

ORDINANCE NO. xxxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ANNEXING INTO THE CITY A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 5967 106TH TERRACE N. AND LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR AMENDMENT OF THE LEGAL DESCRIPTION OF THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE ASSIGNMENT OF CITY ZONING CLASSIFICATION; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (AX-2023-00006, Charles Spangler).

WHEREAS, 5967 106th Terrace N. is located in an unincorporated area of Pinellas County, Florida, and contiguous to the City of Pinellas Park; and

WHEREAS, the property owner has petitioned City Council requesting that said property be annexed into the City of Pinellas Park, Florida; and

WHEREAS, all requirements of Florida Statutes, Chapter 171, pertaining to the voluntary annexation have been complied with.

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 land lying in an unincorporated area of Pinellas County, Florida, and contiguous to the City of Pinellas Park, generally located at 5967 106th Terrace N. and legally described and depicted in Exhibit "A" which is attached hereto and made a part hereof, is hereby annexed into the City of Pinellas Park.

SECTION TWO: That the legal description of the corporate boundaries of the City of Pinellas Park, Florida, is hereby amended to include the land herein annexed. The legal description of the City of Pinellas Park, Florida, contained in the City Charter, and all official City maps and other official documents shall be amended accordingly.

SECTION THREE: That the land herein annexed shall be assigned the City zoning classification of Single Family Residential (R-3) which is the closest compatible to the County Single Family Residential(R-1) zoning on the subject parcel at the time of annexation.

SECTION FOUR: That the City Zoning Map is hereby amended to conform to the provisions of this Ordinance.

SECTION FIVE: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION SIX: That this Ordinance shall become effective immediately upon its final passage and adoption.

PUBLISHED THE _____ DAY OF _____, 2023.

FIRST READING _____ DAY OF _____, 2023.

PUBLISHED THE _____ DAY OF _____, 2023.

PUBLIC HEARING THE _____ DAY OF _____, 2023.

PASSED THIS _____ DAY OF _____, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2023.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK

Exhibit "A"

**SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST
DESCRIPTION AND SKETCH**

SUBJECT TAX PARCEL ID: 17-30-16-18623-000-0160
#5967 106TH TERRACE NORTH, PINELLAS PARK, FL 33782
OFFICIAL RECORDS BOOK 14720, PAGES 1138-1139

LEGAL DESCRIPTION:

LOT 16, COUNTRY HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 16 AND RUN THENCE N.32°40'54"W. ALONG THE WESTERLY LINE OF SAID LOT 16 A DISTANCE OF 127.90 FEET; THENCE RUN S.89°40'54"E. ALONG THE NORTH LINE OF SAID LOT 16 A DISTANCE OF 129.96 FEET; THENCE RUN S.00°19'06"W. ALONG THE EAST LINE OF SAID LOT 16 A DISTANCE OF 117.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 106TH TERRACE NORTH (RIGHT-OF-WAY WIDTH VARIES), SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.31 FEET, HAVING A CHORD BEARING OF N.79°49'54"W. AND A CHORD DISTANCE OF 61.21 FEET TO THE AFORESAID SOUTHWEST CORNER OF LOT 16 AND THE POINT OF BEGINNING.

CONTAINING 10015 SQUARE FEET OR 0.229 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

FOR: CITY OF PINELLAS PARK

PREPARED: 1/25/23

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: 2301-55
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meet the requirements of Chapter 30-17, Florida Administrative Code.

JOHN O. BRENDLA
Florida Licensed Surveyor and Mapper No. 4601
Commission Expires 08/28/26

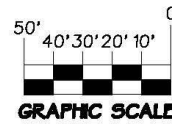
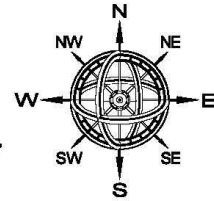
Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 3

SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

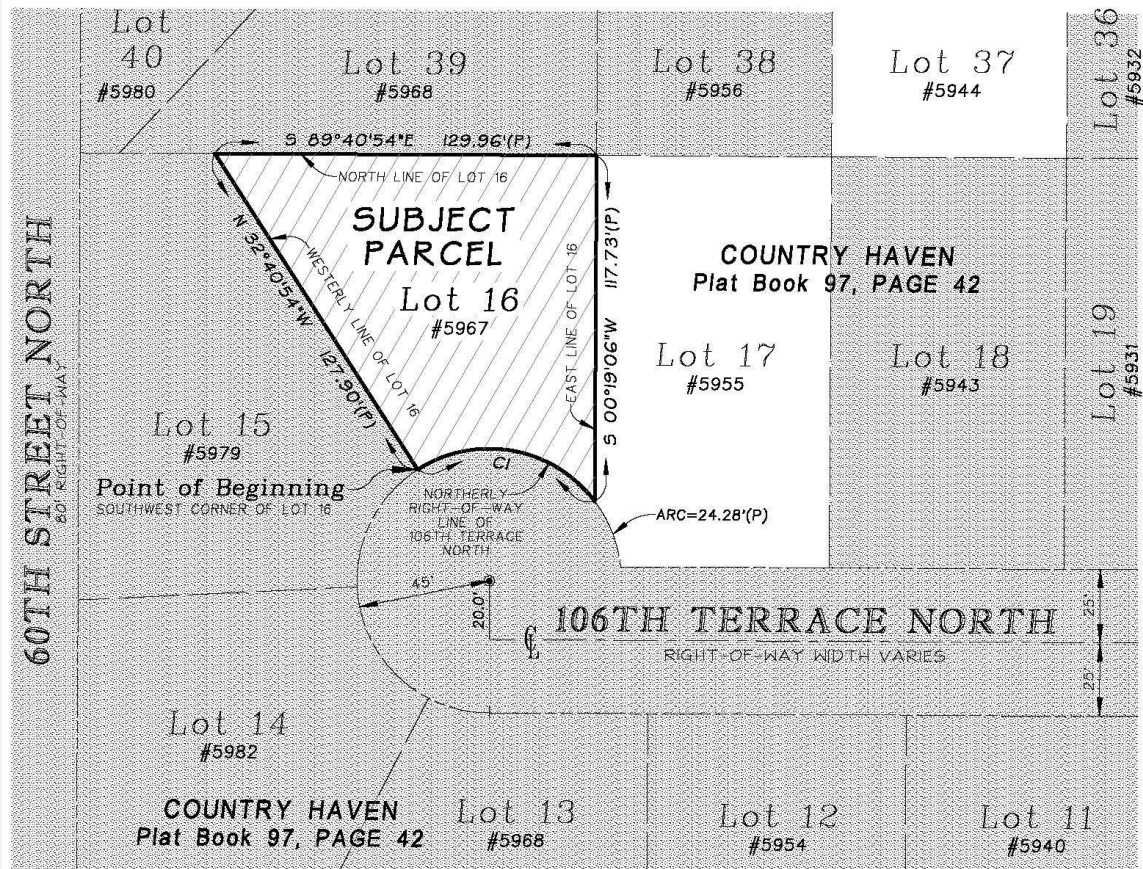
SUBJECT TAX PARCEL ID: 17-30-16-18623-000-0160
 #5967 106TH TERRACE NORTH, PINELLAS PARK, FL 33782
 OFFICIAL RECORDS BOOK 14720, PAGES 1138-1139



NORTH BASIS:
 RECORD PLAT
 SCALE: 1" = 50'

PLATTED CURVE DATA

CURVE	Radius	Delta Angle	Arc	Chord	Chord Bearing
CI	45.00'	85°41'26"	67.31'	61.21'	N 79°49'54"W



LANDS ANNEXED BY THE
 CITY OF PINELLAS PARK

ABBREVIATIONS:

C = CENTERLINE
 (P) = PLAT

Basis of Bearings:
 NORTH RIGHT-OF-WAY LINE OF 106TH TERRACE NORTH
 AS BEING N.89°40'54\"W., PER PLAT.

