

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING THE LAND USE DESIGNATION OF RESIDENTIAL LOW MEDIUM (RLM) FOR CERTAIN LANDS GENERALLY LOCATED AT 6243 67TH LANE N. AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (LUPA-0924-00008, Kayelin Teara Blanchard)

WHEREAS, the City of Pinellas Park, Florida, finds that it is in the public's interest to amend the City's Land Use Plan Map and designate certain lands generally located at 6243 67th Lane N. and more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof as Residential Low Medium (RLM); and

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida have reviewed and held public hearings on said request.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the City Council of the City of Pinellas Park hereby amends the City's Official Land Use Plan Map and designates the following described property Residential Low Medium (RLM) :

THAT PARCEL LEGALLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

SECTION TWO: That the City Council does hereby certify that

this Ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Community Planning Act.

SECTION THREE: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION FOUR: That this Ordinance shall become effective immediately upon its final passage.

PUBLISHED THE _____ DAY OF _____, 2025.

FIRST READING _____ DAY OF _____, 2025.

PUBLIC HEARING THE _____ DAY OF _____, 2025.

PASSED THIS _____ DAY OF _____, 2025.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2025.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer Carfagno, MMC
CITY CLERK

Exhibit "A"

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

LOT 20, BLOCK D, TOGETHER WITH THE WEST 1/2 OF THE 16 FOOT VACATED ALLEY LYING EAST OF AND ADJACENT THERETO, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 4,320 SQUARE FEET OR 0.099 ACRES, MORE OR LESS.

PREPARED FOR

HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF 67TH LANE NORTH (AS PLATTED AS PINE AVENUE A 45 FOOT WIDE RIGHT-OF-WAY) AS BEING NORTH (N00°00'00"E).



SHEET 1 OF 4

REVISED PER CITY COMMENT ON 10-1-2024 (240230.DWG)

(A)

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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 240230 DATE SURVEYED: N/A
DRAWING FILE: 240230.DWG DATE DRAWN: 9-5-2024
LAST REVISION: 10-1-2024 X REFERENCE: 200046D



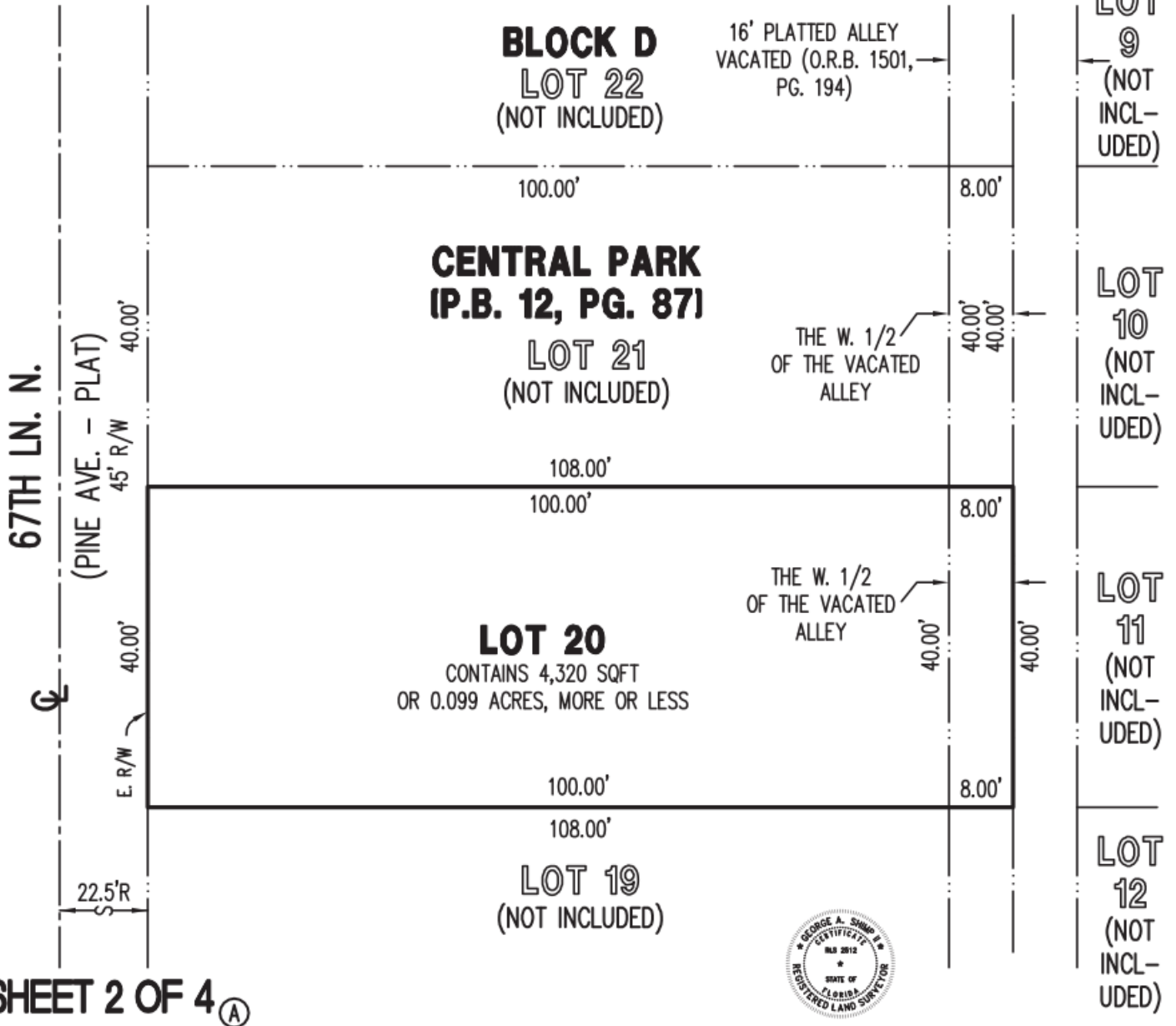
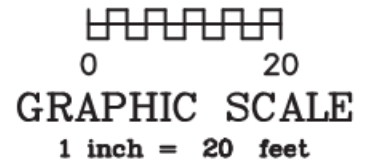
M.A.
LB 1834

**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

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY



SHEET 2 OF 4 (A)



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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

George A. Shimp II

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 240230 DATE SURVEYED: N/A
 DRAWING FILE: 240230.DWG DATE DRAWN: 9-5-2024
 LAST REVISION: SEE SHEET 1 X REFERENCE: 200046D

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



M.A.
LB 1834

LEGAL DESCRIPTION and SKETCH

LEGEND

THIS IS NOT A SURVEY

 - LANDS ANNEXED BY THE CITY OF PINELLAS PARK

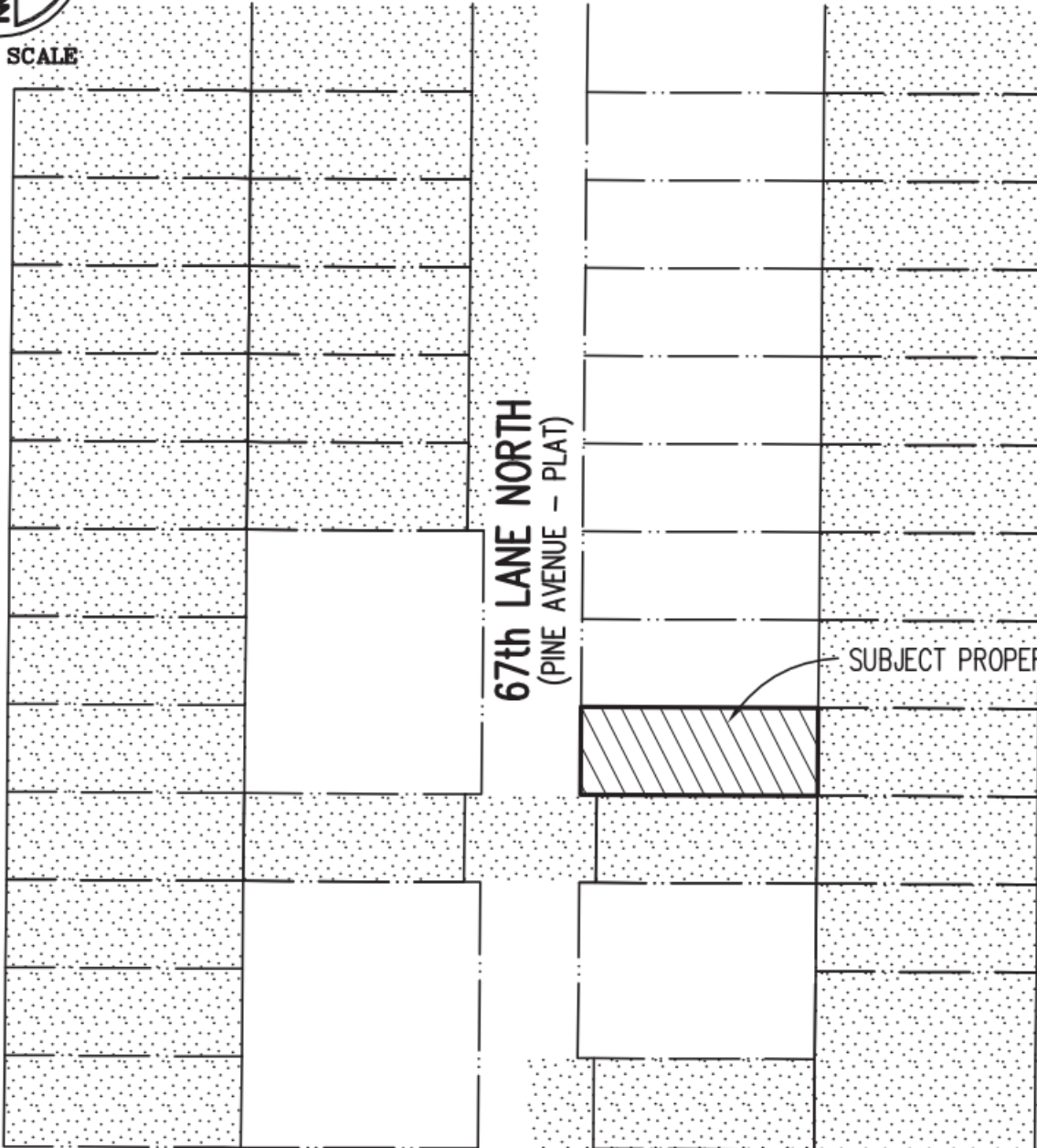


NOT TO SCALE

68th STREET NORTH
(CEDAR AVENUE - PLAT)

67th LANE NORTH
(PINE AVENUE - PLAT)

67th WAY NORTH
(OAK AVENUE - PLAT)



62nd AVENUE NORTH
(AVALON AVENUE - PLAT)

SHEET 3 OF 4



(A)

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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 230260B	DATE SURVEYED: N/A
DRAWING FILE: 230260B.DWG	DATE DRAWN: 5-20-2024
LAST REVISION: N/A	X REFERENCE: 200046D



M.A.
LB 1834

**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

LEGAL DESCRIPTION and SKETCH
THIS IS NOT A SURVEY

ABBREVIATIONS

A = ARC LENGTH
A/C = AIR CONDITIONER
AF = ALUMINUM FENCE
ALUM = ALUMINUM
ASPH = ASPHALT
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCH MARK
BNDY = BOUNDARY
BRG = BEARING
BWF = BARBED WIRE FENCE
C = CALCULATED
CB = CHORD BEARING
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CLOS = CLOSURE
COL = COLUMN
CONC = CONCRETE
CR = COUNTY ROAD
C/S = CONCRETE SLAB
COR = CORNER
COV = COVERED AREA
D = DEED
DOT = DEPARTMENT OF TRANSPORTATION
DRNG = DRAINAGE
D/W = DRIVEWAY
EL OR ELEV = ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
ESM'T = EASEMENT
FCM = FOUND CONCRETE MONUMENT
FES = FLARED END SECTION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FL = FLOW LINE
FLD = FIELD
FND = FOUND
FOP = FOUND OPEN PIPE
FPC = FLORIDA POWER CORP.

