



**BOARD OF COUNTY COMMISSIONERS**

**DATE:** December 16, 2014  
**AGENDA ITEM NO.** 30

**Consent Agenda** ☐

**Regular Agenda** ☐

**Public Hearing** ☒

 **County Administrator's Signature:**

**Subject:**

Quasi-Judicial Petition to Vacate a Portion of an Easement

Submitted By: James V. and Mimi H. Steele  
Property Address: 14220 Iroquois Avenue North  
Largo, Florida 33774

File No.: 1469

**Department:**

Real Estate Management  
Public Works

**Staff Member Responsible:**

Paul S. Sacco, Director  
Richard Coates, Director

**Recommended Action:**

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) CONSIDER GRANTING THE PETITION TO VACATE A FIFTEEN (15) FOOT DRAINAGE AND UTILITY EASEMENT, AND IF GRANTED, ADOPT THE ATTACHED RESOLUTION PURSUANT TO FLORIDA STATUTE 177.101, AND AUTHORIZE THE CLERK TO RECORD THE RESOLUTION IN THE PUBLIC RECORDS OF PINELLAS COUNTY.

**Summary Explanation/Background:**

This subject petition seeks to vacate a fifteen (15) foot drainage and utility easement located in Lot 12 and West 38 feet of Lot 13, Oakhurst Acres First Addition Subdivision, Official Records Plat Book 64 Page 92 in Section 18/30/15, Pinellas County, Florida.

The petitioner is the apparent owner of record of that portion of the plat that is requested to be vacated. The vacation of this portion of the plat will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Appropriate staff members reviewed the subject area and determined the vacation would not have an adverse effect on the remaining easement area. Building Development Review Services has indicated that there is no need to seek a variance. Additionally, Letters of No Objection have been received from Bright House, WOW!, Duke Energy (Distribution), Duke Energy (Transmission), TECO, Verizon and Pinellas County Planning and Engineering and Technical Support departments.

The Petition was properly advertised in accordance with Florida Statute 177.101 and notice was mailed by the Clerk of the Court to the adjacent property owners and nearby residents. The Deputy Clerk will report any citizen support or opposition to the Board.



**Fiscal Impact/Cost/Revenue Summary:**

The owner has paid a \$750 filing fee, including advertising cost.

**Exhibits/Attachments Attached:**

Contract Review Transmittal

Petition to Vacate

Notification List

Resolution


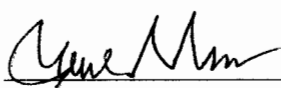
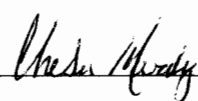
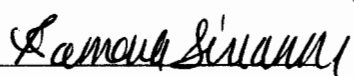
Location Map

**CONTRACT REVIEW TRANSMITTAL SLIP****PROJECT: James and Mimi Steele****TYPE: Quasi-Judicial Petition to Vacate a portion of an Easement****Date: 12/16/2014 ESTIMATED EXPENDITURE/REVENUE:****\$ 750.00****(Circle appropriate choice above.)**

In accordance with the policy guide for Contract Administration, the attached documents are submitted for your review and suggested comments and/or changes.

- To assist other reviewers in this process, please mark your comments and/or suggested changes directly upon the document itself in RED INK.*

Upon completion of your review, please complete the Contract Review Transmittal Slip below and call 464-3672 at so that it can be picked up and taken to the next Review Authority on the list.

<b><u>Review Authority</u></b>	<b><u>Review Date</u></b>	<b><u>Review Signature</u></b>	<b><u>Comments Included/Addressed Initial &amp; Date</u></b>
Real Property Div. (Sean Griffin)	<u>11/19</u>		
Real Est. Mgmt (Paul Sacco)	<u>11/19/14</u>		
DEI (Tom Farrand)	<u>11/18//2014</u>	<u>Approved in CATS</u>	
Legal (Chelsea Hardy)	<u>11/25/14</u>		
County Admin. (Mark Woodard)	<u>12/2/14</u>		

- ☒ Release/Termination/Amendment  
☒ FS 177.101 - Vacation  
☒ FS 336.09/10/12 - ROW  
☒ Advertisement to Board Records  
☒ Scheduled Board Date  
☒ Complies with Section 8 Real Estate Procedures 3.2.2 Notification

Please return to Real Estate Management Department, Real Property Division by                     , 2014  
 All inquiries should be made to CYNTHIA HARRIS at telephone extension 43773 or 4-3672.

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

PETITION TO VACATE, PLAT OR PORTION OF PLAT (EASEMENT)

Comes now your Petitioners, James & Mimi Steele  
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.