FOR: CITY OF PINELLAS PARK

PREPARED: 1/25/23

THIS IS NOT A SURVEY

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
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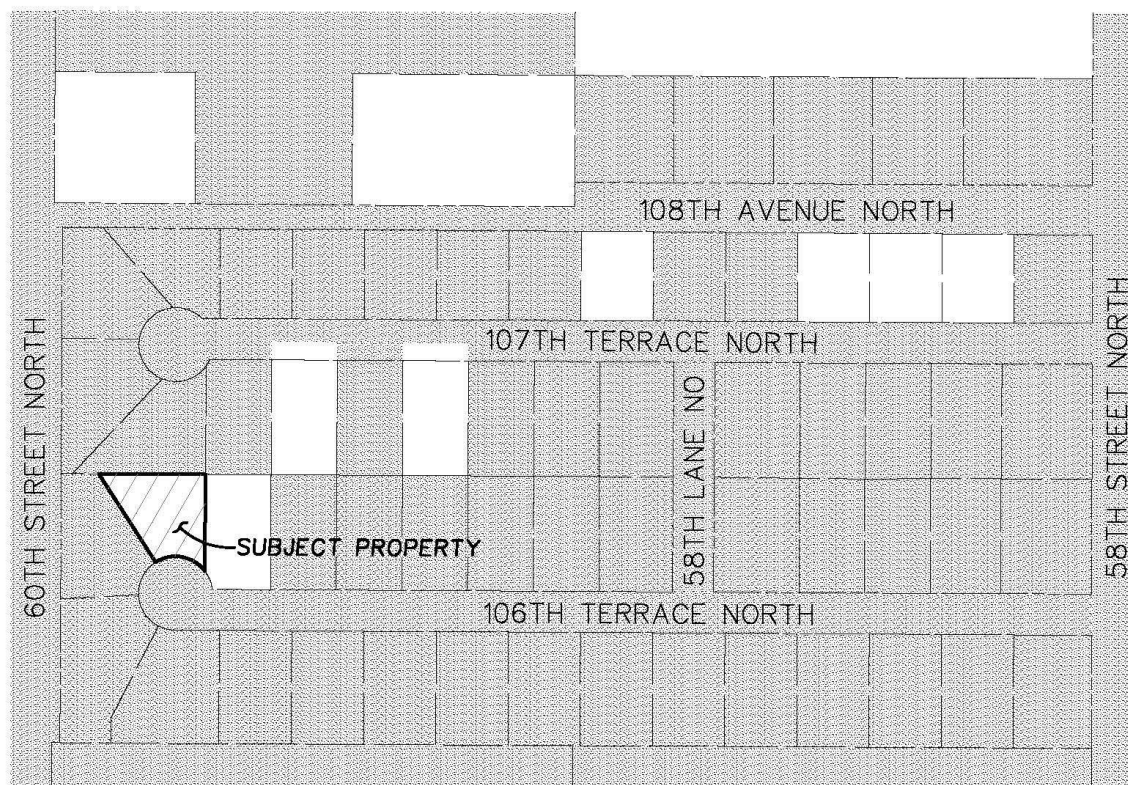
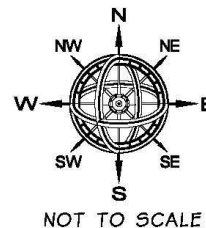
SHEET 2 OF 3

Job: 2301-55
 Drawn: DS

SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 17-30-16-18623-000-0160
 #5967 106TH TERRACE NORTH, PINELLAS PARK, FL 33782
 OFFICIAL RECORDS BOOK 14720, PAGES 1138-1139



PREPARED: 1/25/23

THIS IS NOT A SURVEY

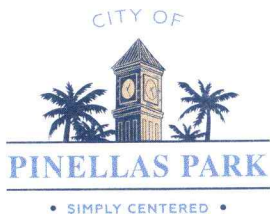
 **LANDS ANNEXED BY THE CITY OF PINELLAS PARK**

Job: 2301-55
 Drawn: DS

FOR: CITY OF PINELLAS PARK

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 3 OF 3



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

Please Respond To:

City Attorney's Office
Lauren C. Rubenstein
James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

April 27, 2023

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

RE: City Document #23-084
Annexation Ordinance AX-2023-00006, 5967 106th Terrace

Dear Mr. Reeves:

