



## Staff Report

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**File #:** 15-530, **Version:** 1

**Agenda Date:** 12/15/2015

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**Subject:**

Petition of CBG Property Management, LLC to vacate approximately 33 feet of public right-of-way, known as Portsmouth Road, lying east of lots 44 and 45, Gulf Breeze Estates, Plat Book 27, Page 57 in Section 30/29/16, per Florida State Statute 336, 2015 (legislative hearing).

**Recommended Action:**

Recommend the Board of County Commissioners (Board) consider granting the petition to vacate, and if granted, adopt the attached resolution pursuant to Florida State Statute 336, and authorize the Clerk 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 subject petition seeks to vacate a portion of unopened right-of-way known as Portsmouth Road between Weymouth Drive and Lancaster Drive in the Pinellas Groves subdivision in Clearwater. The petition area is adjacent to CBG Property Management, LLC's (CBG) property located at 1737 Doncaster Road. This will enable CBG to fence the entire property to graze horses. A drainage easement in favor of Pinellas County will be reserved over the vacated area.

**Background Information:**

A petition to vacate was heard and approved by the Board of County Commissioners on July 10, 2012 to vacate an adjacent portion of Portsmouth Road right-of-way. That request was associated with the property owner's desire to increase property size for development. A drainage easement was also retained over that vacated area.

County departments were queried and have no objection to the vacation with a recommendation of retaining an easement over the area. Additionally, appropriate staff members reviewed the subject area and determined the vacation would not have an adverse effect on the remaining easement area. Letters of No Objection have been received from Bright House, Public Works, Duke Energy (Distribution), Duke Energy (Transmission), TECO, Verizon and WOW!

The petition was properly advertised in accordance with Florida State Statute 336. Pursuant to the Real Property Division Procedures, notice was mailed by the Clerk of the Court to property owners within two hundred feet of the subject property and two yard signs were installed on 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

**Partners:**

N/A

Prepared by and return to:  
Attn: Cynthia M. Harris  
509 East Avenue South  
Clearwater, FL 33756

Property Appraiser  
Attention: PW Operations

## DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT, made this 1<sup>st</sup> day of October, 2015 by and between CBG PROPERTY MANAGEMENT, LLC, whose address is 124 Harbor View Lane, Largo, Florida, 33770, hereinafter referred to as "Grantor," to PINELLAS COUNTY, whose address is 509 East Avenue South, Clearwater, Florida 33756, a political subdivision of the State of Florida, hereinafter referred to as "Grantee."

### WITNESSETH

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the Grantee, and the Grantee's successors and assigns, a permanent drainage easement over and across the following described property, together with reasonable access for the Grantee's employees and contractors to install, inspect, maintain, and repair the Grantee's facilities and the right to authorize use of this easement by other public and private utilities as needed to provide power, telecommunications and other utilities as deemed necessary:

Lands described in legal description attached as Exhibit "A" hereto and made a part hereof, hereinafter referred to as the "Easement."

TO HAVE AND TO HOLD said Easement unto said Grantee forever, subject to the following conditions:

1. Grantor hereby warrants and covenants that (a) Grantor is the owner of the fee simple title to the property in which the above described permanent Easement is located, and that (b) Grantor has full right and lawful authority to grant and convey this Easement to the Grantee.

2. The grant of this Easement may allow the Grantor quiet enjoyment of the Easement to the extent that such use does not interfere with rights granted herein. The grant of this Easement does restrict the right of the Grantor in the use of the Easement area to the extent that no additional trees or permanent structures, other than fencing, shall be allowed without prior approval from Grantee. Additionally, no excavation or activities that may endanger or interfere with the drainage system shall be allowed.