FPP = FOUND PINCHED PIPE
FRM = FRAME
FZL = FLOOD ZONE LINE
GAR = GARAGE
G/E = GLASS ENCLOSURE
HWF = HOG WIRE FENCE
HWL = HIGH WATER LINE
INV = INVERT
LB = LAND SURVEYING BUSINESS
LFE = LOWEST FLOOR ELEV
LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER
LS = LAND SURVEYOR
M = MEASURED
MAS = MASONRY
MES = MITERED END SECTION
MH = MANHOLE
MHWL = MEAN HIGH WATER LINE
MSL = MEAN SEA LEVEL
N&B = NAIL AND BOTTLE CAP
N&D = NAIL AND DISK
N&T = NAIL AND TAB
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NO = NUMBER
O/A = OVERALL
OHW = OVERHEAD WIRE(S)
OR = OFFICIAL RECORDS
O/S = OFFSET
P = PLAT
PB = PLAT BOOK
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PG = PAGE
PK = PARKER KALON
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POL = POINT ON LINE
PP = POWER POLE
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT

PROP = PROPERTY
PSM = PROFESSIONAL SURVEYOR & MAPPER
PT = POINT OF TANGENCY
PVM'T = PAVEMENT
RAD = RADIUS
R = RECORD
REF = REFERENCE
RES = RESIDENCE
RL = RADIAL LINE
RLS = REGISTERED LAND SURVEYOR
RND = ROUND
RNG = RANGE
RRS = RAIL ROAD SPIKE
R/W = RIGHT-OF-WAY
SCM = SET CONCRETE MONUMENT
S/E = SCREENED ENCLOSURE
SEC = SECTION
SET N&D = SET NAIL AND DISK RLS# 2512
SIR = SET 1/2" IRON ROD RLS# 2512
SQ = SQUARE
SRF = SPLIT RAIL FENCE
SR = STATE ROAD
STY = STORY
SUB = SUBDIVISION
S/W = SIDEWALK
TB = "T" BAR
TBM = TEMPORARY BENCH MARK
TC = TOP OF CURB
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TRANS = TRANSFORMER
TWP = TOWNSHIP
TYP = TYPICAL
UG = UNDERGROUND
UTIL = UTILITY
WD = WOOD
WF = WOOD FENCE
WIF = WROUGHT IRON FENCE
WIT = WITNESS
WRF = WIRE FENCE
WV = WATER VALVE



*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.
*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

(A)

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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

George A. Shimp II

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 240230 DATE SURVEYED: N/A
DRAWING FILE: 240230.DWG DATE DRAWN: 9-5-2024
LAST REVISION: SEE SHEET 1 X REFERENCE: 200046D



M.A.
LB 1834

**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



CITY HALL - P.O.Box 1100
PINELLAS PARK, FL 33780-1100

Please Respond To:

James W. Denhardt
City Attorney
Law Offices of James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

October 31, 2024

Mr. Derek Reeves
Long Range Planning Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #24-275
Land Use Map Amendment Ordinance for LUPA-0924-00008

Dear Mr. Reeves:

Our office has received and reviewed the above-referenced Land Use Map Amendment Ordinance for the property located at 6243 67th Lane North. We would note that our office did not receive the referenced Exhibit A, which would legally describe the subject property, but instead received what appears to be a job description for a Network Systems Analyst. However, assuming the proper Exhibit A is attached to such Ordinance with the correct legal description, our office would approve of the proposed Land Use Map Amendment Ordinance as to form and correctness, subject to our approval of the companion Annexation Agreement and Annexation Ordinance.

Very truly yours,

James W. Denhardt
City Attorney

cc: Bart Diebold, City Manager
Jennifer Carfagno, MMC, City Clerk
Dan Hubbard, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

JWD/dh
24-275.20241031.LDR.LUPA-0924-00008 6243 67th Lane.wpd



Tiffany Menard <tmenard@pinellas-park.com>

6243 67th Lane - Sketch & Legal Review

Hatch, Trevor <thatch@georgefyoung.com>

Tue, Oct 22, 2024 at 7:47 AM

To: Tiffany Menard <tmenard@pinellas-park.com>

Cc: "Hansen, Kristin" <khansen@georgefyoung.com>, "McKay, Michael" <mmckay@georgefyoung.com>

Tiffany,

All comments were addressed.

Trevor Hatch, PSM

Vice-President, Survey, St Petersburg

Phone: (727) 822-4317

Cell: (727) 641-0205

GEORGE F YOUNG

299 Dr. Martin Luther King Jr. St. N., St. Petersburg, FL 33701

<https://link.edgepilot.com/s/8291ea51/5DdhT7nY6EuRey1v2dW3dQ?u=http://www.georgefyoung.com/>

Sarasota | Bradenton | St. Petersburg | Tampa | Orlando | Gainesville | Punta Gorda | Birmingham

PRIVACY/CONFIDENTIALITY NOTICE:

This message contains private, confidential, or legally privileged information and is intended for the recipient ONLY. If you are not the intended recipient or have received this email in error, please notify info@georgefyoung.com immediately by return email or phone and delete all copies of this email, including all attachments without reading them or saving to any storage device. If you are the intended recipient(s) you will need to secure the contents conforming to all applicable state and/or federal requirements relating to the privacy and confidentiality of such information. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender and George F. Young, Inc. therefore do not accept liability for any errors or omissions in the contents of this message, which arise as a result of email transmission. If verification is required please request a hard-copy version.

[Quoted text hidden]

[Quoted text hidden]



Prepared by: Tiffany Menard
Senior Planner

I. APPLICATION DATA

A. **Case Numbers:** AX-2024-00005, LUPA-0924-00008

B. **Location:**

1. **Address:** 6243 67th Lane N.
2. **Parcel Number:** 31-30-16-14598-004-0200

C. **Request:** Request for the annexation of a parcel located at 6243 67th Lane N. and adjacent right-of-way with associated Annexation Agreement and Future Land Use Map Amendment designating the parcel as Residential Low Medium (RLM).

D. **Applicant:** Kayelin Blanchard

E. **Agent:** Caesar Figueredo (Habitat for Humanity of Pinellas County Inc.)

F. **PARC Meeting:** October 1, 2024

F. **Public Hearings:**

Planning & Zoning Commission Hearing Date: December 5, 2024
Advertising Date: November 20, 2024

City Council (1st Reading) Date: January 9, 2025

City Council (2nd Reading) Public Hearing Date: January 23, 2025
Advertising Date: January 8, 2025

II. BACKGROUND INFORMATION

A. **Case Summary:** The property owner is requesting annexation into the City of Pinellas Park. The adjacent right-of-way on 67th Lane N. will be included in the annexation. The annexation agreement will include a provision stating that the front 7.5 feet of the property will be deeded to the City as right-of-way. There are no proposed changes to the property or its current use as a part of this request.

B. **Site Area:**

1. Parcel Area: 4,320 square feet / 0.099 acres
2. Annexation Area: 5,220 square feet / 0.120 acres

C. **Property History:**

1. **Previous Land Use Plan or Zoning Amendments:** None on record.
2. **Permits and Development:** None on record.

3. **Previous Approvals:** None on record.

D. **Existing Use:** Single-Family Residential

E. **Proposed Use:** Single-Family Residential

F. **Current Future Land Use:** Residential Low (RL) (Pinellas County)

G. **Proposed Future Land Use:** Residential Low Medium (RLM)

H. **Current Zoning District:** Residential Mobile/Manufactured Home (RMH) (Pinellas County)

I. **Proposed Zoning District:** Duplex Residential District (R-4)

J. **Flood Zone:** The property is located in Flood Zone X and X-Shaded, which are low- and moderate-risk flood zones.

K. **Evacuation Zone:** The subject property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

L. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	RMH (County)	RL (County)	Manufactured Home
South	R-4	RLM	Single-Family Home
East	R-4	RLM	Single-Family Home
West	RMH (County)	RL (County)	Manufactured Home

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Land Use Designation / Comprehensive Plan Policies:**

1. **Land Use Purpose / Intent:**

To depict areas that are now developed, or appropriate to be developed, in a low density or moderately dense residential manner and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities; transportation facilities, including transit; and natural resources of such areas.

2. **Key Standards:**

Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S.; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden.

3. Relevant Policies:

POLICY LU.1.5.1

Develop annexation strategies consistent with policies associated with Objective ICE.1.11 of the Intergovernmental Coordination Element and Pinellas County Code of Ordinances.

POLICY PW 1.3.1

The Public Works Department shall analyze the condition and adequacy of any water distribution system that the City may inherit through annexation and prepare cost estimates for upgrading those systems to meet City requirements.

POLICY SW.1.3.1

The City shall make available at the time of annexation solid waste collection service or require proof of existing service by a licensed solid waste collection service.

POLICY ICE.1.11.1

Continue to evaluate areas for potential joint planning and annexation consistent with the interlocal agreement between Pinellas County and the City of Pinellas Park, which details the Pinellas Park Planning Area (annexation boundary). Consider costs and benefits for both Pinellas Park and the adjacent unincorporated areas under consideration.

POLICY ICE.1.11.2

Coordinate with Pinellas County and other jurisdictions, as appropriate, to implement an annexation process which will include the following:

- a. Advance notice of all annexations to the respective parties of interest;*
- b. Accurate legal descriptions for properties proposed to be annexed;*
- c. Compliance with State law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;*
- d. A determination of the City's ability to serve the area proposed for annexation;*
- e. Mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation; and*
- f. A requirement for consistency with the Comprehensive Plan at the time of annexation.*

POLICY ICE.1.11.3

Provide a copy of the City's published or posted notice of annexation, via certified mail, to the Board of County Commissioners as required by Section 171.044(6), F.S.

