

ORDINANCE NO. 2025-XX

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 3355 70TH AVENUE NORTH 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-0525-00004, LIEN TRAN AND MAI DAO)

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 3355 70th Avenue North 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 1: 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 2: 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SECTION 3: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.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 4: That this Ordinance shall become effective thirty (30) days after 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:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2025.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer Carfagno, MMC
CITY CLERK

Business Impact Estimate

This form must be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **Ordinance 2025-XX**

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 3355 70TH AVENUE NORTH 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-0525-00004, LIEN TRAN AND MAI DAO)

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is ***not*** required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in Florida Statutes § 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Florida Statutes § 163.3220-163.3243;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development

¹ See Section 166.041(4)(c), Florida Statutes.

- districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This ordinance amends the City's Official Land Use Plan Map to assign the Residential Low Medium (RLM) land use designation to the parcel located at 3355 70th Avenue North. The public purpose of this ordinance is to ensure alignment between the City's Comprehensive Plan and its zoning regulations. This supports orderly growth, coordinated land use policy, and community stability, serving the public health, safety, and welfare by managing residential densities and guiding appropriate development patterns.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

There is no anticipated direct economic impact on private, for-profit businesses as this ordinance affects a single residential parcel and does not involve or regulate business activity.

(a) An estimate of direct compliance costs that businesses may reasonably incur:

None. There are no compliance obligations imposed on any business entity.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

None. This ordinance does not introduce or alter any charges or fees.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

The City's costs are negligible and consist of administrative staff time, which will be absorbed within existing budgets. No new revenues are associated with this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Zero (0) businesses will be impacted. The ordinance applies to a residential property, and no commercial or for-profit entities are located on or near the site.

4. Additional information the governing body deems useful (if any):

This ordinance is part of a coordinated annexation and land use update. It aligns with adopted policy goals and strengthens consistency between land use and zoning designations. It has no adverse business impacts and supports sound planning practices.

SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST

EXHIBIT 'A'

DESCRIPTION AND SKETCH

SUBJECT TAX PARCEL ID: 26-30-16-00000-330-0800
#3355 70TH AVENUE NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 21712, PAGE 0755

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND RUN THENCE N.00°03'10"E. ALONG THE WEST LINE THEREOF A DISTANCE OF 132.12 FEET; THENCE RUN S.89°42'41"E. A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 34TH STREET NORTH (RIGHT-OF-WAY WIDTH VARIES) FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°42'41"E. A DISTANCE OF 282.74 FEET TO A POINT ON THE WEST BOUNDARY LINE OF BLOCK 'A', LEE BAYNARD JR. NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 81 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S.00°00'21"W. ALONG SAID WEST BOUNDARY A DISTANCE OF 107.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 70TH AVENUE NORTH; THENCE RUN N.89°42'41"W. ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 282.83 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF 34TH STREET NORTH; THENCE RUN N.00°03'10"E. ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,258.33 SQUARE FEET OR 0.6946 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED DEEDS

PREPARED: 5/28/25

FOR: CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

This Description and Sketch was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

NOTE: Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 2101-21-A
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 6J-17, Florida Administrative Code.

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

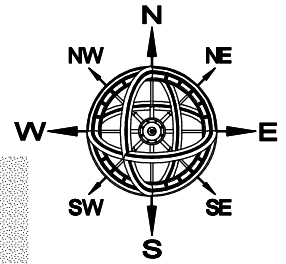

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 3

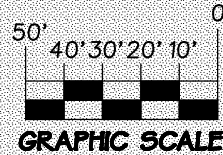
SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 26-30-16-00000-330-0800
 #3355 70TH AVENUE NORTH, PINELLAS PARK, FL 33781
 OFFICIAL RECORDS BOOK 21712, PAGE 0755



NORTH BASIS:
 PCED DATUM
 SCALE: 1" = 50'



Not Platted

PARCEL ID: 26-30-16-00000-330-0700
 AND
 PARCEL ID: 26-30-16-00000-330-0710

LEE BAYNARD JR. NO. 4
 Plat Book 28, Page 81

POINT OF BEGINNING

S 89°46'47"E 282.50'(PCED)
 S 89°42'41"E 282.74'(M)

Not Platted

PARCEL ID: 26-30-16-00000-330-0800

SUBJECT PARCEL

#3355

N 89°42'41"W 282.83'(M)

N 89°46'47"W 282.49'(PCED)

LESS SOUTH 25' PER O.R. BOOK 7177, PAGE 1007

N 89°46'47"W (PCED)

POINT OF COMMENCEMENT

SOUTHWEST CORNER OF THE SOUTHWEST 1/4
 OF SECTION 26-30-16

70TH AVENUE NORTH

SOUTH LINE OF THE NW 1/4 OF SECTION 26-30-16

ABBREVIATIONS:

BCC = BOARD OF COUNTY COMMISSIONERS
 CL = CENTERLINE
 ID = IDENTIFICATION
 (M) = MEASURED
 O.R. = OFFICIAL RECORDS
 (PCED) = PINELLAS COUNTY
 ENGINEERING DEPARTMENT
 ~ = BREAK LINE/SPRING LINE

LANDS ANNEXED
 BY THE CITY OF
 PINELLAS PARK

Assumed Basis of Bearings:

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26-30-16
 AS BEING N.00°03'10"E., PER PINELLAS COUNTY ENGINEERING
 DEPARTMENT COORDINATE DATA.

FOR: CITY OF PINELLAS PARK

PREPARED: 5/28/25

THIS IS NOT A SURVEY

Prepared by:

JOHN C. BRENDLA AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
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 Pinellas Park, Florida 33781
 phone (727) 576-7546 ~ fax (727) 577-9932

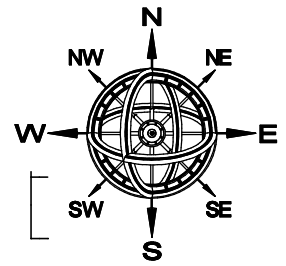
SHEET 2 OF 3

Job: 2101-21-A
 Drawn: DS

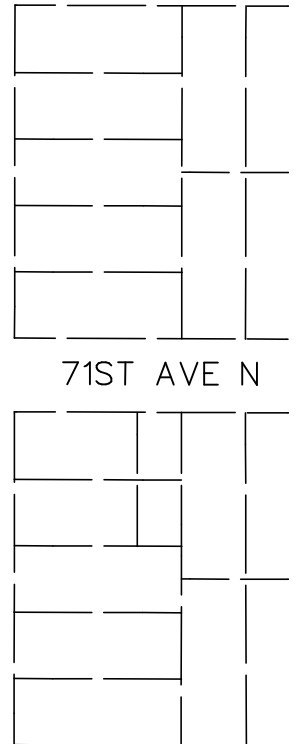
SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 26-30-16-00000-330-0800
#3355 70TH AVENUE NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 21712, PAGE 0755



NOT TO SCALE



PREPARED: 5/28/25

THIS IS NOT A SURVEY

Job: 2101-21-A
Drawn: DS

LANDS ANNEXED
BY THE CITY OF
PINELLAS PARK

FOR: CITY OF PINELLAS PARK

Prepared by:
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SHEET 3 OF 3



CITY OF PINELLAS PARK

Staff Report

Community Development Department Planning & Development Services Division

Prepared by: Danielle Stewart, AICP
Long Range Planning Manager

I. APPLICATION DATA

A. **Case Numbers:** LUPA-0525-00004

B. **Location:**

1. **Address:** 3355 70th Avenue N
2. **Parcel Number:** 26-30-16-00000-330-0800

C. **Request:** Request for the annexation of a parcel located at 3355 70th Avenue N. with associated Annexation Agreement and Future Land Use Map Amendment designating the parcel as Residential Low Medium (RLM).

