lazarus Paskalidis
36 Baywood Drive
Palm Harbor, FL 34683
727 244 4499

RE: Petition to Release: See attached Legal Description
Section 23, Township 27 South, Range 15 East - Pinellas County
36 Baywood Drive Palm Harbor, FL 34683

Dear Mr. Paskalidis,

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



9/10/2019

To: Lazarus Paskalidis
36 Baywood Drive
Palm Harbor, FL 34683

RE: Vacation of Easement
36 Baywood Drive
Palm Harbor, FL 34683
Section 23, Township 27 South, Range 15 East – Pinellas County

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding vacate of easement 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.

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

Sincerely,

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

Joan Downing
Administrative Specialist, Senior
Peoples Gas-Distribution Engineering
8415 Palm River Road
Tampa, FL 33619
Office: 813-275-3783



September 17, 2019

Lazarus Paskalidis
36 Baywood Drive
Palm Harbor, FL 34683

**Re: Petition to Release Portion of Rear Drainage/Utility Easement
Section 23, Township 27 South, Range 15 East - Pinellas County
36 Baywood Drive, Palm Harbor, FL 34683**

Dear Lazarus Paskalidis,

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

XX WOW! has 'NO OBJECTION'.

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

— 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,

A handwritten signature in black ink, appearing to read "James Sandman", written over a horizontal line.

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

3001 Gandy Blvd N - Pinellas Park, FL 33782

PETITION TO VACATE NUMBER 1588- Paskalidis

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.

Bank of America

LAZARUS PASKALIDIS
38 BAYWOOD DR
PALM HARBOR FL 34683-1300

1694
83 27/31 FL
25707

10-7-19
Date

Pay to the order of B.O.C.C. \$ 350.00
Three hundred Fifty dollars 00/100 Dollars

Bank of America

ACH R/T 083100277

Memo Payment For Vacate Pool L. Paskalidis

⑆063100277⑆ 003516729317⑆ 1694

PETITION TO VACATE NUMBER PTV 1588 - Paskalidis

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.

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Bank of America

LAZARUS PASKALIDIS
36 BAYWOOD DR
PALM HARBOR FL 34683-1300

Date 3-8-20 ^{L.P.} 1709
63-27/631 FL
2377

Pay to the order of BOCC \$ 400.00
Lazarus Paskalidis
Dollars

Bank of America

ACH R/T 083100277

Memo Peel L. Paskalidis

⑆063100277⑆ 003516729317091709

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.