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**MEMORANDUM**

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TO: Katherine Carpenter, Deputy Clerk  
BCC Records

FROM: Diana Sweeney  
Asset Management and Real Property Division Manager 

SUBJECT: PETITION TO VACATE – Submitted by 201 Alt 19 North LLC.  
File No. 1605            CATS 52616            Legistar 20-1949A  
Property Address: 261 Alt 19 S, Palm Harbor, FL 34683

DATE: October 22, 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 19-JUNE-2020 and 03-AUG-2020 and copy of checks #1215 and #1226 in the total amount of \$750.00.

Please set the public hearing for the BCC meeting of November 17, 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.

## APPLICATION AND FINDINGS OF FACT

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

**APPLICANT(S):** Frank Furman  
**Address:** 201 Alternate US HWY 19  
**City, State, Zip:** Palm Harbor, Florida 33683  
**Daytime Telephone Number:** 727-807-6182

**SUBJECT PROPERTY ADDRESS:** 281 Alternate US HWY 19  
**City, State, Zip:** Palm Harbor, Florida 33683  
**Property Appraiser Parcel Number:** 11-28-15-00000-130-0510

### 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:

The Nurse Lawyer - Frank Furman (Corporate officer)

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

Lot 1 Rogers Office Subdivision

5. Subdivision Plat Book Number 120 Page number(s) 3

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: Permitting for building addition provide landscape buffers

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 Timothy Rankin Title Project Manager

Address 299 Dr. Martin Luther King Jr St N Phone 727-503-8870

#### CITIZEN DISCLOSURE

11. a) \_\_\_ 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.

b) ☒ I am not aware of any current family relationship to any employee, or Elected Official, of Pinellas County Government.

c) \_\_\_ 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: 4/17/2020

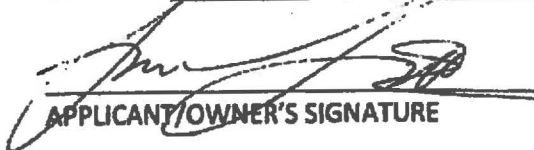
APPLICANT(S) SIGNATURE [Signature]

## AGENT AUTHORIZATION LETTER

TO THE FLORIDA DEPARTMENT OF TRANSPORTATION:

I (We), Frank Furman, hereby designate and appoint Timothy Rankin and Allison Shaw of George F. Young, Inc. as my (our) Agent for the sole purposes of representing me (us) during the Pinellas County Permitting process. My (our) Agent is hereby vested with the authority to make representations, agreements or promises which are necessary in conjunction with the said application/project. My (our) Agent is also authorized to accept or reject any conditions imposed by the reviewing entity.


Dated this 24th day of April 2020

  
APPLICANT/OWNER'S SIGNATURE

Frank Furman  
PRINTED NAME OF APPLICANT/OWNER

201 Alt US Hwy 19, Palm Harbor, FL 34683  
APPLICANT'S ADDRESS

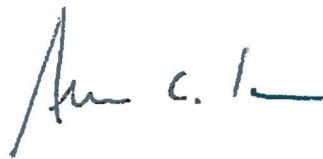
727-807-6182  
APPLICANT'S PHONE NUMBER

  
AGENT'S SIGNATURE

Timothy Rankin  
PRINTED NAME OF AGENT

299 Dr. MLK Jr St N, St. Petersburg, FL 33701  
AGENT'S ADDRESS

727-822-4317  
AGENT'S PHONE NUMBER

  
AGENT'S SIGNATURE

Allison Shaw  
PRINTED NAME OF AGENT

299 Dr. MLK Jr St N, St. Petersburg, FL 33701  
AGENT'S ADDRESS

727-822-4317  
AGENT'S PHONE NUMBER

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

PETITION TO VACATE, PUBLIC ROADS, RIGHTS OF WAY, OR ALLEYS


Comes now your Petitioners, 201 ALT 19 NORTH LLC  
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.

The Petitioners hereby represent that to the best of their knowledge and belief, 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 surrounding property owners.

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



Signature

Maryann Furman, Mb-  
Print Name Title

STATE OF Florida  
COUNTY OF Pinellas

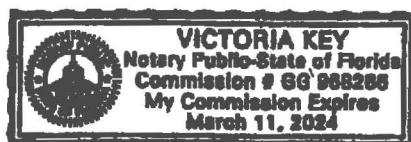
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of September, 2020, by Maryann Furman. Such person(s) Notary Public must check applicable box:


☒ are personally known to me.

☐ produced her current driver license.

☐ produced \_\_\_\_\_ as identification.

(Notary Seal)



  
Notary Public  
Printed Name of Notary: Victoria Key  
Commission Number: 88988288  
My Commission Expires: 3-11-2024



Date July 1, 2020

Re: Parcel Number 11-28-15-00000-1300510 Parcel adjacent to 261 to Alt 19 S Palm Harbor  
Florida, 34683

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

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

I accept the terms stated above:

A handwritten signature in black ink, appearing to be "Francis Furman", written over a horizontal line.  
Signature

10/16/2020  
Date

Francis Furman  
Print Name Title

Mgr Mktg



3300 Exchange Place, NP4C  
Lake Mary, Florida 32746  
Phillip.Simmons@duke-energy.com  
o: 407.942.9514  
f: 407 905 3383

Jul. 24, 2020

Via email: [trankin@georgefyoung.com](mailto:trankin@georgefyoung.com)

**RE: Parcel: 11-28-15-00000-130-0510  
Pinellas County, Florida**

Dear: Tim Rankin

Please be advised that Duke Energy Florida, LLC, Distribution and Transmission Departments have "NO OBJECTIONS" to your petition to release.