3. The rights granted herein specifically include: (a) the right to install, inspect, maintain, and repair all current and future Pinellas County drainage facilities under, over, and upon the Easement; (b) the right to clear the Easement of trees, limbs, undergrowth, and other physical objects which may endanger or interfere with the safe and efficient installation, operation or maintenance of the drainage system; and (c) the right, for the Grantee's employees and contractors to have ingress and egress across the Grantor's property to the Easement for the purpose of (a) and (b). Pinellas County, except for in emergency situations, shall give reasonable notice to Grantor of the repair and installation of current and future Pinellas County drainage facilities.

4. Except for those acts reasonably necessary to accomplish the purposes of this Easement, Grantee also covenants not to do any acts or things, which it could reasonable expect to cause damage to Grantor's premises. With respect to any person not a party to

this Easement, this paragraph should not be construed as a waiver of any defense or limitation available to the Grantee or Grantor pursuant to Florida Statutes, Section 768.28, as now in effect or a may be amended from time to time.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand the day and year first above written.

CBG Property Management, LLC, a Florida  
Limited liability company

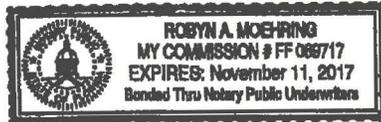
By: *Christie V. Gagnon*  
CHRISTIE V. GAGNON, its manager

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1st day of Oct October 2015, by Christie V. Gagnon, Manager of CBG Property Management, LLC, a Florida Corporation, on behalf of the Corporation. The individual is personally known to me and/or has produced a Florida Driver's License as identification.

NOTARY  
SEAL

My Commission Expires: \_\_\_\_\_



NOTARY *Robyn A. Moehring*  
Print Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

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

**A RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF PINELLAS COUNTY, FLORIDA;  
RESOLUTION VACATING A PORTION OF PORTSMOUTH  
ROAD RIGHT OF WAY, GULF BREEZE ESTATES IN PLAT  
BOOK 27 PAGE 57 IN SECTION 30-29-16, RESERVING A  
DRAINAGE EASEMENT  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, CBG Property Management, LLC, has petitioned this Board of County Commissioners to vacate the following described property:

**Lands described in legal description attached hereto  
and by this reference made a part hereof; and**

**WHEREAS**, the Petitioners have shown that 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**, a drainage easement will be reserved over the vacated property; and

**WHEREAS**, the publisher's affidavit, showing compliance with the notice requirements of Chapter 336.10 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 that the above described property and plat be, and the same are hereby vacated, insofar as this Board of County Commissioners has the authority to do so, pursuant to 336.09, Florida Statutes.

**NOW BE IT FURTHER RESOLVED**, that this Board of County Commissioners shall adopt this resolution with authorization for the Clerk to record in the Public Records of Pinellas County, Florida.

**EFFECTIVE DATE.** This Resolution shall become effective upon adoption as provided by law.

In a regular meeting duly assembled on the \_\_\_ day of \_\_\_\_\_, 20\_\_, 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