Our office has received and reviewed the above-referenced Annexation Ordinance for the property generally located at 5967 106th Terrace North. Assuming the legal description contained in Exhibit A is correct and the property is owned in the legal name of the petitioner, our office would approve of the Annexation Ordinance as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
City Attorney

cc: Bart Diebold, City Manager
Diane M. Corna, MMC, City Clerk
Chief Michael Haworth, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

LCR/dh

23-084.04272023.LDR.Annex Ord AX-2023-00006 5967 106th Terr.wpd

I. APPLICATION DATA

A. **Case Number:** AX-2023-00006, LUPA-0123-00009

B. **Location:**

1. **Address:** 5967 106th Terrace N.
2. **Parcel Number:** 17-30-16-18623-000-0160

C. **Request:** Request for the Annexation of a parcel located at 5967 106th Terrace N. with associated Annexation Agreement and Future Land Use Map Amendment designating the parcel as Residential Low (RL).

D. **Applicant:** Charles Spangler (Owner)

E. **PARC Meeting:** January 24, 2023

F. **Public Hearings:**

Planning & Zoning Commission Hearing Date: April 6, 2023
Advertising Date: March 22, 2023

City Council (1st Reading) Date: May 11, 2023

City Council (2nd Reading) Public Hearing Date: May 25, 2023
Advertising Date: May 10, 2023

II. BACKGROUND INFORMATION

A. **Case Summary:** The subject property was developed in 1988 and is located in the Country Haven development. The property owners are requesting annexation into the City of Pinellas Park. There are no proposed changes to the property or its current use as a part of this request.

B. **Site Area:**

1. Parcel Area: 10,015 square feet / 0.23 acres
2. Annexation Area: 10,015 square feet / 0.23 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 (RL)
- H. **Current Zoning District:** Single-Family Residential District (R-1) (Pinellas County)
- I. **Proposed Zoning District:** Single-Family Residential (R-3)
- J. **Flood Zone:** The property is located in Flood Zone X, which is a low-risk flood zone.
- 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	R-3	RL	Single-Family Home
South	R-3	RL	Single-Family Home
East	R-3	RL	Single-Family Home
West	R-3	RL	Single-Family Home

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 density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.

2. Key Standards:

Primary Uses – Residential

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

3. Relevant Policies:

POLICY LU.1.1.2

Land use designations on the Future Land Use Map shall be compatible with adjacent and surrounding land uses.

POLICY LU.1.3.1

The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports 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.

OBJECTIVE ICE.1.8

The City will identify, implement, and coordinate joint planning areas for annexation and provision of services.

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 a waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.*

4. Staff Analysis:

The proposed City land use designation of RL provides for a density that is consistent with the current County Future Land Use category. The proposed Future Land Use designation (RL) has been found to be the most compatible with adjacent and surrounding land uses. Additionally, 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 is already served by public 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:

The "R-3" Single-family Residential District is established to identify and to stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low density, urban low density and low medium density, single-family residential environment. This district is limited primarily to single-family detached dwellings, together with 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 (RL), Residential Urban (RU) or Residential Low Medium (RLM).

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 18-1511. - "R-3" SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 18-1511.1. - STATEMENT OF INTENT.

The "R-3" Single-family Residential District is established to identify and to stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low density, urban low density and low medium density, single-family residential environment. This district is limited primarily to single-family detached dwellings, together with 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 (RL), Residential Urban (RU) or Residential Low Medium (RLM).

Table 18-1511.3: Authorized Land Uses in R-3 District

Land Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Single-family Detached	P	

Sec. 18-1511.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Ten thousand (10,000) square feet.
2. Lot Width: Eighty (80) feet, except on a corner ninety-five (95) feet is required.
3. Lot Depth: One hundred (100) feet.
4. Lots not meeting the lot area, width or depth requirements of this Section and having been of record prior to December 10, 1970 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty-five (25) feet.
2. Secondary Front Yard Setback: Twenty-five (25) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, the secondary front yard may be reduced to a minimum of fifteen (15) feet.
3. Side Yard Setback: Ten (10) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, side yards may be reduced to a minimum of ten (10) feet on one side and five (5) feet on the other side.
4. Rear Yard Setback: Twenty (20) feet.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
7. 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. One thousand (1,000) square feet.

