

BOARD OF COUNTY COMMISSIONERS

DATE: March 18, 2014
AGENDA ITEM NO. 2

Consent Agenda

Regular Agenda

Public Hearing

County Administrator's Signature:

Subject:

Legislative Petition to Vacate a Portion of Right-of-Way (ROW) per §336.09, Florida Statutes, (2013.)

Submitted By: James Bushert
Property Address: 12875 Harbor View Drive
Seminole, Florida 33776
File No.: 1444

Department:

Real Estate Management
Environment & Infrastructure (DEI)

Staff Member Responsible:

Paul S. Sacco, Director
David Scott, Executive Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BCC) CONSIDER THE PETITION TO VACATE AND/OR RELEASE A PORTION OF THE RIGHT-OF-WAY, RETAIN A UTILITY EASEMENT OVER THE PROPERTY AND ADOPT THE ATTACHED RESOLUTION PURSUANT TO FLORIDA STATUTE 336.09, AND AUTHORIZE THE CLERK TO RECORD THE RESOLUTION IN THE PUBLIC RECORDS OF PINELLAS COUNTY.

Summary Explanation/Background:

The subject petition seeks to vacate a portion of the ROW known as Harbor View Drive in the Harborview No. 1 Subdivision in Section 29/30/15. The subject right of way will be vacated to accommodate Petitioner's electric gate; however, the left side of the gate encroaches on County property. A ROW utilization permit will be issued for the portion of the gate that encroaches on County property.

The petitioner is the owner of the property that borders the ROW. The vacation/release of this ROW will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

A utility easement over the vacated property will be retained.

Appropriate staff members from Parks, DEI Engineering and Planning 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, Knology, DEI-Engineering & Technical Support, Progress Energy (Distribution), Progress Energy (Transmission), and Verizon.

The Petition was properly advertised in accordance with Florida Statute 336.09 and additionally 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 BCC.

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 Bushert

TYPE: Legislative Petition to Vacate a portion of ROW

Date: 3/18/2014 ESTIMATED EXPENDITURE/REVENUE:

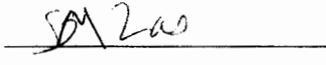
\$ 750.00

(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.

<u>Review Authority</u>	<u>Review Date</u>	<u>Review Signature</u>	<u>Comments Included/Addressed Initial & Date</u>
Real Property Div. (Dave DelMonte)	<u>2-13-14</u>		_____
Real Est. Mgmt (Paul Sacco)	<u>2/14/14</u>		_____
DEI (Tom Farrand)	<u>1/8/2014</u>	<u>Approved in CATS</u>	_____
Legal (Michael Zas)	<u>2/18/14</u>		<u>See Edits</u>
County Admin. (Mark Woodard)	<u>2/19/14</u>		_____

- _____ Release/Termination/Amendment
- _____ FS 177.101 - Vacation
- X FS 336.09/10/12 - ROW
- X Advertisement to Board Records
- X Scheduled Board Date
- X 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, PUBLIC RIGHTS-OF-WAY OR ALLEYS

Comes now your Petitioners, James Bushert
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 Bushert

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me this 28th day of January, 2014,
by James Bushert. He is personally known to me, or has produced _____ as
identification, and who did (did not) take an oath.

NOTARY
SEAL

NOTARY Sharon Longo
Print Name Sharon Longo

My Commission Expires: _____ Commission Number: _____



PINELLAS COUNTY
DEPARTMENT OF ENVIRONMENT AND INFRASTRUCTURE
DIVISION OF ENGINEERING AND TECHNICAL SUPPORT
SURVEY AND MAPPING SECTION
22211 U.S. HIGHWAY 19 N.
CLEARWATER, FLORIDA 33765-2328



SECTION(S) 29 , TOWNSHIP 30 SOUTH, RANGE 15 EAST

Additions or deletions by other than the Professional Land Surveyor in responsible charge is prohibited.
Land Description is invalid without signature and/or embossed seal of the Professional Land Surveyor

