

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ACCEPTING AND APPROVING A VOLUNTARY PETITION FOR ANNEXATION, ANNEXING INTO THE CITY A CERTAIN CONTIGUOUS PARCEL OF LAND GENERALLY LOCATED AT 6347 67TH LANE NORTH TOGETHER WITH THE ADJACENT RIGHT-OF-WAY OF 67TH LANE NORTH 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-2025-00008, MICHELLE LYNN BODINE)

WHEREAS, 6347 67th Lane North 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 by executing a voluntary Annexation Agreement and Petition ("Petition"), as required by Sec. 171.044, Fla. Stats.; and

WHEREAS, the City Council approves the Petition, attached hereto as Exhibit "B" and finds that it bears the signatures of all property owners in the area to be annexed; and

WHEREAS, the east half of the right-of-way of 67th Lane North adjacent to 6347 67th Lane North shall be annexed into the City of Pinellas Park, Florida together with 6347 67th Lane North; 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 1: That the City Council hereby accepts and approves the Petition, attached hereto as Exhibit "B", and finds that it bears the signatures of all property owners of the property to be annexed.

SECTION 2: That the land lying in an unincorporated area of Pinellas County, Florida, and contiguous to the City of Pinellas Park, generally located at 6347 67th Lane North together with the adjacent right-of-way of 67th Lane North 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 3: 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 4: That the land herein annexed shall be assigned the City zoning classification of Duplex Residential (R-4) which is the closest compatible to the County Residential Mobile/Manufactured Home (RMH) zoning on the subject parcel at the time of annexation.

SECTION 5: That the City Zoning Map is hereby amended to conform to the provisions of this Ordinance.

SECTION 6: 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 7: That this Ordinance shall become effective thirty (30) days after its final passage and adoption.

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 R. 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, ACCEPTING AND APPROVING A VOLUNTARY PETITION FOR ANNEXATION, ANNEXING INTO THE CITY A CERTAIN CONTIGUOUS PARCEL OF LAND GENERALLY LOCATED AT 6347 67TH LANE NORTH TOGETHER WITH THE ADJACENT RIGHT-OF-WAY OF 67TH LANE NORTH 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-2025-00008, MICHELLE LYNN BODINE).

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 law 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 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):

The proposed ordinance annexes one residential parcel and the adjacent east half of the right-of-way of 67th Lane North into the City of Pinellas Park. The public purpose is to promote orderly growth, enhance the efficiency of public service delivery, and align the municipal boundary with the urban service area. This action supports the health, safety, and welfare of the community by enabling more effective governance, improved infrastructure coordination, and consistent zoning and code enforcement.

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

The proposed ordinance is not expected to have any direct economic impact on private, for-profit businesses. The subject property is residential and the annexation does not affect commercial properties or introduce any new regulations that apply to the business community.

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

None. There are no compliance costs for businesses as the ordinance applies only to one residential parcel and its adjacent right-of-way.

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

None. No fees or charges are imposed as a result of this annexation.

(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 regulatory costs are negligible and will be absorbed within existing operational budgets. There are no new charges or revenues associated with this ordinance.

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

Zero (0) businesses are expected to be impacted. The property is a residential parcel and no commercial entities are located on or adjacent to the site.

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

The annexation contributes to a more uniform and logical city boundary and brings the parcel under municipal zoning and regulatory standards. It is part of a broader voluntary annexation effort and supports efficient planning, utilities coordination, and neighborhood integration.

EXHIBIT A

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

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

LOT 27, BLOCK D, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT THERETO AND TOGETHER WITH THE EAST 1/2 OF 67TH LANE NORTH LYING WEST OF AND ADJACENT THERETO, A 45 FOOT PLATTED RIGHT-OF-WAY KNOWN AS PINE AVENUE, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BASIS OF BEARINGS

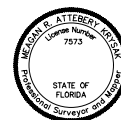
BASIS OF BEARINGS IS THE CENTERLINE OF THE 16 FOOT VACATED ALLEY, AS RECORDED IN OFFICIAL RECORDS BOOK 1501, PAGE 194 AND SHOWN ON THE SUBDIVISION PLAT OF CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SAID LINE BEARING NORTH (N00°00'00"E).