(D) MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(E) MAXIMUM LOT COVERAGE. Nonresidential Uses: Fifty-five (55) percent in RL or RU; sixty-five (65) percent in RLM.

(F) FLOOR AREA RATIO.

1. Nonresidential Uses:
 - (a) Thirty-hundredths (0.30) in RL or RU.
 - (b) Forty-hundredths (0.40) in RLM.

3. Staff Analysis:

The current zoning designation of the subject property within Pinellas County is Residential Single-Family (R-1), which is consistent with the City's "R-3" Single-Family Zoning District. Additionally, single family (detached) dwellings are permitted in the "R-3" Zoning District.

Based on the above, with consideration that the adjacent properties are zoned R-3, staff finds the "R-3" Single-Family Residential Zoning District to be the most appropriate and compatible zoning designation for the subject property.

IV. SUMMARY

A. Findings

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

1. The subject property has no outstanding code enforcement violations with Pinellas County.

2. The subject property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.
3. The RL Future Land Use designation has been determined the most appropriate for this property
4. 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-identified 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-2023-00006 and LUPA-0123-00009.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

3/14/2023
Date



Nick A. Colonna, AICP
Community Development Administrator

3/14/23
Date

V. ACTION:

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):

- That AX-2023-00006 is approved by City Council.

C. RECOMMEND DENIAL

VI. ATTACHMENTS:

Exhibit A: Application with Legal Description

Exhibit B: Aerial Map

Exhibit C: Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM Map

Exhibit F: Site Photographs



ADDENDUM

Case Number: AX-2023-00006

V. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

... of a request for the Annexation of a parcel located at 5967 106th Ter N.

CITY OF PINELLAS PARK
PLANNING AND DEVELOPMENT

ANNEX APPLICATION

PROPERTY INFORMATION

Street Address: 5967 106th Terr. N.
 City: PINELLAS PARK Zip Code: 33782 State: FLORIDA

Parcel ID: #116

Intended Use of Property: FAMILY DWELLING

PROPERTY OWNER INFORMATION

Owner Name(s): CHARLES R. SPANGLER

Street Address: 5967 106th Terr. N.

City: PINELLAS PARK Zip Code: 33782 State: FL

Phone Number: (727) 641-3320 Email Address: CRSSPANGLER@COPPER.NET

AUTHORIZED AGENT (OPTIONAL)

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

Authorized Agent Name(s): _____

Street Address: _____

City: _____ Zip Code: _____ State: _____

Phone Number: _____ Email Address: _____

ADDITIONAL INFORMATION

Why do you wish to annex? CITY + HOA

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Charles R. Spangler

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:

5967 106th Terrace N. Pinellas Park Fl. 33782

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

Single Family Home - 3BR 2B 1840 Square Ft

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):

To Annex Property To City of Pinellas Park, FL

3. That the undersigned (has / have) appointed and (does / do) appoint Charles R. Spangler 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.

Charles R. Spangler
SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



DARBY E. BRYANT
Notary Public
State of Florida
Comm# HH322540
Expires 10/17/2026

(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 20 day
of January, 2023.

By CHARLES R. SPANGLER
(name of person acknowledging and title of position)

_____, who is

personally known to me or who has produced

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

Notary Public, Commission No. HH322540

DARBY E. BRYANT
(Name of Notary- typed, printed or stamped)

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2005443483 11/04/2005 at 06:54 AM
OFF REC BK: 14720 PG: 1138-1139
DocType: DEED RECORDING: \$18.50
D DOC STAMP: \$0.70

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Philip A. McLeod, Esq.
540 Fourth Street North
St. Petersburg, Florida 33701

Parcel No.: 17/30/16/18623/000/0160

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, Executed this 19th day of October, 2005 by JANE M. SPANGLER, a single woman, first party, to CHARLES R. SPANGLER, a single man, whose address is 5967 106th Terrace North, Pinellas Park, Florida 33782, second party:

WITNESSES, That said first party, for and in consideration of the sum of TEN Dollars (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida, to-wit:

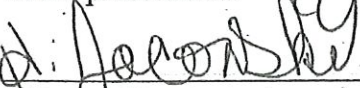
Lot 16, COUNTRY HAVEN, according to plat thereof recorded in Plat Book 97, page 42, Public Records of Pinellas County, Florida.