DESCRIPTION

A strip of land know as Harbor View Drive being in that portion of the Fractional Southeast 1/4 of Section 29, Township 30 South, Range 15 East, Pinellas County, Florida bounded as follows: On the North by the South line of Lots 42, 43 and 44, Harbor View No. 1 according to Plat Book H6, Page 4, Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part; on the South by the South line of the Southeast 1/4 of said Section 29; on the West by the Southerly extension of the Westerly line of Lot 42 of said Harbor View No. 1; on the East by the Southerly extension of Easterly line of the West 38 feet of Lot 44 of said Harbor View No. 1, and being more particularly described as follows:

Beginning at the Southwest corner of Lot 42 of Harbor View No. 1; thence Easterly along the Southerly line of said Lots 42, 43 and 44, South 88° 47' 54" East, a distance of 159.16 feet; thence South 00° 29' 11" West, along the Southerly extension of the Easterly line of the West 38 feet of Lot 44 a distance of 4.48 feet; thence North 88° 43' 04" West, along the South line of the Southeast 1/4 of said Section 29 a distance of 159.16 feet; thence North 00° 28' 08" East, along the Southerly extension of the West line of Lot 42 Harbor View No. 1, a distance of 4.25 feet to the Point of Beginning.

PARCEL CONTAINING: 694 square feet or 0.016 acres more or less.

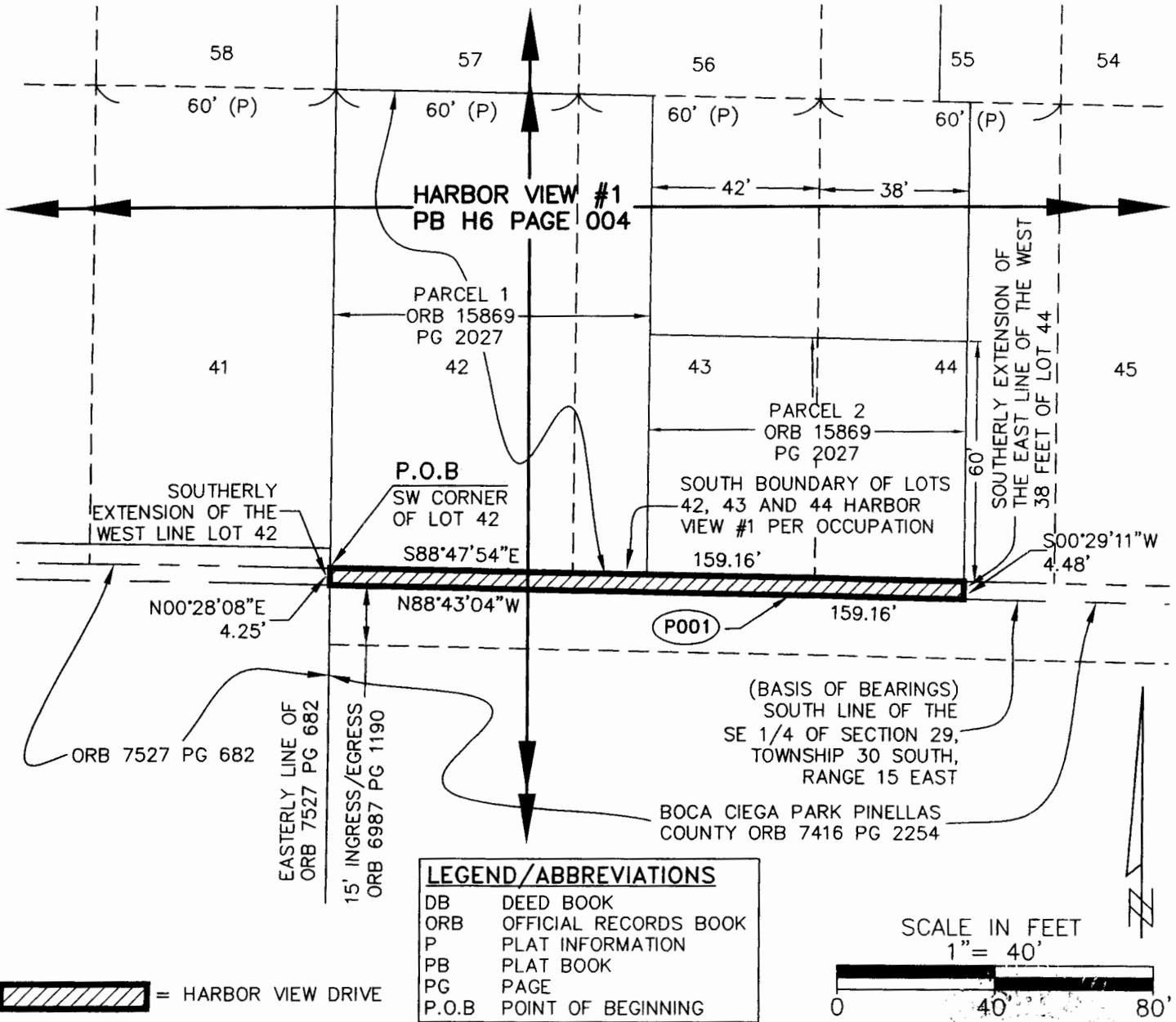
BASIS OF BEARING: Bearings indicated are based on the south line of the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, Pinellas County, Florida, being North 88° 43' 04" West as depicted on the Pinellas County Topographic Survey of Harbor View Drive, Survey File Number 1175.