Your petitioner represent that: 1) the petitioner 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:

  
\_\_\_\_\_  
JAMES V. STEELE

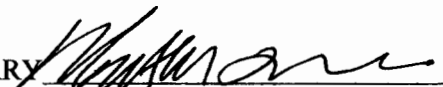
I hereby swear and/or affirm that the forgoing statements are true:

  
\_\_\_\_\_  
MIMI H. STEELE

~~STATE OF FLORIDA~~ <sup>Tennessee</sup>  
~~COUNTY OF PINELLAS~~ <sup>Williamson</sup>

Sworn to (or affirmed) and subscribed before me this 24 day of LI, 20 14, by  
James V. Steele & Mimi H. Steele ~~Plat 180~~ personally known to me, or has produced Driver License  
IN as identification, and who did ~~did not~~ take an oath.



NOTARY   
Print Name William Dunn

My Commission Expires: 12/16/2017 Commission Number: 9999

SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

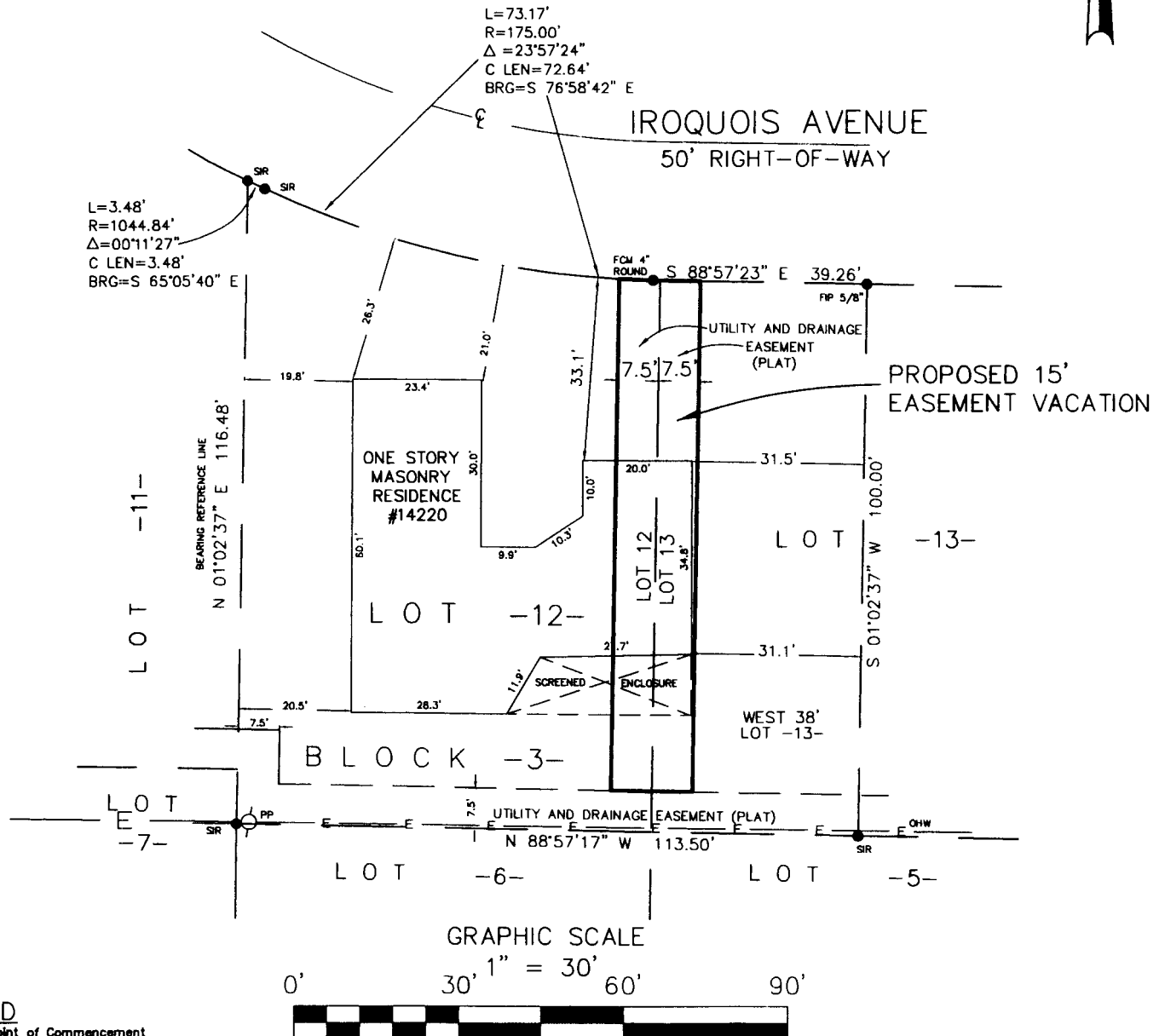
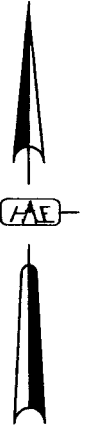
## Sketch of Legal not a Survey