4. Staff Analysis:

The proposed Future Land Use designation RLM has been found to be the most compatible with adjacent and surrounding land uses. The proposed City Future Land Use designation of RLM provides for a density that is consistent with the current County Future Land Use category. The subject property is located within the boundaries of the Annexation Planning Area Agreement as coordinated with Pinellas County, and all procedures are being followed. The subject property will continue to be served by County water, sewer, and solid waste services. Staff finds that the proposed annexation is consistent with the City's adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

Section 18-1512. - "R-4" DUPLEX RESIDENTIAL DISTRICT

Sec. 18-1512.1. - STATEMENT OF INTENT. *The "R-4" Duplex Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low-medium density and medium density residential environment, through the construction of single-family detached dwellings and large lot duplex dwellings. Such development to include accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low Medium (RLM), Residential Medium (RM), or Community Redevelopment District (CRD).*

2. Key Standards:

Sec. 18-1501.13. - ZONING OF ANNEXED PROPERTIES.

Property heretofore or hereafter annexed to the City shall be given the zoning classification which most closely relates to the Pinellas County zoning classification in effect at the time of such annexation, and the Official Zoning Map shall be amended or posted accordingly. Should a petition for annexation include a request for a zoning classification other than that which most closely relates to the Pinellas County zoning classification in effect for said property at the time said petition is filed, City Council may, in its sole discretion: refer said petition to the Planning and Zoning Commission for its recommendation; pass the proposal for said annexation of the property at the zoning requested in the petition; or deny the proposal. Any rezoning of an annexed area shall be consistent with F.S. § 171.062(2), as may be amended from time to time, which provides that if an annexed area was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

SECTION 18-1512. - "R-4" DUPLEX RESIDENTIAL DISTRICT

Sec. 18-1512.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. *Lot Area: Eight thousand seven hundred twelve (8,712) square feet; if a lot of record prior to September 26, 1963, seven thousand five hundred (7,500) square feet is required for a two-family dwelling.*
2. *Lot Width: Seventy (70) feet; sixty (60) feet on lots of record prior to September 26, 1963. Lots with a width of less than sixty (60) feet shall only be developed with a single-family detached dwelling.*
3. *Lot Depth: One hundred (100) feet.*

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. *For lots platted prior to September 26, 1963, the following shall apply:*
 - (a) *Front Yard Setback: Twenty-five (25) feet.*
 - (b) *Secondary Front Yard Setback: Twelve (12) feet.*
 - (c) *Side Yard Setback: Five (5) feet.*
 - (d) *Rear Yard Setback: Twenty (20) feet.*
2. *For lots platted on or after September 26, 1963, the following shall apply:*
 - (a) *Front Yard Setback: Twenty-five (25) feet.*
 - (b) *Secondary Front Yard Setback: Twenty-five (25) feet.*
 - (c) *Side Yard Setback: Eight (8) feet.*

- (d) *Rear Yard Setback: Twenty (20) feet.*
- 3. *For single-family detached development see "R-1" Single-family Residential District for yard regulations.*
- 4. *For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."*
- 5. *Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.*
- 6. *Refer to Section 18-1504.3(G)(2) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.*
- (C) *MINIMUM LIVEABLE FLOOR AREA. (per dwelling unit)*
 - 1. *Efficiency: Four hundred fifty (450) square feet.*
 - 2. *One-bedroom: Five hundred fifty (550) square feet.*
 - 3. *Two-bedroom: Six hundred fifty (650) square feet.*
 - 4. *Three-bedroom: Eight hundred (800) square feet.*
- (D) *MINIMUM BUILDING SEPARATION. See Section 18-1530.17, "Minimum Building Separation."*
- (E) *MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.*
- (F) *MAXIMUM LOT COVERAGE. Residential Uses: Sixty (60) percent. Nonresidential Uses: Sixty-five (65) percent in RLM; seventy-five (75) percent in RM or CRD.*
- (G) *FLOOR AREA RATIO.*
 - 1. *Nonresidential Uses:*
 - a. *Forty hundredths (0.40) when assigned RLM, RM or CRD land use.*

2. Staff Analysis:

The current zoning designation of the subject property within Pinellas County is Residential Mobile/Manufactured Home (RMH). The City's equivalent zoning district would be Manufactured Home Subdivision District (T-1); however, this would not be suitable for this site. The subject property consists of a single-family home and is surrounded by other single-family homes. The City's Duplex Residential (R-4) Zoning District is found to be the most appropriate for this site given the density of the neighborhood and the need to fit the surrounding Residential Low Medium (RLM) future land use.

Staff finds the R-4 Single-Family Residential Zoning District to be the most appropriate and compatible zoning designation for the subject property.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the October 1, 2024 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:

1. The subject property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.
2. The RLM Future Land Use designation has been determined the most appropriate for this property
3. The proposed annexation is consistent with the Land Development Code and the Goals, Objectives, and Policies of the adopted Comprehensive Plan.


B. Staff Recommendation:

Consistent with the above findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case numbers AX-2024-00005 and LUPA-0924-00008.



 Erica Lindquist, AICP, CFM
 Planning & Development Services Director

11/15/24
 Date



 Nick A. Colonna, AICP
 Community Development Administrator
 or Aaron Peterson, MPA, MBA, CFM
 Assistant Community Development Administrator

11/15/2024
 Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
 - That AX-2024-00005 is approved by City Council.
- C. RECOMMEND DENIAL

... of a request designating the parcel as Residential Low Medium (RLM) for the property located at 6243 67th Lane N.

VI. ATTACHMENTS

- Exhibit A: Application Materials**
- Exhibit B: Aerial Map**
- Exhibit C: Future Land Use Map**
- Exhibit D: Zoning Map**
- Exhibit E: FIRM**
- Exhibit F: Site Photograph**
- Exhibit G: Annexation Sketch and Legal Description**
- Exhibit H: Property Sketch and Legal Description**



ADDENDUM

Case Number: LUPA-0924-00008

PLANNING AND ZONING COMMISSION

On December 5, 2024, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of Case No. LUPA-0924-00008, with the following condition:

- That AX-2024-00005 is approved by City Council.

V. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

... of a request for Future Land Use Map Amendment designating a parcel as Residential Low Medium (RLM) at 6243 67th Lane N.



CITY OF PINELLAS PARK
PLANNING AND DEVELOPMENT

ANNEX APPLICATION

PROPERTY INFORMATION

Street Address: 6243 67th Lane North

City: Pinellas Park Zip Code: 33781 State: FL

Parcel ID: 31-30-16-14598-004-0200

Intended Use of Property: _____

PROPERTY OWNER INFORMATION

Owner Name(s): Kayelin Blanchard

Street Address: 6243 67th Lane North

City: Pinellas Park Zip Code: 33781 State: FL

Phone Number: 727-288-4213 Email Address: kayelin.blanchard@aol.com

AUTHORIZED AGENT (OPTIONAL)

Note: The owner’s authorization form must be signed and submitted

Authorized Agent Name(s): Cesar Figueredo

Street Address: 13355 49th Street N., Ste B

City: Clearwater Zip Code: 33762 State: FL

Phone Number: 954-895-9345 Email Address: cfigueredo@habitatpwp.org

ADDITIONAL INFORMATION

Why do you wish to annex? Responsive, friendly government services and proactive code enforcement, zoning and planning.

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Kayelin Blanchard

being first duly sworn, depose(s) and say(s):

1. That (I am / we are) the owner(s) and record title holder(s) of the following described property:

ADDRESS OR GENERAL LOCATION:

6243 67th Lane North, Pinellas Park 33781 - Parcel # 31-30-16-14598-004-0200

LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)

CENTRAL PARK BLK D, LOT 20 & W 1/2 VAC 16FT ALLEY ADJ ON E PER O.R. 1501/194

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

Annexation into the City of Pinellas Park

3. That the undersigned (has / have) appointed and (does / do) appoint Cesar Figueredo as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

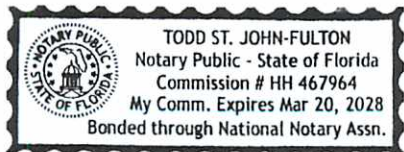
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

Kayelin Blanchard
SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization, this 18th day
of October, 20 24.

By Kayelin Blanchard, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

_____ as identification and who DID / DID NOT
(Type of identification)
take an oath.

Notary Public, Commission No. HH 467964

TODD ST. JOHN-FULTON
(Name of Notary typed, printed or stamped)

Todd St. John-Fulton

Prepared by: Joni L. Holt, an employee of
Investors Title & Settlement Services, 413 S. MacDill Avenue
Tampa, Florida 33609-3036

File Number: 2024-1103

Corporate Warranty Deed

This Indenture, made **September 30, 2024 A.D. Between Habitat for Humanity of Pinellas County, Inc.** whose post office address is: 13355 49th Street N, Clearwater, Florida 33762 a corporation existing under the laws of the State of Florida, Grantor and **Kayelin Teara Blanchard, an unmarried person** whose post office address is: 6243 67th Lane N, Pinellas Park, Florida 33781, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

Lot 20, TOGETHER with the West 1/2 of the vacated alley lying East of and adjacent thereto, Block D, CENTRAL PARK, Book 12, Page 87, Pinellas County, Florida.

Parcel Identification Number: 31-30-16-14598-004-0200

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse services for or accommodations or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race, color or national origin with respect to the property. This covenant shall run with the land.

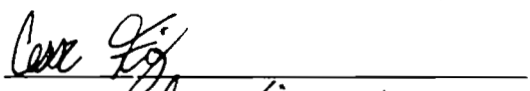
And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:



Witness Print Name: Camila Gonzalez
Witness Address: 14010 Roosevelt Blvd. #704, Clearwater, FL 33762



Witness Print Name: Cesar Figueroa
Witness Address: 14010 Roosevelt Blvd. #704, Clearwater, FL 33762

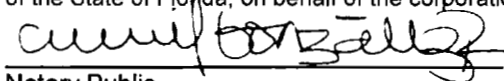
Habitat for Humanity of Pinellas County, Inc.

By: 

Michael Sutton
Its: Chief Executive Officer

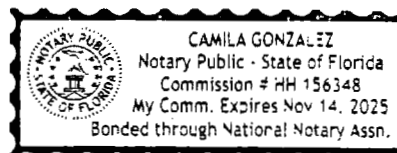
State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence, this 30th day of September, 2024 by Michael Sutton, the Chief Executive Officer of Habitat for Humanity of Pinellas County, Inc., a corporation existing under the laws of the State of Florida, on behalf of the corporation. He is personally known to me.

