

Agenda Item:

3.a

Meeting Date:

October 8, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Clayton Watkins

Date: 2026-09-30

Subject: Resolution 26-18 regarding Application No. 26-01V, Request to Vacate approximately 1,440 square feet (SF) of an existing platted Easement at 1768 Santa Barbara Drive, Dunedin, FL, as recorded in Plat Book 20, Page 34, Public Records of Pinellas County, FL.

Presenter(s): Clayton "Clay" T. Watkins, P.E., Director of Utilities & Engineering

Staff Recommendation: Commission adoption of Resolution 26-18, and approval of Application No. 26-01V, Vacating a platted Easement, approximately 1,440 Square Feet (SF) in size, located at 1768 Santa Barbara Drive, Dunedin FL, in order to allow for development of a single-family home in the center of the parcel.

Strategic Themes: Infrastructure, Planning & Growth

Boards & Committees: N / A

Budget Impact: None

Past Action: None

Next Action: Record fully executed Resolution #26-18 to vacate a platted easement at 1768 Santa Barbara Drive, subject to Commission approval of staff recommendation.

Attachments: [A. Resolution 26-18 - Vacation of Easement \(1768 Santa Barbara Dr\) - \[Approved by City Attorney\].pdf](#)
[B. Easement Vacation Application 26-01V 2026.pdf](#)
[C. Proof of Ownership Warranty Deed ORBK20934 PG1690.pdf](#)
[D. 26-01V - Vicinity Map 1768 Santa Barbara Dr - 9-14-2026.pdf](#)
[E. 26-01V - Easement & Vicinity Map 1768 Santa Barbara Dr.pdf](#)
[F. Sketch and Legal - FSNM LLC.pdf](#)
[G. Boundary Survey.pdf](#)
[H. Letters of No Objection from Utilities.pdf](#)

[I. Letter of Notice and Certificate of Mailing.pdf](#)

[J. Notice of Public Hearing.pdf](#)

Background:

The City's Land Development Code requires a legislative Public Hearing to vacate City Right-of-Way or City Easements. This application is for vacation of an existing easement located at 1768 Santa Barbara Drive, Dunedin, FL. The request is to vacate a platted easement that lies along the platted lot line, not the tax parcel lot lines. The easement is approximately 1,440 square feet in size, and the parcel owner's have requested the vacation of easement to allow for a single family home to be placed on the parcel.

The applicant has contacted local utilities including: Clearwater Gas, Charter Communication (Spectrum), Duke Energy/Pike, Florida Gas Transmission, Frontier, Lumen Century Link, Wide Open West (WOW), Zayo Group (Crown Castle Fiber Legacy), all of which have provided "Letters of No Objection" to the request for vacating a portion of the referenced platted Easement.

Additionally, all property owners within 500 feet of the subject parcel were mailed a "Letter of Notice" regarding this application and corresponding Public Hearing. The City's Utilities Department has no facilities in the area of this Easement vacation; and the City's Public Works Department has no maintenance responsibilities related to the existing easement to be vacated; nor will it have any such responsibilities with respect to the proposed Easement Vacation. The City's Fire Department had no objection to the requested Easement Vacation.

Therefore, it has been determined there exists no current public need for retaining the full reference platted Easement on the property located at 1768 Santa Barbara Drive, as noted herein.

As such, staff hereby recommends Commission adoption of Resolution No. 26-18, and approval of Application 26-01V, Vacating a portion of a platted Easement [approximately 1,440 square feet (SF) in size], as recorded in Book 20, Page 34 of the Official Records of Pinellas County.