TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH

Notice of Public Meeting
Technical Review Committee

Upstairs Conference Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, January 21, 2026
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Resolution 2026-03: Vacating two five-foot drainage and utility easements along the common side lot lines of Lots 1 and 2 of Block 79 of the plat of North Unit No. 1., as recorded in Book 21, Page 27, of the Public Records of Pinellas County, Florida (645 78th Avenue)
A RESOLUTION OF THE CITY OF ST. PETE BEACH VACATING TWO FIVE-FOOT PLATTED DRAINAGE AND UTILITY EASEMENTS AT THE COMMON SIDE PROPERTY LINES OF LOTS 1 AND 2 OF BLOCK 79 OF THE PLAT OF NORTH UNIT NO. 1, RECORDED IN PLAT BOOK 21, PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LOCATED WITHIN THE PROPERTY BOUNDARIES OF 645 78TH AVENUE; AND PROVIDING FOR CONSTRUCTION, CORRECTION OF SCRIVENER'S ERROR, AND AN EFFECTIVE DATE.

Next Meeting: February 4, 2026

TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Resolution 2026-03: Vacating two five-foot drainage and utility easements along the common side lot lines of Lots 1 and 2 of Block 79 of the plat of North Unit No. 1., as recorded in Book 21, Page 27, of the Public Records of Pinellas County, Florida (645 78th Avenue)

Action Request: N/A

Strategic Objective:

Date: January 21, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Frances Robustelli, City Manager

Summary of Issue: The North Unit No. 1 plat was replatted in 1937 from an earlier replat named St Petersburg Beach Replat. On the plat are blanket five-foot drainage and utility easements along all side and rear lot lines of all platted lots, necessitating a vacation of the easements when an owner seeks to assemble all or part of multiple parcels for development and build across them. The owner of 645 78th Avenue, who owns Lots 1 and 2 of Block 79 of North Unit No. 1, is seeking to construct a single-family residence that is located partially within the easements and is seeking a vacation of both five-foot interior side property easements that intersect their property.

The owner has received letters of no objection from Pinellas County, Frontier Communications, and Duke Energy. Letters have been requested from TECO Peoples Gas and Charter Communications (Spectrum). Staff has no concerns with the subject vacation. The applicant will fulfill the applicable single-family drainage requirements during the new construction process, which will involve swaling runoff to the water or street.

Pursuant to Sec. 1.03. of the St. Pete Beach Charter, the subject easement vacation requires an affirmative vote of at least four members of the City Commission to

authorize. Notice has been provided to owners within 300 feet as required. The Planning Board will review and recommend the subject request at their January 26th meeting, and their recommendation will be shared at the adoption hearing.

Funding: No known fiscal impact to the City.

Attachments:

1. Resolution 2026-03
2. Plat - North Unit No 1
3. Survey
4. Application
5. Duke Energy No Objection
6. Frontier No Objection
7. Pinellas County No Objection

RESOLUTION NO. 2026-03

A RESOLUTION OF THE CITY OF ST. PETE BEACH VACATING TWO FIVE-FOOT PLATTED DRAINAGE AND UTILITY EASEMENTS AT THE COMMON SIDE PROPERTY LINES OF LOTS 1 AND 2 OF BLOCK 79 OF THE PLAT OF NORTH UNIT NO. 1, RECORDED IN PLAT BOOK 21, PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LOCATED WITHIN THE PROPERTY BOUNDARIES OF 645 78TH AVENUE; AND PROVIDING FOR CONSTRUCTION, CORRECTION OF SCRIVENER'S ERROR, AND AN EFFECTIVE DATE.

WHEREAS, the owners of the property at 645 78th Avenue desire to redevelop their property with a single-family residence and accessory structures.

WHEREAS, the North Unit No. 1 plat, a replat of Block 77 of St. Petersburg Beach Replat, contains a reservation statement that a five-foot utility and drainage easement is located along the side and rear lot lines of each lot.

WHEREAS, the owner has obtained letters of no objection from Duke Energy, Pinellas County, Frontier Communications for the proposed vacation, and requests for letters of no objection have been submitted to Teco Peoples Gas and Charter Communications (Spectrum), being those five utilities active in St. Pete Beach.

WHEREAS, Staff has no concerns regarding the vacation of the proposed easement and finds that single-family drainage improvements will be required for the new development regardless of the presence of the easement.

WHEREAS, the proposed new development has been submitted for permitting and is partially constructed within the subject easements, necessitating vacation of these easements prior to issuance of the subject permit.

WHEREAS, this request is the third vacation request approved for the subject plat, with prior easement vacations occurring in September 1998 (O.R. Bk. 10230, Pg. 936) and September 1999 (O.R. Bk. 10645, Pg. 2201).

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY RESOLVES:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. The City Commission authorizes the vacation of both of the subject five-foot drainage and utility easements, which each have a length of 100 feet, width of five feet, and extend interior to the property from the common side lot line of the two properties as depicted on the accompanying survey and stated as a reservation of the recorded North Unit No. 1 plat.

SECTION 3. This request does not vacate any of the platted five-foot easement that runs along the northern rear of the subject Lots 1 and 2, nor the platted five-foot easement that runs along the eastern side of the subject Lot 2.

SECTION 4. A copy of the accompanying development order to this request shall be recorded prior to issuance of any permit that will develop the land on which the easement is currently located.

SECTION 5. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Resolution by filing a corrected copy of this Resolution with the City Clerk.

SECTION 6. Construction. This Resolution is to be liberally construed to accomplish its objectives.

SECTION 7. Effective Date. This Resolution shall be effective upon adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS _____ DAY OF _____, 2026.