PREPARED FOR

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

R E V I S I O N S

DATE	REVISION MADE	JOB NUMBER	DRAWING FILE
5-30-2025	REVISED PER CITY COMMENTS	240215	240215.DWG
6-10-2025	REVISED PER CITY COMMENTS	240215	240215.DWG
6-10-2025	REVISED STREET NAME	240215	240215.DWG
7-24-2025	REVISED PER CITY COMMENTS	240215	240215.DWG
©			



SHEET 1 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.

Meagan R. Attebery Krysak

MEAGAN R. ATTEBERY KRYSAK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 240215 DATE SURVEYED: 8-28-2024
DRAWING FILE: 240215.DWG DATE DRAWN: 9-10-2024
LAST REVISION: 6-26-2025 X REFERENCE: N/A



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

EXHIBIT A

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

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

28

130.50'R

16' PLATTED ALLEY

3

22.5'R

22.5'R

THE E. 1/2
OF 67TH
LN. N.

100'R

8'R

LOT 27

W. 1/2 OF
VACATED ALLEY

4

22.5'R

130.50'R

8'R

100'R

**CENTRAL PARK
(P.B. 12, PG. 87)**

W. 1/2 OF
VACATED ALLEY

**LOT 26
(NOT INCLUDED)**

5

67TH LN. N.

(PINE AVE. - PLAT)
45' R/W : (ASPHALT)

40'R

40'R

100'R

8'R

**LOT 25
(NOT INCLUDED)**

W. 1/2 OF
VACATED ALLEY

6

16' PLATTED ALLEY
VACATED (O.R.B.
1501, PG. 194)

100'R

8'R

BLOCK D

24

7

SHEET 2 OF 4

6



©

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X REFERENCE: N/A



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EXHIBIT A

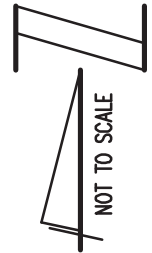
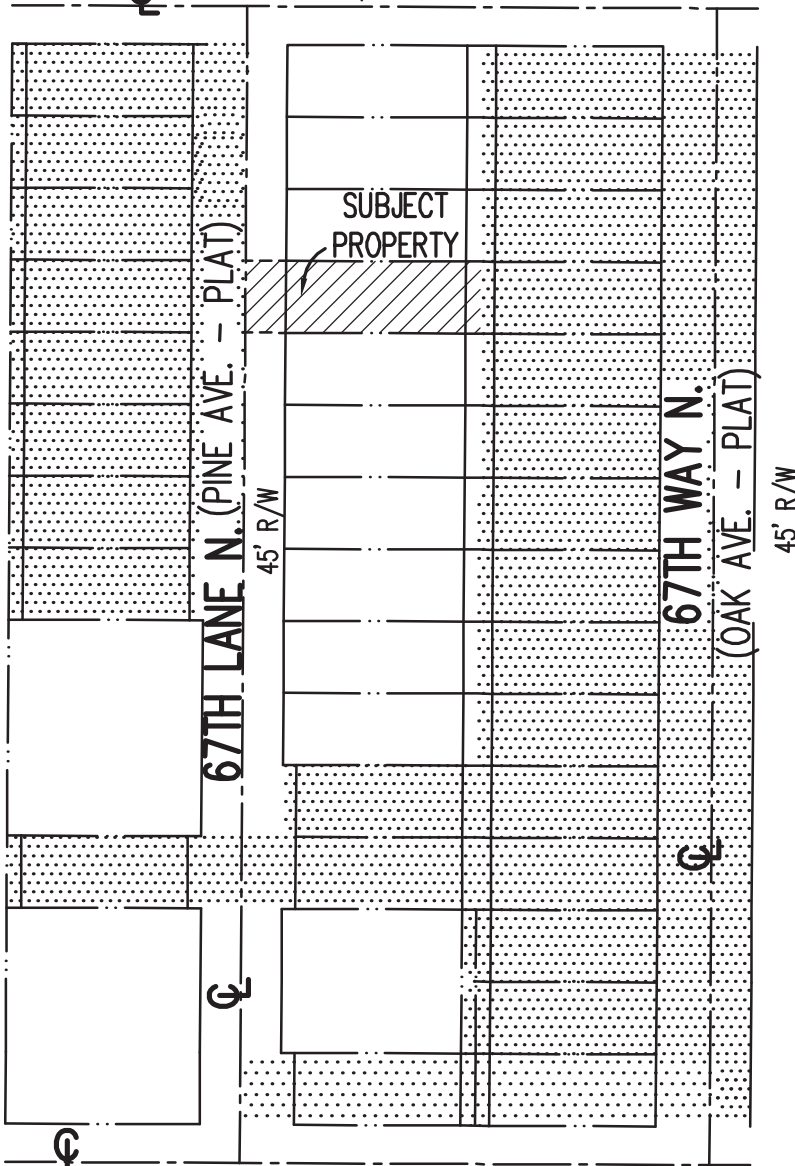
SECTION . . . 31 . . . , TOWNSHIP . . . 30 . . . SOUTH, RANGE . . . 16 . . . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

