


**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 Thomas A. March
File No. 1554 CATS 50721 Legistar 19-834A
Property Address: 10487 Monarch Drive, Largo, FL 33774

DATE: May 17, 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
Imperial Point Property Owners Association
Pinellas County Utilities Engineering
TECO Electric
TECO Peoples Gas
WOW! (Knology)

Receipts dated 14-MAY-2018 and 16-MAY-2019 and copy of checks #9071 and #9352 in the amount of \$750.00.

Please set the public hearing for the BCC meeting of July 23, 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, Thomas A. March
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:

Thomas A. March
Thomas A. March

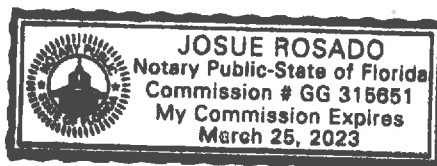
STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me this 16th day of May, 2019,
by Thomas A. March. He is personally known to me, or has produced FL Drivers License
as identification, and who did (did not) take an oath.

NOTARY
SEAL

NOTARY Josue Rosado
Print Name

My Commission Expires: March 25th, 2023 Commission Number: 66 315651



SECTION 18, TOWNSHIP 30S, RANGE 15E

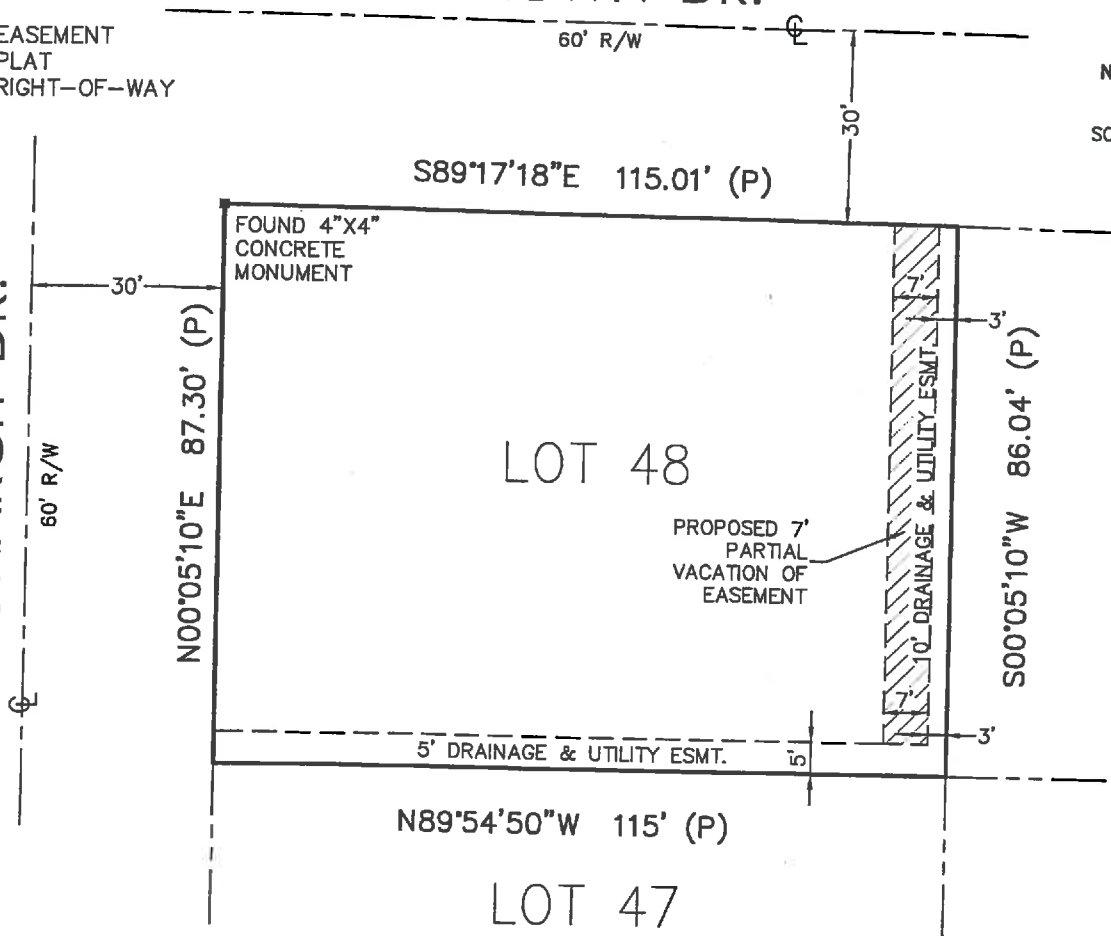


NORTH BASIS:
PLAT
SCALE: 1" = 30'

LEGEND:

- ESMT. = EASEMENT
- P = PLAT
- R/W = RIGHT-OF-WAY

MONARCH DR.