D. **Applicants:** Lien Tran and Mai Dao

E. **Agent:** Matt Sylverain, P.E.

F. **PARC Meeting:** October 14, 2025

F. **Public Hearings:**

Planning & Zoning Commission Hearing Date: November 6, 2025
Advertising Date: October 29, 2025

City Council (1st Reading) Date: November 13, 2025
City Council (2nd Reading) Public Hearing Date: November 25, 2025
Advertising Date: November 12, 2025

II. BACKGROUND INFORMATION

A. **Case Summary:** The property owner is requesting annexation into the City of Pinellas Park. There is an existing single-family structure on site. The Applicants intend to redevelop the property and construct four (4) single-family homes on site. Provisions for annexation include a replat, 5' dedication of right-of-way along the southern property line, utility connection to the City's sanitary sewer system at the 70th Avenue N. and 34th Street N. manhole, and to apply for a PUD due to proposed lot sizes.

B. **Site Area:**

1. Parcel Area: 30,222 square feet / 0.69 acres

C. **Property History:**

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

- Pinellas County CBP-20-00065 - Demo of one (1) of two (2) single family homes on site.

3. Previous Approvals:

- Pinellas County PER-H-BA07-00108 - The development of 3 lots each having 70 ft. of lot width and 7,490 sq. ft. of lot area and a 4th lot having 72.57 ft. in lot width where 75 ft. of lot width and 7,500 sq. ft. of lot area are required for each lot in an R-4 zoning district.

D. Existing Use: Single Family Home

E. Proposed Use: Single Family - more than one house per parcel

F. Current Future Land Use: Residential Low Medium (RLM) (Pinellas County)

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

H. Current Zoning District: One, Two and Three-Family Residential District (R-4) (Pinellas County)

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

J. Flood Zone: The property is located in Flood Zone X, which is an area of minimal flood hazard.

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 27 feet.

L. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	R-4	RLM	Use in transition / Residential
South	R-4 (County)	RLM (County)	Residential
East	R-4 (County)	RLM (County)	Residential
West	R-4	RLM	Residential

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a low to moderately intensive residential manner, and to recognize such areas as primarily well-suited for residential uses that

are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

2. Key Standards:

Use Characteristics - Those uses appropriate to and consistent with this category include:

- *Primary Uses - Residential*
- *Secondary Uses - Residential Equivalent; Institutional; Transportation/ Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space*

3. Relevant Policies:

POLICY H.1.1.3

The City shall continue to encourage redevelopment and urban infill residential development that are compatible with and support the integrity and viability of existing residential neighborhoods.

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.1.8.1

The City will coordinate with the Pinellas Planning Council, and other jurisdictions as appropriate, to establish a more comprehensive and better integrated annexation process that will include consideration of the following:

- a. *Advance Notices - a procedure that provides for advance notice of all annexations to the respective parties of interest;*
- b. *Accurate Legal Descriptions - a means to review and validate the legal descriptions for annexations;*
- c. *State Law Compliance - definitions and examples by which to determine compliance with the state law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;*
- d. *Ability to Serve - pre-determined or administrative means to establish a municipality's ability to serve the area;*
- e. *Service Contracts - enabling provisions for Pinellas County and each municipality to enter into mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation;*
- f. *Consistency - a requirement for consistency with the Comprehensive Future Land Use Plan at the time of annexation; and*
- g. *Coordination with State Plan Amendment Review Process - to establish eligibility for waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.*

POLICY ICE.1.8.2

The City will provide a copy of its published or posted notice of annexation, via certified mail, to the Board of County Commissioners as required by Section 171.044(6) FS.

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. 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.

...

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. Secondary Front Yard Setback: Twenty (20) feet.

(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. Must meet Florida Building Code separation requirements.

(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.

2. Staff Analysis:

The current Future Land Use designation of the subject property within Pinellas County is Residential Low Medium (RLM), which is consistent with the City's RLM designation. Staff finds the RLM Future Land Use designation to be the most appropriate and compatible Future Land Use designation for the subject property.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the October 14, 2025 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.


Erica Lindquist, AICP, CFM
Planning & Development Services Director

10/23/25
Date


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

10/23/2025
Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
 - That AX-2025-00003 is approved by City Council.
- C. RECOMMEND DENIAL

... of a request designating the parcel as Residential Low Medium (RLM) for the property located at 3355 70th Avenue 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: Surveyor Approval
Exhibit G: City Attorney Approval

EXHIBIT A



Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

April 28th, 2025

Ms. Danielle Stewart, AICP Long Range Planning Manager
City of Pinellas Park Planning & Development Services
Technical Services Building
6051 – 78th Avenue North
Pinellas Park, FL 33781

Re: #3355 70th Avenue N Annexation Submittal

Dear Ms. Stewart

As discussed via e-mail, we are submitting the items necessary for annexing into the City of Pinellas Park for this 0.70-acre property. Enclosed for your review of this submittal package are the following:

1. Application for Annexation;
2. Affidavit of Ownership;
3. Legal Description;
4. Narrative Summary;
5. Land Use, Zoning & Flood Maps;
6. Preliminary Site Plan &
7. Survey.

The request is to annex to develop 4 single family detached lots.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Sylveran', is written over a blue horizontal line. The signature is stylized and fluid.

Matt Sylveran, P.E.
Principal

Cc: Quynh Tran, QT Construction
File 25-016

EXHIBIT A

CITY OF PINELLAS PARK
PLANNING & DEVELOPMENT SERVICES



ANNEXATION APPLICATION

To request annexation, please review the information below and submit the required materials to Planning Specialist, Miya Sarver, at msarver@pinellas-park.com.

REQUIRED MATERIALS

A complete annexation application must contain the following items:

- Annexation Application (this form)
- Property Deed (copy)
- Affidavit of Ownership (city provided)
- Property Survey
- Site Plan (commercial properties)

HELPFUL INFORMATION

The City of Pinellas Park believes property owners should be as informed as possible when deciding to annex. The Truth in Annexation Worksheet is designed to help property owners make an informed decision by estimating the difference in taxes, fees, and service charges the owner would pay before and after annexation.

Visit the following website to input your information and get an estimate of how your taxes and fees would change:

<https://forwardpinellas.org/truth-in-annexation/>

EXHIBIT A

CITY OF PINELLAS PARK
PLANNING & DEVELOPMENT SERVICES



ANNEXATION APPLICATION

PROPERTY INFORMATION

Street Address: 3355 70th Avenue N

City: Pinellas Park Zip Code: 33781 State: FL

Parcel ID: 26-30-16-00000-330-0800

Intended Use of Property: See narrative.