64TH AVE. N.(CENTRAL PARK AVE. - PLAT)

60' R/W



LEGEND

 - LANDS ANNEXED BY CITY OF PINELLAS PARK

62ND AVE. N.(AVALON AVE. - PLAT)

60' R/W

SHEET 3 OF 4



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LEGAL DESCRIPTION and SKETCH

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ABBREVIATIONS

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

*** 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

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.

MEAGAN R. ATTEBERY KRYSAK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 240215 DATE SURVEYED: 8-28-2024
DRAWING FILE: 240215.DWG DATE DRAWN: 9-10-2024
LAST REVISION: SEE SHEET 1 X REFERENCE: N/A



M.A.
LB 1834

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PHONE (727) 784-5496 FAX (727) 786-1256

ANNEXATION AGREEMENT AND PETITION

THIS AGREEMENT made and entered into this _____ day of _____, 2025, by and between the **CITY OF PINELLAS PARK**, a municipal corporation, whose mailing address is P.O. Box 1100, Pinellas Park, FL 33780 hereinafter referred to as "CITY", and **MICHELLE LYNN BODINE**, hereinafter referred to as "OWNER" (*"OWNER" is used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires*). "CITY" and "OWNER" are hereinafter collectively referred to as the "Parties" hereto. This Agreement shall be deemed to be entered into, dated and effective upon its execution by the Mayor and approved by the City Attorney of Pinellas Park, after City Council action approving of this Agreement.

WITNESSETH:

WHEREAS, the OWNER fully warrants that it is the fee simple OWNER of the real property located at 6347 67TH LANE NORTH, Tax Parcel Identification Number 31-30-16-14598-004-0270 and more particularly described and depicted in Exhibit "A" attached hereto (hereinafter referred to as "Property"), which is presently located in an unincorporated area of Pinellas County; and

WHEREAS, the Parties have determined that annexation of the Property would be beneficial to both Parties, and the Property currently does meet the requirements for voluntary annexation into the CITY as required by Chapter 171, Florida Statutes; and

WHEREAS, the OWNER desires that the Property be annexed into the municipal boundaries of the City of Pinellas Park, and the CITY desires to annex the Property (Case No. AX-2025-00008).

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged by both Parties, it is hereby agreed by and between the Parties as follows:

1. All of the above recitals are true and correct and are hereby incorporated herein and made a part hereof.

EXHIBIT B
AX 2025-00008

2. The decision to annex the OWNER'S Property is a legislative act of the CITY which is, and shall remain, within the exclusive legislative discretion of the CITY and this Agreement may not be enforced to require the CITY to annex the subject Property. In the event that the CITY shall legislatively determine not to annex the Property, the Parties shall be relieved of any further performance hereunder. In such event this Agreement shall have no continuing force and effect, and all parties shall be fully released without obligation to, liability to, or responsibility to either of them for any further performance or monetary damages arising from this Agreement.
3. The OWNER represents and warrants to the CITY that there are no liens, mortgages or other encumbrances on the Property that, if foreclosed, will cause any portion of this Agreement to be ineffective relative to the OWNER'S obligations to otherwise perform the OWNER'S obligations under this Agreement. If, for any reason, any obligation of the OWNER shall be deemed void, unenforceable or ineffective because of the presence of a lien or encumbrance against the Property, any further obligation of the CITY to perform under this Agreement as to the OWNER, or to provide any other benefit to be derived by the OWNER from the terms of this Agreement shall be null and void and in no further force and effect. It shall be the OWNER'S obligation to provide the necessary subordination or other documentation upon the execution of this Agreement to fully waive or otherwise subordinate the interest or any mortgagees, lienholders or other persons or entities having liens, property interests or encumbrances upon the Property.
4. None of the provisions of this Agreement shall be deemed in any manner to amend, modify or otherwise change any of the provisions or regulations or ordinances of the City of Pinellas Park or any other governmental agency or to allow a performance standard less than is otherwise required under the terms of those regulations or ordinances. Nothing contained in this Agreement shall be deemed to limit, in any manner whatsoever, the right of the City Council, now or in the future, to amend its development regulations, building codes, zoning codes, land use plans, or in any way preclude the City Council from enacting laws and ordinances for the protection of the public health, safety and welfare in a manner that could otherwise do if this Agreement had never been executed and was not in existence.
5. This Annexation Agreement and corresponding Petition meet the prerequisites for