SKETCH AND LEGAL DESCRIPTION OF A PORTION OF A 10 FOOT DRAINAGE AND UTILITY EASEMENT TO BE VACATED:

THAT PORTION OF A 10 FOOT DRAINAGE AND UTILITY EASEMENT LYING IN THE WEST 7 FEET OF THE EAST 10 FEET OF LOT 48, LESS THE SOUTH 5 FEET THEREOF, ACCORDING TO THE PLAT OF IMPERIAL POINT UNIT 1, AS RECORDED IN PLAT BOOK 63, PAGE 86 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Reviewed by: GH SBE
Date: 6-25-18
SFN # 501-1554

PREPARED: AUGUST 10, 2017
FOR: THOMAS A. MARCH TRUST
THOMAS A. MARCH

THIS IS NOT A SURVEY

This Sketch and Legal Description was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Sketch and Legal Description not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

I hereby certify that the sketch and Legal Description represented hereon meet the requirements of Chapter 61G17-6, Florida Administrative Code.

John C. Brendla
JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. LB 760

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

Job Number 1609-34SK
DWN JM

APPLICATION AND FINDINGS OF FACT

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

APPLICANT(S): THOMAS MARCH
Address: 10487 MONARCH DR
City, State, Zip: LARGO, FL. 33774
Daytime Telephone Number: 609-865-5011

SUBJECT PROPERTY ADDRESS: SAME AS THE ABOVE
City, State, Zip: _____

Property Appraiser Parcel Number: LOT 48, IMPERIAL POINT UNIT 1 RECORDED IN PLAT BOOK 63, PAGE 86 OF THE PUBLIC RECORDS OF PINELLAS CO.
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:

LOT 48, IMPERIAL POINT UNIT 1 RECORDED IN PLAT BOOK 63, PAGE 86 OF THE PUBLIC RECORDS OF PINELLAS CO.

5. Subdivision Plat Book Number _____ Page number(s) _____

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 PATIO

-Need to release to clear title: ___ Yes No

-Want to release to allow for:

Pool Screened Pool/Deck Building Addition Other PATIO

-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 464-3838.

9. Please provide any relevant additional comments:

I WILL WAIT TO APPLY TO THE BOARD OF ADJUSTMENT AFTER THE EASEMENT ISSUE IS SETTLED

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: MARCH 19, 2018

T. Martin



Date May 31, 2019

Re: 10487 Monarch Drive, Largo Florida Section 18, Township 30S, Range 15E Lot 48

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:

A handwritten signature in blue ink, appearing to be "Ozzie Perez", with a long horizontal stroke extending to the right.

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

2401 25th Street North (SP-15)
St. Petersburg, FL 33713

Lynn.Valiton@duke-energy.com

o: 727.893-9265



April 16, 2019

Thomas A. March
10487 Monarch Drive
Largo, Florida 33774

**RE: *Approval of a partial vacation of platted easement
10487 Monarch Drive, Largo, Florida
Parcel #: 18-30-15-42022-000-0480***

Dear Mr. March,

Please be advised that Duke Energy Florida, LLC., *Distribution Department* and *Transmission Department* has “**NO OBJECTIONS**” to the partial vacation of the West 7 feet of a platted easement that runs along the East side of Lot 48, IMPERIAL POINT UNIT 1, according to the map or plat thereof, as recorded in Plat Book 63, Page 86, Public Records of Pinellas County, Florida.