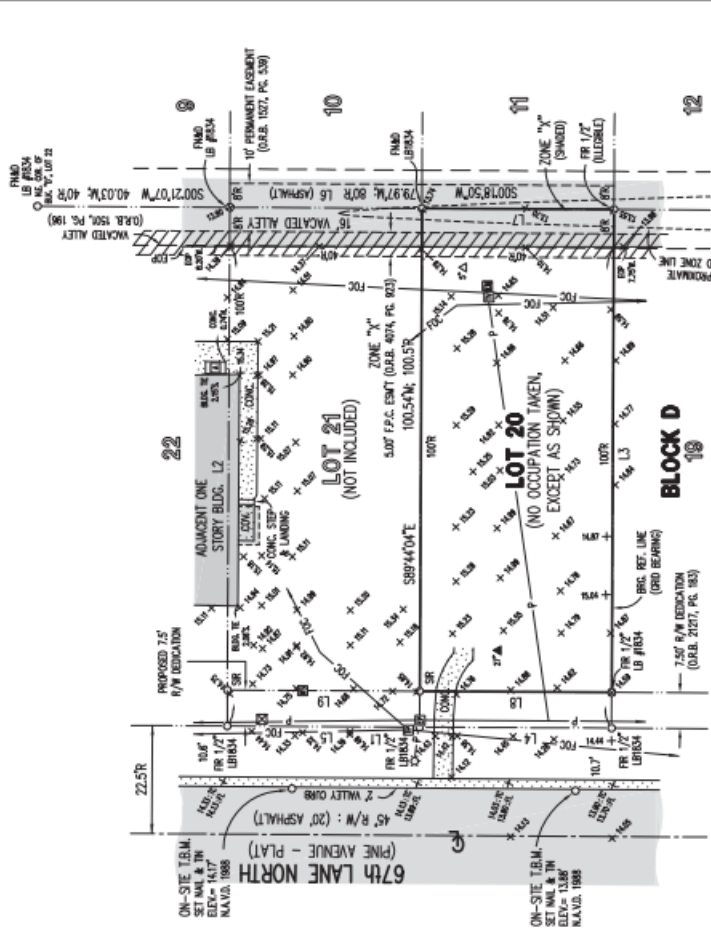


Notary Public

(SEAL)



BOUNDARY SURVEY - SHEET 1 OF 2



- LINE L1 N00718'50"E - 80.00'; 80R
- LINE L2 S89°42'22"E - 100.50'; 100.57RC
- LINE L3 N89°43'25"W - 100.50'; 100.57RC
- LINE L4 N00716'00"E - 40.00'; 40R
- LINE L5 N00721'40"E - 40.00'; 40R
- LINE L6 S00718'50"W - 39.99'; 40R
- LINE L7 S00718'50"W - 39.98'; 40R
- LINE L8 N00721'40"E - 40.00'; 40R
- LINE L9 N00721'40"E - 40.00'; 40R

LEGEND

- - AIR CONDITIONER
- - ELECTRIC METER
- - ELECTRIC PEDESTAL
- + - ELEVATION
- ☆ - LIGHT POLE
- - TELCOM PEDESTAL
- - TELCOM VAULT
- - WATER METER
- - U.S. FIBER OPTIC CABLE
- P - U.S. POWER LINE
- - OAK
- - PINE

LEGAL DESCRIPTION
 LOT 20, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT THERETO, LESS THE WEST 7.5 FEET THEREOF FOR RIGHT-OF-WAY, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE
 THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X & ZONE X "SHAD", IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, UNINCORPORATED AREAS, COMMUNITY NUMBER 125139 (MAP NUMBER 12103C-1020-1), MAP DATED AUGUST 24, 2021.

PREPARED FOR
 HARBAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.

© COPYRIGHT 2024
 ALL RIGHTS RESERVED
 George A. Shimp & Associates, Inc.
 Registered Professional Land Surveyors
 3501 30-50TH BOULEVARD, SUITE 20
 PALM HARBOR, FLORIDA 34683
 PHONE (727) 760-6106 FAX (727) 760-1260

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY DESCRIBED HEREIN WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING STATUTES AND RULES AND THAT THE SURVEY IS CORRECT AND ACCURATE. I HAVE NOT EXTENDED TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE WAIVED OR BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE THIRD PARTY'S WRITTEN CONSENT. THE SIGNATURE OF THE SURVEYOR IS REQUIRED FOR ALL PRINTED COPIES OF THIS SURVEY AND SHALL NOT BE CONSIDERED VALID UNLESS SIGNED AND IMPROVED BY THE SURVEYOR.

George A. Shimp II
 GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR NO. 25822
 THIS SURVEY IS NOT COMPLETE OR VALID WITHOUT THE SURVEYOR'S REPORT (SHEET 2)



JOB NUMBER: 230206B DATE SURVEYED: 5-18-2024
 DRAWING FILE: 230206B.DWG DATE DRAWN: 5-20-2024
 LAST REVISION: N/A X REFERENCE: 200046D

GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED
 LAND SURVEYORS LAND PLANNERS
 3501 30-50TH BOULEVARD, SUITE 20
 PALM HARBOR, FLORIDA 34683
 PHONE (727) 760-6106 FAX (727) 760-1260

M.A.
 LB 1834

SURVEYOR'S REPORT SHEET 2 OF 2

SURVEY ABBREVIATIONS


- | | | | | | | | |
|--------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| A = ACUTE ANGLE | B = BENCH MARK | CD = CENTERLINE | CP = CORNER POINT | CS = CONCRETE SURFACE | CT = COUNTY ROAD | CU = CURVED | CV = COVERED AREA |
| DA = DISTANCE | DB = DISTANCE BETWEEN | DC = DISTANCE BETWEEN | DE = DISTANCE BETWEEN | DF = DISTANCE BETWEEN | DG = DISTANCE BETWEEN | DH = DISTANCE BETWEEN | DI = DISTANCE BETWEEN |
| EA = EAST | EB = EAST | EC = EAST | ED = EAST | EE = EAST | EF = EAST | EG = EAST | EH = EAST |
| FA = FACE | FB = FACE | FC = FACE | FD = FACE | FE = FACE | FF = FACE | FG = FACE | FH = FACE |
| GA = GROUND | GB = GROUND | GC = GROUND | GD = GROUND | GE = GROUND | GF = GROUND | GG = GROUND | GH = GROUND |
| HA = HEIGHT | HB = HEIGHT | HC = HEIGHT | HD = HEIGHT | HE = HEIGHT | HF = HEIGHT | HG = HEIGHT | HH = HEIGHT |
| IA = INTERSECTION | IB = INTERSECTION | IC = INTERSECTION | ID = INTERSECTION | IE = INTERSECTION | IF = INTERSECTION | IG = INTERSECTION | IH = INTERSECTION |
| JA = JUNCTION | JB = JUNCTION | JC = JUNCTION | JD = JUNCTION | JE = JUNCTION | JF = JUNCTION | JG = JUNCTION | JH = JUNCTION |
| KA = KNOT | KB = KNOT | KC = KNOT | KD = KNOT | KE = KNOT | KF = KNOT | KG = KNOT | KH = KNOT |
| LA = LAND SURVEYOR | LB = LAND SURVEYOR | LC = LAND SURVEYOR | LD = LAND SURVEYOR | LE = LAND SURVEYOR | LF = LAND SURVEYOR | LG = LAND SURVEYOR | LH = LAND SURVEYOR |
| MA = MARCH | MB = MARCH | MC = MARCH | MD = MARCH | ME = MARCH | MF = MARCH | MG = MARCH | MH = MARCH |
| NA = NORTH | NB = NORTH | NC = NORTH | ND = NORTH | NE = NORTH | NF = NORTH | NG = NORTH | NH = NORTH |
| OA = OAK | OB = OAK | OC = OAK | OD = OAK | OE = OAK | OF = OAK | OG = OAK | OH = OAK |
| PA = PINE | PB = PINE | PC = PINE | PD = PINE | PE = PINE | PF = PINE | PG = PINE | PH = PINE |
| QA = QUARTER | QB = QUARTER | QC = QUARTER | QD = QUARTER | QE = QUARTER | QF = QUARTER | QG = QUARTER | QH = QUARTER |
| RA = ROAD | RB = ROAD | RC = ROAD | RD = ROAD | RE = ROAD | RF = ROAD | RG = ROAD | RH = ROAD |
| SA = SOUTH | SB = SOUTH | SC = SOUTH | SD = SOUTH | SE = SOUTH | SF = SOUTH | SG = SOUTH | SH = SOUTH |
| TA = TOWN | TB = TOWN | TC = TOWN | TD = TOWN | TE = TOWN | TF = TOWN | TG = TOWN | TH = TOWN |
| UA = UNDERGROUND | UB = UNDERGROUND | UC = UNDERGROUND | UD = UNDERGROUND | UE = UNDERGROUND | UF = UNDERGROUND | UG = UNDERGROUND | UH = UNDERGROUND |
| VA = VALLEY | VB = VALLEY | VC = VALLEY | VD = VALLEY | VE = VALLEY | VF = VALLEY | VG = VALLEY | VH = VALLEY |
| WA = WATER | WB = WATER | WC = WATER | WD = WATER | WE = WATER | WF = WATER | WG = WATER | WH = WATER |
| XA = X | XB = X | XC = X | XD = X | XE = X | XF = X | YG = X | XH = X |
| YA = Y | YB = Y | YC = Y | YD = Y | YE = Y | YF = Y | YG = Y | YH = Y |
| ZA = Z | ZB = Z | ZC = Z | ZD = Z | ZE = Z | ZF = Z | ZG = Z | ZH = Z |

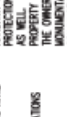
*** ABBREVIATIONS MAY ALSO BE CONCERNED AS REQUIRED.
*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

GENERAL NOTES

- 1.) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE A. SHIMP II & ASSOCIATES, INC. (THE "SURVEYOR") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SHOWING SURVEYOR"), HEREINAFTER COLLECTIVELY REFERRED TO AS THE SURVEYOR. THE SURVEYOR'S OBLIGATION IS LIMITED TO ONE OR MORE OF THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- 2.) UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESS, WRITTEN CONSENT.
- 3.) THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 4.) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- 5.) THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- 6.) THIS SURVEY IS SUBJECT TO ANY DEEDS, EASEMENTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- 7.) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 8.) BASIS OF BEARINGS: MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.
- 9.) THERE ARE NO VISIBLE ENCUMBRANCES, EXCEPT AS SHOWN HEREON.
- 10.) THIS SURVEY SHOWS VISIBLE ABOVE GROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS WHICH HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- 11.) ALL BUILDING CORNER, PROPERTY MARKER LOCATIONS AND OTHER SITE MARKER/LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- 12.) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY IS INSURABLE. FLOOD ZONE DETERMINATIONS ARE BASED ON THE FLOOD INSURANCE RATE MAP AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CHANGES. THE FLOOD INSURANCE RATE MAP IS FOR INSURANCE PURPOSES ONLY, AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 13.) UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/OVERLAPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

- 14.) NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- 15.) BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- 16.) FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE CONSIDERED TO BE EXISTING UNLESS OTHERWISE NOTED. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF ANY FENCES OR WALLS ALONG OTHER PROPERTY BOUNDARIES NEARBY AND ARE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE STAKED.
- 17.) THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY FIELD DIMENSIONS. THESE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18.) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- 19.) THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (LS-17, FLORIDA ADMINISTRATIVE CODE).
- 20.) THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- 21.) THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.
- 22.) UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL FRACTIONS AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE INTERNATIONAL PLANE.
- 23.) TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT CHEST HEIGHT DIAMETER AND THE TREE LOCATION IS CENTERED ON THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO THE SURVEY ARE SHOWN WITH A TREE SYMBOL. THE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPPER. THEREFORE, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE NOTED BY A CERTIFIED ARBORIST.
- 24.) THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFFIDAVIT. AN INCORRECT SURVEY AFFIDAVIT CAN INCREASE THE OWNER/SURVEYOR'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE AFFORDED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL. AN IMPROPER SURVEY AFFIDAVIT CAN BE THE RESULT OF CHANGES MADE TO THE SURVEY OR THE SURVEYOR'S NEGLIGENCE. THE SURVEYOR ACCEPTS NO LIABILITY FOR CHANGES BY THE OWNER, ADJACENT OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION OR TITLE COMPANY IN CONNECTION WITH A SURVEY AFFIDAVIT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.
- 25.) BENCH MARKS: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (N.A. 83). AS ESTABLISHED FROM N.G.S. CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS), "MICHIGAN CORRS APP", "MICHIGAN CORRS APP" AND "ZEPHYRUS CORRS APP" USING THE ONLINE POSITIONING USER SERVICE (OPUS), ON JUNE 19, 2018.
- 26.) THIS DOCUMENT IS ONLY VALID FOR THE FLOOD PROCESS BY THE AUTHORITY HAVING JURISDICTION AND MUST CONTAIN THE PARTY HERETO DIGITAL SIGNATURE AND SEAL. DISTRIBUTION OF THIS DOCUMENT TO THIRD PARTIES WILL RENDER THIS DOCUMENT INVALID AND NO LIABILITY WILL BE ASSUMED BY THE SHOWING SURVEYOR.


 GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512
 240230 JOB NUMBER 5-18-2024 DATE SURVEYED



GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED
 LAND SURVEYORS, LAND PLANNERS
 3800 BAYVIEW BLVD., SUITE 100
 MIAMI, FLORIDA 33133
 PHONE (772) 784-5008 FAX (772) 786-1258



LB 1834

Aerial Map

Exhibit B: Aerial Map



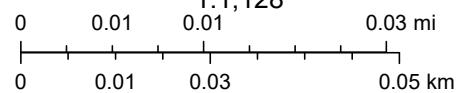
9/23/2024, 1:23:01 PM

1:1,128

Aerials 2023

- Red: Band_1
- Green: Band_2
- Blue: Band_3

- Parcels for address labels
- Parcels
- Pinellas Park
- Centerlines

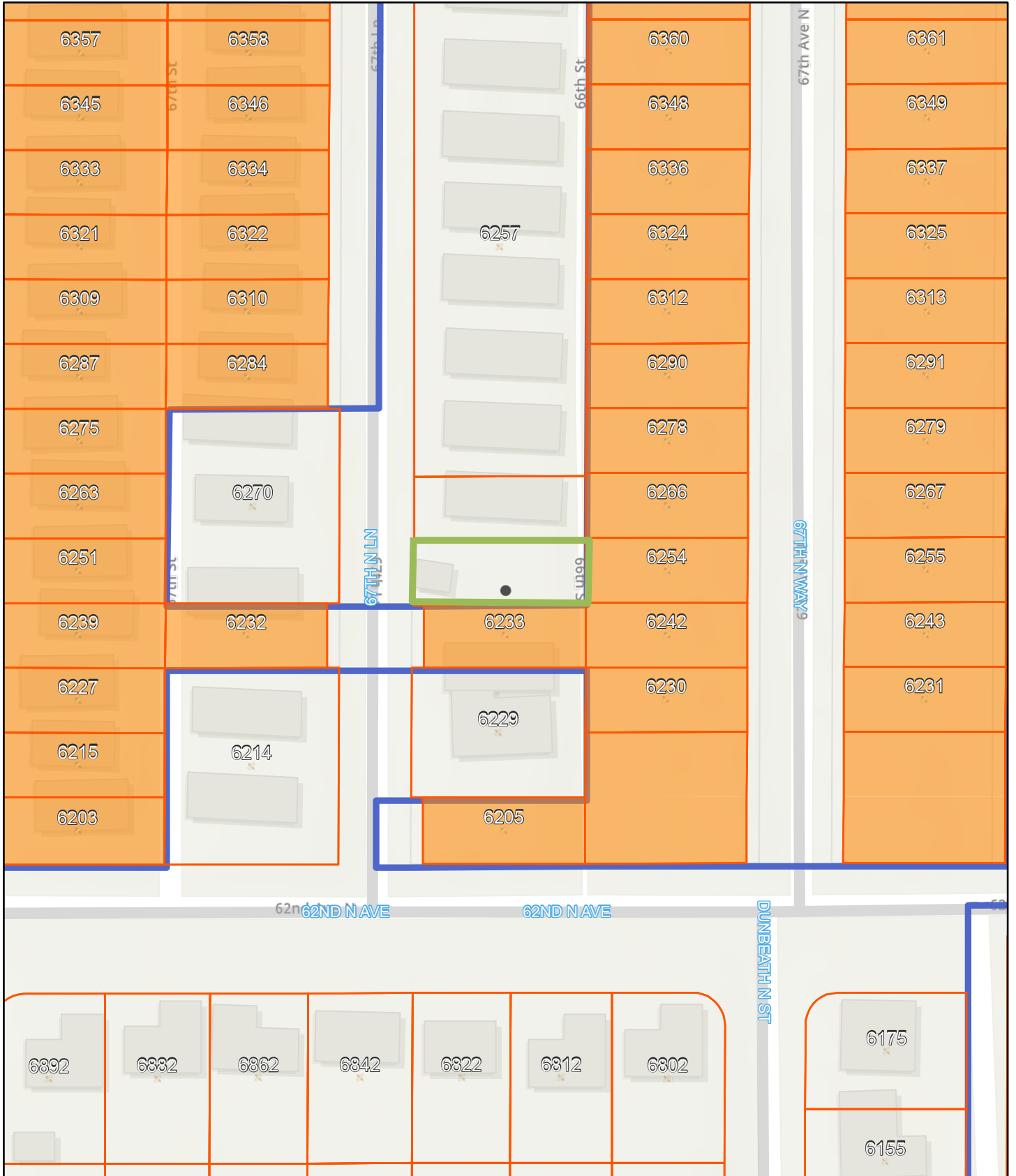


Master Address Points

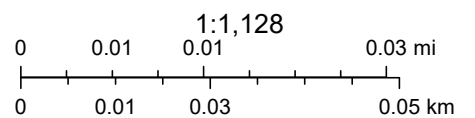
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

ArcGIS Web AppBuilder

Future Land Use Map



9/23/2024, 1:02:11 PM



- Master Address Points
- Parcels for address labels
- Parcels
- Transportation/Utility - T/U
- Pinellas Park
- Centerlines

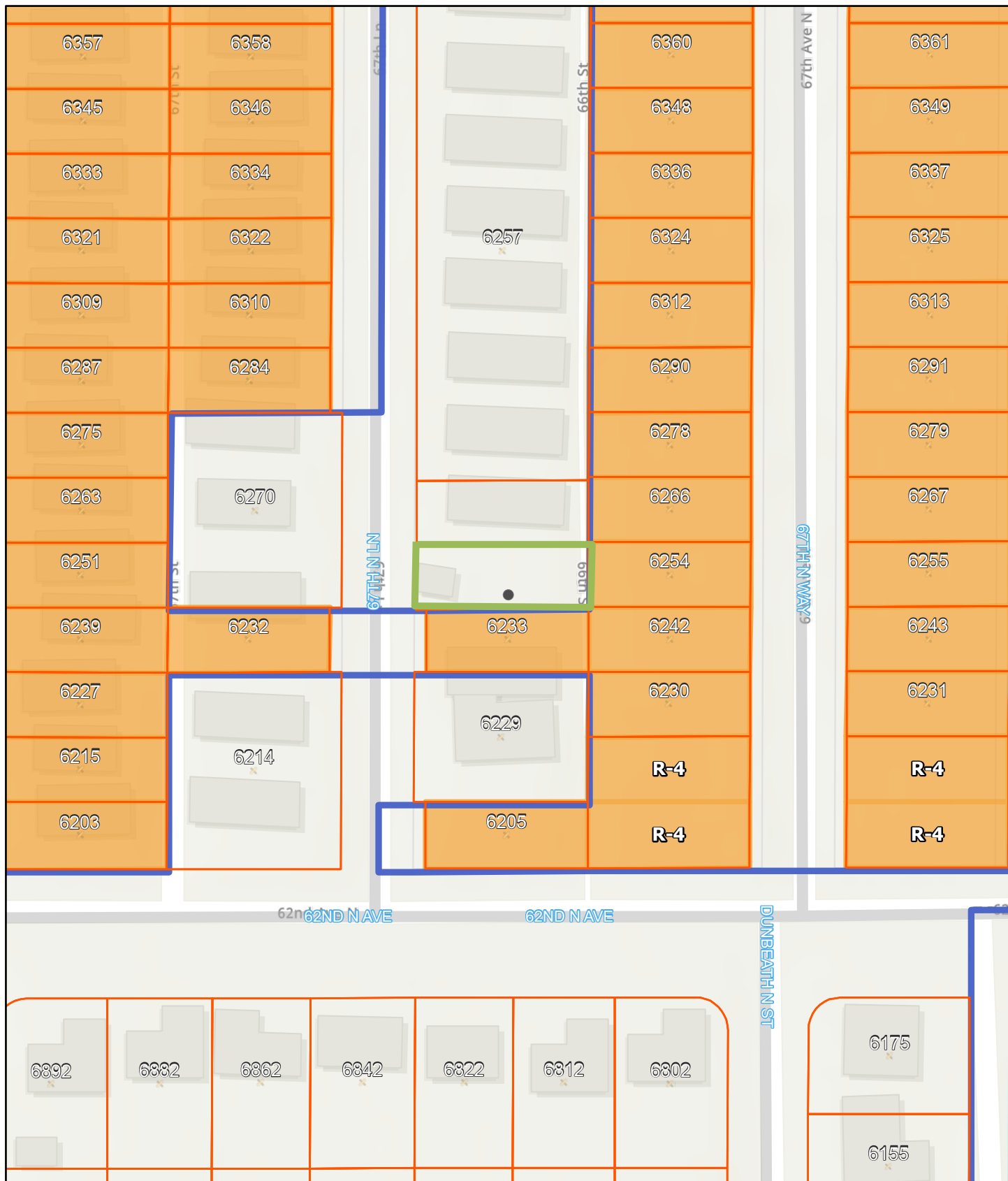
Land Use

- Residential Low Medium - RLM

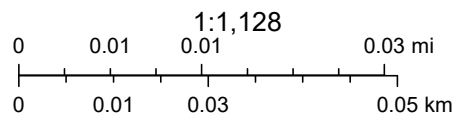
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