EXHIBIT B
AX 2025-00008

voluntary annexation in accordance with Section 171.044, Florida Statutes. Further, the OWNER shall, when requested to do so by the CITY, perform all such actions as may be necessary to execute and complete the Voluntary Annexation by the CITY of the Property. The CITY shall, after the completion of such actions, commence the appropriate voluntary annexation proceedings.

6. Prior to annexation of the said Property by the CITY, the OWNER shall be permitted to commence and/or to proceed with the development of the said Property in strict accordance with the legal requirements of Pinellas County, Florida. However, upon annexation, all further or continuing development of the said Property (regardless of when the same is commenced) shall strictly comply with all applicable CITY ordinances, resolutions, and codes, including site plan review procedures for each individual structure. Nothing herein shall be construed to excuse or release OWNER from compliance with the applicable laws, rules, and regulations of any other governmental entities, including but not limited to legal requirements for obtaining environmental permits.
7. The City Council, acting in its legislative capacity and within its discretion, shall apply such zoning and land use designations to the Property as it deems appropriate and in accordance with the nature of the Property to be annexed herein. The said zoning and land use designation shall be applied to the Property following the effective date of the annexation of the Property. The City Council is presently considering the adoption of Ordinance _____ amending the land use designation on the subject Property to Residential Low Medium (RLM). Simultaneously the City Council is considering the adoption of Ordinance _____ zoning the said Property following annexation to Duplex Residential (R-4). The said ordinances will be considered for adoption subsequent to the annexation of the Property into the City of Pinellas Park and shall be entirely within the legislative discretion of the City Council following public hearings on the subject land use plan designation and zoning designation and shall be and shall remain entirely within the legislative discretion of the City Council and nothing in this Agreement shall bind the City Council to the adoption of the above named ordinances relative to the specific land use plan designation or zoning designation to be applied to the Property. Both Parties recognize that the CITY cannot adopt land use plan designation ordinances or zoning ordinances until the Property is annexed into the City of Pinellas

EXHIBIT B
AX 2025-00008

Park. In the event that for any reason Ordinance _____ and Ordinance _____ are not adopted to assign a land use designation of Residential Low Medium (RLM) and a zoning designation of Duplex Residential (R-4) to the Property, the parties will mutually cooperate to attempt to return the parties to their positions that they occupied prior to the annexation of the Property and entry into this Agreement.

8. Nothing in this Agreement or otherwise shall be construed as requiring the CITY to construct or install any water or sanitary sewer lines or other improvements of any kind upon the above-referenced Property. Should it become necessary for the City to extend water or sanitary sewer lines to the Property line to meet the needs of the Owner the Owner will be obligated to reimburse the City for all costs incurred by the City for said extensions.
9. The OWNER further acknowledges that this Agreement shall be recorded in the Public Records of Pinellas County, Florida, and shall constitute a covenant running with the Property.
10. The Parties recognize that the damages for breach of the other party of the terms of this Agreement may be difficult or impossible to ascertain. The parties specifically waive any right of claim for monetary damages against the other party. The parties further recognize that there may be no adequate remedy at law for any such breach. Accordingly, the parties agree that either mandamus, specific performance or injunctive relief (either prohibitory or mandatory, both temporary and permanent) is an appropriate remedy in the event of breach, whether actual or anticipatory, of this Agreement.
11. The Parties further agree that the annexation of the Property into the City of Pinellas Park shall not, of itself, grant or confer and development rights upon the Owner, or otherwise limit or modify the application of all city ordinances which would otherwise impact the Property in accordance with the provisions of Chapter 171, Florida Statutes, or special laws applicable in Pinellas County regarding voluntary annexations as is otherwise applicable to all lands being annexed into the City of Pinellas Park.
12. This Agreement shall be binding upon the Parties, their successors, assigns, and legal representatives; provided, however, that nothing herein shall be construed to prevent the sale or other transfer of the Property by OWNER or any of its successors in title

EXHIBIT B
AX 2025-00008

subject to the provisions hereof.