### LEGAL DESCRIPTION:

THE EAST 7.50 FEET OF LOT 12, BLOCK 3, TOGETHER WITH THE WEST 7.50 FEET OF THE WEST 38.00 FEET OF LOT 13, BLOCK 3, OAKHURST ACRES 1st ADDITION AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE 92, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 7.50 FEET THEREOF.

CERTIFIED TO:  
JAMES V. STEELE  
MIMI STEELE

NORTH PLAT



### LEGEND

- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- (P) = Data per Description
- (M) = Measured Data
- (F) = Field Data
- PG.(s) = Page (s)
- O.R. = Official Record Book
- P.B. = Plat Book
- R/W = Right-of-way
- F/T = Fence Tie
- FIR = Found Iron Rod
- FOP = Found Iron Pin (No Cap)
- FPP = Found Pinch Pipe (No Cap)
- FCM = Found Concrete Monument
- S.I.R. = Set Iron & Cap 1/2" L.S. #4626
- LB = Corporate Certificate Number
- P.L.S. = Professional Land Surveyor
- C/S = Concrete
- CL = Centerline

### SURVEYOR NOTES:

SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE REFERENCED TO THE WEST BOUNDARY OF LOT 12, BEARING N 01°02'37" E. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

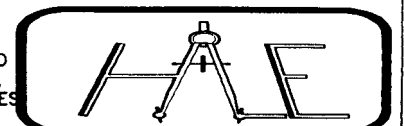
### CERTIFICATION:

CERTIFIED AS A SKETCH OF LEGAL UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