PROPERTY OWNER INFORMATION

Owner Name(s): Lien Tran and Mai Dao

Street Address: 3355 70th Avenue N

City: Pinellas Park Zip Code: 33781 State: FL

Phone Number: 229-529-5566 Email Address: Kvndao@yahoo.com

AUTHORIZED AGENT (OPTIONAL)

Note: The authorized agent must be specified on the Affidavit of Ownership.

Authorized Agent Name(s): Matt Sylverain, P.E.

Street Address: 13825 ICOT Boulevard, Suite 605

City: Clearwater Zip Code: 33760 State: FL

Phone Number: 727-524-1818 Email Address: msylverain@gulfcoastconsultinginc.com

ADDITIONAL INFORMATION

Why do you wish to annex? See narrative.

EXHIBIT A

CITY OF PINELLAS PARK **AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Lien Tran and Mai Dao

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:

3355 70th Ave N

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

Please see attached "Exhibit A".

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 Application

3. That the undersigned (has / have) appointed and (does / do) appoint Matt D. Sylverain, P.E. 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.

[Signature]
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 31st day

of March, 20 25.

By Mai Dao, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

059400590 as identification and who DID / DID NOT
(Type of identification)

take an oath.

Notary Public, Commission No. HH1630894

[Signature]
(Name of Notary- typed, printed or stamped)

EXHIBIT A

EXHIBIT A

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT)

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4, GATEWAY CENTRE BUSINESS PARK, AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

1. LESS AND EXCEPT THAT PART LYING WITHIN THE LAND CONVEYED TO CITY OF PINELLAS PARK, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 7422, PAGE 45, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

2. AND LESS AND EXCEPT THAT PART LYING WITHIN THE LAND CONVEYED TO APARTMENTS AT GATEWAY, LLC, BY WARRANTY DEED AND GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17753, PAGE 1154, AS CORRECTED BY CORRECTIVE WARRANTY DEED AND GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17960, PAGE 495, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

3. AND LESS AND EXCEPT THAT PART LYING WITHIN THE LAND ASSESSED UNDER PARCEL I.D. 22-30-16- 30374-000-0401, AND DESCRIBED BY THE PROPERTY APPRAISER AS "GATEWAY CENTRE BUSINESS PARK PART OF PARCEL 4 DESC BEG SW COR OF SE 1/4 OF NE 1/4 OF NE 1/4 OF SEC 27-30-16 TH N00D15'38"E 1327.91FT TH S89D40'58"E 100FT(S) TH S00D15'38"E 98FT(S) TH S28D28'14"E 646.82FT TH N89D42'56"W 149.15FT TH S00D17'23"W 40FT TH S28D28'14"E 287.29FT TH S00D16'08"W 40FT TH S89D43'55"E 43.87FT TH S00D16'08"W 40FT TH S28D28'14"E 287.19FT TH S00D14'44"E 40FT TH N89D44'54"W 581.78FT TO POB".

EXHIBIT A

EXHIBIT A

LEGAL DESCRIPTION

The South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 30 South, Range 16 East, Pinellas County, Florida.

Less and except the West 15 feet of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 30 South, Range 16 East, Pinellas County, Florida, dedicated to Pinellas County for Public Right-of-Way in O.R. Book 4985, page 1061, Public records.

Also less and except the East 16 feet and the South 7.5 feet of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 30 South, Range 16 East, Pinellas County, Florida, conveyed to the City of Largo for a municipal easement for Public Right-of-Way in O.R. Book 7773, page 1037, Public records.

EXHIBIT A

NARRATIVE SUMMARY FOR ANNEXATION AGREEMENT APPLICATION 3355 70TH Avenue N SITE

Owner:

Lien Tran and Mai Dao
3355 70th Avenue N
Pinellas Park, FL 33781

Authorized Agent:

Mr. Matt Sylverain, P.E.
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

The applicant is requesting an annexation into the City of Pinellas Park for a 0.70-acre property located on the north side of 70th Avenue North just east of US-19 in the City of Pinellas Park. The property has a Future Land Use designation of Residential Low Medium (RLM) and is now zoned R4. For single-family detached development within the "R-4" district, we are referring to the yard regulations for lots platted prior to 1987 in the "R-1" Single-family Residential District

Parcel ID #: 26/30/16/00000/330/0800

LAND USE/ZONING

Surrounding uses include:

- North: Immediately north is an RPUD subdivision annexed into the City of Pinellas Park recently (AX-20-10)
- South: Immediately south are residential homes in unincorporated Pinellas county
- East: Immediately east are residential homes in unincorporated Pinellas county
- West: Immediately west are residential homes on land having RLM and CD land use and R-4 and R-5 zoning.

Within the City of Pinellas Park zoning structure, the R-4 zoning district is consistent with the RLM land use designation.

EXHIBIT A

Lot Width:

Minimum lot width will be 70 feet as is required in the R-4 zoning district.

Lot Area:

Minimum lot area will be 7,500 SF as is required in the R-4 zoning district.

Yard Setbacks:

Side setbacks will be a minimum of 10 feet on one side and 6 feet on the other side. This yields 15 feet minimum between buildings. The front setback will be 20 feet, secondary front setbacks will be 15 feet (same as rear yard per Section 18-1503.7 "Yard Determinations" [81(B)(3), 93(B)(4)].) and rear setbacks are proposed to be 15 feet as is required in the R-1 Single-Family Residential District.

Building Height:

The maximum building height is proposed to be 35-feet as is required in the R-4 zoning district.

Open Space:

Minimum open space of 65% as required in the R-4 zoning district.

Parking:

The proposed lots will include driveways to allow for parking of 2+ vehicles per lot.

Livable Floor Area:

In the R-4 district the minimum livable floor area is 650 SF for 2-bedroom units and 800 SF for 3-bedroom units. The proposed homes will exceed this requirement.

CONCLUSION

The proposed annexation are compatible with the R-4 Zoning District, with the general area and are largely in line with the approved annexation agreement (AX 20-10) for the property just to the North . We are requesting that the minimum lot widths be reduced as part of this annexation agreement.

