



Case No. _____

TOWN OF BELLEAIR
Building Department

RECEIVED
BELLAIR BLDG. DEPT.

APR 05 2018

**Application for Vacation or Closure of
Street or Alley Right-Of-Way / or / Public Access Easement**

1. Request:

- a. Street R.O.W.: ☒ Vacate (or) ☐ Close (name) GOLF VIEW DRIVE (a/k/a Althea Road)
b. Alley R.O.W.: ☐ Vacate (or) ☐ Close
c. Public Access Easement: ☐ Vacate (only) (name, if any) _____

2. Subdivision Name BELLEAIR ESTATES, East of Indian Rocks Road

Affected Block and Lot Numbers _____

3. Length (feet) 310/208 **Width** (feet) 60 **Area** (square feet) 27,480
250/148

4. End Points: From Indian Rocks Road intersection to Southerly boundary of Lot 32

5. Location: See attached legal description & sketch

6. Applicant PELICAN GOLF LLC Date 4/5/18
(Print name)

[Signature] Phone () _____
(Signature)
E-Mail dandoylej@dex.com Fax () _____

Address 3 STONEGATE DRIVE City BELLEAIR State FL Zip 33756

7. Agent/Attorney MACFARLANE FERGUSON & MCMULLEN Phone (727) 441-8966
(Print firm name)

THOMAS C. NASH, II Fax (727) 442-8470
(Print representative name) (Signature) [Signature]

E-Mail tcn@macfar.com

Address POST OFFICE BOX 1669 City CLEARWATER State FL Zip 33757

8. Method by Which the Town Originally Acquired the R.O.W. or Access Easement

- ☒ Plat Dedication / Donation ☐ Town Purchase ☐ Obtained Through Prescription
Plat or other recorded instrument must be attached to application.

9. Existing Physical Improvements within the R.O.W. or Access Easement

a. Surface or above grade:

- | | | |
|---|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Electric | <input type="checkbox"/> Curb & Gutter |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Cable | <input type="checkbox"/> Structures (describe) _____ |
| <input type="checkbox"/> Fences / Walls | <input checked="" type="checkbox"/> Paving | <input type="checkbox"/> Other _____ |

b Underground/below grade:

- ☐ None
☐ Water
☐ Cable

- ☐ Telephone
☐ Sewer
☐ Gas

- ☐ Electric
☐ Storm Drainage
☐ Other _____

☒ Unknown

TO BE DETERMINED

10. Intended Use of the Vacated R.O.W. or Access Easement

Describe Use (e.g. yard, parking, type of development, etc.) SEE ATTACHED NARRATIVE

11. Related (Pending) Applications Submitted(Indicate title & case number.)

- ☒ Rezoning _____
☐ Replat _____
☐ FLUM Amendment _____

- ☐ P&Z Board _____
☐ Building Permit _____
☐ Other _____

12. Signatures of Adjoining Property Owners

Signatures of all owners of properties that adjoin the easement to be vacated or closed must appear below. Include an adequate legal description of said properties (*attach additional sheet(s) if necessary*).

Printed Name & Signature

Telephone No.

Legal Description (Lot, Block & Addition)

SEE ATTACHED

- 13. Is the requested vacation consistent with the traffic circulation element of the Town comprehensive plan and the county metropolitan planning organization transportation plan?** ☒ **Yes** ☐ **No** (if no, please provide justification as a separate attachment).

Does the right-of-way to be vacated provide the sole access to any property? ☐ **Yes** ☒ **No** (if yes, please explain with a separate attachment)

Please describe how the proposed vacation provides a positive benefit to the Town.

SEE ATTACHED NARRATIVE

14. Required Exhibits (*To be submitted with this application*)

- ☐ 10 copies (11"x17") exhibit map clearly depicting location, dimensions and extent of R.O.W. or public access easement to be vacated or closed. Map must be legible.
☐ 10 copies (11" x 17") certified metes & bounds legal description of subject easement Original plat,
☐ Separate instrument, or deed recording easement dedication (if applicable)
☐ Utility Release Form or Letter

10. Intended Use of the Vacated R.O.W.

Attached to this application is a Legal Description and Sketch of proposed area of vacation. The Applicant owns the Pelican Golf course property which borders one side of the area to be vacated and also owns the residential lots bordering the other side of the area to be vacated.