13. This document embodies the whole agreement of the Parties. There are no promises, terms, or conditions, other than those contained herein, that have been agreed to between the Parties. This Agreement shall supersede all previous communications, representations, and/or agreements, whether written or verbal between the Parties hereto. This Agreement may be modified only in writing executed by the Parties and/or their successors in title, as the case may be, with the same formality as this Agreement, as the case may be with the same formality as this Agreement.
14. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.
15. In the event either party institutes a legal proceeding against the other party, to enforce the terms of this Agreement or for breach of any of the terms, conditions or covenants of this Agreement, the prevailing party shall be entitled to recover from the other party its reasonable attorney's fees, paralegal fees and costs, both at the trial and appellate levels.
16. In the event a third party institutes a legal proceeding against the CITY and/or the OWNER, regarding the enforceability of the Agreement or any other matters arising out of or related to this Agreement or the annexation of the Property, then in such event OWNER shall pay all costs, fees, charges and expenses of CITY relative thereto, including but not limited to attorney's fees and paralegal fees at both the trial and appellate levels.

The following constitute special provisions herein:

1. Within ninety (90) days of the effective date of Annexation Ordinance 2025-00008, the OWNER will deed the west seven and a half (7.5) feet of the property to the CITY for right-of-way as shown in Exhibit "B".

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

EXHIBIT B
AX 2025-00008

CITY OF PINELLAS PARK
a Florida municipal corporation

ATTEST:

Jennifer Carfagno, MMC, City Clerk

By: _____
Sandra L. Bradbury, Mayor

APPROVED AS TO FORM:

Randol Mora, B.C.S.
City Attorney

Witnesses:

6347 67th Lane North

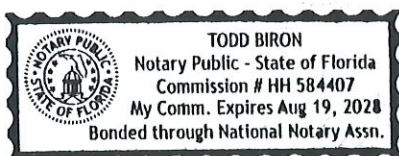
Printed Name: Michael Corleto

By: _____
Michelle Lynn Bodine, Owner

Printed Name: Brian Ellis

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence
or ☐ online authorization, by Michelle Lynn Bodine, as Owner of 6347 67th Lane North, who ☐
is personally known to me or ☒ has produced Drivers License as identification,
this 16th day of October, 2025.



Todd Biron
Notary Public, State of Florida

My Commission Expires:

EXHIBIT A

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

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

LOT 27, BLOCK D, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT THERETO, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE CENTERLINE OF THE 16 FOOT VACATED ALLEY, AS RECORDED IN OFFICIAL RECORDS BOOK 1501, PAGE 194 AND SHOWN ON THE SUBDIVISION PLAT OF CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SAID LINE BEARING NORTH (N00°00'00"E).

PREPARED FOR

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

R E V I S I O N S

DATE	REVISION MADE	JOB NUMBER	DRAWING FILE
5-30-2025	REVISED PER CITY COMMENTS	240215	240215.DWG
7-24-2025	REVISED PER CITY COMMENTS	240215	240215.DWG

SHEET 1 OF 3

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.

MEAGAN R. ATTEBERY KRYSK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 240215 DATE SURVEYED: 8-28-2024
DRAWING FILE: 240215.DWG DATE DRAWN: 9-10-2024
LAST REVISION: 5-30-2025 X REFERENCE: N/A