EXHIBIT A

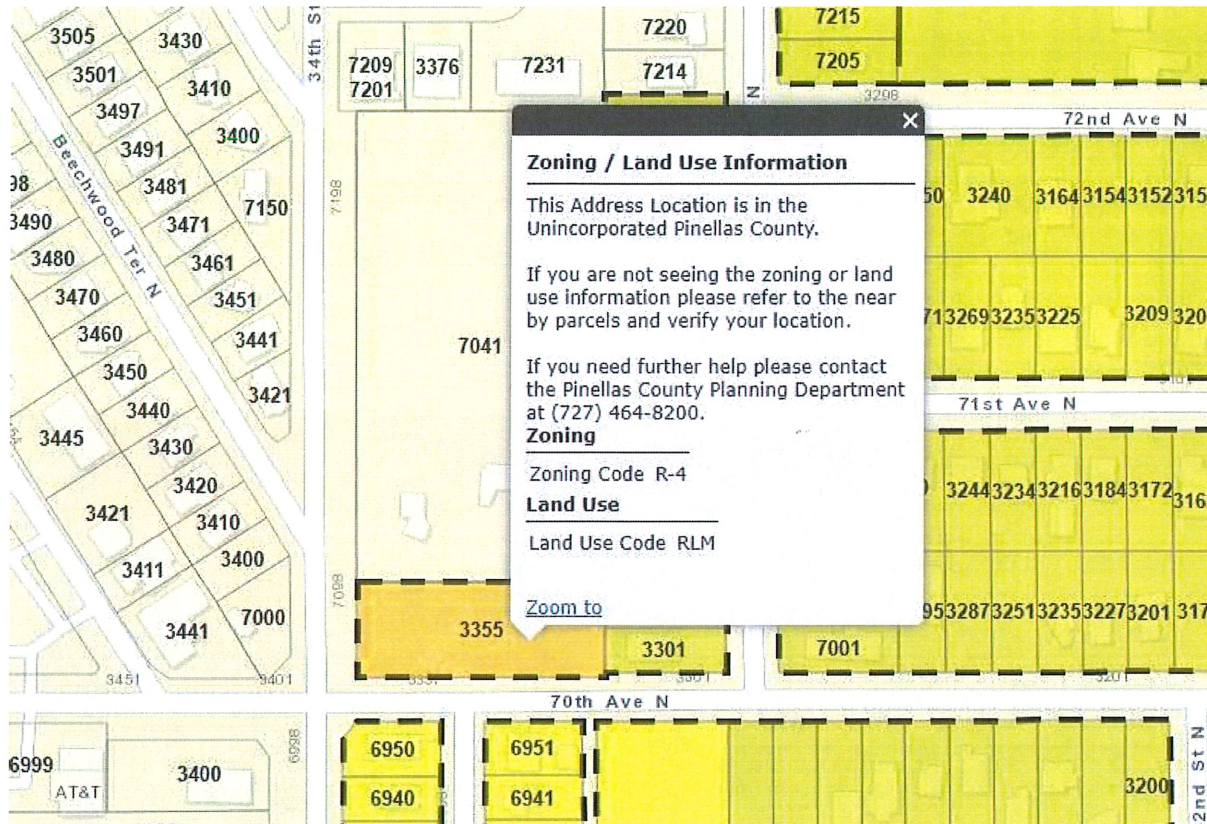
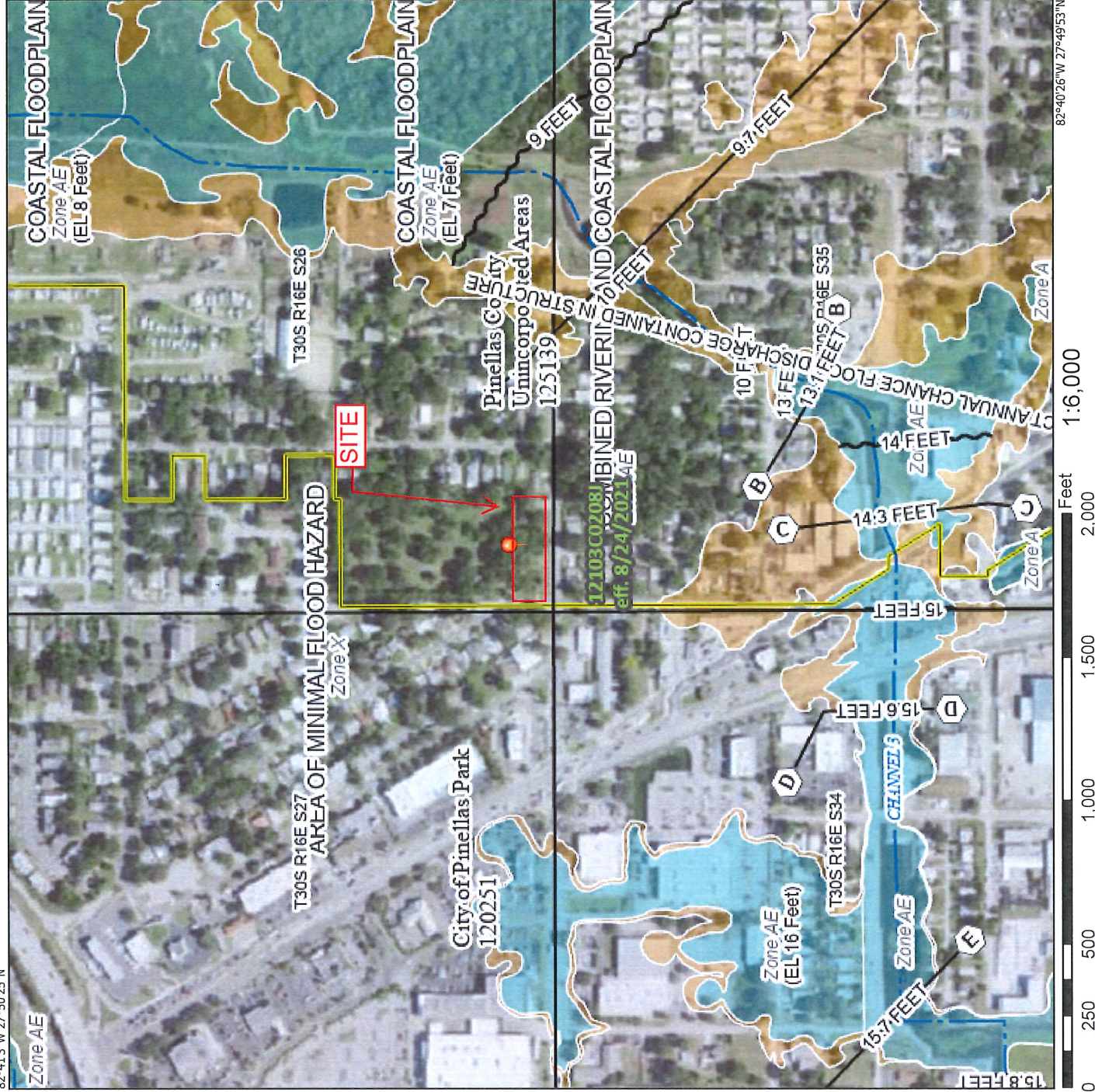


EXHIBIT A
National Flood Hazard Layer FIRMette



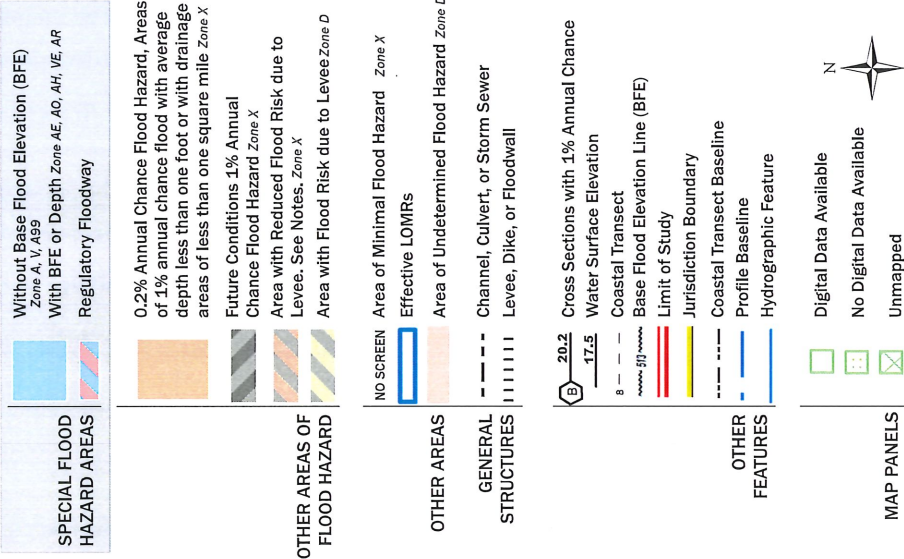
82°41'3"W 27°50'25"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/13/2025 at 1:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