GUY D. HALE PLS # 4526  
JOB NUMBER: 2007119

DATE: 09/24/2014

GUY HALE LAND SURVEYING



111 FOREST LAKES BOULEVARD  
OLDSMAR, FLORIDA 34677  
(727) 734-4266 FAX (727) 734-3228

PROPERTY OWNER COURTESY NOTIFICATION LIST FOR FILE #1469

PETITIONER

JAMES V. STEELE  
MIMI H. STEELE  
736 EDMONDSON PIKE  
BRENTWOOD, TN 37027

ADJACENT PROPERTY OWNERS

NOTIFICATION LETTER SENT TO THESE OWNERS  
BY THE CLERK OF THE CIRCUIT COURT – BCC RECORDS DIVISION

REAL PROPERTY DIVISION  
ATTN: CYNTHIA M. HARRIS  
509 EAST AVENUE S  
CLEARWATER, FL 33756

STEELE, JAMES  
STEELE, MIMI  
14220 IROQUOIS AVE N  
LARGO, FL 33774-4402

SMITH, JOSEPH O  
SMITH, ADRIENNE P  
14260 IROQUOIS AVE  
LARGO, FL 33774-4402

GRANTHAM, GREGORY S  
GRANTHAM, THERESA J  
14177 110TH TER  
LARGO, FL 33774-4442

VANGURA, STEPHEN J  
VANGURA, BEVERLY A  
14220 110TH TER  
LARGO, FL 33774-4458

NEIL, JOY  
11161 142ND WAY  
LARGO, FL 33774-4421

BRADFORD, JONATHAN W  
BRADFORD, NANCY J  
11060 141ST WAY  
LARGO, FL 33774-4434

LYTH, SANDRA G  
RENNER, EDWARD  
14241 110TH TER  
LARGO, FL 33774-4442

GLANDORF, WILLIAM K  
GLANDORF, JOANNE  
14261 110TH TER  
LARGO, FL 33774-4442

SKOULARAKOS, DIMITRIS C  
SKOULARAKOS, PANAGOULA D  
14190 IROQUOIS AVE  
LARGO, FL 33774-4401

DAWSON, RICHARD  
DAWSON, ROSALIND  
14219 110TH TER  
LARGO, FL 33774-4442

MURPHY, DOLORES M  
14188 IROQUOIS AVE  
LARGO, FL 33774-4401

MC MULLEN, CLAUDE D  
MC MULLEN, SUZANNE W  
14180 111TH TER  
LARGO, FL 33774-4432

GURLEY, RONALD D  
GURLEY, MARVA D  
14201 IROQUOIS AVE  
LARGO, FL 33774-4403

SEELEY, JOHN W SR  
SELMAN, EVE  
11160 142ND ST  
LARGO, FL 33774-4456

RENNIE, MICHAEL J  
RENNIE, AMY D  
14260 110TH TER  
LARGO, FL 33774-4458

WILLETTS, GEORGE R  
11080 143RD ST  
LARGO, FL 33774-4419

WLODARCZYK, JAN  
WLODARCZYK, IWONA  
14198 110TH TER  
LARGO, FL 33774-4440

KING, ASHLEY  
14199 110TH TER  
LARGO, FL 33774-4442

DOUBEK, ADELA M  
14221 110TH TER  
LARGO, FL 33774-4442

BECKA, EDWARD D  
14262 IROQUOIS AVE  
LARGO, FL 33774-4402

LUMIA, JOHN  
14231 IROQUOIS AVE  
LARGO, FL 33774-4403

OGDEN, VIRGINIA R AMENED TRE  
OGDEN, VIRGINIA R TRE  
11040 141ST WAY  
LARGO, FL 33774-4434

HITE, DAVID THOMAS TRE  
HITE, SHIRLEY ANNE TRE  
14176 110TH TER  
LARGO, FL 33774-4440

MC CORD, KAREN  
14242 110TH TER  
LARGO, FL 33774-4458

WILLIAMSON, CHARLES T  
WILLIAMSON, MARY L  
14261 IROQUOIS AVE  
LARGO, FL 33774-4425

,

,

,

,

,

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION VACATING A FIFTEEN FOOT DRAINAGE AND UTILITY EASEMENT LOCATED IN LOT 12 AND THE WEST 38 FEET OF LOT 13, OAKHURST ACRES – FIRST ADDITION SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 30, RANGE 15, AS RECORDED IN PLAT BOOK 64, PAGE 92, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.**

**WHEREAS, James V. Steele and Mimi H. Steele, petitioned this Board of County Commissioners to vacate the following described property:**

**Lands described in legal description attached hereto as Exhibit “A”  
and by this reference made a part hereof; and**

**WHEREAS, vacating the requested easement will not have an adverse  
affect on the remaining easement area; and**

**WHEREAS, the Petitioners are the apparent owners of record of the portion  
of the plat requested to be vacated, and the vacation of such portion of the plat will  
not affect the ownership or right of convenient access of persons owning other parts  
of the subdivision; and**

**WHEREAS, the Petitioner has shown that the requested vacation will not  
cause injury to surrounding property owners; and**

**WHEREAS, the Publisher’s Affidavit, showing compliance with the notice  
requirements of Chapter 177.101 of the Florida Statutes, has been received by the  
Board of County Commissioners.**



NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the described property in the legal description attached hereto as Exhibit "A" and plat be, and the same are hereby vacated insofar as this Board of County Commissioners has the authority to do so.

BE IT FURTHER RESOLVED that this resolution and the proof of publication of the notice of public hearing, be recorded in the deed records of Pinellas County, Florida.

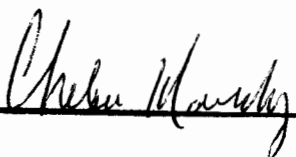
Commissioner \_\_\_\_\_ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner \_\_\_\_\_ and upon roll call, the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By:  Attorney