By: Chelsea Mawdy  
Office of the County Attorney

SKETCH AND LEGAL DESCRIPTION  
 PORTION OF PORTSMOUTH ROAD TO BE VACATED

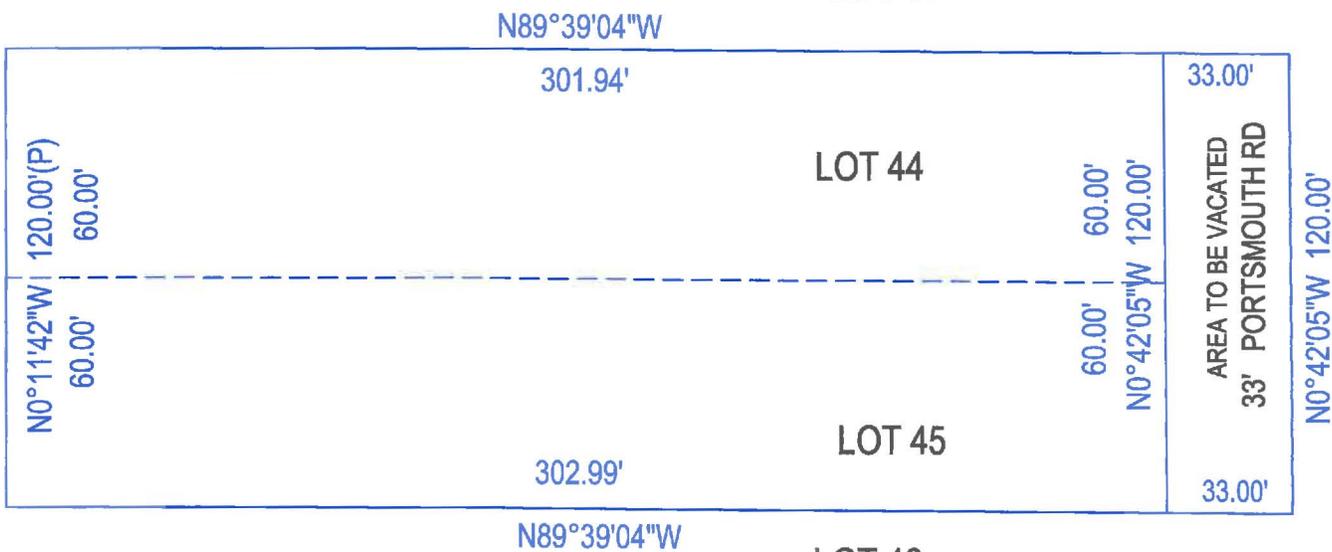
BEING A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL THE LAND SHOWN ON PLAT OF GULF BREEZE ESTATES LYING EAST OF LOTS 44 AND 45 OF SAID PLAT AND DESIGNATED AS 33 FEET IN WIDTH AND LABELED AS PORTSMOUTH ROAD; RUNNING FROM THE NORTH LINE OF SAID LOT 44, EXTENDED TO THE SOUTH LINE OF SAID LOT 45, EXTENDED, BEING 33.00 FEET WIDE, MORE OR LESS AND 120.00 FEET LONG; SAID LOTS AND LAND SHOWN ON PLAT OF GULF BREEZE ESTATES, RECORDED IN PLAT BOOK 27, PAGE 57, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA



LOT 43

DONCASTER RD



Reviewed by: CH SBB  
 Date: 6-24-15  
 SFN #: 501-1488

NOT A SURVEY

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

Surveyor & Mapper Number 4636

DATE SIGNED 2-15-2015

0 25 50 100



SCALE: 1" = 50'

Know It Now, Inc.

Florida Business Certificate Of  
 Authorization Number LB 6912  
 LOCATION - 2011 HEIDELBERG AVENUE, DUNEDIN, FL  
 VOICE 727-415-8305 FAX 727-736-2455



FLORIDASURVEYOR@AOL.COM

BILL HYATT

**BOARD OF COUNTY  
COMMISSIONERS**

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



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**MEMORANDUM**

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TO: Norman D. Loy, Deputy Clerk  
BCC Records

FROM: Sean P. Griffin   
Real Property Manager

SUBJECT: PETITION TO VACATE – Submitted by CBG Property Management, LLC  
File No. 1488 CATS 47422 Legistar 15-530  
Property Address: 1737 Doncaster Road, Clearwater, FL 33764

DATE: November 13, 2015

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  
Pinellas County Engineering & Technical Support  
Verizon of Florida  
WOW! (Knology)

Receipts dated 4-JUN-2015, 1-OCT-2015 and 4- NOV-2015 and copy of checks #35528, #1001 and #38430 in the amount of \$750.00.

Please set the public hearing for the BCC meeting of December 15, 2015, place the necessary newspaper advertising in accordance with State Statute 336.10 (which requires advertising one time not less than 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

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](http://www.pinellascounty.org)



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

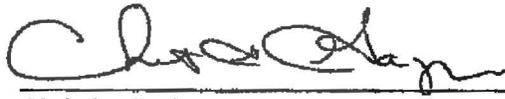
PETITION TO VACATE, PUBLIC RIGHTS-OF-WAY OR ALLEYS

Comes now your Petitioners, CBG Property Management, 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.