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

_____

Adrian Petrila, Mayor

ATTEST:

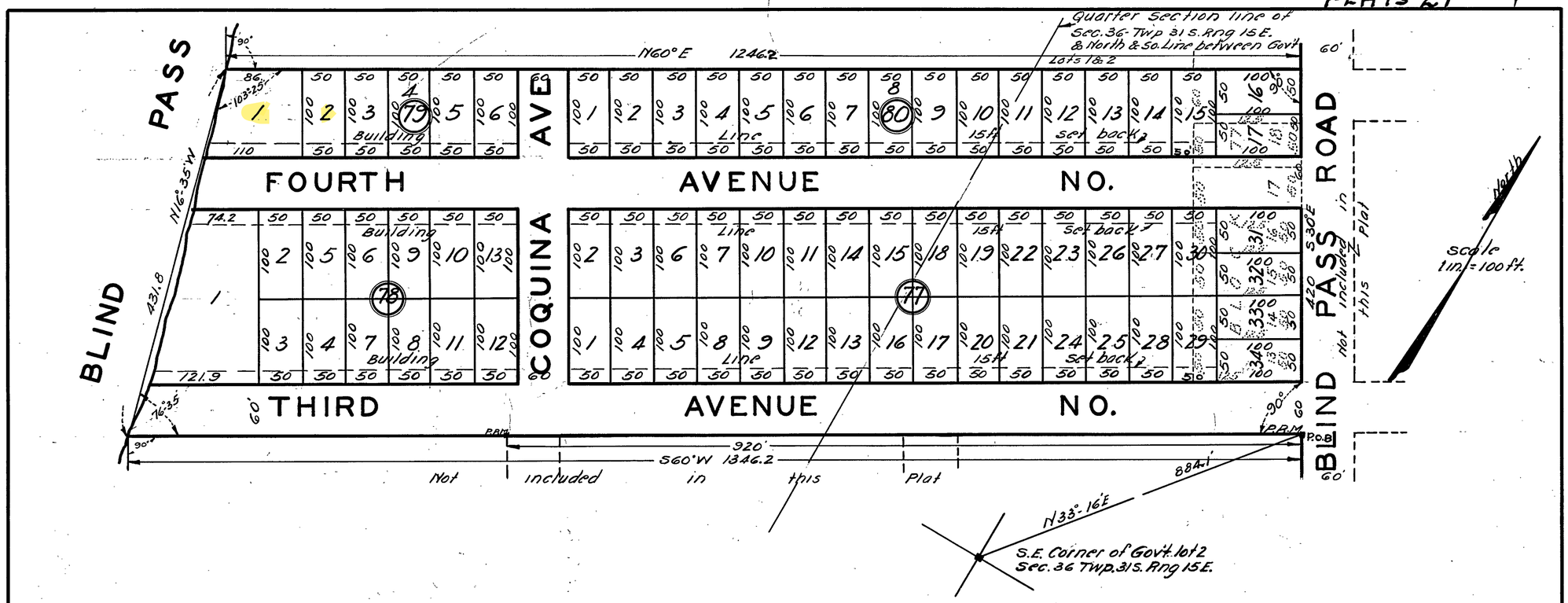
_____

Renee Rose, City Clerk

Approved as to form and legal sufficiency for the use and reliance of the City of St. Pete Beach only:

_____

Vose Law Firm LLP, City Attorney



RESOLUTION OF PARTIAL VACATION OF
North Unit I
SUBDIVISION HAS BEEN RECORDED IN
O.R. BOOK 10230 PAGE 936
ON 9-8 19 98
KARLEEN F. De BLAKER
Clerk of the Circuit Court
By Janice Fairchild Deputy Clerk

NORTH UNIT Nº I

BEING A RERLAT OF BLOCK 77 OF ST PETERSBURG BEACH REPLAT
AS RECORDED IN BOOK 5 PAGES 28 & 29 RECORDS OF PINELLAS CO.
AND IN ADDITION THERETO LANDS IN GOVERNMENT LOTS 1 & 2
SECTION 36 TOWNSHIP 31 SOUTH RANGE 15 EAST
PINELLAS COUNTY FLORIDA

RESOLUTION OF PARTIAL VACATION OF
North Unit I
SUBDIVISION HAS BEEN RECORDED IN
O.R. BOOK 10645 PAGE 2201
ON 9-1 19 99
KARLEEN F. De BLAKER
Clerk of the Circuit Court
By Janice Fairchild Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
North Unit I
SUBDIVISION HAS BEEN RECORDED IN
O.R. BOOK 12995 PAGE 370
ON 4-14 03
KARLEEN F. De BLAKER
Clerk of the Circuit Court
By Janice Fairchild Deputy Clerk

Plat 11 pg. 27

Further described as follows-
Beginning at the southeast corner of Government Lot 2 section 36 Township 31 South Range 15 East. thence N33°16'E 884.1 ft to a point on the westerly line of Blind Pass Road and the P.O.B thence S60°W 1346.2' to the waters of Blind Pass thence N116°35'W 431.8' along the waters of Blind Pass, thence N60°E 1246.2 ft to the westerly side of Blind Pass Road thence S30°E 420 ft. to the P.O.B.

I hereby certify that on this 15 day of May A.D. 1937 the above described property was surveyed and staked and that monuments were set as indicated and that the angles and distances are correct

E. T. Young
State Engineer's Registration #231
State Surveyor's Registration #100

Approved for the Board of County Commissioners of Pinellas County this 22nd day of Sept A.D. 1937

W. W. Marlow Jr.
County Engineer

Reservation: An easement of 5 ft is hereby reserved on the side and rear lines of all lots for Utility and drainage purposes

Note: Building Line indicated thus - - - is 15 ft back from street side lines

Dedication-
We the undersigned certify that we are the owners of the above described property hereby platted as NORTH UNIT Nº I and that we dedicate to the public all streets, alleys and public places as shown on this plat of the subdivision of said land.