SECTION 18, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

# Sketch of Legal not a Survey

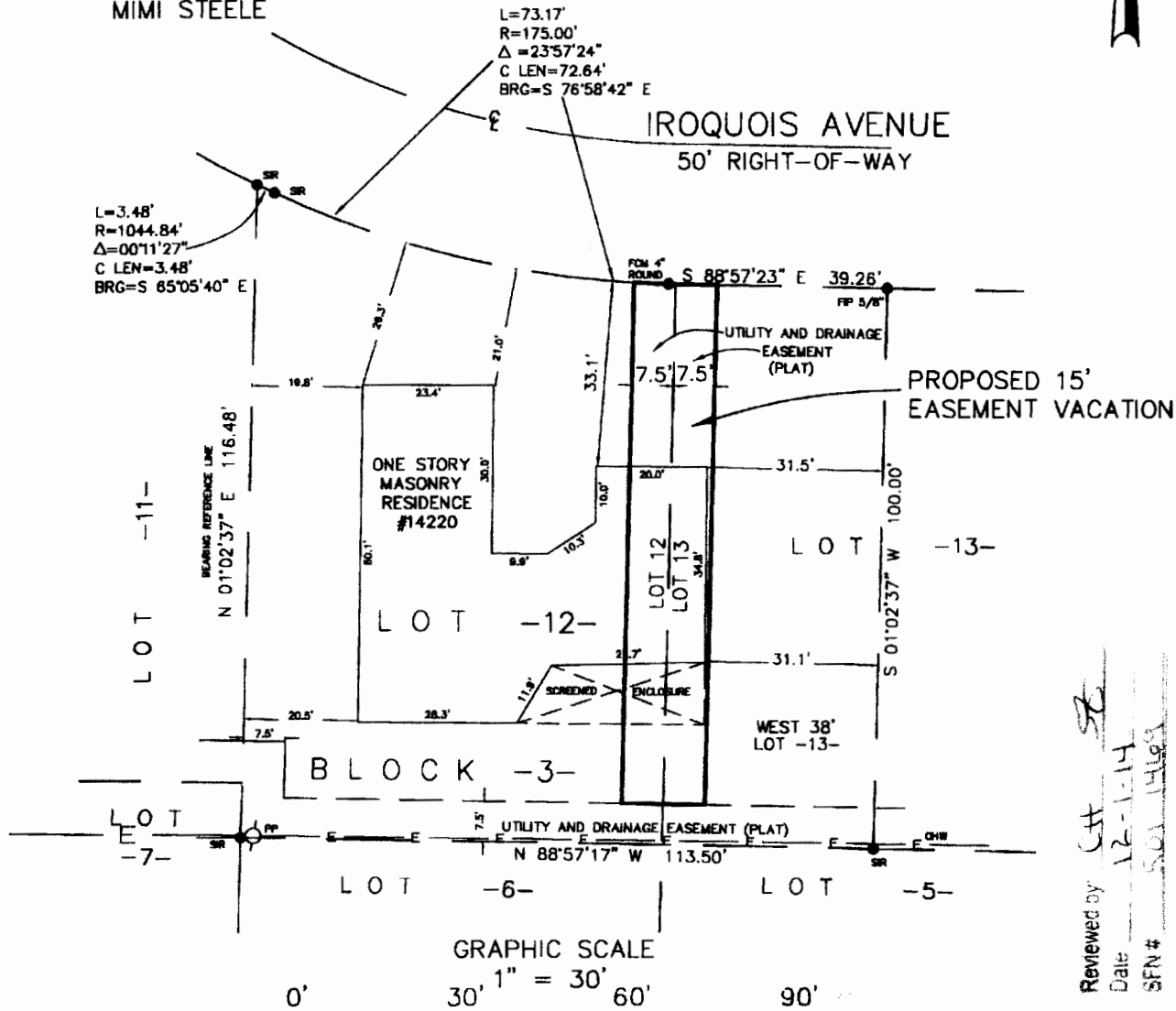
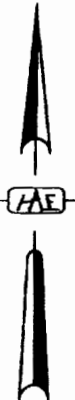
## LEGAL DESCRIPTION:

THAT PORTION OF THE 15 FOOT PLATTED UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

THE EAST 7.50 FEET OF LOT 12, BLOCK 3, TOGETHER WITH THE WEST 7.50 FEET OF THE WEST 38.00 FEET OF LOT 13, BLOCK 3, OAKHURST ACRES 1st ADDITION AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE 92, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 7.50 FEET THEREOF.

CERTIFIED TO:  
JAMES V. STEELE  
MIMI STEELE

NORTH PLAT



## LEGEND

- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- (P) = Data per Description
- (M) = Measured Data
- (F) = Field Data
- PG(s) = Page(s)
- O.R. = Official Record Book
- P.B. = Plat Book
- R/W = Right-of-way
- F/T = Fence Tie
- FIR = Found Iron Rod
- FOP = Found Iron Pin (No Cap)
- FPP = Found Pinch Pipe (No Cap)
- FCM = Found Concrete Monument
- S.I.R. = Set Iron & Cap 1/2" L.S. #4828
- LI = Corporate Certificate Number
- P.L.S. = Professional Land Surveyor
- C/S = Concrete
- ¢ = Centerline

## SURVEYOR NOTES:

SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE REFERENCED TO THE WEST BOUNDARY OF LOT 12, BEARING N 01°02'37" E. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

## CERTIFICATION:

CERTIFIED AS A SKETCH OF LEGAL UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

GUY D. HALE PLS. #4828  
JOB NUMBER: 2007119 DATE: 09/24/2014

## GUY HALE LAND SURVEYING



111 FOREST LAKES BOULEVARD  
OLDSMAR, FLORIDA 34677  
(727) 734-4286 FAX (727) 734-3228

Reviewed by CH  
Date 12-1-14  
SFN # 501 14169

# Petition to Vacate

File No.: 1469



Pinellas County  
Real Estate Management  
Real Property Division