Subject to other easements, restrictions, or reservations of record, if any.

DESCRIPTION NOT COMPLETE
WITHOUT SKETCH



SECTION(S) 29, TOWNSHIP 30 SOUTH, RANGE 15 EAST
 SKETCH--NOT A SURVEY



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CALCULATED BY: GD	The above Sketch and/or Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief. By: <i>Gregory Duque</i> DATE <u>12/20/2013</u> GREGORY DUQUE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 6647 STATE OF FLORIDA, PHONE # (727) 464-8904
CHECKED BY: SZ	
S.F.N.:	
1175	

SEAL

EXHIBIT A

Parcel No.: P001
 SHEET 2 OF 2

PROPERTY OWNER COURTESY NOTIFICATION LIST FOR FILE #1444

PETITIONER

JAMES BUSHERT
12875 HARBOR VIEW DRIVE
SEMINOLE, FL 33776

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

RICH, JEFFREY J
RICH, SHEILAH D
12834 POINSETTIA AVE
SEMINOLE, FL 33776-4317

MILLER, ROY W
12869 POINSETTIA AVE
SEMINOLE, FL 33776-4318

12884 POINSETTIA AVE
SEMINOLE, FL 33776-4317

PINELLAS COUNTY
ATTN: PARKS DEPT
315 COURT ST
CLEARWATER, FL 33756-5165

ZELLMER, CHERIE R
12942 HARBOR VIEW DR
SEMINOLE, FL 33776-4300

HEALY, JASON M
12820 POINSETTIA AVE
SEMINOLE, FL 33776-4317

KEANE, DAVID C
KEANE, JEANNINE M
12893 POINSETTIA AVE
SEMINOLE, FL 33776-4318

MC WHORTER, LINDA S B
MC WHORTER, MICHAEL C
12881 POINSETTIA AVE
SEMINOLE, FL 33776-4318

ZORN, ZACHARY R
12825 HARBOR VIEW DR
SEMINOLE, FL 33776-4323

SMITH, STEVEN K
SMITH, ANN W
12890 POINSETTIA AVE
SEMINOLE, FL 33776-4317

BROWN, BRUCE
BROWN, SANDRA M
7007 129TH ST
SEMINOLE, FL 33776-4327

TRIPP, JASON
TRIPP, JAMIE
12852 POINSETTIA AVE
SEMINOLE, FL 33776-4317

PARR, DENNIS L
12851 POINSETTIA AVE
SEMINOLE, FL 33776-4318

12868 POINSETTIA AVE
SEMINOLE, FL 33776-4317

KATES, JAMES P
KATES, MERRY R
12930 HARBOR VIEW DR
SEMINOLE, FL 33776-4300

FUCHS, JOSEPH
FUCHS, EVA
247 176TH AVE E
REDINGTON SHORES, FL 33708-1220

LIMMER-GARCIA, SIMONE
GARCIA, ROBERT P
12835 HARBOR VIEW DR
SEMINOLE, FL 33776-4323

HOUSH GHOVAEE
NORTHSIDE ENGINEERING SERVICES
300 SOUTH BELCHER ROAD
CLEARWATER, FLORIDA 33765

RESOLUTION NO. _____

RESOLUTION VACATING A PORTION OF HARBOR VIEW DRIVE, HARBOR VIEW NO. 1 LOT 42 PLAT BOOK 0H6 PAGE 4 IN SECTION 29-30-15, RESERVING A UTILITY EASEMENT OVER THE VACATED AREA.

WHEREAS, James Bushert, 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 Petitioner is the apparent owner of record of the portion of the plat requested to be vacated, and has 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 utility easement will be reserved over the entire vacated area; and

WHEREAS, the Petitioners have shown that the requested vacation will not cause injury to surrounding property owners and is not needed for any public purpose; and