Attest: N. W. Upham — International Realty Associates Inc.
Assistant Secretary — N. J. Upham President

Witness
Larry S. Sonant
W. W. Upham
Attest Wm. M. Taliaferro — Union Security & Investment Company Inc.
Secretary — E. C. Scheer President
Witness
Larry S. Sonant
W. W. Upham

State of Florida
County of Pinellas.
I hereby certify that on this 1st day of June A.D. 1937 before me personally appeared N. J. Upham, President and N. W. Upham, Assisstant Secretary of the International Realty Associates Inc. under the laws of Delaware and E. C. Scheer President and Wm. M. Taliaferro, Secretary of the Union Security and investment Co. Inc. under the laws of the State of Florida to me known to be the persons described in and who executed the for going certificate and dedication and acknowledge the execution thereof to be their free act and deed for the uses and purposes therein mentioned and they affix there to the official seals of their respective Corporations and that the said instrument is the act and deed of their respective Corporations.

Witness my hand and official seal at St. Petersburg, County of Pinellas, State of Florida, the day and year aforesaid.

W. W. Upham
Notary Public, State of Florida at large

My commission Expires Dec 18, 1940.

W.O. 7149

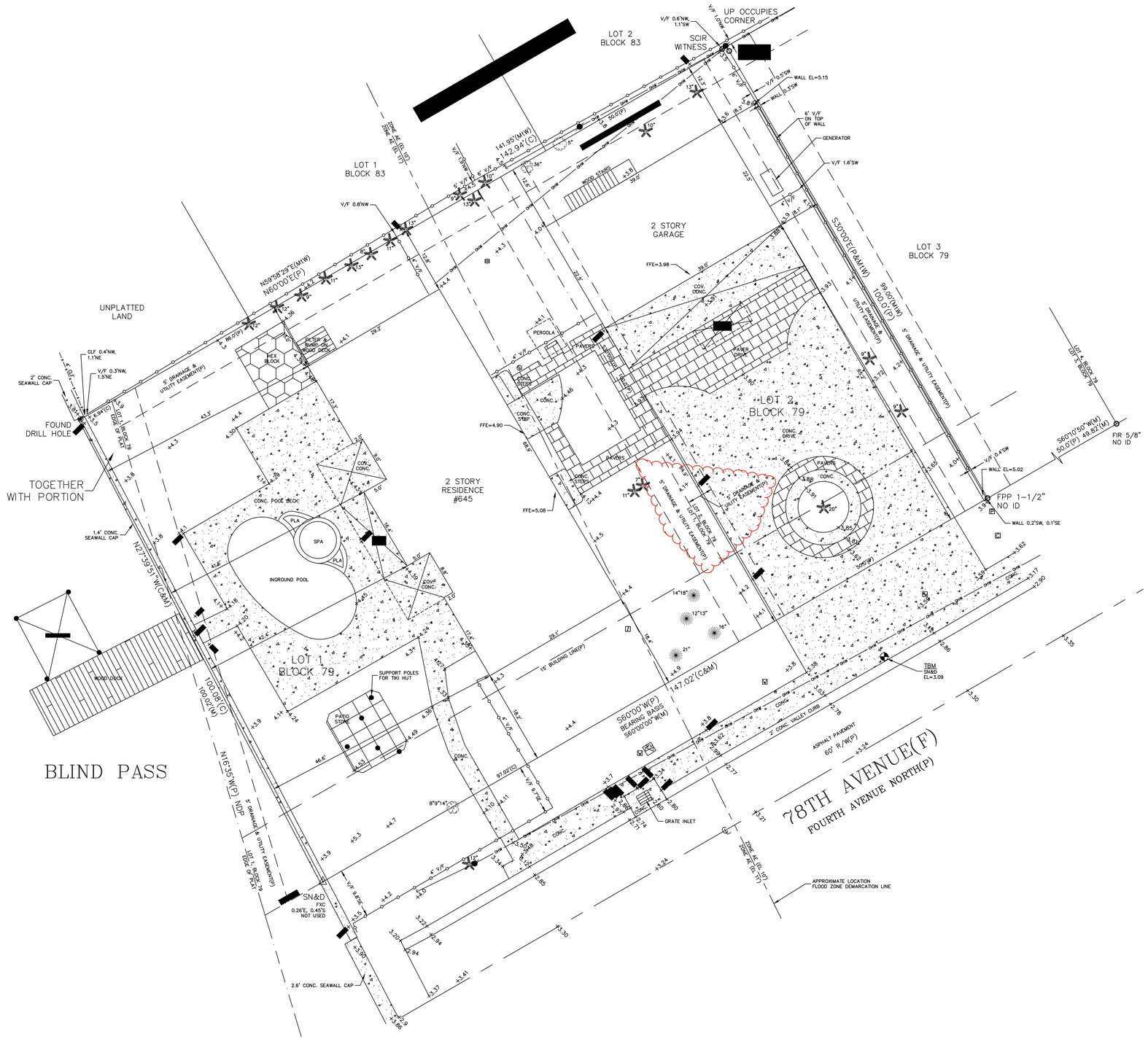
BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

ADDRESS:
645 78TH AVENUE
ST. PETE BEACH, FLORIDA

LEGAL DESCRIPTION: (O.R. 4939, PG 1652)
LOTS 1 AND 2, BLOCK 79, NORTH UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, AT PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

TOGETHER WITH ANY INTEREST THE GRANTORS HAVE IN THE LANDS LYING BETWEEN THE WESTERLY EXTENSIONS OF THE NORTH AND SOUTH BOUNDARY LINES OF LOT 1 AND THE WATERS OF BLIND PASS.



SYMBOL LEGEND

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- = Cable Box
- = Centerline
- = Cleanout
- = Drainage Manhole
- = Fire Hydrant
- = Gas Fill
- = Guy Anchor
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- = Spot Elevation
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ABBREVIATION LEGEND

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FXC = Found "X" Cut
G.I. = Grate Inlet
GV = Gate Valve
HYD = Fire Hydrant
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I.E. = Invert Elevation
LB = Corporate Certificate Number
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LFE = Lowest Floor Elevation
LMWA = Limit of Moderate Wave Action
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UP = Utility Pole
V/F = Vinyl Fence
W/ = With
W/F = Wood Fence
WM = Water Meter
W.O. = Work Order
WV = Water Valve

TREE LEGEND

- OAK
- PALM
- PINE
- SCHEFFLERA

SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.

2. PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.

3. BEARING BASIS IS THE NORTHERLY RIGHT-OF-WAY LINE OF 78TH AVENUE BEING S60°00'W, PER PLAT.

4. ALL HORIZONTAL AND VERTICAL MEASUREMENTS SHOWN ON THIS DRAWING ARE IN U.S. SURVEY FEET.

5. ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.

6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.

7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. THIS PARCEL APPEARS TO BE IN FLOOD ZONE "AE (EL 11 FEET)" AND "AE (EL 10 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0257H, MAP EFFECTIVE DATE: 08/24/2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
FLOOD ZONE LINES AND/OR LMWA LINE SHOWN HEREON WERE TRANSFERRED BY GRAPHIC METHODS FROM THE FLOOD ZONE MAP, AND ARE SUBJECT TO THE INHERENT INACCURACIES OF SUCH TRANSFERS. THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.

9. ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
BENCHMARK UTILIZED: "BLIND M", PID NUMBER AG0349,
ELEVATION = 3.32' AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

10. PLAT'S RESERVATION NOTE STATES:
AN EASEMENT OF 5 FT. IS HEREBY RESERVED ON THE SIDE AND REAR LINES OF ALL LOTS FOR UTILITY AND DRAINAGE PURPOSES.
THIS SURVEYOR HAS NO KNOWLEDGE OF WHETHER THE EASEMENTS RUNNING ALONG THE BOUNDARY BETWEEN LOT 1 AND LOT 2 HAVE BEEN VACATED.

11. LOCATIONS OF TREES SHOWN HEREON WERE LIMITED TO TREES 4" DIAMETER AT BREAST HEIGHT (DBH) OR LARGER.
GEODATA SERVICES CAN ACCEPT NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, TREE IDENTIFICATION IS OUTSIDE THE EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE RELIED UPON ONLY AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865
DATE: OCTOBER 1, 2024

AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.

W.O. 7149	FIELD DATE: SEPTEMBER 16, 2024
DRAWN BY: HW	
CHECKED BY: D.J.E.	
SCALE: 1"=10'	
FIELD BOOK / PAGE(S): 6-23/51	
SHEET 1 OF 1	

GEODATA SYSTEMS INC. D/B/A
GEODATA SERVICES
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763
LB 7466

Application #: _____ Fee: _____ Date Paid: _____

St. Pete Beach
The Sunset Capital of Florida

APPLICATION TO VACATE AN EASEMENT

1. Applicant and Owner Information

Owner Information		Applicant Information (If different from the Owner)	
Name:	Leanne Faris	**Name:**	Jesse Blackstock, PE
Mailing Address:	645 78th Ave N	**Mailing Address:**	1646 W Snow Ave
City / State / ZIP:	St. Pete Beach, FL 33706	**City / State / ZIP:**	Tampa, FL 33606
Phone:	813-455-2184	**Phone:**	813-455-2184
Email:	leannefaris@yahoo.com	**Email:**	jesse@blackstockeng.com

Note: If the applicant is not the property owner, a signed authorization letter from the property owner must be attached.

2. Property Information

Property Address: 645 78th Ave N

Parcel / Tax ID Number: 36-31-15-61524-079-0010

Subdivision / Lot Number (if applicable): NORTH UNIT NO. 1, Lots 1 & 2

Application #: _____ Fee: _____ Date Paid: _____

Zoning District: RU-1

3. Easement Information

Type of Easement to be Vacated (e.g., utility, drainage, access): Drainage & Utility

Width and Length (approximate dimensions): (2) 5'x100'

Location Description (attach map or survey): See attached survey

Reason for Request:

Construct new SFR within Lots 1 & 2 combined as one parcel

4. Required Attachments

1. Survey or Plat showing the easement area proposed for vacation.
2. Legal Description of the easement.
3. Proof of Ownership (copy of deed or title report).
4. Signed Letters of No Objection from all affected utility companies, including but not limited to:
   - Electric Utility: Duke Energy (Letter attached ☒)
   - Water Utility: Pinellas County (Letter attached ☒)
   - Sewer Utility: City of St. Pete Beach (Letter attached ☐)
   - Gas Utility: N/A (Letter attached ☐)
   - Telecommunications Provider: Frontier (Letter attached ☒)
5. Owner Authorization Letter (if applicant is not the owner).

5. Applicant and Owner Certification

By signing below, the undersigned certifies that all information provided herein is true and correct to the best of their knowledge and agrees to comply with all applicable local, state, and federal regulations.

Applicant Signature: Jesse Blackstock Digitally signed by Jesse Blackstock Date: 2025.12.01 11:01:53 -05'00' Date: _____

Owner Signature: Leanne Faris Date: 12-1-25

452 East Crown Point Road
Winter Garden, Florida 34787
Irma.Cuadra@duke-energy.com

407 905 3310

Dec. 29, 2025

Via email: jesse@blackstockeng.com

Mr. Jesse Blackstock, PE
BLACKSTOCK ENGINEERING UNLIMITED, INC.
1646 W Snow Avenue
Suite 174
Tampa, Florida 33606

RE: Vacation of a Platted Easement
645 78th Avenue, St. Petersburg
Pinellas County, Florida

Dear Mr. Blackstock

Please be advised that Duke Energy has **"no objection"** to the vacation and abandonment of the 5.00 foot Drainage & Utility Easement located between Lot 1 and Lot 2, Block 79, North Unit No. 1, as recorded in Plat Book 21, Page 27, of the Public Records of Pinellas County, Florida, more particularly as shown on the accompanying Boundry & Topographic Survey drawn by Geodata Seervices, W.O. # 7149, attached hereto and by this reference made a part hereof.