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:

  
Christine L. Gagnon

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me this 18<sup>th</sup> day of November, 2015,  
by Christine L. Gagnon. She is personally known to me, or has produced FL Drivers License  
as identification, and who did (did not) take an oath.

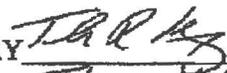
Thomas H. Kuntz

State of Florida

My Commission Expires 06/29/2018

Commission No. FF 133663 SEAL

Bonded through CNA Surety  
My Commission Expires: 06/29/2018

NOTARY 

Print Name Thomas H. Kuntz

Commission Number: FF 133663



**SKETCH AND LEGAL DESCRIPTION  
PORTION OF PORTSMOUTH ROAD TO BE VACATED**

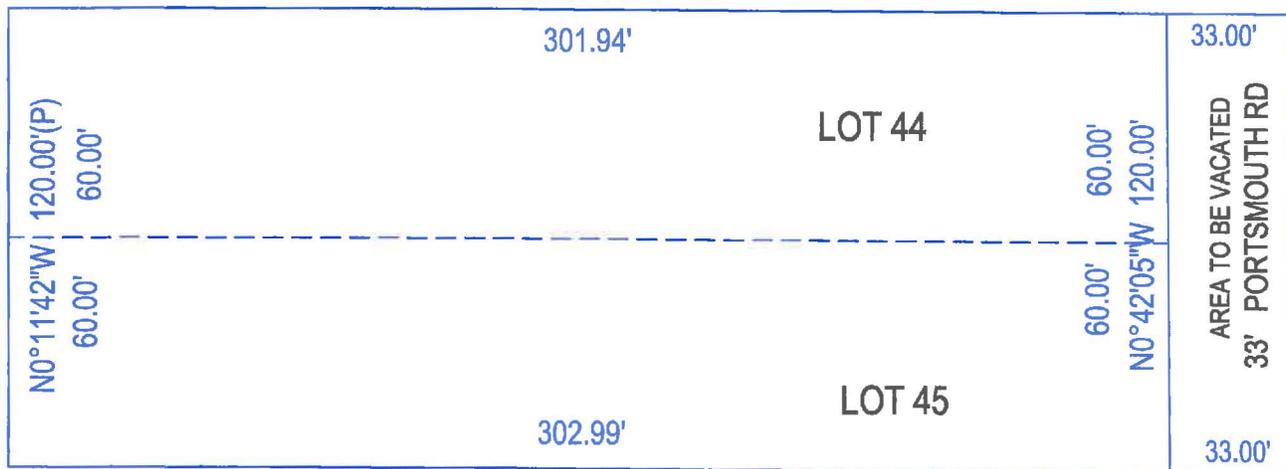
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LOT 43

DONCASTER RD



N89°39'04"W

301.94'

33.00'

LOT 44

N0°11'42"W 120.00'(P)

60.00'

60.00'

60.00'

60.00'

N0°42'05"W 120.00'

AREA TO BE VACATED  
33' PORTSMOUTH RD

N0°42'05"W 120.00'

LOT 45

302.99'

33.00'

N89°39'04"W

LOT 46

Reviewed by: CH SBB  
Date: 6-24-15  
SFN #: 501-1488

NOT A SURVEY

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

Surveyor & Mapper Number 4636

0 25 50 100



SCALE: 1" = 50'

DATE SIGNED 2-15-2015

**Know It Now, Inc.**

Florida Business Certificate Of  
Authorization Number LB 6912  
LOCATION = 2011 HEIDELBERG AVENUE, DUNEDIN, FL  
VOICE 727-415-8305 FAX 727-736-2455