PINELLAS COUNTY
DEPARTMENT OF ENVIRONMENT AND INFRASTRUCTURE
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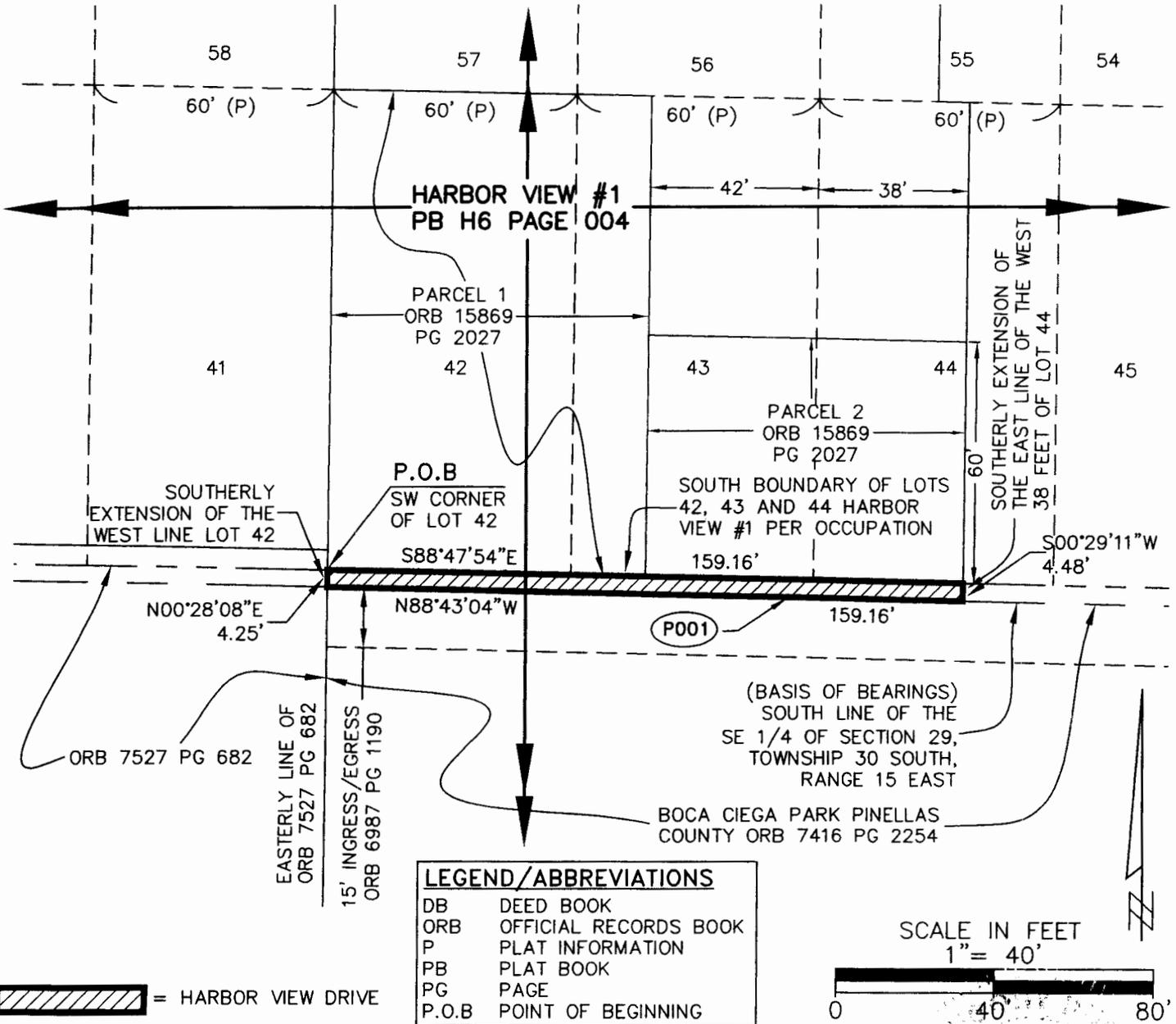
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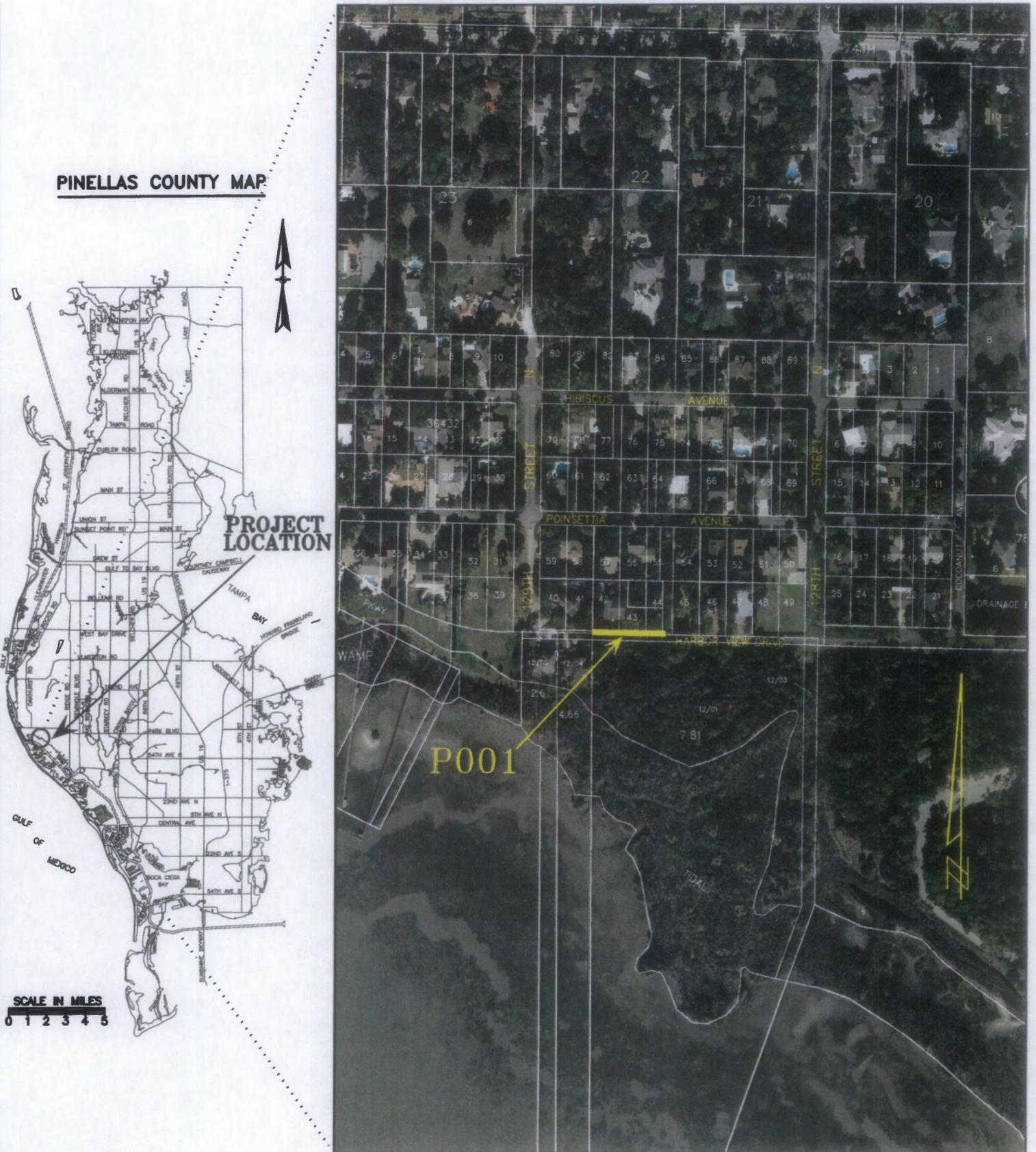