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

Sincerely,
Irma Cuadra
Irma Cuadra
Senior Research Specialist

attachment

W.O. 7149

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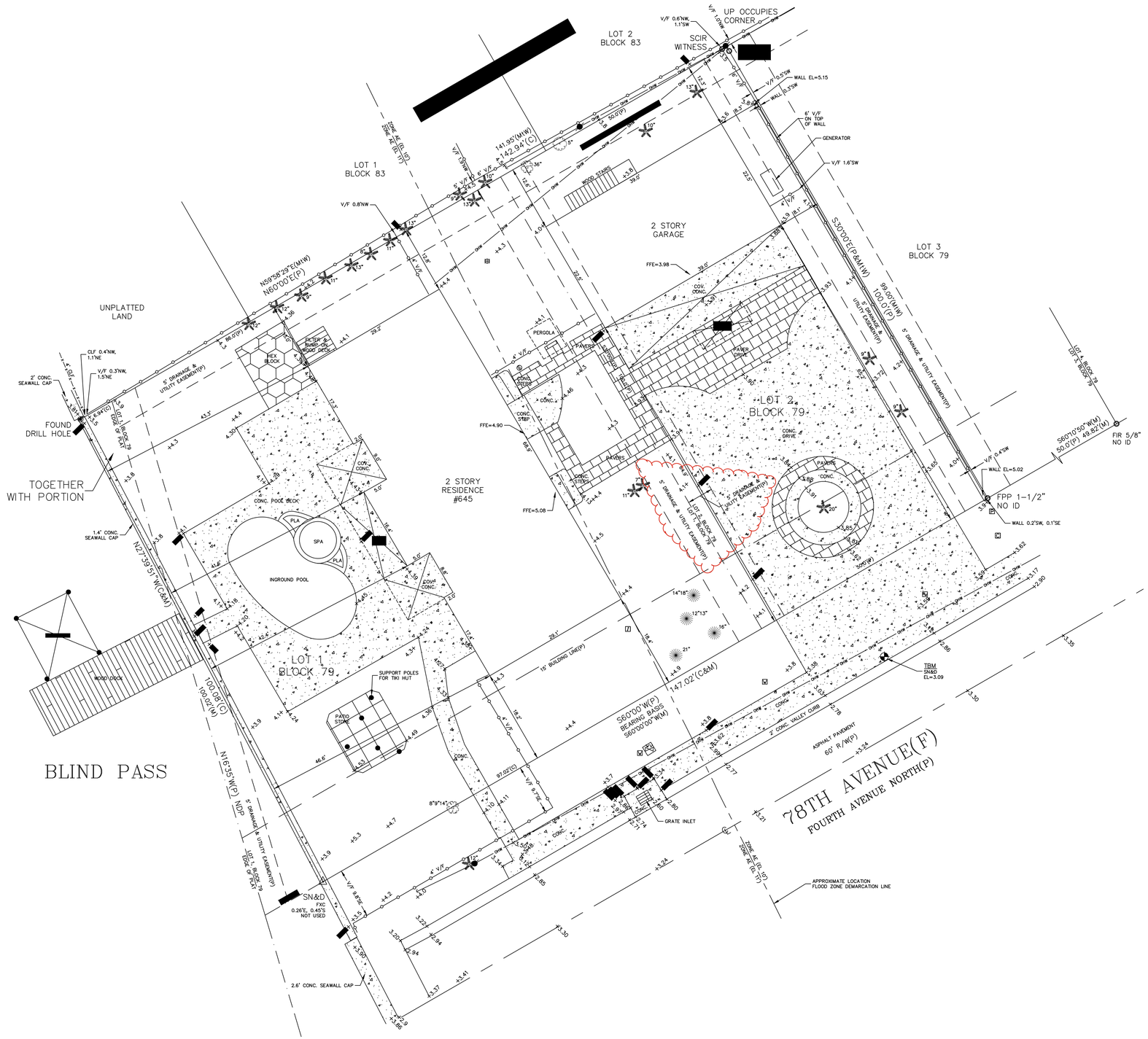

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3. BEARING BASIS IS THE NORTHERLY RIGHT-OF-WAY LINE OF 78TH AVENUE BEING S60°00'W, PER PLAT.

4. ALL HORIZONTAL AND VERTICAL MEASUREMENTS SHOWN ON THIS DRAWING ARE IN U.S. SURVEY FEET.

5. ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.

6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.

7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. THIS PARCEL APPEARS TO BE IN FLOOD ZONE "AE (EL 11 FEET)" AND "AE (EL 10 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0257H, MAP EFFECTIVE DATE: 08/24/2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
FLOOD ZONE LINES AND/OR LMWA LINE SHOWN HEREON WERE TRANSFERRED BY GRAPHIC METHODS FROM THE FLOOD ZONE MAP, AND ARE SUBJECT TO THE INHERENT INACCURACIES OF SUCH TRANSFERS. THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.

9. ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
BENCHMARK UTILIZED: "BLIND M", PID NUMBER AG0349,
ELEVATION = 3.32' AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

10. PLAT'S RESERVATION NOTE STATES:
AN EASEMENT OF 5 FT. IS HEREBY RESERVED ON THE SIDE AND REAR LINES OF ALL LOTS FOR UTILITY AND DRAINAGE PURPOSES.
THIS SURVEYOR HAS NO KNOWLEDGE OF WHETHER THE EASEMENTS RUNNING ALONG THE BOUNDARY BETWEEN LOT 1 AND LOT 2 HAVE BEEN VACATED.

11. LOCATIONS OF TREES SHOWN HEREON WERE LIMITED TO TREES 4" DIAMETER AT BREAST HEIGHT (DBH) OR LARGER.
GEODATA SERVICES CAN ACCEPT NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, TREE IDENTIFICATION IS OUTSIDE THE EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE RELIED UPON ONLY AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865
DATE: OCTOBER 1, 2024

AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.