3355 70th AVENUE NORTH SITE PRELIMINARY SITE PLAN

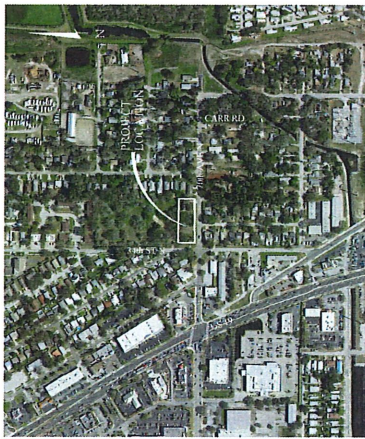
SECTION 26, TOWNSHIP 30 S, RANGE 16 E
PINELLAS PARK, FLORIDA

LEGAL DESCRIPTION

THE SOUTH 1/4 OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, IN PINELLAS COUNTY, FLORIDA;
LESS AND EXCEPT THE WEST 25 FEET OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, DEEDED TO PINELLAS COUNTY FOR PUBLIC HIGHWAYS—WAY IN OR BOOK 4325, PAGE 1883, PUBLIC RECORDS.

ALSO LESS AND EXCEPT THE EAST 16 FEET OF THE WEST 1/4 FEET AND THE SOUTH 25 FEET OF THE SOUTH 1/4 OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, DEEDED TO THE CITY OF PINELLAS PARK, A MUNICIPAL CORPORATION FOR PUBLIC RIGHT-OF-WAY IN OR BOOK 7177, PAGE 1007, PUBLIC RECORDS.

LOCATION MAP



DRAWING INDEX

SHEET
C1
C2
COVER SHEET
PRELIMINARY SITE PLAN

SITE DATA TABLE

SITE ADDRESS	3355 70TH AVENUE NORTH, PINELLAS PARK, FL		
PARCEL ID	24-30-16-00000-335-0000		
PROPOSED USE	4 SINGLE FAMILY LOTS		
EXISTING ZONING	RM		
EXISTING ZONING	R-4		
TOTAL LAND AREA	830,383 SF (18.76 AC)		
SITE DATA TOTALS	EXISTING	PROPOSED	MIN/MAX REQUIRED
BUILDING	1,071 SF	(0)	N/A
PARKING	1,038 SF	(0)	N/A
IMPERVIOUS	2,407 SF (2.80)	70K	70K MAX
OPEN SPACE	27,946 SF (64.24)	20K	N/A
LOT AREA TOTAL	830,383 SF	7,200 SF MIN (0)	8,472 SF MIN (0)
LOT WIDTH	282.71 FT	70.00 FT MIN (0)	70 FT MIN
LOT DEPTH	102.63 FT	102.63 FT MIN (0)	100 FT MIN
LOT COVERAGE	7.0%	0.0%	0.0% MAX
DENSITY / INTENSITY	N/A	3.71 UNITS/ACRE	3.71 UNITS/ACRE MAXIMUM DENSITY IS 3.71 UNITS PER ACRE FOR PARCELS WITH AN AREA OF 10 ACRES OR MORE OR 3.0 UNITS PER ACRE FOR PARCELS WITH AN AREA OF 10 ACRES OR LESS
BUILDING HEIGHT	35 FT	35 FT	35 FT MAX
BUILDING/LOT SETBACK	50 FT	35 FT	35 FT MIN
FRONT (REAR)YARD	N/A	35 FT	35 FT MIN
REAR	34.65 FT	35 FT	35 FT MIN
SIDE	24.68 FT	8 FT	8 FT
MAJOR FLOODING	FLOOD ZONE 4, AS DESIGNATED IN FEMA FLOOD INSURANCE RATE MAP.		
ADDITIONAL COMMENTS	FLOOD ZONE 4, AS DESIGNATED IN FEMA FLOOD INSURANCE RATE MAP.		

PREPARED FOR:
QT CONSTRUCTION INC
7599 PARK BLVD
PINELLAS PARK, FL 33781

OWNER:
LIEN TRAN & MAL DAO
3355 70th AVE NORTH
PINELLAS PARK, FL 33781
DEVELOPER:
QT CONSTRUCTION, INC
7599 PARK BOULEVARD
PINELLAS PARK, FL 33781
CIVIL ENGINEER:
GULF COAST CONSULTING, INC
13825 ICOT BOULEVARD, SUITE 605
CLEARWATER, FL 33760
ATTN: MATTHIAS D. SILVERMAN, P.E. 91730
SURVEYOR:
JOHN C. BRENDA & ASSOCIATES, INC.
4015 BOND AVENUE NORTH
PINELLAS PARK, FL 33781
PHONE: 727-576-7546



Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
www.gulfcoastconsultinginc.com

25-018 05/16/2015
REV: 08/15/2015
3355 9TH AVENUE
3355 9TH AVENUE



NOTE TO CONTRACTORS:
THE LOCATIONS OF ALL UTILITIES ARE
APPROXIMATE AND HAVE NOT BEEN VERIFIED.
BEFORE BEGINNING SITE WORK, THE
CONTRACTOR IS REQUIRED TO FIELD VERIFY THE
EXISTENCE, LOCATION & ELEVATION OF
UNDERGROUND UTILITIES AND OTHER FEATURES,
& CONTACT THE ENGINEER TO CONVEY ANY
INFORMATION AND/OR DISCREPANCIES.

FLOOD ZONE NOTE:

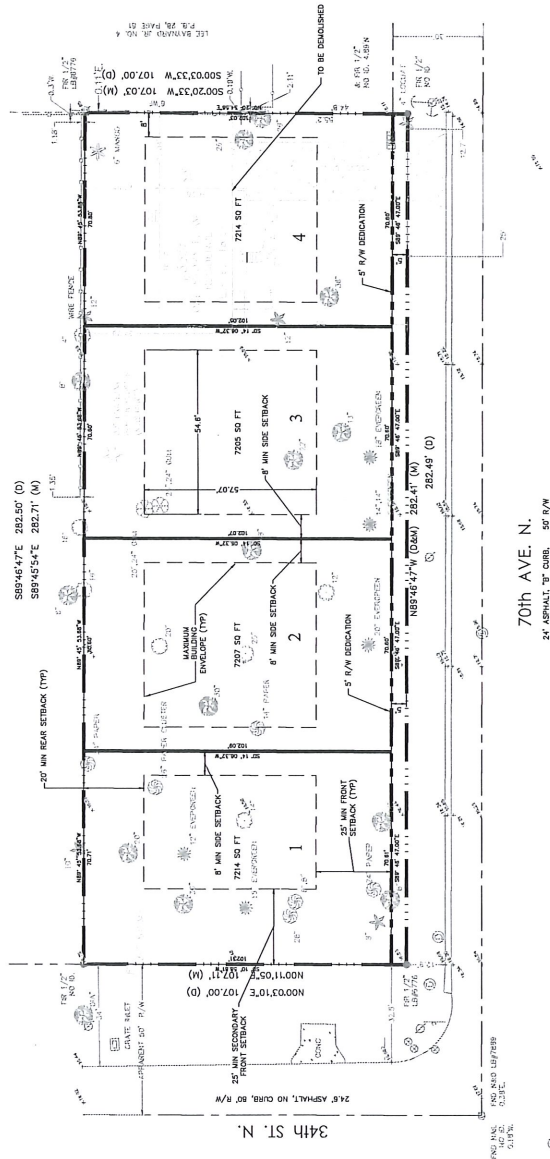
SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0200J, INDEX DATED AUGUST 24, 2021