ArcGIS Web AppBuilder

Zoning Map



9/23/2024, 1:18:34 PM



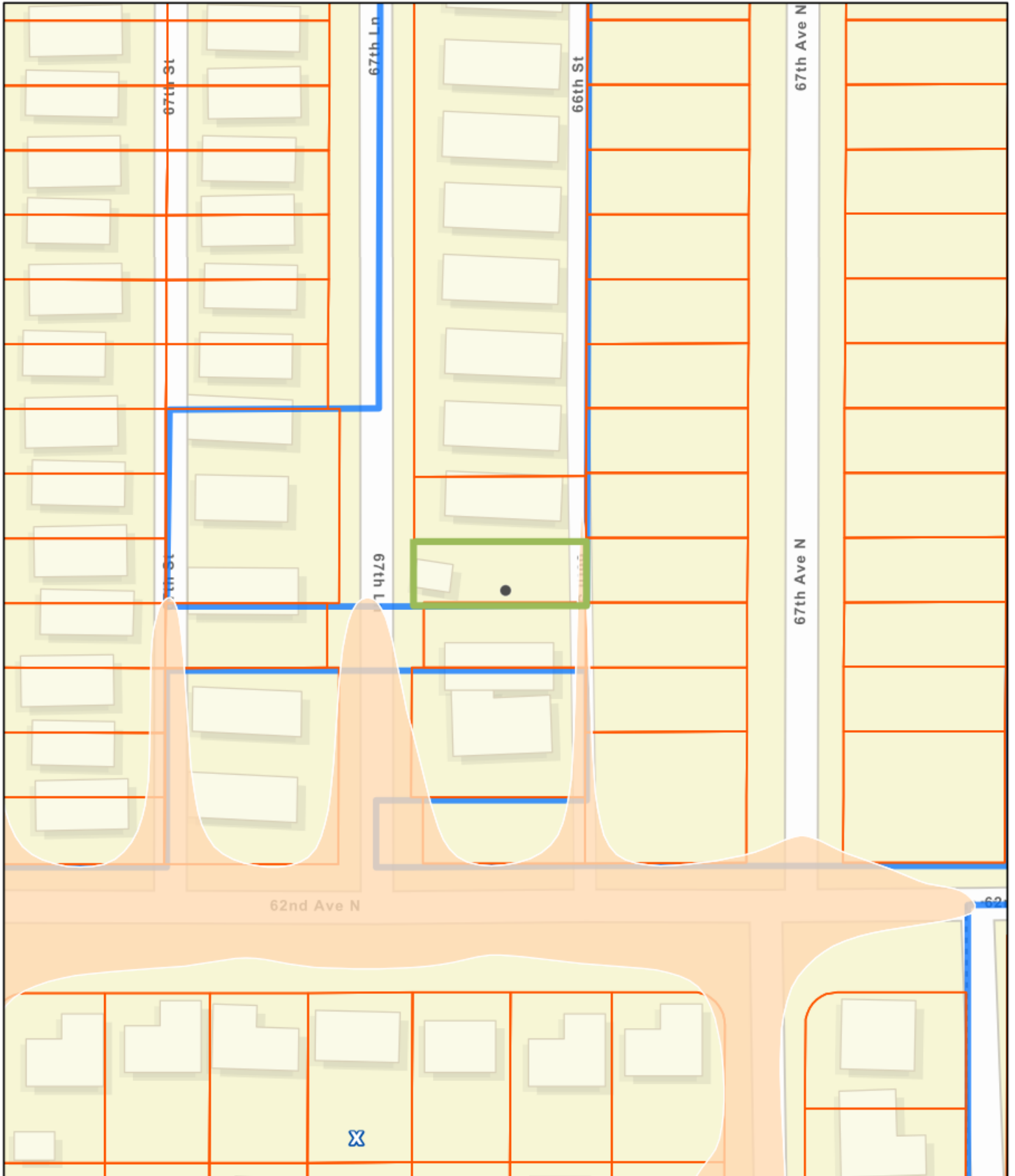
- x Master Address Points
- Centerlines
- Parcels for address labels
- Parcels
- Pinellas Park
- Zoning (Pinellas Park)
- Public - P
- Duplex Residential - R-4

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

ArcGIS Web AppBuilder





Flood Insurance Rate Map

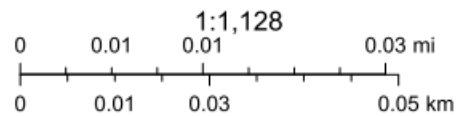
Exhibit E: FIRM



9/23/2024, 1:26:59 PM

Flood Hazard Areas (Zones)

-  0.2% Annual Chance Flood Hazard (X)
-  Area of Minimal Flood Hazard (X)
-  Parcels
-  Pinellas Park



Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

ArcGIS Web AppBuilder

Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

Site Photo at 6243 67th Lane N.



Photo taken from 67th Lane N. at the west side of the property.

SECTION . . . 31 . . . , TOWNSHIP . . . 30 . . . SOUTH, RANGE . . . 16 . . . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

LOT 20, BLOCK D, TOGETHER WITH THE WEST 1/2 OF THE 16 FOOT VACATED ALLEY LYING EAST OF AND ADJACENT THERETO AND THE EAST 1/2 OF 67TH LANE NORTH LYING WEST OF AND ADJACENT THERETO, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 5,220 SQUARE FEET OR 0.12 ACRES, MORE OR LESS.

PREPARED FOR

HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF 67TH LANE NORTH (AS PLATTED AS PINE AVENUE A 45 FOOT WIDE RIGHT-OF-WAY) AS BEING NORTH (N00°00'00"E).

SHEET 1 OF 4

REVISED PER CITY COMMENT ON 10-1-2024 (240230.DWG)

ⓑ

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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

JOB NUMBER: 240230 DATE SURVEYED: N/A
DRAWING FILE: 240230.DWG DATE DRAWN: 9-5-2024
LAST REVISION: 10-1-2024 X REFERENCE: 200046D



M.A.
LB 1834

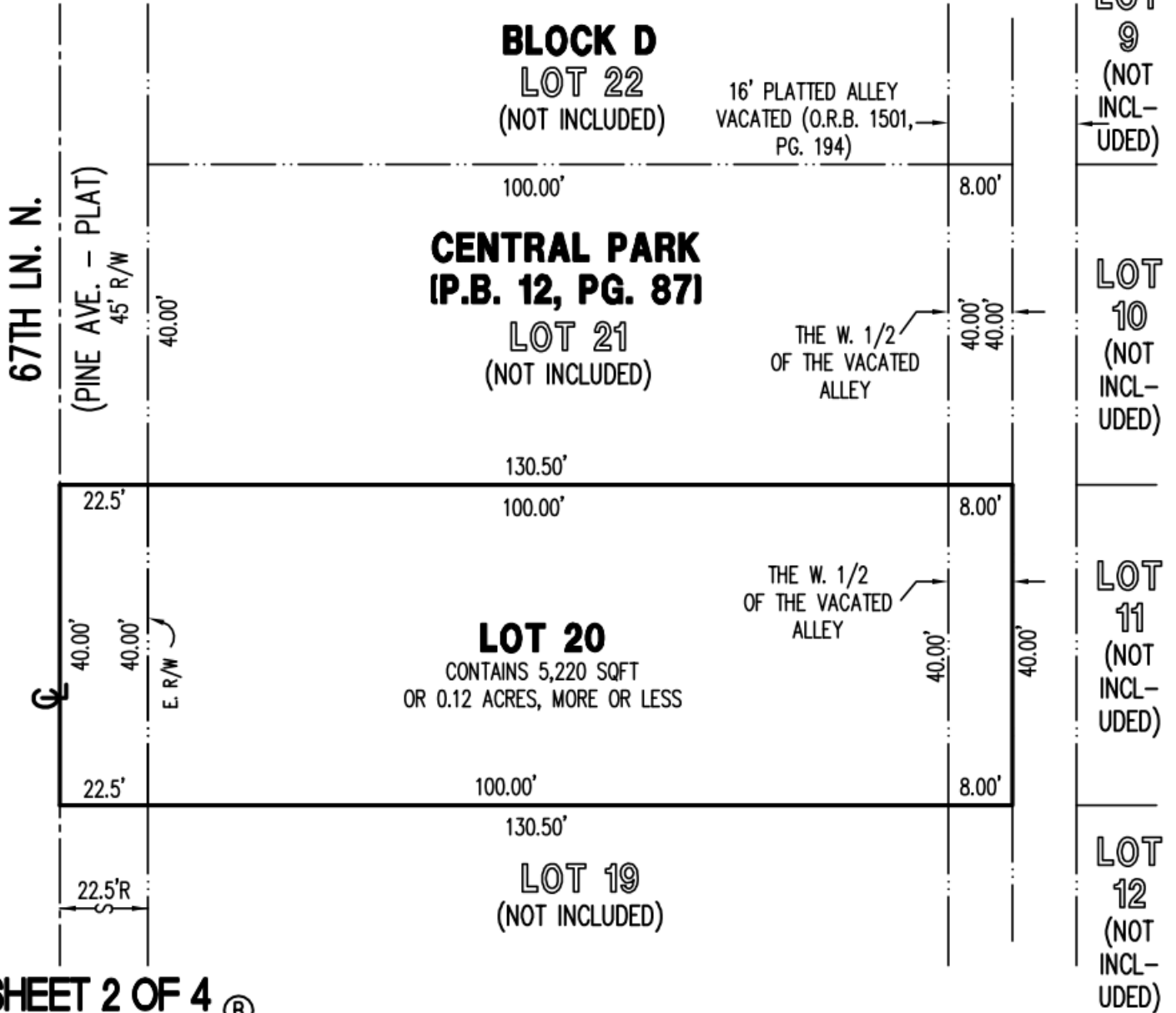
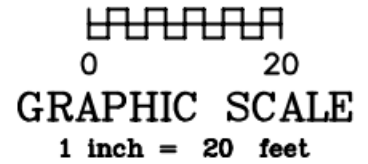
**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY



SHEET 2 OF 4 (B)

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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 240230 DATE SURVEYED: N/A
 DRAWING FILE: 240230.DWG DATE DRAWN: 9-5-2024
 LAST REVISION: SEE SHEET 1 X REFERENCE: 200046D