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

Sincerely,

Lynn

Lynn Valiton
Land Representative
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

5/28/2019

Attn: Thomas A. March
10487 Monarch Dr
Largo, FL 33774-5014

RE: Vacating Portion of Rear Easement (west 7' of 10' Easement) – 10487 Monarch Dr

Dear Mr. March,

- 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
Frontier Communications
Regional Rights of Way & Municipal Affairs Manager

Imperial Point

Property Owners Association

August 24, 2017

RE: Petition to Release:
Thomas March
10487 Monarch Dr.
Largo, FL 33774

The Board of Directors of Imperial Point Property Owners Association, Inc. has no objections to the release of easement as shown on the engineer survey drawing.

Sincerely,



The Board of Directors

a deed restricted community
14950 Sovereign Dr. Largo, FL 33774
727-595-2973
lppoa1@gmail.com

**BOARD OF COUNTY
COMMISSIONERS**

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



May 28th, 2019

Thomas A March
10487 Monarch Dr.
Largo, Fl. 33774

RE: Petition to release

The west 7' of a 10' Utility easement along the east property line.
10487 Monarch Dr., Largo, FL.
Section 18, Township 30S, Range 15E

Dear Thomas March,

We are in receipt of your email requesting a response to the vacation portion of the west 7' of a 10' Utility Easement along the east property line located at 10487 Monarch Dr., Largo. Pinellas County Utilities (PCU) does not have any utilities located within the requested vacation. PCU has "No Objection" with the vacation release.

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

Sincerely,

Ray Letts
Engineering Specialists 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\10487 Monarch Dr. No Objection 20190528.docx



www.pinellascounty.org



AN EMERA COMPANY

April 4, 2019

Cynthia Harris
Real Estate Management
509 East Avenue

RE: Petition to Vacate: See attached Legal Description
Section 18, Township 30 South, Range 15 East
Lot 48, Imperial Point Unit 1

Dear Ms. Harris,

Tampa Electric Company does not serve the subject area therefore does not object to the Petition to Vacate 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



5/1/2019

To: Cynthia Harris
Pinellas County-Real Estate Management
509 East Ave. Clearwater, FL 33756

RE: Vacation of Easement
10487 Monarch Drive
Largo, FL 33774

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 address. After reviewing the documents provided, TECO-PGS has NO objection to this vacate. Furthermore, TECO-PGS has no facilities in the area of this address.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan Downing". The signature is fluid and cursive, with a large initial "J" and "D".

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



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May 3, 2018

Thomas A. March
10487 Monarch Dr.
Largo, FL 33774-5014

Re: Petition for proposed partial vacate of the West 7'(ft.) of the 10'(ft.) drainage & utility easement lying along the East property line of Lot 48, Imperial Point Unit 1 (aka: 10487 Monarch Dr.)

Mr. March:

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 plans identifying the specific area/location concerning the subject request.

_____ WOW! maintains facilities within this area that may conflict with the subject request. WOW! has no objections provided easements are granted for our utility routes.

Please contact me with any questions concerning this conditional response.

**WOW!
Jay Young
Construction Technician
3001 Gandy Blvd. N.
Pinellas Park, FL 33782**

Sincerely,

Jay Young
Construction Technician
WOW!
(727) 239.0156 Office
(727) 235.1553 Cell

jay.young@wowinc.com

3001 Gandy Blvd N - Pinellas Park, FL 33782

PETITION TO VACATE # 1554

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.

THOMAS A MARCH
IRENE S MARCH
1365 YORK AVE APT 32K
NEW YORK, NY 10021-4048

9071
55-33/212 NJ
2679

May 14, 2018
Date

Pay To The Order Of Board of County Comm. \$ 350.00
Three hundred fifty and 00/100 Dollars

Bank of America

ACH R/T 021200339

For T. March

⑆021200339⑆ 000905134834⑈9071

PETITION TO RELEASE
PUBLIC HEARING

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Bank of America

THOMAS A MARCH
10487 MONARCH DR
LARGO, FL 33774-5014

9352
55-33/212 NJ
2679

Date May 16, 2019

Pay BOCC
to the order of Four hundred and ~~no~~ ¹⁰⁰ dollars

\$ 400.00

Bank of America
ACH R/T 021200339

Memo T. March

Photo Safe Deposit® Debit on back

⑆02⑆200339⑆ 000905⑆134834⑆9352

SPECIAL INSTRUCTIONS

- 5 weeks prior to Public Hearing date:

6/18/19 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.

- 4 weeks prior to Public Hearing date:

6/25/19 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:**

- 7/3/19 - 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.