DATUM NOTE:

ALL ELEVATIONS BASED ON PINELLAS COUNTY BENCHMARK: *8891, LEALMAN C AZ-1*. ELEVATION = 16.896' (NGVD), ADJUSTED TO ELEVATION 16.16' (NAVD), DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

LOT NOTES:

1.) PER LDC SEC. 18-1512.4(A)1 THE PROPERTY WILL
NEED TO BE REZONED TO INCLUDE PUD OVERLAY
AS THE PROPOSED DIMENSIONS DO NOT MEET THE
R-4 DEVELOPMENT STANDARDS



- LEGEND**
- | | |
|---|------------------------|
|  | = WATER METER |
|  | = RECYCLED WATER VALVE |
|  | = TRAFFIC SIGN |
|  | = POWER POLE |
|  | = SANITARY MANHOLE |
|  | = STORM MANHOLE |
|  | D/A* = OAK TREE |
|  | D/A* = PALM TREE |
|  | D/A* = UNKNOWN TREE |

NOTES:

EXISTING RESIDENCE, APPURTENANCES AND DRIVEWAY CONNECTION TO 70TH AVE TO BE REMOVED.

EXISTING TREES TO BE REMOVED ON A LOT BY LOT BASIS BASED ON PLACEMENT OF RESIDENCE & DRIVEWAY CONNECTION TO 70TH AVENUE.

Gulf Coast Consulting, Inc.
 Land Development Consulting
 ENGINEERING TRANSPORTATION PLANNING PERMITTING
 13825 SCOT BLVD., SUITE 605
 Clearwater, Florida 33760
 Phone: (727) 524-1118 Fax: (727) 524-6910
 WWW.GULFCOASTCONSULTINGINC.COM

QT CONSTRUCTION INC
7599 PARK BLVD
PINELLAS PARK, FL 33781

SHEET DESCRIPTION:
3355

10TH AVENUE NORTH SITE PRELIMINARY SITE PLAN

[illegible]

MATTHEWS G. STEVAMAN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 11730

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
MATTHEWS G. STEVAMAN
ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED. THE SIGNATURE MUST
APPEAR ON ANY ELECTRONIC COPY
NOTIFIED ON ANY ELECTRONIC COPY

THESE PLANS MAY NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT PERMISSION FROM GULF COAST CONSULTING, INC.	1-8-90 25-016	03/21/25 5-91	2017
---	-------------------------	------------------	------

EXHIBIT A

S.W. 1/4 SECTION 26, TOWNSHIP 30S, RANGE 16E

CERTIFIED TO:

TRUONG NGUYEN
HOMESOWNERS FINANCIAL GROUP USA LLC
OLD REPUBLIC NATIONAL TITLE
PINELLAS PARK TITLE CO.



NORTH BASIS:
ASSUMED
SCALE: 1" = 30'

LEGEND:

- LLF = LOWEST LIVING FLOOR
- O.R. = OFFICIAL RECORD
- N&D = NAIL & DISK
- FND = FOUND
- FIR = FOUND IRON ROD
- (C) = CEMENT
- CONC. = CONCRETE
- R/W = RIGHT OF WAY
- TELM. = TEMPORARY BENCHMARK
- C/D = COVERED WOOD DECK
- WIR = WIRE FENCE
- WF = WOOD FENCE
- WM = WATER METER
- CLEANOUT = CLEANOUT
- CABLE T.V. = CABLE T.V.
- RECYCLED WATER VALVE = RECYCLED WATER VALVE
- FIRE HYDRANT = FIRE HYDRANT
- TRAFFIC SIGN = TRAFFIC SIGN
- POWER POLE = POWER POLE
- SM = SANITARY MANHOLE
- ST = STORM MANHOLE
- DIA. = OAK TREE
- DIA. = PALM TREE
- DIA. = UNKNOWN TREE
- SPOT = SPOT ELEVATION

- Flood Zone
- "X" AREA OF MINIMAL FLOOD HAZARD
- COMMUNITY PANEL #125139 121030208 H,
- REVISED 8/18/09
- Basis of Bearings:
- SOUTH BOUNDARY
- BEING N89°46'47"W (PER PINELLAS COUNTY ENGINEERING DEP.)
- Benchmark:
- COUNTY #891 LEALMAN C AZ-1
- EL = 16.896' N.G.V.D., ADJUSTED TO
- EL = 16.16' N.A.V.D. M.S.L. = 0.00'

LEGAL DESCRIPTION

The South 132 feet of the West 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 30 South, Range 16 East, in Pinellas County, Florida;

Less and Except the West 25 feet of the South 132 feet of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 30 South, Range 16 East, Pinellas County, Florida, deeded to Pinellas County for Public Right-of-Way in O.R. Book 4325, page 1893, Public Records.

Also Less and Except the East 16 feet of the West 41 feet AND the South 25 feet of the South 132 feet of the West 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 30 South, Range 16 East, Pinellas County, Florida, deeded to the City of Pinellas Park, a municipal corporation for Public Right-of-Way in O.R. Book 7177, page 1007, Public Records.

Survey was prepared with the benefit of title search commitment #2020570 by Old Republic National Title Insurance Co., dated December 14, 2020
Survey not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