THIS DEED IS MADE PURSUANT TO A MARITAL SETTLEMENT AGREEMENT DATED July 8, 2005.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

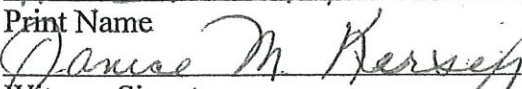
Signed, sealed and delivered
in the presence of:



Witness Signature

H. Jaconski

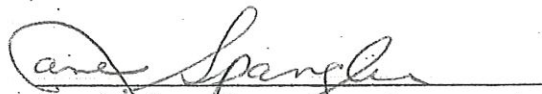
Print Name



Witness Signature

JANICE M. KERSEY

Print Name



Jane M. Spangler

STATE OF FLORIDA)
) ss:
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by Jane M. Spangler, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

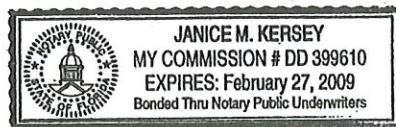
Sign:

Print:

Janice M. Kersey

State of Florida at Large

My Commission Expires:



SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST

DESCRIPTION AND SKETCH

SUBJECT TAX PARCEL ID: 17-30-16-18623-000-0160
#5967 106TH TERRACE NORTH, PINELLAS PARK, FL 33782
OFFICIAL RECORDS BOOK 14720, PAGES 1138-1139

LEGAL DESCRIPTION:

LOT 16, COUNTRY HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 16 AND RUN THENCE N.32°40'54"W. ALONG THE WESTERLY LINE OF SAID LOT 16 A DISTANCE OF 127.90 FEET; THENCE RUN S.89°40'54"E. ALONG THE NORTH LINE OF SAID LOT 16 A DISTANCE OF 129.96 FEET; THENCE RUN S.00°19'06"W. ALONG THE EAST LINE OF SAID LOT 16 A DISTANCE OF 117.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 106TH TERRACE NORTH (RIGHT-OF-WAY WIDTH VARIES), SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.31 FEET, HAVING A CHORD BEARING OF N.79°49'54"W. AND A CHORD DISTANCE OF 61.21 FEET TO THE AFORESAID SOUTHWEST CORNER OF LOT 16 AND THE POINT OF BEGINNING.

CONTAINING 10015 SQUARE FEET OR 0.229 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

PREPARED: 1/25/23

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: 2301-55
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meet the requirements of Chapter 33-17, Florida Administrative Code.
JOHN O. BRENDLA
Florida Surveyors Registration No. 4601
Certificate of Authorization No. 760
REGISTERED SURVEYOR & MAPPER

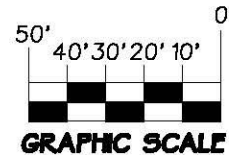
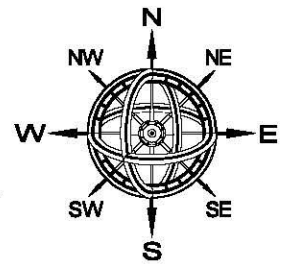
Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 3

SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

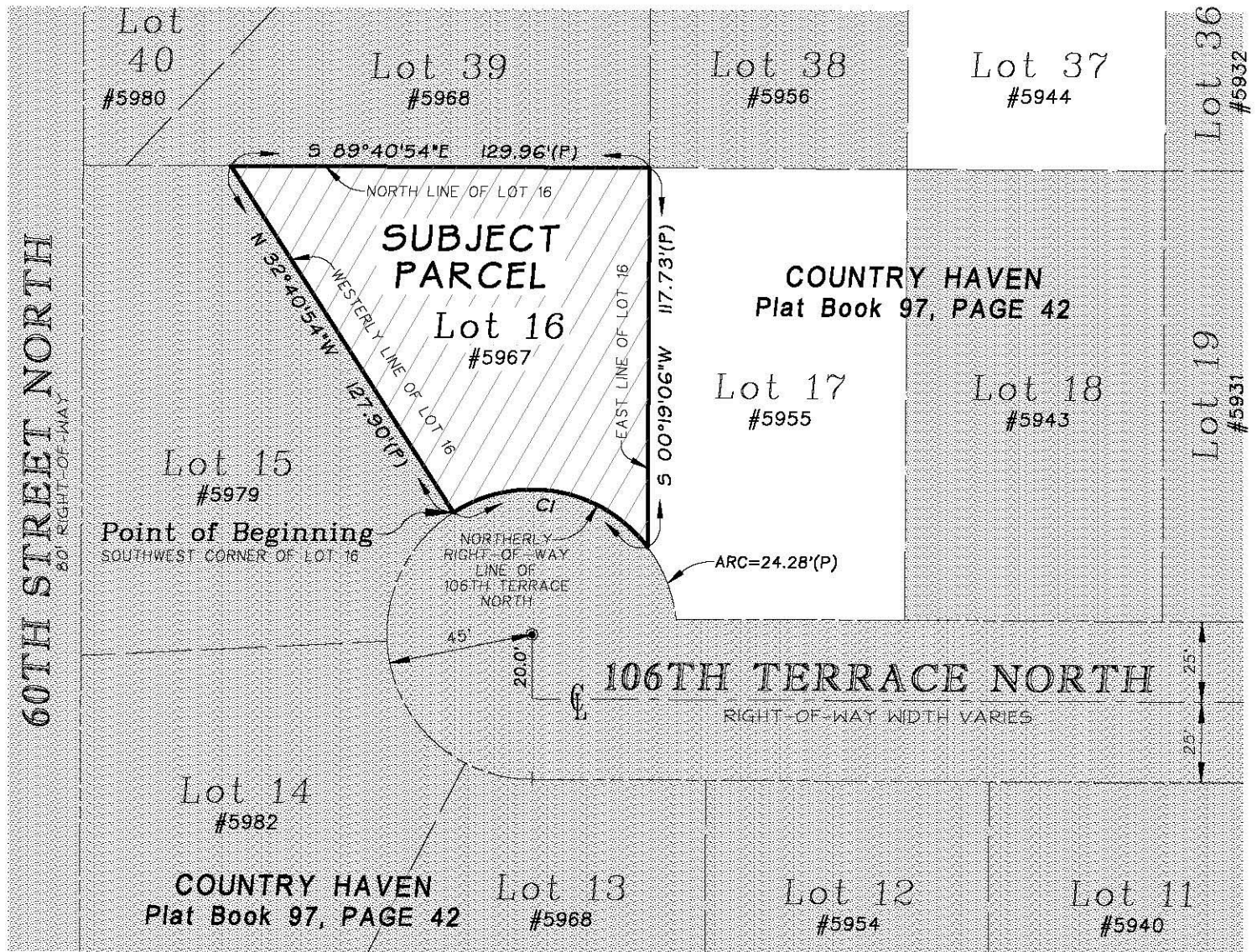
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NORTH BASIS:
 RECORD PLAT
 SCALE: 1" = 50'

PLATTED CURVE DATA

CURVE	Radius	Delta Angle	Arc	Chord	Chord Bearing
CI	45.00'	85°41'26"	67.31'	61.21'	N 79°49'54"W



ABBREVIATIONS:

CL = CENTERLINE
 (P) = PLAT

PREPARED: 1/25/23

THIS IS NOT A SURVEY

Basis of Bearings:
 NORTH RIGHT-OF-WAY LINE OF 106TH TERRACE NORTH
 AS BEING N.89°40'54"W., PER PLAT.