M.A.
LB 1834


**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

LEGAL DESCRIPTION and SKETCH

LEGEND

THIS IS NOT A SURVEY

 - LANDS ANNEXED BY THE CITY OF PINELLAS PARK

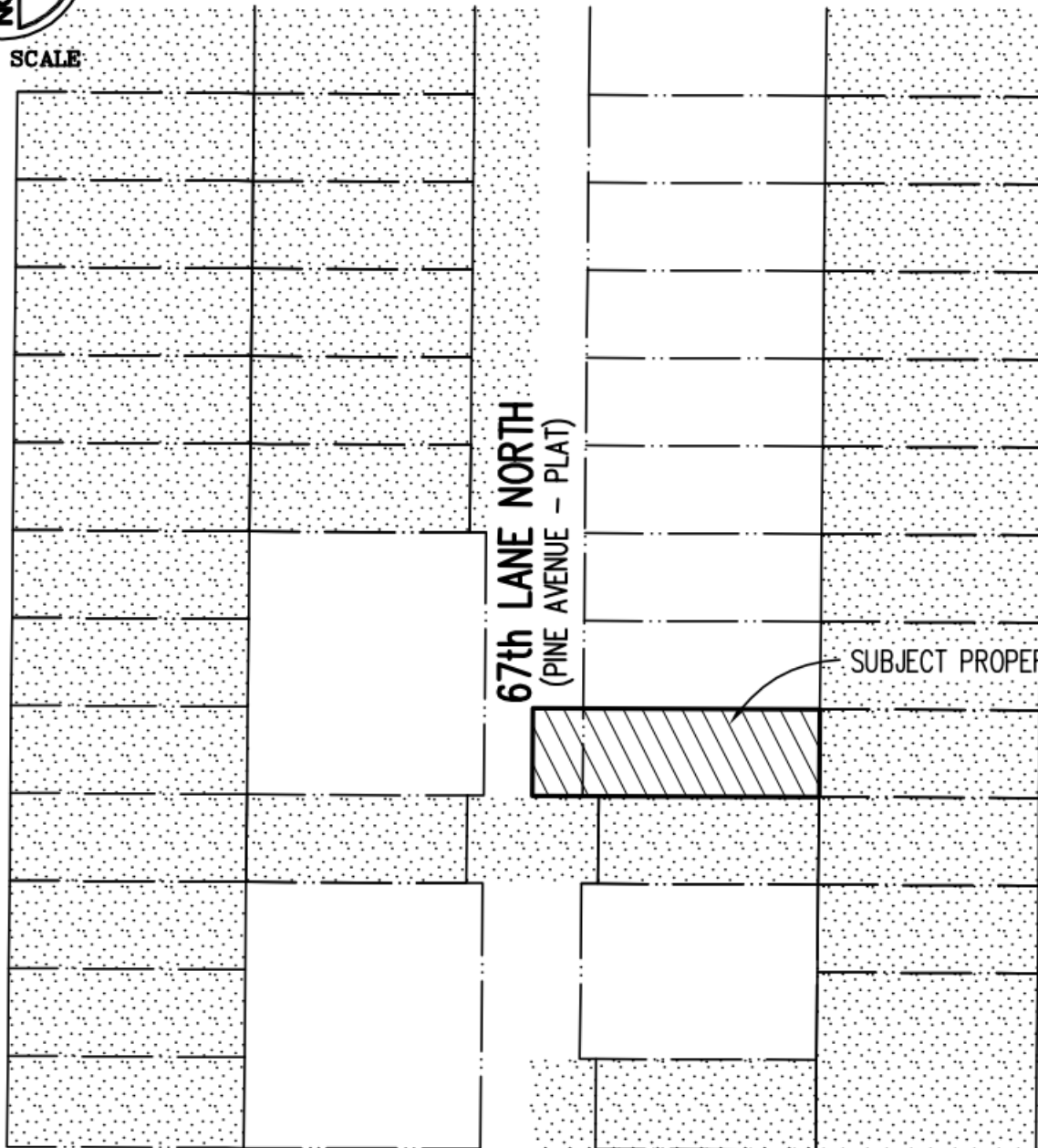


NOT TO SCALE

68th STREET NORTH
(CEDAR AVENUE - PLAT)

67th LANE NORTH
(PINE AVENUE - PLAT)

67th WAY NORTH
(OAK AVENUE - PLAT)



SUBJECT PROPERTY

62nd AVENUE NORTH
(AVALON AVENUE - PLAT)

SHEET 3 OF 4

(B)

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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 230260B

DATE SURVEYED: N/A

DRAWING FILE: 230260B.DWG

DATE DRAWN: 5-20-2024

LAST REVISION: N/A

X REFERENCE: 200046D



M.A.
LB 1834

**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

LEGAL DESCRIPTION and SKETCH
THIS IS NOT A SURVEY

ABBREVIATIONS

- | | | |
|---|---|---|
| <p>A = ARC LENGTH
A/C = AIR CONDITIONER
AF = ALUMINUM FENCE
ALUM = ALUMINUM
ASPH = ASPHALT
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCH MARK
BNDY = BOUNDARY
BRG = BEARING
BWF = BARBED WIRE FENCE
C = CALCULATED
CB = CHORD BEARING
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CLOS = CLOSURE
COL = COLUMN
CONC = CONCRETE
CR = COUNTY ROAD
C/S = CONCRETE SLAB
COR = CORNER
COV = COVERED AREA
D = DEED
DOT = DEPARTMENT OF TRANSPORTATION
DRNG = DRAINAGE
D/W = DRIVEWAY
EL OR ELEV = ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
ESM'T = EASEMENT
FCM = FOUND CONCRETE MONUMENT
FES = FLARED END SECTION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FL = FLOW LINE
FLD = FIELD
FND = FOUND
FOP = FOUND OPEN PIPE
FPC = FLORIDA POWER CORP.</p> | <p>FPP = FOUND PINCHED PIPE
FRM = FRAME
FZL = FLOOD ZONE LINE
GAR = GARAGE
G/E = GLASS ENCLOSURE
HWF = HOG WIRE FENCE
HWL = HIGH WATER LINE
INV = INVERT
LB = LAND SURVEYING BUSINESS
LFE = LOWEST FLOOR ELEV
LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER
LS = LAND SURVEYOR
M = MEASURED
MAS = MASONRY
MES = MITERED END SECTION
MH = MANHOLE
MHWL = MEAN HIGH WATER LINE
MSL = MEAN SEA LEVEL
N&B = NAIL AND BOTTLE CAP
N&D = NAIL AND DISK
N&T = NAIL AND TAB
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NO = NUMBER
O/A = OVERALL
OHW = OVERHEAD WIRE(S)
OR = OFFICIAL RECORDS
O/S = OFFSET
P = PLAT
PB = PLAT BOOK
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PG = PAGE
PK = PARKER KALON
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POL = POINT ON LINE
PP = POWER POLE
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT</p> | <p>PROP = PROPERTY
PSM = PROFESSIONAL SURVEYOR & MAPPER
PT = POINT OF TANGENCY
PVM'T = PAVEMENT
RAD = RADIUS
R = RECORD
REF = REFERENCE
RES = RESIDENCE
RL = RADIAL LINE
RLS = REGISTERED LAND SURVEYOR
RND = ROUND
RNG = RANGE
RRS = RAIL ROAD SPIKE
R/W = RIGHT-OF-WAY
SCM = SET CONCRETE MONUMENT
S/E = SCREENED ENCLOSURE
SEC = SECTION
SET N&D = SET NAIL AND DISK RLS# 2512
SIR = SET 1/2" IRON ROD RLS# 2512
SQ = SQUARE
SRF = SPLIT RAIL FENCE
SR = STATE ROAD
STY = STORY
SUB = SUBDIVISION
S/W = SIDEWALK
TB = "T" BAR
TBM = TEMPORARY BENCH MARK
TC = TOP OF CURB
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TRANS = TRANSFORMER
TWP = TOWNSHIP
TYP = TYPICAL
UG = UNDERGROUND
UTIL = UTILITY
WD = WOOD
WF = WOOD FENCE
WIF = WROUGHT IRON FENCE
WIT = WITNESS
WRF = WIRE FENCE
WV = WATER VALVE</p> |
|---|---|---|

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.
*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

(B)

SHEET 4 OF 4

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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 240230 DATE SURVEYED: N/A
DRAWING FILE: 240230.DWG DATE DRAWN: 9-5-2024
LAST REVISION: SEE SHEET 1 X REFERENCE: 200046D



M.A.
LB 1834

**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

SECTION . . . 31 . . . , TOWNSHIP . . . 30 . . . SOUTH, RANGE . . . 16 . . . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

LOT 20, BLOCK D, TOGETHER WITH THE WEST 1/2 OF THE 16 FOOT VACATED ALLEY LYING EAST OF AND ADJACENT THERETO, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 4,320 SQUARE FEET OR 0.099 ACRES, MORE OR LESS.

PREPARED FOR

HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF 67TH LANE NORTH (AS PLATTED AS PINE AVENUE A 45 FOOT WIDE RIGHT-OF-WAY) AS BEING NORTH (N00°00'00"E).

SHEET 1 OF 4

REVISED PER CITY COMMENT ON 10-1-2024 (240230.DWG)

(A)

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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 240230	DATE SURVEYED: N/A
DRAWING FILE: 240230.DWG	DATE DRAWN: 9-5-2024
LAST REVISION: 10-1-2024	X REFERENCE: 200046D



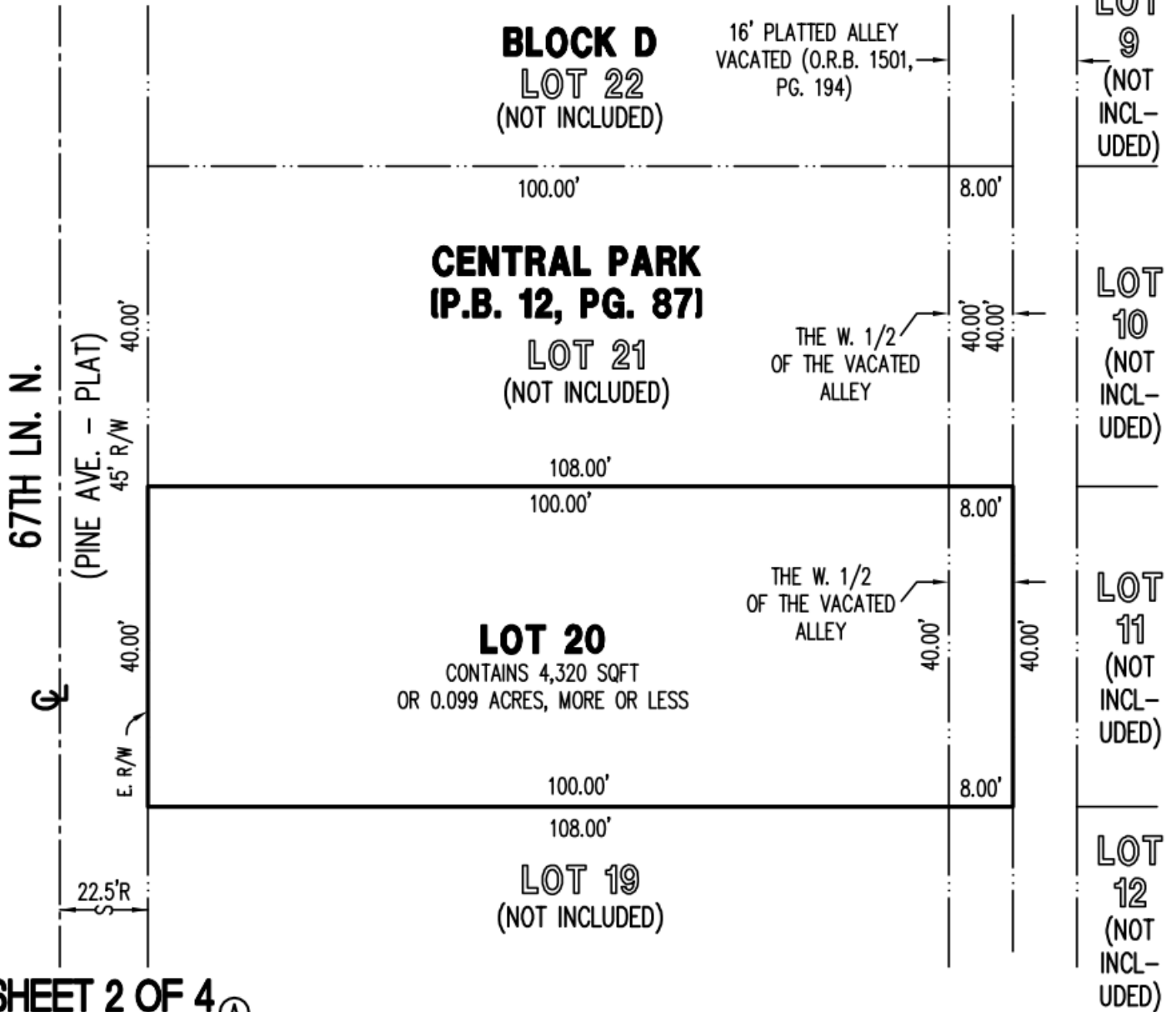
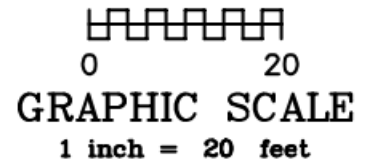
M.A.
LB 1834