F.B.: 965 PG: 38

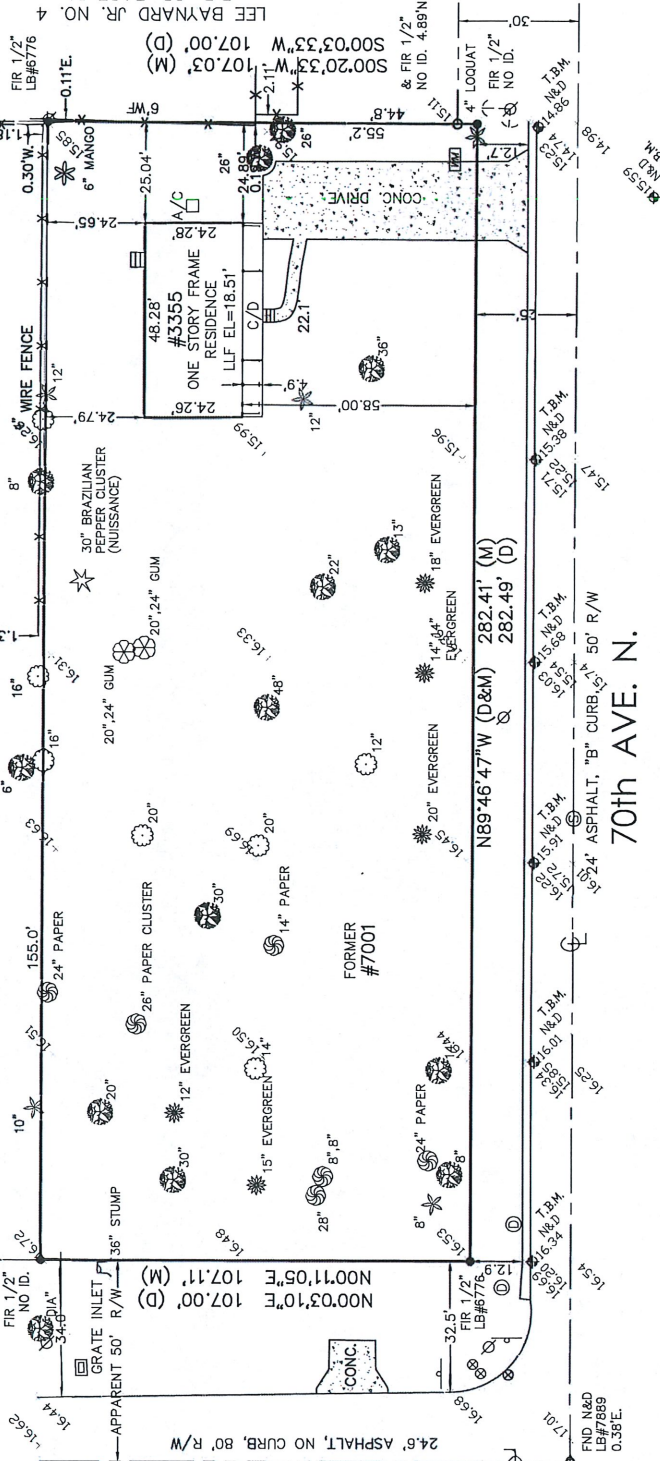
2101-21.CRD

John C. Brendla & Associates, Inc.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North ~ Pinellas Park, Florida 33781
phone (727) 576-7546 fax (727) 577-9932

Job Number
2101-21

DRW: JM

S89°46'47"E 282.50' (D)
S89°45'54"E 282.71' (M)



I hereby Certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

BOUNDARY SURVEY WITH IMPROVEMENTS AND TOPOGRAPHY - 2/5/2021
TREES - 3/12/2021

P.B. 28, PAGE 81

EXHIBIT B

Aerial Map



10/9/2025, 4:21:31 PM

Master Address Points

Pinellas Park

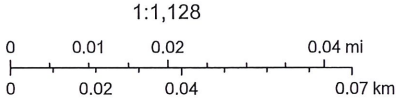
Parcels

Aerials 2024

Red: Band_1

Green: Band_2

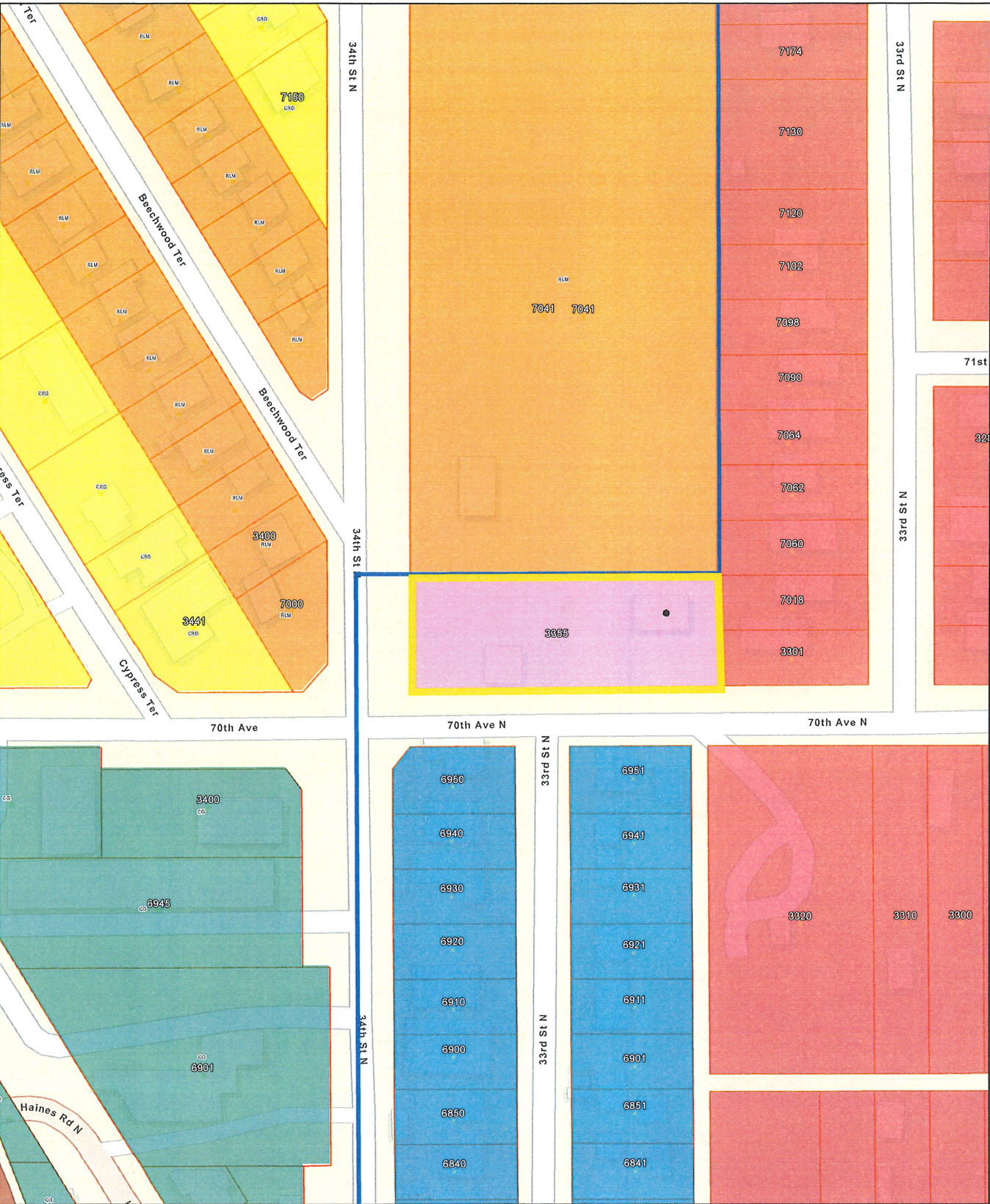
Blue: Band_3



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EXHIBIT C

Future Land Use Map



10/9/2025, 4:20:06 PM

Unincorporated Land Use

RESIDENTIAL LOW

RESIDENTIAL URBAN

RESIDENTIAL LOW MEDIUM

Land Use (Pinellas Park)