FOR: CITY OF PINELLAS PARK

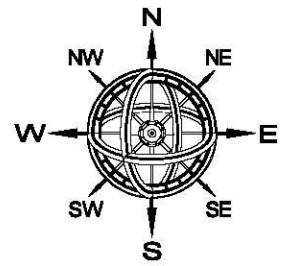
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SHEET 2 OF 3

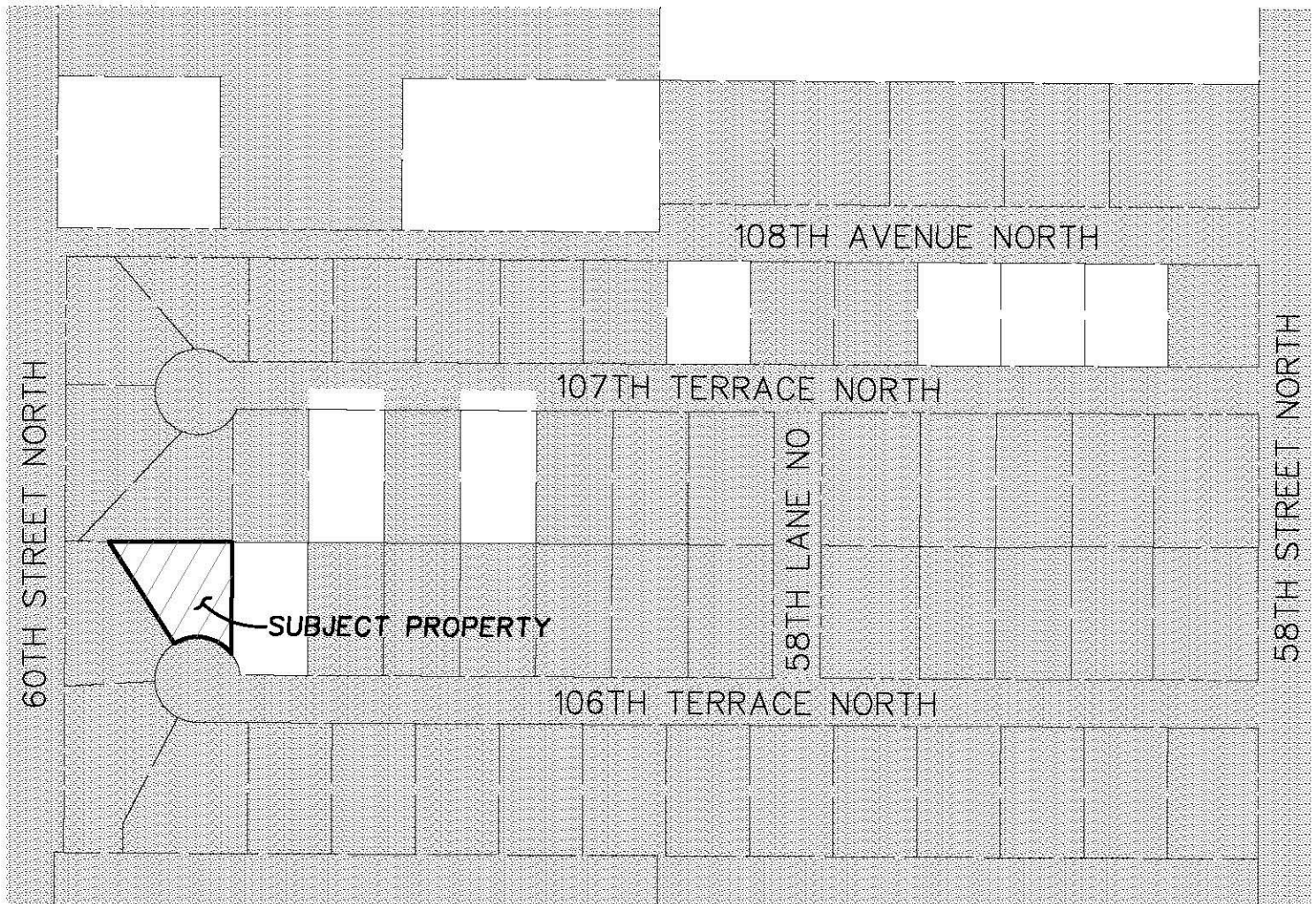
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NOT TO SCALE



PREPARED: 1/25/23

THIS IS NOT A SURVEY

 LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

Job: 2301-55
Drawn: DS

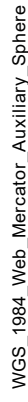
FOR: CITY OF PINELLAS PARK

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SHEET 3 OF 3



Exhibit D: Zoning Map



Legend

2



1:937



78.1 Feet

39.04

0

WGS 1984 Web Mercator Auxiliary Sphere