The Applicant intends to use the area to be vacated as an extension of and in conjunction with the golf course and clubhouse facility. Attached to this exhibit is a draft rendering of how the vacated area and the balance of the residential lots owned by the Applicant will be used.

As you can see, most of the vacated area will be used for the golf course practice area. The practice area consists of an extension of the existing driving range to the west which will allow for longer golf ball flight. The practice area will also have a short game area consisting of practice bunkers as well as chipping and pitching areas.

The continuing trend among elite golf facilities is the addition of on-site guest cottages to be used by members and out of town guests of members. The Applicant intends to construct two (2) small, two-story guest cottages within a portion of the area to be vacated. The approximate location of the cottages is shown on the rendering. The cottages will be accessible only by foot or golf cart.

13. Please describe how the proposed vacation provides a positive benefit to the Town.

Historically Golf View Drive, turning off of Indian Rocks Road, has been used as a secondary access point to the Belleview Biltmore / Pelican Golf Course. Recently Golf View Drive has become a cut-thru road for those seeking to avoid the stop light at the intersection of Indian Rocks Road and Mellenbacher Road. As a result, the vehicles using the cut-thru travel Golf View at excessive speeds, placing those using Golf View in great danger. Those living along Golf View and other nearby streets are now forced to place cones in the street and to use other “self-help” remedies to slow down traffic. By eliminating the access point at Indian Rocks Road, most cut-thru traffic will cease. This will be a tremendous benefit for those residing on Golf View and thereby the Town. A cul-de-sac will be added as shown on the attached rendering. The section of Golf View to be vacated is in need of repair and repaving. By vacating this section of Golf View, the need to expend Town resources for the upkeep and maintenance of this portion of the road will be eliminated. For these reasons the proposed vacation will have a positive benefit to the Town.

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

THAT PORTION OF ALTHEA ROAD (GOLF VIEW DRIVE – FIELD) LYING NORTHERLY OF AND ADJOINING TO LOTS 1 AND 34, BLOCK 32, TOGETHER WITH THAT PORTION OF GOLF VIEW DRIVE LYING EASTERLY OF AND ADJOINING TO LOTS 32, 33 AND 34, BLOCK 32, ALL LYING WITHIN A SUBDIVISION OF BELLEAIR ESTATES EAST OF INDIAN ROCKS ROAD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 52 THROUGH 57, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 32; THENCE N25°17'43"E, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INDIAN ROCKS ROAD, A DISTANCE OF 60 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PELICAN GOLF COURSE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY OF PELICAN GOLF COURSE FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) S64°42'17"E, A DISTANCE OF 310 FEET, (2) S25°17'43"W, A DISTANCE OF 208 FEET; THENCE N64°42'17"W, ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY BOUNDARY OF SAID LOT 32, BLOCK 32, A DISTANCE OF 60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32, BLOCK 32; THENCE N25°17'43"E, ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 32, A DISTANCE OF 148 FEET TO THE NORTHEAST CORNER OF SAID LOT 34, BLOCK 32; THENCE N64°42'17"W, ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 32, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,480 SQUARE FEET OR 0.63 ACRES, MORE OR LESS.

PREPARED FOR

PELICAN GOLF LLC

SHEET 1 OF 2

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A Shimp III

GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 170400

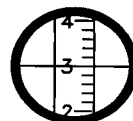
DATE SURVEYED: N/A

DRAWING FILE: 170400-1.DWG

DATE DRAWN: 1-9-2018

LAST REVISION: N/A

X REFERENCE: N/A



**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE D

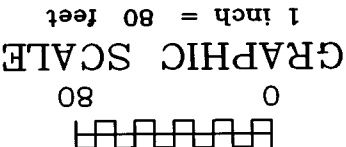
PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

R.C.