FLORIDASURVEYOR@AOL.COM

**BILL HYATT**

**APPLICATION AND FINDINGS OF FACT**  
**FOR PETITION TO VACATE PLATS OR PORTIONS OF PLAT (EASEMENTS)**

APPLICANT(S): CBG Property Management, LLC, a Florida limited liability company

Address: 124 Harbor View Lane

City, State, Zip: Largo, FL 33770

Daytime Telephone Number: \_\_\_\_\_

PROPERTY ADDRESS: 1737 Doncaster Road

City, State, Zip: Clearwater, FL 33764

Property Appraiser Parcel Number: 30-29-16-34074-000-0440

**PLEASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR KNOWLEDGE**

1. Is there a pending "Contract for Sale"?      \_\_\_\_\_ Yes      X   No

If yes, please list all parties involved in the sales contract:

\_\_\_\_\_  
\_\_\_\_\_

2. Is a corporation involved as owner or buyer?

If yes, please give Corporation name and list Corporate Officers:

\_\_\_\_\_  
\_\_\_\_\_

3. Complete subdivision name as shown on the Subdivision Plat:

Gulf Breeze Estates

4. Subdivision Plat Book Number   27   Page number(s)   57  

5. Is there a Homeowners Association?      \_\_\_\_\_ Yes      X   No

6. Reason(s) for requesting this vacation – check all that apply:

-Need to vacate to clear an existing encroachment:

       Pool           Screened Pool & Deck           Building

-Need to vacate to clear title:      \_\_\_\_\_ Yes    \_\_\_\_\_ No

-Want to vacate to allow for:

       Pool           Screened Pool/Deck           Building Addition

  X   Other: Square off fencing of property to all commonly owned properties for grazing horses currently on KJ Trust Property.

7. Is Board of Adjustment required? \_\_\_\_\_ Yes  No  
To determine if a variance is required, please call the BUILDING DEVELOPMENT REVIEW SERVICES DEPARTMENT at 464-3888.

8. Please provide any relevant additional comments:

The applicant's family owns adjacent property and would like to fence entirety of ownership.

9. 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 Katherine E. Cole Title Attorney  
Address c/o Hill Ward Henderson, 311 Park Place Blvd., Suite 240, Clearwater, FL 33759 Phone 727-259-6791

**CITIZEN DISCLOSURE**

10. \_\_\_\_\_ 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**

CBG Property Management, LLC, a Florida limited liability company

By Christine L. Gagnon  
Christine L. Gagnon, Manager/Member

DATE: May 25, 2015

**bright house**

NETWORKS



Date: Feb. 18th, 2015

Re: 1737 Doncaster Rd. (Rear) 33' Vacate ROW/Ease.

Dear Katherine,

XX Bright House Networks has no objections.

\_\_\_\_\_ Bright House has no objections provided easements for our facilities are Retained or granted. SEE NOTES BELOW

\_\_\_\_\_ 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: No Objection.

Sincerely,  
W. Scott Creasy  
Bright House Networks  
Eng. III  
Pinellas County  
727-329-2847

2166 Palmetto Street  
Clearwater, FL. 33765: CW-13

Jason.McDarby@duke-energy.com

o: 727.562.5706  
f: 727-562-5753



April 15, 2015

Hill Ward Henderson, P. A.  
Attn: Betsey R. Jolley, AICP, Esq  
311 Park Place Blvd., Suite 240  
Clearwater, Florida 33759

**RE: *Approval of a vacation of a 33 foot Road Right-of-Way Known as Portsmouth Rd  
1737 Doncaster Road Clearwater, Florida  
Section 30, Township 29 South, Range 16 East, Pinellas County, Florida.***

Dear Ms. Cole,

Please be advised that **DUKE ENERGY FLORIDA, INC., d/b/a DUKE ENERGY**, *Distribution Department* and *Transmission Department* has "**NO OBJECTIONS**" to the vacation of a portion of Portsmouth Road.

See the accompany Exhibit "A" as attached hereto and incorporated herein by this reference.