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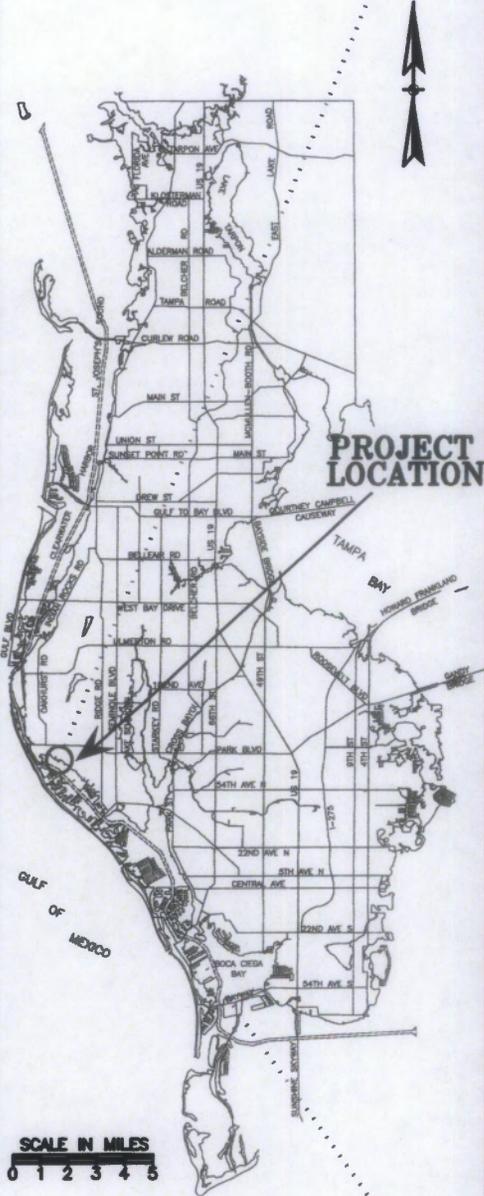
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CHECKED BY: SZ	
S.F.N.:	
1175	

SEAL

SECTION(S) 29, TOWNSHIP 30 SOUTH, RANGE 15 EAST



PINELLAS COUNTY MAP



PROJECT LOCATION

SCALE IN FEET 1" = 300'

	<p>PARTIAL VACATION OF HARBOR VIEW DRIVE from LOT 42 WEST to LOT 44 EAST</p>	<p>EXHIBIT</p>	<p>DATE: 11/15/2013</p>
		<p>NOT A SURVEY</p>	<p>PHOTOGRAPHY DATE: 01/2011</p>
		<p>PARCEL P001</p>	<p>SURVEY FILE NO.: 1175</p>
		<p>EXHIBIT_P001.dwg</p>	<p>SHEET 01 OF 01</p>