W.O. 7149	FIELD DATE: SEPTEMBER 16, 2024
DRAWN BY: HW	
CHECKED BY: D.J.E.	
SCALE: 1"=10'	
FIELD BOOK / PAGE(S): 6-23/51	
SHEET 1 OF 1	

GEODATA SYSTEMS INC. D/B/A
GEODATA SERVICES
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763
LB 7466

FRONTIER

2185 Range Rd
Clearwater, FL 33765
(941) 266-9218
stephen.waidley@ftr.com

12/1/2025

Attn: Jesse Blackstock, PE
Blackstock Engineering Unlimited, Inc.
1646 W Snow Ave, Suite 174
Tampa, FL 33606
(813) 455-2184

RE: Vacation of 2 side lot line Drainage/Utility Easements – 645 78th Ave N, St Pete Beach, FL

Dear Mr. Blackstock,

☐ Our records do not indicate that there are Frontier facilities in the area of the Plat request as per the attachment provided.

☑ Frontier has no objection to the above referenced request as per the attachment.

☐ Frontier has facilities within the proposed vacate area. A recordable non-exclusive Easement in favor of Frontier will be required for Frontier facilities to remain in the proposed vacated R.O.W.

☐ Frontier 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 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 Engineering Department with regards to the above project.

☐ Frontier 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 facilities. There will also be a reimbursement of all costs required for relocation/adjustments of Frontier 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,

Stephen Waidley

Stephen Waidley
Frontier Florida LLC
Regional Rights of Way & Municipal Affairs Manager

Waidley, Stephen

From: Jesse Blackstock <jesse@blackstockeng.com>
Sent: Monday, December 1, 2025 10:31 AM
To: Waidley, Stephen; Jonathan.Kasper@duke-energy.com
Cc: leannefaris@yahoo.com; sarah@ashdevelopers.us; Robert Motley
Subject: 645 78th Ave N, St Pete Beach FL | Easement Vacation
Attachments: 7149-20240918-V2004-BTT.pdf

Categories: Easement

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Stephen & Jonathan,

Please confirm there are no objections to vacating the two (2) 5'x100' drainage/utilities easements depicted on the attached survey. I have the existing easement clouded in red to highlight their location. Neither Frontier nor Duke have utilities there currently, but the City still requires a letter of no objection in order for us to vacate the two easements.

Thanks!

Best Regards,

Jesse Blackstock, PE

BE→U
BLACKSTOCK ENGINEERING UNLIMITED
CONNECT B2B • CREATE VALUE

BLACKSTOCK ENGINEERING UNLIMITED, INC.

1646 W Snow Avenue
Suite 174
Tampa, Florida 33606
C. 813.455.2184

CONNECT B2B - CREATE VALUE

W.O. 7149

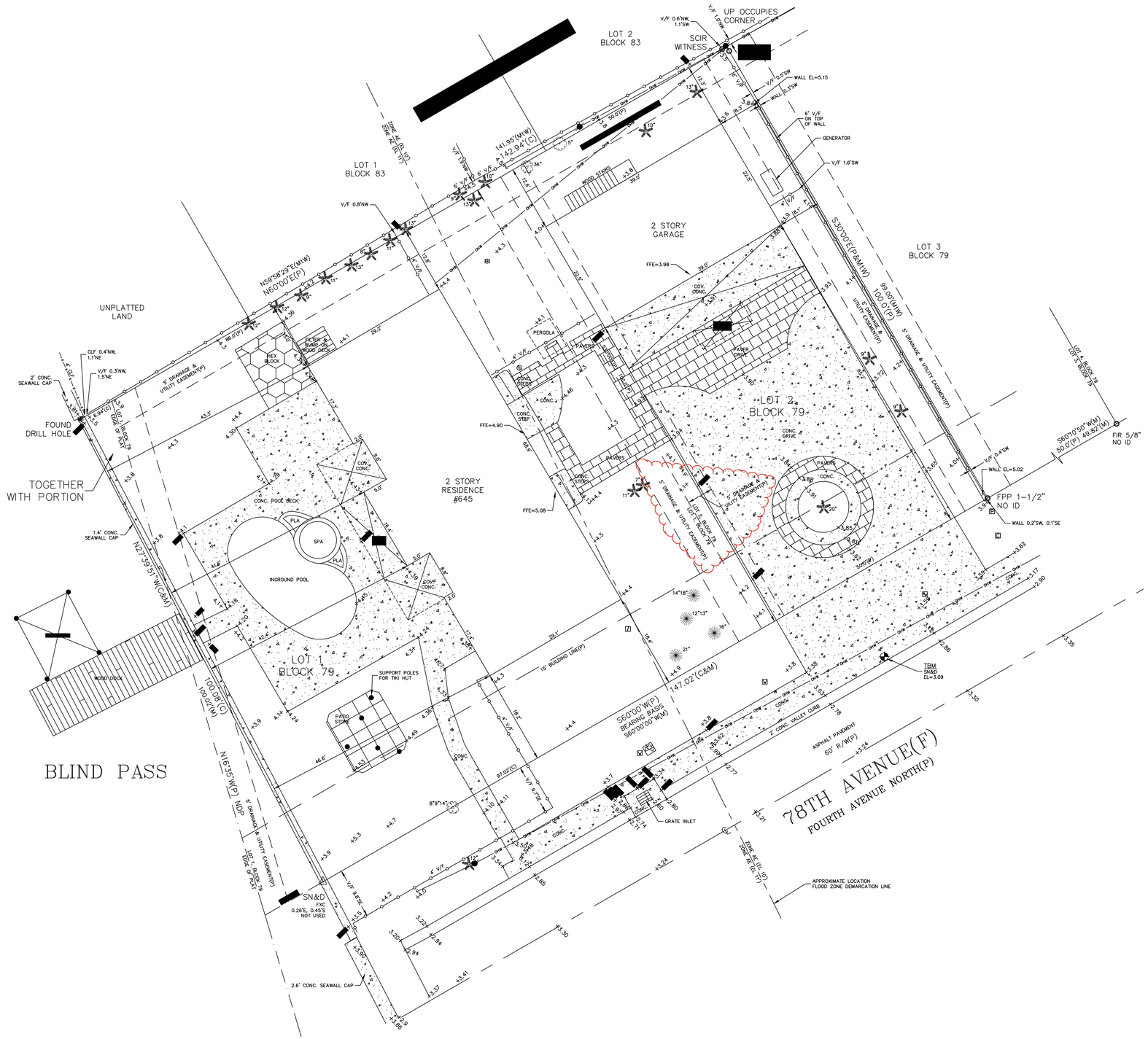
BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

ADDRESS:
645 78TH AVENUE
ST. PETE BEACH, FLORIDA

LEGAL DESCRIPTION: (O.R. 4939, PG 1652)
LOTS 1 AND 2, BLOCK 79, NORTH UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, AT PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

TOGETHER WITH ANY INTEREST THE GRANTORS HAVE IN THE LANDS LYING BETWEEN THE WESTERLY EXTENSIONS OF THE NORTH AND SOUTH BOUNDARY LINES OF LOT 1 AND THE WATERS OF BLIND PASS.



