Agenda Item: 3.a

Meeting Date: December 3, 2026

MEMORANDUM

To:	City Commission
Through:	Jennifer K. Bramley, City Manager
From:	Clayton Watkins
Date:	2026-11-18
Subject:	Resolution 26-24 regarding Application No. 26-02V, Request to Vacate an approximate 244 Square Foot (SF) portion of a platted 5 foot wide Drainage Easement, and a portion of a 15 foot wide Drainage & Utility Easement at 1454 Aberdeen Oaks Dr., Dunedin, FL, recorded in Plat Book 142, Page(s) 76 through 78, of the Public Records of Pinellas County, FL.
Presenter(s):	Clayton "Clay" T. Watkins, P.E., Director of Utilities & Engineering
Staff Recommendation:	Commission adoption of Resolution 26-24, and approval of Application No. 26-02V, Vacating a portion of a platted Easement, approximately 244 Square Foot (SF) in size, of a portion of a platted 5 foot wide Drainage Easement, and a portion of a 15 foot wide Drainage & Utility Easement, located at 1454 Aberdeen Oaks Dr., Dunedin, FL, in order to accommodate encroachment by a pool. SUPPLEMENT I., 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 26-24 to vacate a platted easement at 1454 Aberdeen Oaks Dr., Dunedin FL, subject to Commission approval of staff recommendation.
Attachments:	A. Resolution 26-24 - Vacation of Easement (1454 Aberdeen Oaks Dr.).pdf B. Vacation of Easement Application 1454 Aberdeen Oaks.pdf C. Proof of Ownership Warranty Deed 1454 Aberdeen Oaks.pdf D. Vicinity Map - 1454 Aberdeen Oaks Dr - 11-16-2026.pdf

E. Sketch and Description 1454 Abderdeen Oaks.pdf
F. Boundary Survey 1454 Aberdeen Oaks.pdf
G. Haynes - 1454 Aberdeen Oaks Drive Easement Vacation - No Objection Responses.pdf
H. Letter of Notice and Certificate of Mailing.pdf
I. PLACEHOLDER (Legal Notice of Public Hearing).pdf
J. Pool Permit Site plan with dimensions.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 the partial vacation of an existing Drainage/Utility Easement located at 1454 Aberdeen Oaks Dr., Dunedin, FL. The request is to vacate a portion of a platted 5 foot wide Drainage Easement, and a portion of a 15 foot wide Drainage & Utility Easement. The proposed easement vacation totals approximately 244 square feet in size, and the parcel owners have requested the vacation of easement to allow for encroachment into the existing platted easement by an existing pool. The pool permit was approved based on dimensions provided in the application, which depicted the pool incorrectly from the western property line, outside the platted 5 & 15 foot easements (Exhibit J).

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), and Zayo Group (Crown Castle Fiber Legacy), all of which have provided "Letters of No Objection" to the request for vacating a portion of the noted 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 partial Easement vacation. The City's Public Works Department has no maintenance responsibilities related to the existing easement to be partially 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.

It has been determined there exists no current public need for retaining the portion of the requested platted Easement to be vacated on the property located at 1454 Aberdeen Oaks Dr., as noted herein. As such, staff hereby recommends Commission adoption of Resolution No. 26-24, and approval of Application 26-02V, Vacating a portion of a platted 5 foot wide Drainage Easement, and a portion of a 15 foot wide Drainage & Utility Easement [totaling approx. 244 square feet (SF)], as recorded in Plat Book 142, Pages 76-78 of the Official Records of Pinellas County.