LB 1834

LEGAL DESCRIPTION and SKETCH
THIS IS NOT A SURVEY



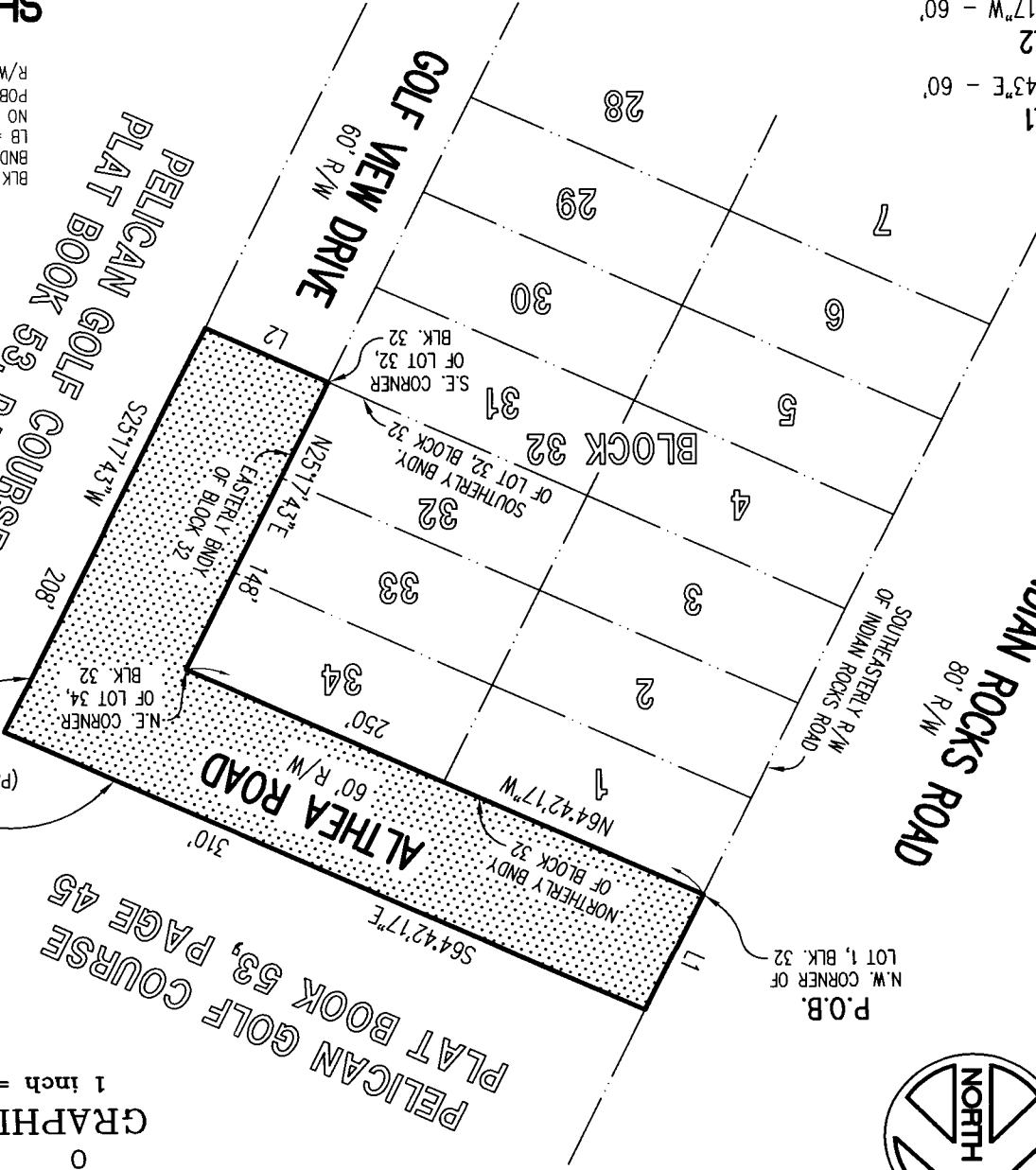
Pelican Golf Course
Plat Book 53, Page 45