SYMBOL LEGEND

- = Backflow Preventor
- = Cable Box
- = Centerline
- = Cleanout
- = Drainage Manhole
- = Fire Hydrant
- = Gas Fill
- = Guy Anchor
- = Irrigation Valve
- = Light Pole
- = Light Post
- = Mailbox
- = Power Box
- = Reclaimed Water Meter
- = Sanitary Manhole
- = Sign
- = Spot Elevation
- = Telecommunication Box
- = Utility Pole
- = Utility Box
- = Water Meter
- = Water Valve

ABBREVIATION LEGEND

(C)	= Calculated Data
(D)	= Data per Description
(F)	= Field Determined
(M)	= Measured Data
(M\W)	= Measured to Witness Data
(P)	= Data per Plat
±	= Plus or Minus
AC/CS	= Air Conditioner on C/S
BW/F	= Barbed Wire Fence
BFE	= Base Flood Elevation
BFP	= Backflow Preventor
CB	= Chord Bearing
CH	= Chord
C.P.B.	= Condominium Plat Book
C/C	= Covered Concrete
C/S	= Concrete Slab
C/SW	= Concrete Sidewalk
CLF	= Chain Link Fence
COV.	= Covered
CLP	= Concrete Light Pole
CMP	= Corrugated Metal Pipe
CONC.	= Concrete
Δ	= Delta Angle
D.B.	= Deed Book
D/W	= Driveway
DMH	= Drainage Manhole
DWM	= Detectable Warning Mat
E/P	= Edge of Pavement
EL	= Elevation
EOW	= Edge of Water
FCIR	= Found Iron Rod & Cap
FCM	= Found Concrete Monument
FFE	= Finished Floor Elevation
FIP	= Found Iron Pipe
FIR	= Found Iron Rod - No Cap
FLA.	= Florida
FN&D	= Found Nail & Disk
FPP	= Found Pinched Pipe
FXC	= Found "X" Cut
G.I.	= Grate Inlet
GV	= Gate Valve
HYD	= Fire Hydrant
ID	= Identification
I.E.	= Invert Elevation
LB	= Corporate Certificate Number
LP	= Light Pole
LFE	= Lowest Floor Elevation
LMWA	= Limit of Moderate Wave Action
M/F	= Metal Fence
M.O.L.	= More or Less
MES	= Mitered End Section
N&D	= Nail & Disk
NFN&D	= Not Found and Not Set
OCS	= Outfall Control Structure
OHW	= Overhead Wire
O.R.	= Official Records Book
P.B.	= Plat Book
PCP	= Permanent Control Point
PG(s)	= Page(s)
PLA	= Planter
PLS	= Professional Land Surveyor
POB	= Point of Beginning
POC	= Point of Commencement
PRC	= Point of Reverse Curvature
PRM	= Permanent Reference Monument
R	= Radius
RGE	= Range
R/W	= Right-of-Way
RCP	= Reinforced Concrete Pipe
SCM	= Set Concrete Monument PLS #2865
SCIR	= Set Iron Rod & Cap 5/8" PLS #2865
SN&D	= Set Nail & Disk PLS #2865
SMH	= Sanitary Manhole
STM	= Storm Pipe
TBM	= Temporary Benchmark
TOB	= Top of Bank
TOS	= Toe of Slope
TWP	= Township
TYP	= Typical
UB	= Utility Box
UP	= Utility Pole
V/F	= Vinyl Fence
W/	= With
W/F	= Wood Fence
WM	= Water Meter
W.O.	= Work Order
WV	= Water Valve

TREE LEGEND

- OAK
- PALM
- PINE
- SCHEFFLERA

SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.

2. PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.

3. BEARING BASIS IS THE NORTHERLY RIGHT-OF-WAY LINE OF 78TH AVENUE BEING S60°00'W, PER PLAT.

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BENCHMARK UTILIZED: "BLIND M", PID NUMBER AG0349,
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SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865
DATE: OCTOBER 1, 2024

AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.

W.O. 7149	FIELD DATE: SEPTEMBER 16, 2024
DRAWN BY: HW	
CHECKED BY: D.J.E.	
SCALE: 1"=10'	
FIELD BOOK / PAGE(S): 6-23/51	
SHEET 1 OF 1	

GEODATA SYSTEMS INC. D/B/A
GEODATA SERVICES
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763
LB 7466

Pinellas County

Building & Development Review Services

January 9,2026

Attention: Leanne Faris
645 78th Avenue
St. Pete Beach, Florida 33706

Re: Letter of No Objection for the proposed vacation of Lots 1 and 2, Block 79, North Unit No.1, According to the plat thereof recorded in Plat Book 21, At Page 27, Of the Public Records of Pinellas County Florida. (Official Records Book(O.R.) 4939, Page (Pg 1652) Public Records of Pinellas County, Florida,

We have received your request for a letter of no objection for the proposed vacation of Lots 1 and 2, Block 79, North Unit No.1, According to the plat thereof recorded in Plat Book 21, At Page 27, Of the Public Records of Pinellas County Florida. (Official Records Book(O.R.) 4939, Page (Pg 1652) Public Records of Pinellas County, Florida, as depicted in the attached exhibit. Pinellas County does not have any utilities, or stormwater facilitates in the easement(s) and has no future plans for utilities or stormwater facilitates in the easement(s). Therefore, Pinellas County has no objection to the proposed vacation.