M.A.
LB 1834

GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED

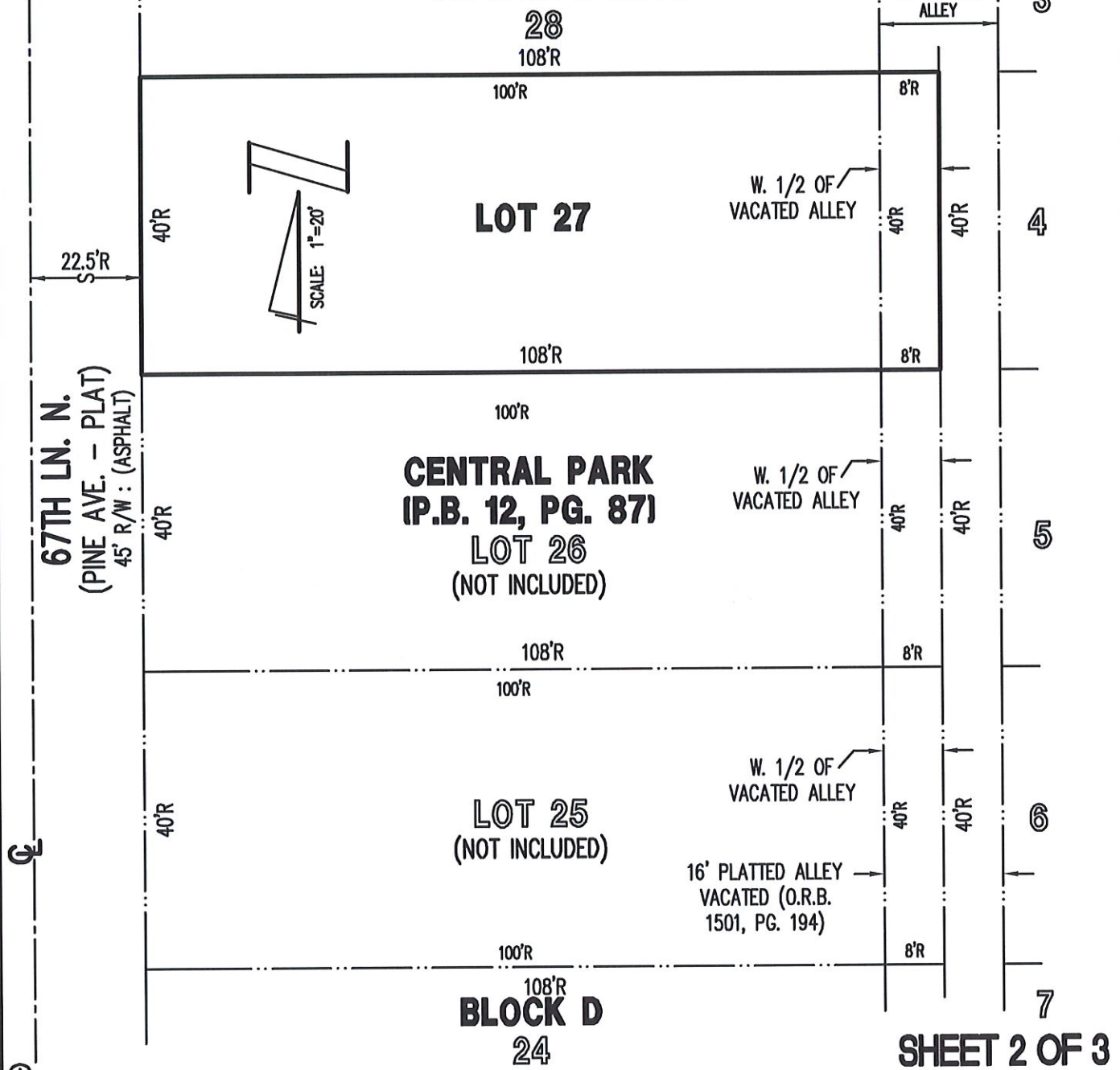
LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

EXHIBIT A

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

LEGAL DESCRIPTION and SKETCH

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LAND SURVEYORS LAND PLANNERS
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PALM HARBOR, FLORIDA 34683
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EXHIBIT A

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LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

ABBREVIATIONS

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

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

SHEET 3 OF 3

(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.