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

Sincerely,

*Phillip Simmons*

Phillip Simmons





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](mailto:stephen.waidley@ftr.com)

6/19/2020

Attn: Tim Rankin  
George F. Young  
299 Dr MLK Jr St N  
St Petersburg, FL 33701  
(727) 822-4317

RE: Release of Parcel – Parcel # 11-28-15-00000-130-0510 (Adjacent to 261 Alt 19 S)

Dear Mr. Rankin,

☐ 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





## Utilities

June 29, 2020

Tim Rankin  
299 Dr. MLK Jr. Street North  
St. Petersburg, Florida 33701

RE: Petition to Release: Parcel Number 11-28-15-00000-130-0510  
Parcel adjacent to 261 Alt 19 S

To Whom it May Concern:

Pinellas County Utilities has "No Objection" with the petition to release. Pinellas County Utilities does not have utilities located within the requested area that would require easement. Pinellas County Infrastructure crossing through this parcel are required for service to the existing building on parcel 11-28-15-00000-130-0500.

If you have any questions, please do not hesitate to contact our office at (727) 464-4068.

Sincerely,

Jenelle Ostrowski, P.E.  
Engineer 3  
Pinellas County Utilities



**AN EMERA COMPANY**

June 12, 2020

Tim Rankin  
299 Dr. MLK Jr. Street North  
St. Petersburg, Florida 33701

RE: Petition to Release: See attached Legal Description  
Parcel Number 11-28-15-00000-130-0510  
Parcel adjacent to 261 Alt 19 S

Dear Mr. Rankin,

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](mailto:tjleggatt@tecoenergy.com).

Sincerely,

*Taylor J. Leggatt*

Taylor J. Leggatt  
Real Estate Services  
Distribution Easement Coordinator



6/15/2020

To: Tim Rankin  
George F. Young, Inc.  
299 Dr. MLK Jr. St. North  
St. Petersburg, FL 33701

RE: Vacation of Easement  
261 Alt 19 S. Palm Harbor, FL 34683  
Parcel Number 11-28-15-00000-130-0510

From: TECO Peoples Gas

To Whom It May Concern:

Thank you for contacting TECO Peoples Gas Company regarding the vacate request 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,

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



June 11, 2020

Tim Rankin  
299 Dr. MLK Jr. Street North  
St. Petersburg, FL 33701

**Re: Petition to Release: Parcel Number 11-28-15-00000-130-0510  
Parcel Adjacent to 261 Alt 19**

Dear Tim Rankin,

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,

*James Sandman*

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

3001 Gandy Blvd N - Pinellas Park, FL 33782



***Florida Department of Transportation***

**RON DESANTIS  
GOVERNOR**

605 Suwannee Street  
Tallahassee, FL 32399-0450

**KEVIN J. THIBAUT, P.E.  
SECRETARY**

July 1, 2020

ATTN: Tim Rankin  
George F. Young, Inc.  
299 Dr. MLK Jr. Street North  
St. Petersburg, Florida 33701

RE: Petition to Release: Parcel Number 11-28-15-00000-130-0510  
Parcel adjacent to 261 Alt 19 S

Dear Tim:

In response to your letter dated June 29, 2020 requesting a letter of "No Objection" to the above referenced release/vacation, the Department does not provide such letters. The local government with jurisdiction over the subject property typically makes the decision whether or not we (FDOT) should be consulted on the vacation of a particular roadway/easement/property. That said, should this particular vacation come to us directly from the local government for comment I see no reason why we would object.

If you have any questions or require further information you may contact me directly at (813) 975-6716 or at [lonnie.wittmeyer@dot.state.fl.us](mailto:lonnie.wittmeyer@dot.state.fl.us).

Sincerely,

Lonnie E. Wittmeyer  
Deputy Right of Way Manager - Production



**PETITION TO VACATE NUMBER PTV 1605 - Nurre Lawyer**

**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.

ORIGINAL DOCUMENT PRINTED WITH MICROPRINT OF COPIES ATTACHED. (PLEASE QUOTE DOCUMENT WATERMARKS ON BACK - HOLD AT ANGLE TO VIEW)

201 ALT 19 NORTH LLC  
201 ALT 19 S  
PALM HARBOR, FL 34683

CENTERSTATE BANK  
8320 US HWY 19 N  
PALM HARBOR, FL 34684

1215

PAY  
TO THE  
ORDER OF

Pinellas County BOCC

DATE 6/19/2020

\$ 350.00

Three Hundred Fifty and 00/100  
Pinellas County BOCC

DOLLARS

VOID AFTER 90 DAYS

MEMO

#001215# :063114030# 110296514#

**PETITION TO VACATE NUMBER PTV 1605 - Nurse Lawyer**

**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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SECURE DOCUMENT WATERMARKS ON BACK - HO. D. 21 ANGLE TO VIEW

201 ALT 19 NORTH LLC  
201 ALT 19 S  
PALM HARBOR, FL 34683

CENTERSTATE BANK  
88320 US HWY 19 N  
PALM HARBOR, FL 34684  
88-1403/071

1226

DATE 8/3/2020

PAY  
TO THE  
ORDER OF

Pinellas County BOCC

\$ \*\*400.00

Four Hundred and 00/100

DOLLARS

Pinellas County BOCC

VOID AFTER 90 DAYS

MEMO

001226 063114030 110296514



## SPECIAL INSTRUCTIONS

- 5 weeks prior to Public Hearing date:

10/13/20 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:

10/20/20 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:**

- 10/28/20
- 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.