If you have any questions, or if we may be of further assistance, please feel free to contact me at (727) 464-5240.

Sincerely,

Briana Dachniewicz
Development Project Manager I
Petition to Vacate Coordinator
Pinellas County Building & Development Review Services

440 Court Street
Clearwater, FL 33756
Phone (727) 464-3888
V/TDD (727) 464-4062
www.pinellascounty.org

W.O. 7149

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

ADDRESS:
[illegible] 78TH AVENUE
ST. PETE BEACH, FLORIDA

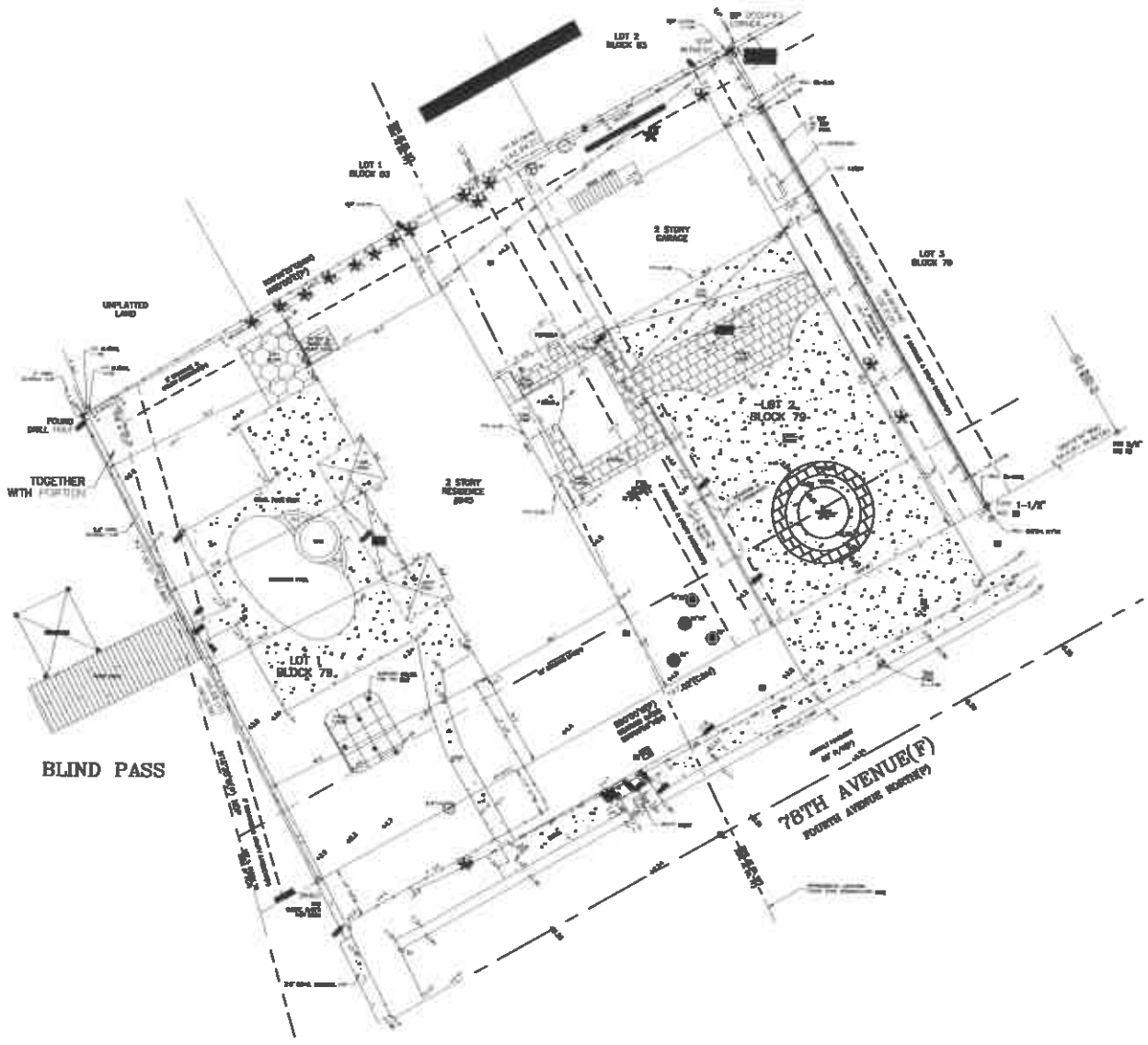
LEGAL DESCRIPTION: [illegible]
LOTS 1 AND 2, BLOCK 79, NORTH BIRT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, AT PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

TOGETHER WITH ANY INTEREST THE GRANTORS HAVE IN THE LANDS LYING BETWEEN THE WESTERLY EXTENSIONS OF THE NORTH AND SOUTH BOUNDARY LINES OF LOT 1 AND THE WATERS OF BLIND PASS.

SYMBOL LEGEND

ABBREVIATION LEGEND

TREE LEGEND
- OAK
- PALM
- PINE
- SCHEFFLERA



SURVEY NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. PLAT'S RESERVATION NOTE STATED:
AN EASEMENT OF 5 FT. IS RESERVED ON THE SIDE AND REAR LINES OF ALL LOTS FOR UTILITY AND DRAINAGE PURPOSES.
[illegible]
11. LOCATIONS OF TREE SHOWN HEREON ARE LIMITED TO TREES 4" DIAMETER AT DBH OR GREATER.
[illegible]

SURVEYOR'S CERTIFICATION:
[illegible]

[illegible]

DATE	[illegible]
DRAWN BY	
CHECKED BY	
SCALE	
[illegible]	
[illegible]	

GEODATA SYSTEMS INC. D/B/A
GEODATA SERVICES
1100 KAPP DRIVE
CLEARWATER, FL 33765
LB 7488 PHONE: (727) 447-1783