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

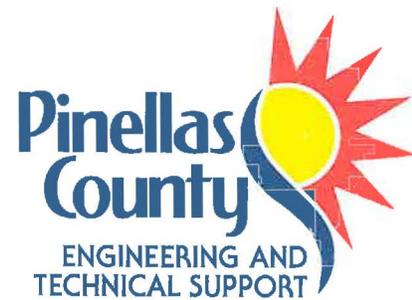
Sincerely,

A handwritten signature in blue ink, appearing to read "Jason McDarby".

Jason McDarby  
Land Rep  
Distribution Land Services - Florida

**BOARD OF COUNTY  
COMMISSIONERS**

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



Betsey R. Jolley, AICP, Esq.  
Hill Ward Henderson, P.A.  
311 Park Place Blvd, Suite 240  
Clearwater, FL 33759

April 21, 2015

RE: Letter of No Objection to Release Easement – Utility Owner  
1737 Doncaster Road, Clearwater, FL 33764  
Parcel ID#: 30/29/16/34074/000/0440  
Map Page 23-HN

Dear Ms. Jolley:

We have received your request for a letter of no objection to the release of the utility easement along the east side of the referenced property. Pinellas County does not have any potable water facilities in the easement. Therefore, we have no objection to the proposed release. We recommend checking with Largo regarding sanitary sewer as the City is the sewer provider for this area.

If you have any questions, please call me at (727) 464-4068.

Sincerely,

**Pinellas County Engineering & Technical Support**

A handwritten signature in blue ink that reads "Sandra L. McDonald".

Sandra L. McDonald, P.E.  
Professional Engineer

Pinellas County Engineering and Technical Support  
14 S. Fort Harrison Ave. • 6th floor  
Clearwater, Florida 33756  
Main Office: (727) 464-3588  
FAX: (727) 464-3595  
V/TDD: (727) 464-4062



Date: 3/13/15



Bryan Lantz  
Municipal Affairs and Right  
Of Way Section Manager  
Network Engineering and  
Planning  
Office: 813-740-1231  
bryan.lantz@verizon.com

RE: 1737 Doncaster Rd. Clearwater FL. vacate of platted  
Easement on East side of lots 44 and 45 Gulf Breeze Estates

Dear Ms. Harvey

- Verizon Florida LLC will require easements as indicated on the attached plat.
  
- Verizon Florida LLC does object to the above referenced easement or right of way vacation. This is necessary, as we have facilities in the existing easement or rights of way, which needs to be maintained
  
- Verizon Florida LLC has no objection to the above referenced request.
  
- Verizon Florida LLC has no objection to the above referenced vacate providing we may maintain an easement(s) presently occupied by our facilities or providing we are reimbursed for the relocation of our facilities to a new location.

Please be advised that Verizon may have facilities in the area. Please contact Sunshine 811 two full business days prior to commencement of construction at 811 for utility locations. Please call me if you have any questions or need any additional information at (813) 740-1231.  
Sincerely,

A handwritten signature consisting of a stylized 'X' mark.

---

Bryan Lantz  
Network Engineering

A Part of Verizon Corporation



It's that kind of experience.

wowway.com

**WOW! Internet Cable Phone**

Katherine E. Cole  
Hill Ward Henderson, P.A.  
101 E. Kennedy Blvd., Ste. 3700  
Tampa, Florida, 33602

Date: February 20, 2015

Re: **Petition to Release/Vacate Platted Utility Easement: See Attached  
Legal Description and Sketch.  
1737 Doncaster Road, Clearwater, Florida**

Dear Katherine E. Cole:

Thank you for advising WOW! of the Petition to Release/Vacate.

XX WOW! has no objection/conflict.

\_\_\_\_\_ In order to properly evaluate this request, WOW! will need the disposition of Duke Energy for this proposed Release/Vacate.

\_\_\_\_\_ WOW! has telecommunications 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 expense for relocation of associated WOW! facilities.

