



Case No. \_\_\_\_\_

TOWN OF BELLEAIR

RECEIVED  
BELLAIR BLDG. DEPT.

Building Department

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 ( ) \_\_\_\_\_

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)

*(Signature)*

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

- None
- Telephone
- Fences / Walls
- Electric
- Cable
- Paving
- Curb & Gutter
- Structures (describe) \_\_\_\_\_
- 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*).

<u>Printed Name &amp; Signature</u>	<u>Telephone No.</u>	<u>Legal Description (Lot, Block &amp; Addition)</u>
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

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**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.

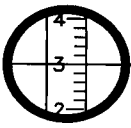
## PREPARED FOR

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.

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

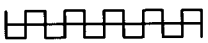
*George A Shimp III*

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

SECTION 28 TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

# LEGAL DESCRIPTION and SKETCH

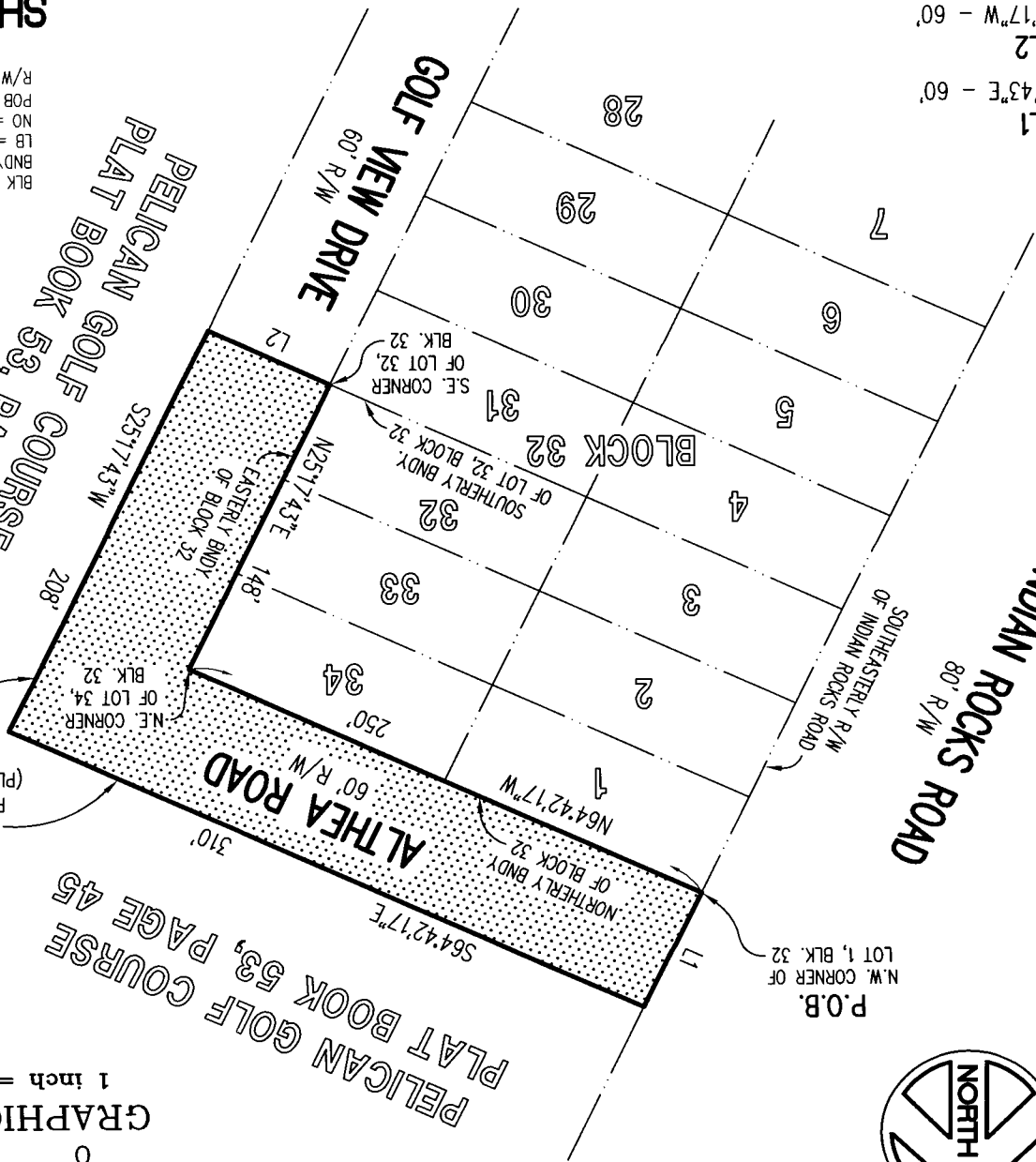
THIS IS NOT A SURVEY



GRAPHIC SCALE  
1 inch = 80 feet

PELICAN GOLF COURSE  
PLAT BOOK 53, PAGE 45

PELICAN GOLF COURSE  
PLAT BOOK 53, PAGE 45



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

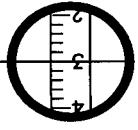
BLK = BLOCK  
BNDY = BOUNDARY  
LB = LAND SURVEYING BUSINESS  
NO = NUMBER  
POB = POINT OF BEGINNING  
R/W = RIGHT-OF-WAY

SHEET 2 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 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  
PHONE (727) 784-5496 FAX (727) 786-1256  
3301 DESOTO BOULEVARD, SUITE D  
PALM HARBOR, FLORIDA 34683  
LAND SURVEYORS LAND PLANNERS  
AND ASSOCIATES, INCORPORATED  
GEORGE A. SHIMP II

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
Fred Poulcandriotes	Fran Poulcandriotes	1621 Golfview Dr.
Stella Szezechula		1622 Golf View Dr.
Walter Szezechula		1622 Golf View Dr.
Lori Haughn		1626 Golf View Dr.
Chienmin Su		1616 Golf View Dr.
Terrri Goodel		1934 Erelle Ave
Olga Diaz		1700 Golf Blvd.
Enrique Diaz	" " "	" " "
Dona Juan		1708 Golfview Drive, Belleair, FL
Scott Angelo		1716 Golfview Dr. Bel.
Margo Ryder		1730 Golf View Belleair
Bob Ryder		1730 Golf View Belleair
Alexia Moore		1705 Golf View Belleair
William E. Grosshant		1631 Golf View At Belleair
Joanna Mike Sogun		170 Golf View Dr. Belleair



Printed Name

Signature

Address

Tony Polcandrotos Tony Polcandrotos 2 Eastwood La.

SENJA TURNER  1627 GOLF VIEW DR  
3 WINSTON DR

Denton Probert 1611 Prelim Peds Rd

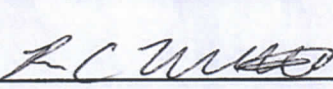
Terrance W. Holland 1629 Golf View Dr.

PMiltnt 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

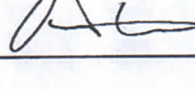
~~John~~ 617 Pineland Ave

Linda Smith 100 Oakmont Ln.

 Wm Wiseman 623 P. Serran Ave

Ava Callaway Ava Callaway 623 Melkenbae Rd

Gary Hanna Suggan 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

Jean 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

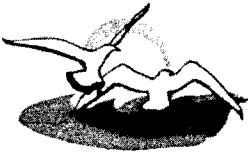
Future Land Use Plan (map) amendment	\$1,500.00
Rezoning	\$1,000.00

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)

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**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