MEAGAN R. ATTEBERY KRYSK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 240215 DATE SURVEYED: 8-28-2024
DRAWING FILE: 240215.DWG DATE DRAWN: 9-10-2024
LAST REVISION: SEE SHEET 1 X REFERENCE: N/A



**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

EXHIBIT B

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

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

THE WEST 7.5 FEET OF LOT 27, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BASIS OF BEARINGS

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PREPARED FOR

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

R E V I S I O N S

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Ⓑ			

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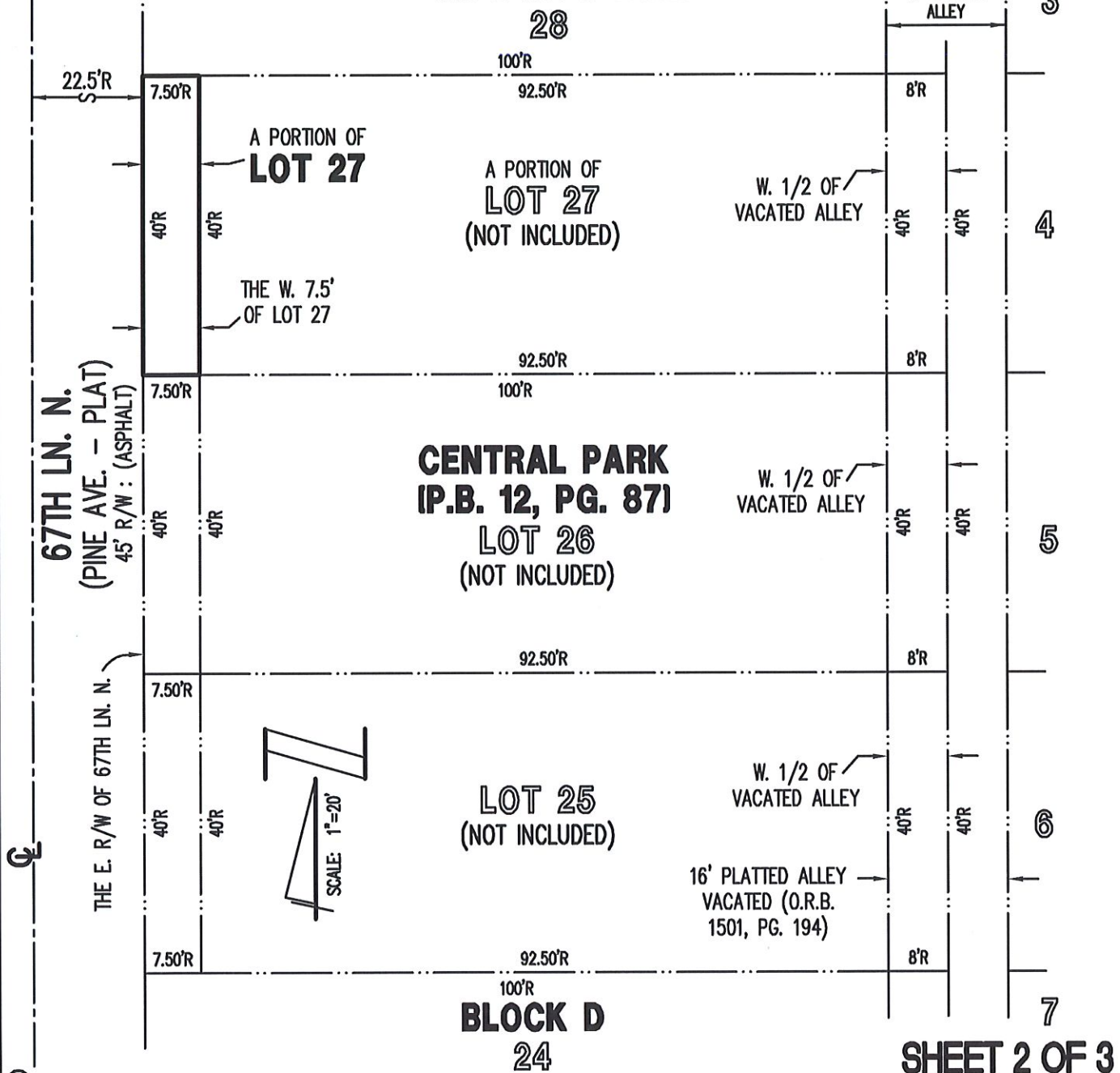
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LEGAL DESCRIPTION and SKETCH

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A/C = AIR CONDITIONER
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BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCH MARK
BNDY = BOUNDARY
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C = CALCULATED
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DRNG = DRAINAGE
D/W = DRIVEWAY
EL OR ELEV = ELEVATION
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FIR = FOUND IRON ROD
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FLD = FIELD
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FPC = FLORIDA POWER CORP.