**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

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY



SHEET 2 OF 4 (A)

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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

JOB NUMBER: 240230 DATE SURVEYED: N/A
 DRAWING FILE: 240230.DWG DATE DRAWN: 9-5-2024
 LAST REVISION: SEE SHEET 1 X REFERENCE: 200046D




M.A.
LB 1834

**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

LEGAL DESCRIPTION and SKETCH

LEGEND

THIS IS NOT A SURVEY

 - LANDS ANNEXED BY THE CITY OF PINELLAS PARK

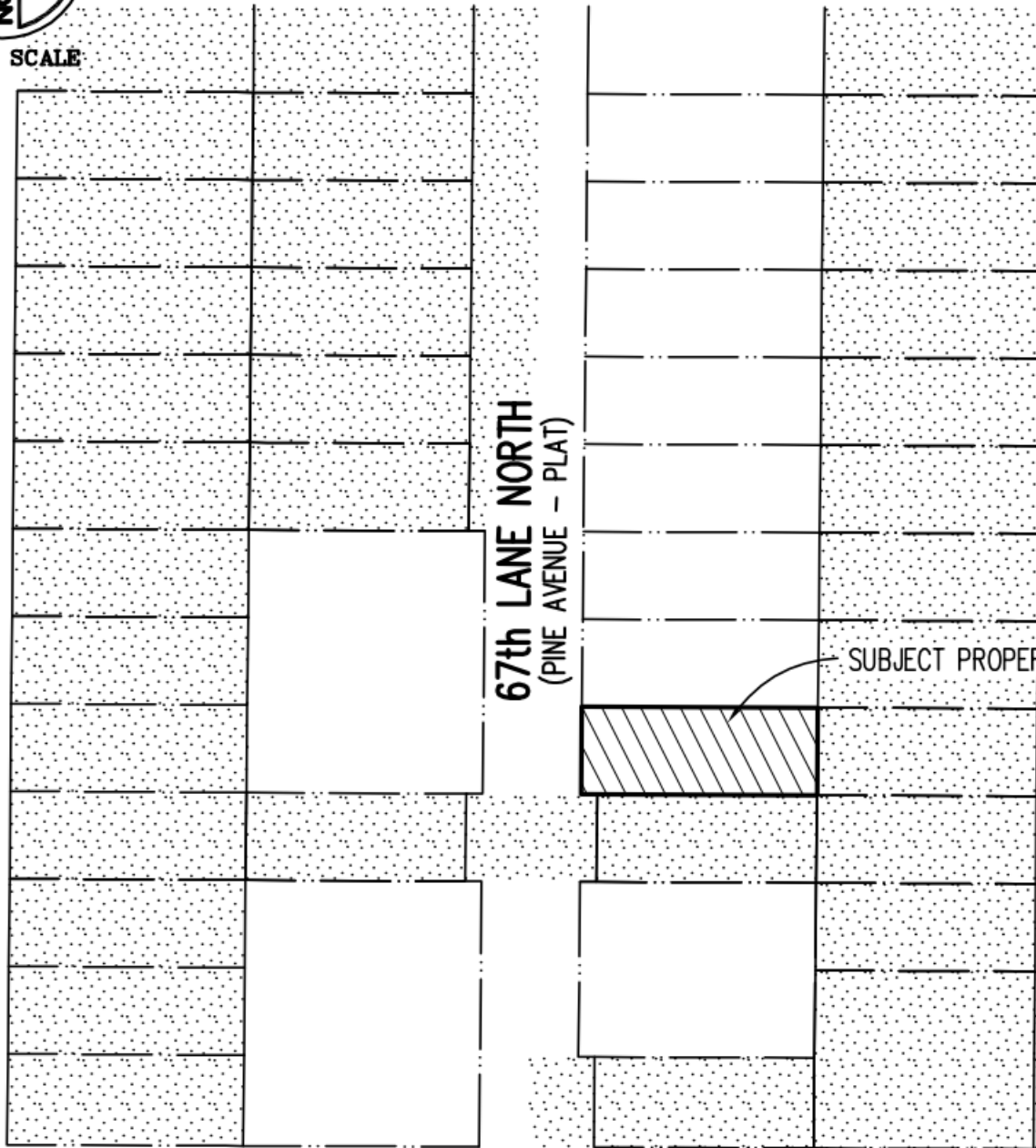


NOT TO SCALE

68th STREET NORTH
(CEDAR AVENUE - PLAT)

67th LANE NORTH
(PINE AVENUE - PLAT)

67th WAY NORTH
(OAK AVENUE - PLAT)



62nd AVENUE NORTH
(AVALON AVENUE - PLAT)

SHEET 3 OF 4

(A)

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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 230260B

DATE SURVEYED: N/A

DRAWING FILE: 230260B.DWG

DATE DRAWN: 5-20-2024

LAST REVISION: N/A

X REFERENCE: 200046D



M.A.
LB 1834

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

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

ABBREVIATIONS

- | | | |
|--|---|---|
| <p>A = ARC LENGTH
 A/C = AIR CONDITIONER
 AF = ALUMINUM FENCE
 ALUM = ALUMINUM
 ASPH = ASPHALT
 BFE = BASE FLOOD ELEVATION
 BLDG = BUILDING
 BLK = BLOCK
 BM = BENCH MARK
 BNDY = BOUNDARY
 BRG = BEARING
 BWF = BARBED WIRE FENCE
 C = CALCULATED
 CB = CHORD BEARING
 CBS = CONCRETE BLOCK STRUCTURE
 CHD = CHORD
 CL = CENTERLINE
 CLF = CHAIN LINK FENCE
 CLOS = CLOSURE
 COL = COLUMN
 CONC = CONCRETE
 CR = COUNTY ROAD
 C/S = CONCRETE SLAB
 COR = CORNER
 COV = COVERED AREA
 D = DEED
 DOT = DEPARTMENT OF TRANSPORTATION
 DRNG = DRAINAGE
 D/W = DRIVEWAY
 EL OR ELEV = ELEVATION
 EOP = EDGE OF PAVEMENT
 EOW = EDGE OF WATER
 ESM'T = EASEMENT
 FCM = FOUND CONCRETE MONUMENT
 FES = FLARED END SECTION
 FIP = FOUND IRON PIPE
 FIR = FOUND IRON ROD
 FL = FLOW LINE
 FLD = FIELD
 FND = FOUND
 FOP = FOUND OPEN PIPE
 FPC = FLORIDA POWER CORP.</p> | <p>FPP = FOUND PINCHED PIPE
 FRM = FRAME
 FZL = FLOOD ZONE LINE
 GAR = GARAGE
 G/E = GLASS ENCLOSURE
 HWF = HOG WIRE FENCE
 HWL = HIGH WATER LINE
 INV = INVERT
 LB = LAND SURVEYING BUSINESS
 LFE = LOWEST FLOOR ELEV
 LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER
 LS = LAND SURVEYOR
 M = MEASURED
 MAS = MASONRY
 MES = MITERED END SECTION
 MH = MANHOLE
 MHWL = MEAN HIGH WATER LINE
 MSL = MEAN SEA LEVEL
 N&B = NAIL AND BOTTLE CAP
 N&D = NAIL AND DISK
 N&T = NAIL AND TAB
 NGVD = NATIONAL GEODETIC VERTICAL DATUM
 NO = NUMBER
 O/A = OVERALL
 OHW = OVERHEAD WIRE(S)
 OR = OFFICIAL RECORDS
 O/S = OFFSET
 P = PLAT
 PB = PLAT BOOK
 PC = POINT OF CURVE
 PCC = POINT OF COMPOUND CURVE
 PCP = PERMANENT CONTROL POINT
 PG = PAGE
 PK = PARKER KALON
 PL = PROPERTY LINE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 POL = POINT ON LINE
 PP = POWER POLE
 PRC = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT</p> | <p>PROP = PROPERTY
 PSM = PROFESSIONAL SURVEYOR & MAPPER
 PT = POINT OF TANGENCY
 PVM'T = PAVEMENT
 RAD = RADIUS
 R = RECORD
 REF = REFERENCE
 RES = RESIDENCE
 RL = RADIAL LINE
 RLS = REGISTERED LAND SURVEYOR
 RND = ROUND
 RNG = RANGE
 RRS = RAIL ROAD SPIKE
 R/W = RIGHT-OF-WAY
 SCM = SET CONCRETE MONUMENT
 S/E = SCREENED ENCLOSURE
 SEC = SECTION
 SET N&D = SET NAIL AND DISK RLS# 2512
 SIR = SET 1/2" IRON ROD RLS# 2512
 SQ = SQUARE
 SRF = SPLIT RAIL FENCE
 SR = STATE ROAD
 STY = STORY
 SUB = SUBDIVISION
 S/W = SIDEWALK
 TB = "T" BAR
 TBM = TEMPORARY BENCH MARK
 TC = TOP OF CURB
 TOB = TOP OF BANK
 TOS = TOE OF SLOPE
 TRANS = TRANSFORMER
 TWP = TOWNSHIP
 TYP = TYPICAL
 UG = UNDERGROUND
 UTIL = UTILITY
 WD = WOOD
 WF = WOOD FENCE
 WIF = WROUGHT IRON FENCE
 WIT = WITNESS
 WRF = WIRE FENCE
 WV = WATER VALVE</p> |
|--|---|---|

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.
 *** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

SHEET 4 OF 4

(A)

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 THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 240230	DATE SURVEYED: N/A
DRAWING FILE: 240230.DWG	DATE DRAWN: 9-5-2024
LAST REVISION: SEE SHEET 1	X REFERENCE: 200046D



M.A.
LB 1834

**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