



# Pinellas County

## Staff Report

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**File #:** 19-969A, **Version:** 1

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### **Subject:**

Petition of Artemis, LLC/George M. Kolitsopoulos to vacate those certain platted five-foot utility easements lying in Lots 3, 4 and 5, Block 1, Frazee Acres Subdivision as recorded in Plat Book 31, Page 67, lying in Section 5-31-16. (Quasi-Judicial Hearing)

### **Recommended Action:**

Consider granting the petition to vacate, and if granted, adopt the attached resolution pursuant to Florida State Statute Chapter 177.

- The building has already been constructed.
- The service lines that existed in the north and south platted easement areas were removed prior to construction of the new building.

Authorize the Clerk of the Court to attest and record the resolution in the public records of Pinellas County.

### **Strategic Plan:**

Deliver First Class Services to the Public and Our Customers

5.2 Be responsible stewards of the public's resources

5.3 Ensure effective and efficient delivery of county services and support

### **Summary:**

The purpose of this request is to vacate platted five-foot utility easements in lots 3, 4, and 5 on the petitioner's property. This action will clear an encroachment created by the construction of a new building.

### **Background Information:**

The construction of an O'Reilly's Auto Parts store created an encroachment of the building into the easements. The previous service lines within the easements were removed prior to construction and therefore reconstructed to serve the parcel as it exists now.

All pertinent County departments were queried and have no objection to the vacation request.

Letters of No Objection were received from Duke Energy, Frontier, Pinellas County Utilities Engineering, TECO Electric and TECO Peoples Gas. Brighthouse and WOW! requested easements for the request. The petition was properly advertised in accordance with Florida State Statute Chapter 177.

Pursuant to Real Property Division Procedures, notices were mailed out by the Clerk of the Court to all property owners within two-hundred-feet of the subject property. The Deputy Clerk will report to the Board any citizen support or opposition.

**Fiscal Impact:**

\$750.00 has been received for this request.

**Staff Member Responsible:**

Andrew W. Pupke, Director, Real Estate Management  
Blake Lyon, Director, Development Review Services

**Partners:**

N/A

**Attachments:**

Resolution  
Exhibit A - Sketch and Legal  
Location Map  
Petitioner Application  
Advertising Packet