WESTERLY BNDY. OF
PELICAN GOLF COURSE
(Plat Book 53, Page 45)

Pelican Golf Course
Plat Book 53, Page 45

BLK = BLOCK
BNDY = BOUNDARY
LB = LAND SURVEYING BUSINESS
NO = NUMBER
POB = POINT OF BEGINNING
R/W = RIGHT-OF-WAY

SHEET 2 OF 2

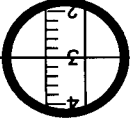


LINE L1
N25°17'43"E - 60'
LINE L2
N64°42'17"W - 60'

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5A-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A Shimp III

GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137



LB 1834
LAND SURVEYORS LAND PLANNERS
3301 DeSoto Boulevard, Suite D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

JOB NUMBER: 170400 DATE SURVEYED: N/A
DRAWING FILE: 170400-1.DWG DATE DRAWN: 1-9-2018
LAST REVISION: SEE SHEET 1 X REFERENCE: SEE SHEET 1

PETITION FOR THE ABANDONMENT OF GOLF VIEW ROAD

The following are concerned citizens who encourage the Town of Belleair to abandon the portion of Golf View Road as represented in the plan below. It is our belief that this will improve the safety and quality of life for the residents of Belleair.



The abandonment will eliminate the benefit of vehicles traveling through the Town of Belleair to cut through Golf View from Mehlenbacher. The decision was made by "The Pelican" to acquire the land based on the concerns of the citizens that spoke out at the council meetings. It is the belief

of "The Pelican" that this will increase the quality of life and safety of the residents residing along Golf View. The following citizens are expressing their support for the abandonment.

Printed Name	Signature	Address
Fran Policanandriotes	Fran Policanandriotes	1621 Golfview Dr.
Stella Szezechula	Stella Szezechula	1622 Golf View Dr.
Walter Szezechula	Walter Szezechula	1622 Golf View Dr.
Lori Haughn	Lori Haughn	1626 Golf View Dr.
Chienmin Su	Chienmin Su	1616 Golf View Dr.
Terri Goodel	Terri Goodel	1934 Erelle Ave
Olga Diaz	Olga Diaz	1700 Golf Blvd.
Enrique Diaz	" " "	" " "
Dona Juan	Dona Juan	1708 Golfview Drive, Belleair, FL
Scott Hays	Scott Hays	1716 Golfview Dr. Bel.
Margo Ryder	Margo Ryder	1730 Golfview Belleair
Bob Ryder	Bob Ryder	1730 Golfview Belleair
Alexia Moore	Alexia Moore	1705 Golf View Belleair
William E. Grosshans	William E. Grosshans	1631 GOLF VIEW PL BELLEAIR
Joan & Mike Sogun	Joan & Mike Sogun	170 Golf View Dr. Belleair

Printed Name

Signature

Address

Tony Polcandriotes Tony Polcandriotes 2 Eastwood La.

SENJA TURNER  1627 GOLF VIEW DR
3 WINSTON DR

Denton Prockett 1611 Fredrick Peds Rd


Terrance W. Holland 1629 GOLF View Dr.

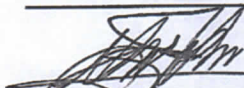
P. Siltwa Paul Gilbert 1617 GOLF VIEW DR

Paul Dangfass 1625 GOLF VIEW DR.

Rick Tutwiler 1627 Golfview Dr.

Kristen Mitchell Kristen Mitchell 619 Pineland Ave

Brian Mitchell  619 Pineland Ave

 617 Pineland Ave

Linda Smith 100 Oakmont Ln.

