Agenda Item: 3.b

Meeting Date: December 3, 2026

MEMORANDUM

To:	City Commission
Through:	Jennifer K. Bramley, City Manager
From:	Clayton Watkins
Date:	2026-11-18
Subject:	Resolution 26-25 regarding Application No. 26-03V, Request to Vacate approximately 1,304 square feet (SF) of an existing recorded Sidewalk Easement at 2602 Bayshore Blvd, Dunedin FL, as recorded in Book 6036, Page(s) 1174, Public Records of Pinellas County, FL.
Presenter(s):	Clayton "Clay" T. Watkins, P.E., Director of Utilities and Engineering
Staff Recommendation:	Commission adoption of Resolution 26-25, and approval of Application No. 26-03V, Vacating a recorded Sidewalk Easement, approximately 1,304 square feet (SF) in size, located at 2602 Bayshore Blvd, Dunedin FL, in order to accommodate roadway improvements associated with the proposed FDOT right-turn lane extension along US Alternate 19. SUPPLEMENT J., Affidavit of Publication, to follow.
Strategic Themes:	Infrastructure, Planning & Growth
Boards & Committees:	N / A
Budget Impact:	None
Past Action:	None
Next Action:	Record fully executed Resolution #26-25 to vacated a recorded sidewalk easement at 2602 Bayshore Blvd, Dunedin FL, subject to Commission approval of staff recommendation.
Attachments:	A. Resolution 26-25 - Vacation of Easement - 2602 Bayshore Blvd.pdf B. Vacation of Easement Application_Signed.pdf C. Proof of Ownership Warranty Deed.pdf D. Vicinity Map - 2602 Bayshore Blvd - 11-16-2026.pdf E. Legal Descript - Ex Sidewalk Ease_REV_dss.pdf

F. Sketch Sidewalk Easement Location Exhibit.pdf
G. ALTA Boundary Survey-dss.pdf
H. No Objection Letters 2602 Bayshore Blvd.pdf
I. Letter of Notice and Certificate of Mailing.pdf
J. PLACEHOLDER (Legal 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 recorded Sidewalk Easement located at 2602 Bayshore Blvd., Dunedin FL. The request is to vacate a recorded sidewalk easement that lies along a route which will no longer be accessible, and will be replaced due to the roadway improvements associated with the proposed FDOT right-turn lane extension along Alternate U.S. Highway 19. A new sidewalk will be installed along the FDOT R-O-W within in an easement dedicated to FDOT as part of the proposed roadway project.

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), and IQ Fiber, all of which have provided "Letters of No Objection" to the request for vacating the recorded and referenced sidewalk 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 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 referenced recorded Sidewalk Easement on the property located at 2602 Bayshore Blvd, as noted herein.

As such, staff hereby recommends Commission adoption of Resolution No. 26-25, and approval of Application 26-03V, Vacation a recorded Sidewalk Easement [approximately 1,304 square feet (SF) in size], as recorded in Book 6036, Page(s) 1174, of the Official Records of Pinellas County.