Please refer any further correspondence and pre-construction meeting notices to:

**WOW!  
John Burrett  
Construction Technician  
3001 Gandy Blvd. N.  
Pinellas Park, FL 33782**

Sincerely,

  
John Burrett  
Construction Technician  
WOW!  
(727) 239.0153 (Main)  
(727) 235.4470 (Mobile)

3001 Gandy Blvd N  
Pinellas Park, FL 33782

**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.

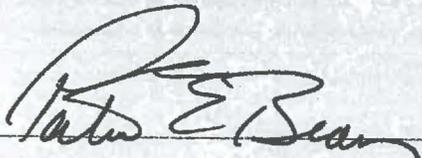
TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

 <p><b>HILL WARD HENDERSON</b> ATTORNEYS AT LAW</p> <p>P.O. BOX 2221, TAMPA, FLORIDA 33601</p>	<p><b>SUNTRUST BANK</b> TAMPA, FLORIDA GENERAL ACCOUNT 83-216/631</p>	<p>35528</p> <p>Date: <u>June 5, 2015</u></p>
--	---	---



Pay: Three hundred fifty and 00/100\*\*\*\*\* \$ **\*\*\*350.00\*\*\***

PAY TO THE ORDER OF: Pinellas County Real Property Division





PETITION TO VACATE # 1488

**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.

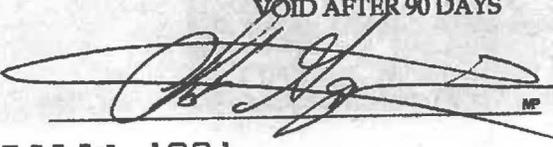
FYI, below are the steps necessary for the Real Estate Division to prepare for the public hearing include:

**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.

<b>CBG PROPERTY MANAGEMENT LLC</b> 124 Harbor View Lane Largo, FL 33770		<b>1001</b> 63-751/631 BRANCH 00489
		DATE <u>10.1.15</u>
PAY TO THE ORDER OF	<u>Board of County Commissioners</u>	<u>\$ 100.00</u>
	<u>One Hundred</u>	DOLLARS
		VOID AFTER 90 DAYS
 <b>WACHOVIA</b> Wachovia Bank, N.A. wachovia.com		
FOR _____		MP
@063107513@ 2000043189232# 1001		

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TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES



**HILL WARD HENDERSON**  
ATTORNEYS AT LAW

**SUNTRUST BANK**  
TAMPA, FLORIDA  
GENERAL ACCOUNT  
83-215/631

38430

Date: November 4, 2015

P.O. BOX 2281, TAMPA, FLORIDA 33601



Pay: Three hundred and 00/100\*\*\*\*\* \$ \*\*\*300.00\*\*\*

PAY TO THE ORDER OF: Board of County Commissioners Pinellas County



PROPERTY OWNER COURTESY NOTIFICATION LIST FOR FILE #1488

PETITIONERS

CBG PROPERTY MANAGEMENT, LLC  
1737 DONCASTER ROAD  
CLEARWATER, FLORIDA 33764

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

C B G PROPERTY MGMT LLC  
124 HARBOR VIEW LN  
BELLEAIR BLUFFS, FL33770-2605

APHORAO TO THE SON LLC  
124 HARBOR VIEW LN  
BELLEAIR BLUFFS, FL33770-2605

BELL, SALLE V  
1730 DONCASTER RD  
CLEARWATER, FL33764-6526

LANGE, JAMES T  
MC GLATHERY, GAIL E  
1722 DONCASTER RD  
CLEARWATER, FL33764-6526

FERNANDEZ, JAIME A  
12531 95TH ST  
LARGO, FL33773-2508

LORING, MELVIN  
LORING, CHRISTINE M  
1718 DONCASTER RD  
CLEARWATER, FL33764-6526

WALLEN, DAVID  
WALLEN, AMANDA  
1735 ALBEMARLE RD  
CLEARWATER, FL33764-6520

BEHRENS, DEBRA T  
1738 DONCASTER RD  
CLEARWATER, FL33764-6526

NAGY, AMANDA M  
1762 DONCASTER RD  
CLEARWATER, FL33764-6526

TUCKER, TAMRA Y  
1756 DONCASTER RD  
CLEARWATER, FL33764-6526

KING, CHARLES P  
KING, RITA M  
1725 DONCASTER RD  
CLEARWATER, FL33764-6525

WALLEN, DAVID  
WALLEN, AMANDA M  
1735 ALBEMARIE RD  
CLEARWATER, FL33764-6520

BEESELY, ANNE M  
1737 ALBEMARLE RD  
CLEARWATER, FL33764-6520

WALTERS, EDMUND L JR  
WALTERS, MELANIE  
1761 DONCASTER RD  
CLEARWATER, FL33764-3524

CRUMP, TRACY L  
1750 DONCASTER RD  
CLEARWATER, FL33764-6526

TRUMP, CYNDI L  
1743 ALBEMARLE RD  
CLEARWATER, FL33764-6520

HANCOCK, HAROLD E  
HANCOCK, SANDRA L  
1729 ALBEMARLE RD  
CLEARWATER, FL33764-6520

DOYLE, A T  
1717 DONCASTER RD  
CLEARWATER, FL33764-6525

## **NOTICE OF PUBLIC HEARING**

**Notice is hereby given that on December 15, 2015, beginning at 6:00P.M., a public hearing will be held by the Board of County Commissioners in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida, 33756, to consider the petition of CBG Property Management, LLC to vacate, abandon and/or close the following:**

**A 33 foot wide right-of-way known as Portsmouth Road lying east of Lots 44 and 45, Gulf Breeze Estates, Plat Book 27, Page 57, of the Public Records of Pinellas County located in Section 30, Township 29 South, Range 16 East.**

**Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756, (727) 464-4880 (VOICE), (727) 464-4062 (TDD).**

**KEN BURKE, CLERK TO  
THE BOARD OF COUNTY COMMISSIONERS  
By: Norman D. Loy, Deputy Clerk**

**REQUEST FOR ADVERTISING**

**TO:** BCC Records

**FROM:** Sean P. Griffin, Manager  
Real Estate Management /Real Property Division 

**RE:** Petition to Vacate Public Hearing  
File No. 1461 - CBG Property Management, LLC

**DATE:** November 13, 2015

---

**THIS VACATION OF RIGHT-OF-WAY IS DONE UNDER STATE STATUTE 336.10. ADVERTISING IS REQUIRED ONE TIME AT LEAST TWO WEEKS PRIOR TO THE PUBLIC HEARING AND NOTICE OF THE ADOPTION OF THE RESOLUTION VACATING IS TO BE ADVERTISED ONE TIME WITHIN 30 DAYS FOLLOWING THE ADOPTION.**

**AD COPY ATTACHED:** Yes XXX No \_\_\_\_\_

**REQUIRES SPECIAL HANDLING:** Yes \_\_\_\_\_ No XXX

**NEWSPAPER:** St. Petersburg Times \_\_\_\_\_ Pinellas Review XXX

**DATE(S) TO APPEAR:** 11/27/2015

**SIZE OF AD:** \_\_\_\_\_

**SIZE OF HEADER:** \_\_\_\_\_

**SIZE OF PRINT:** \_\_\_\_\_

**SPECIAL INSTRUCTIONS OR COMMENTS:** \_\_\_\_\_

## SPECIAL INSTRUCTIONS

- 5 weeks prior to Public Hearing date:

11/10/15

Tuesday of that week Real Estate (Cynthia Harris) coordinates with Paula Gonya 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:

11/17/15

Tuesday of that week Real Estate (Cynthia Harris) Notifies Paula the actual number of petitions and the names of the petitioners projected to go to the agenda.

- **ADVERTISEMENT ACTION:**

11/25/15

- **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 Paula 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 Paula.

Thank you.