 Wm Wiseman 623 P. S. Green Ave

Ava Callaway Ava Callaway 623 Melkenbaugh Rd

Gary Hanna Duggan 615 Pineland Ave

David R. Phillips  616 Pineland Avenue, Belkair

Phillip Wyllie 624 Pineland Ave

Inene Rue 624 Pineland Ave

Printed Name

Signature

Address

Joya Martin

611 Pineland Ave

Sarah Blackford

618 Pineland Ave

Jae Rudette

618 Pineland Ave

Tracy Phillips Tracy Phillips

616 Pineland Ave

Exempt per F.S. 119.071(4)(d)

Schuyler V. Borst

612 PINELAND AVE -



FUTURE LAND USE PLAN CHANGE REZONING

RECEIVED
BELLAIR BLDG. DEPT.
APR 05 2018

TOWN OF BELLEAIR

Application No. _____

TIME REC. _____

(To Be Assigned)

All applications are to be filled out completely and correctly. The application shall be submitted to the Town of Belleair Building Department, located at 901 Ponce de Leon Blvd Belleair, Florida.

GENERAL INFORMATION

APPLICATION

Date of Submittal: _____

Street Address: 1601 INDIAN ROCKS ROAD

Parcel ID or Tract Number(s): SEE ATTACHED FOR PARCEL NUMBERS

Zoning Classification: Present: Residential Proposed: Golf Course

Future Land Use Plan Category: Present: Residential Proposed: Rec/OS

NAME of APPLICANT (Property Owner): PELICAN GOLF LLC

Street Address: 11201 CORPORATE CIRCLE N., SUITE 120

City, State, Zip: ST. PETERSBURG, FL 33716

Telephone No: _____

Email Address: _____

NAME of any others PERSONS (Having ownership interest in property):

Specify Interest Held: NONE

Is such Interest Contingent or Absolute: _____

Street Address: _____

City, State, Zip: _____

Telephone No: _____

Email Address: _____

NAME of AGENT OR REPRESENTATIVE:

Street Address: THOMAS C. NASH, ESQ., MACFARLANE FERGUSON & MCMULLEN

City, State, Zip: POST OFFICE BOX 1669, CLEARWATER, FL 33757

Telephone No: (727) 441-8966

Email Address: tcn@macfar.com

AUTHORIZATION

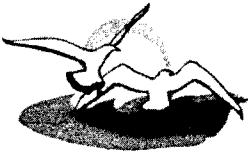
Future Land Use Plan (map) amendment	\$1,500.00
Rezoning	\$1,000.00

FEE SCHEDULE SUBPART A. GENERAL ORDINANCES

The UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with the application. Further, this application must be complete and accurate, before the public hearings can be advertised, with attached justification form completed and filed as part of this application.

Signature: _____
Must be signed by title holder(s), or by an authorized agent with letter attached.

Date: 4/5/18



☒ FUTURE LAND USE PLAN CHANGE ☒ REZONING

TOWN OF BELLEAIR

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address:

Parcel ID or Tract Number:

Square Feet: 49,279

Acreage: 1.13

Proposed Legal Description:

SEE SURVEY

Is there any existing contract for sale on the subject property: NO

If so, list names of all parties to the contract:

Is contract conditional or absolute:

Are there any options to purchase on the subject property: NO

Is so, list the names of all parties to option:

REQUEST: [Attach additional justification if necessary]

The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Town's Comprehensive Plan and Land Development Code (Zoning Ordinance) for the following reasons:

SEE ATTACHED

**TOWN OF BELLEAIR
FUTURE LAND USE PLAN CHANGE & REZONING**

GENERAL INFORMATION: Parcel ID or Tract Numbers:

1601 Indian Rocks Road:
28-29-15-06732-032-0320
Lots 32, 33 and 34

Indian Rocks Road
28-29-15-06732-032-0010
Lots 1 and 2

Indian Rocks Road
28-29-15-06732-032-0021
17' strip of Lot 2

Indian Rocks Road
28-29-15-06732-032-0030
Lot 3

Indian Rocks Road
28-29-15-06732-032-0040
16' strip of Lot 4

Indian Rocks Road
28-29-15-06732-032-0050
Lots 4 and 5