Commercial General - CG

Community Redevelopment District - CRD

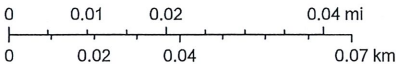
Residential Low Medium - RLM

Master Address Points

Pinellas Park

Parcels

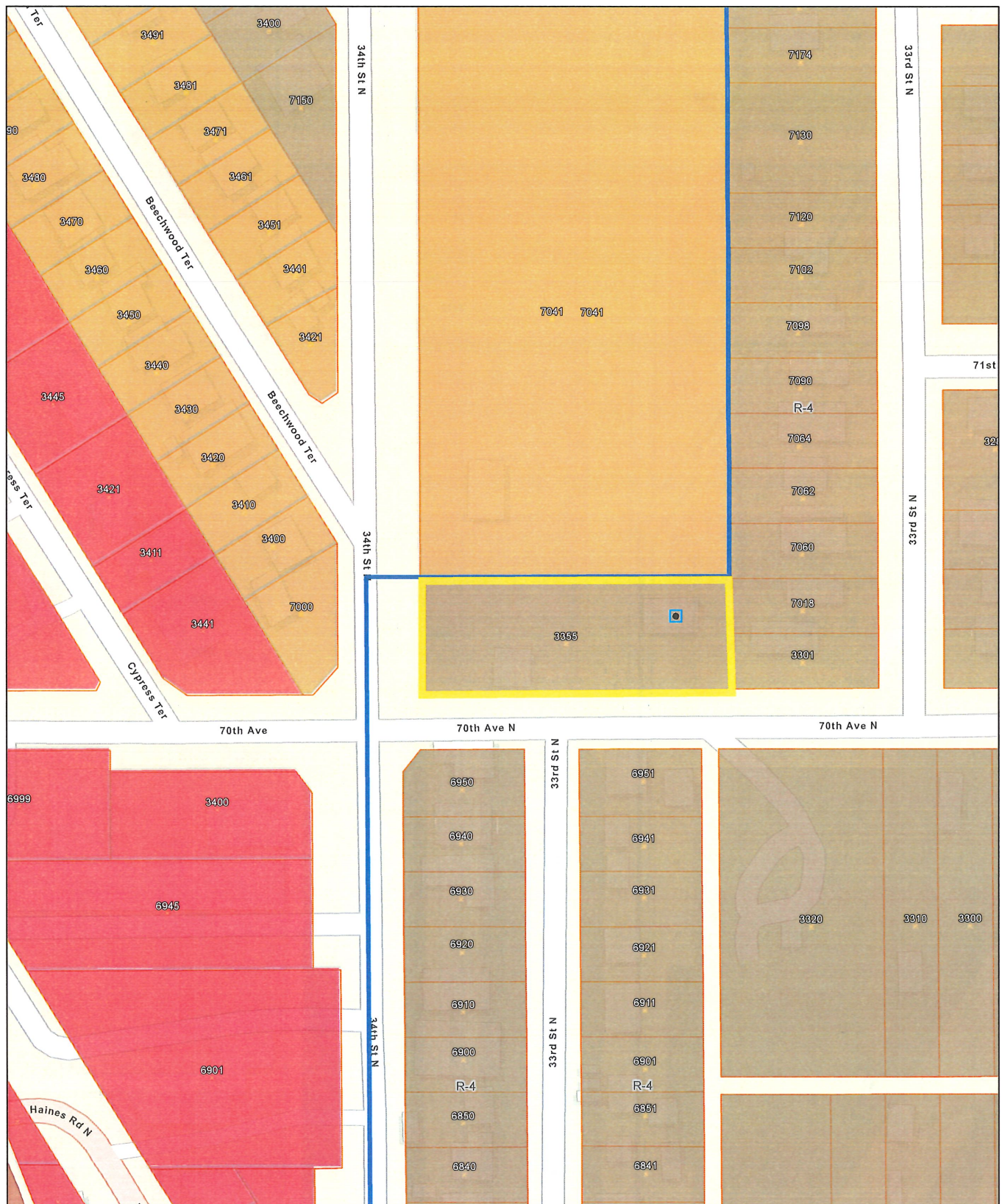
1:1,128



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EXHIBIT D

Zoning Map



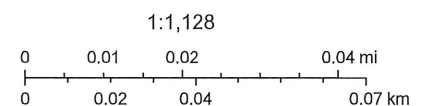
10/9/2025, 4:16:47 PM

Zoning (Pinellas Park)

- Commercial General - B-1
- Duplex Residential - R-4
- Multifamily Residential - R-5
- One, Two, Three Family Residential - R-4
- Parcels

Master Address Points

- Pinellas Park
- Unincorporated Zoning



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EXHIBIT E

FIRM Map



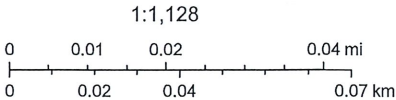
10/9/2025, 4:23:33 PM

FEMA Flood Hazard Areas

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

- Panel Extent
- Master Address Points
- Pinellas Park

- Parcels
- Aerials 2024
- Red: Band_1
- Green: Band_2
- Blue: Band_3



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EXHIBIT F



PINELLAS PARK
• SIMPLY CENTERED •

Danielle Stewart <dstewart@pinellas-park.com>

RE: LUPA-052A0-00004 (3355 70th Ave N) - SURVEY REVIEW

McKay, Michael <mmckay@georgefyoung.com>

Thu, May 29, 2025 at 2:36 PM

To: Danielle Stewart <dstewart@pinellas-park.com>

Cc: "Elizabeth St. Pierre" <estpierre@pinellas-park.com>, Aaron Petersen <apetersen@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>

Good afternoon, Danielle –

The legal description has been corrected - comment satisfied.

Respectfully,

Michael McKay

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306

GEORGE F YOUNG

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

<https://link.edgepilot.com/s/a2d79fb0/AmklKcnv7UiSlwL-QMNAwg?u=http://www.georgefyoung.com/>

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

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EXHIBIT G



Danielle Stewart <dstewart@pinellas-park.com>

Fwd: Pinellas Park CADs 25-235, 25-236, & 25-237 | Attorney Responses

Zoe Rawls <zoe@cityattorneys.legal>

Fri, Oct 17, 2025 at 11:14 AM

To: Danielle Stewart <dstewart@pinellas-park.com>

Cc: Randy Mora <Randy@cityattorneys.legal>, Nick Colonna <ncolonna@pinellas-park.com>, Aaron Petersen <apetersen@pinellas-park.com>, Todd Biron <tbiron@pinellas-park.com>, Megan Montesino <mmontesino@pinellas-park.com>, Erica Lindquist <elindquist@pinellas-park.com>, "James W. Denhardt" <denhardtlaw@aol.com>, Tammi Bach <Tammi@cityattorneys.legal>, City Legal <citylegal@pinellas-park.com>, City Clerks <cityclerk@pinellas-park.com>

Danielle,

We have reviewed the updated Doc Nos. 25-235, 25-236, and 25-237. Thank you for implementing our requested changes. We would approve of these documents as to form.

Thank you,

Zoe Rawls, Esq.



Trask Daigneault, LLP

Harbor Oaks Professional Center

1001 South Fort Harrison Avenue, Suite 201

Clearwater, Florida 33756

Phone: (727) 733-0494

Fax: (727) 733-2991

Email: zoe@cityattorneys.legal

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From: Danielle Stewart <dstewart@pinellas-park.com>

Sent: Thursday, October 16, 2025 10:05 AM

To: Randy Mora <Randy@cityattorneys.legal>

Cc: Nick Colonna <ncolonna@pinellas-park.com>; Aaron Petersen <APetersen@pinellas-park.com>; Todd Biron <tbiron@pinellas-park.com>; Megan Montesino <mmontesino@pinellas-park.com>; Erica Lindquist