FPP = FOUND PINCHED PIPE
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G/E = GLASS ENCLOSURE
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HWL = HIGH WATER LINE
INV = INVERT
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LFE = LOWEST FLOOR ELEV
LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER
LS = LAND SURVEYOR
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N&T = NAIL AND TAB
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OR = OFFICIAL RECORDS
O/S = OFFSET
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PB = PLAT BOOK
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PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PG = PAGE
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PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POL = POINT ON LINE
PP = POWER POLE
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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
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TOB = TOP OF BANK
TOS = TOE OF SLOPE
TRANS = TRANSFORMER
TWP = TOWNSHIP
TYP = TYPICAL
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WD = WOOD
WF = WOOD FENCE
WIF = WROUGHT IRON FENCE
WIT = WITNESS
WRF = WIRE FENCE
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SHEET 3 OF 3

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MEAGAN R. ATTEBERY KRYSAK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

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LAST REVISION: SEE SHEET 1 X REFERENCE: N/A



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

AX-2025-00008 (6347 67th Lane N) - SURVEY REVIEW

4 messages

Brian Ellis <bellis@pinellas-park.com>

Wed, Jul 2, 2025 at 5:04 PM

To: thatch@georgefyoung.com

Cc: Danielle Stewart <dstewart@pinellas-park.com>, Aaron Petersen <APetersen@pinellas-park.com>

Good afternoon Trevor,

Can you please review this sketch and legal for an upcoming annexation? This one includes the parcel and adjacent right-of-way. Please let me know if you have any questions!

--

Brian Ellis, CFM

Associate Planner

City of Pinellas Park

Planning & Development Services Division

6051 78th Avenue N.

Pinellas Park, FL 33781

727-369-5842

**EMAIL - 06-26-2025 - LOT 27 & RW - 240215.pdf**

593K

Hatch, Trevor <thatch@georgefyoung.com>

Thu, Jul 3, 2025 at 6:54 AM

To: Brian Ellis <bellis@pinellas-park.com>

Cc: Danielle Stewart <dstewart@pinellas-park.com>, Aaron Petersen <APetersen@pinellas-park.com>

Hi Brian,

We will get to this one as well. Thanks.

**Trevor Hatch, PSM**

Vice-President, Survey, St Petersburg



Cell: (727) 641-0205

GEORGE F YOUNG[299 Dr. Martin Luther King Jr. St. N., St. Petersburg, FL 33701](#)https://link.edgepilot.com/s/60cf5f9a/q9rZFxYA-UKZAV9kWI_0Tg?u=http://www.georgefyoung.com/

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[Quoted text hidden]

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Brian Ellis <bellis@pinellas-park.com>

Fri, Jul 25, 2025 at 1:23 PM

To: "Hatch, Trevor" <thatch@georgefyoung.com>

Cc: Danielle Stewart <dstewart@pinellas-park.com>, Aaron Petersen <APetersen@pinellas-park.com>

Good afternoon,

Can you please review this REVISED sketch and legal for an upcoming annexation? This one includes the parcel and adjacent right-of-way. Please let me know if you have any questions!

[Quoted text hidden]



EMAIL - 07-24-2025 - LOT 27 & RW - EXHIBIT A - JOB NUMBER - 240215.pdf

605K

McKay, Michael <mmckay@georgefyoung.com>

Mon, Jul 28, 2025 at 7:50 AM

To: "bellis@pinellas-park.com" <bellis@pinellas-park.com>

Cc: Danielle Stewart <dstewart@pinellas-park.com>, Aaron Petersen <apetersen@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>

Brian –

The comment has been satisfied.

Respectfully,

P Park CADs 25-209 through 25-212 -- Attorney Response

1 message

Randy Mora <Randy@cityattorneys.legal>

Thu, Sep 11, 2025 at 11:33 AM

To: Brian Ellis <bellis@pinellas-park.com>, Erica Lindquist <elindquist@pinellas-park.com>, Nick Colonna <ncolonna@pinellas-park.com>, Aaron Petersen <apetersen@pinellas-park.com>, Todd Biron <tbiron@pinellas-park.com>
Cc: City Clerks <cityclerk@pinellas-park.com>, City Legal <citylegal@pinellas-park.com>, Zoe Rawls <zoe@cityattorneys.legal>, "James W. Denhardt" <denhardtllaw@aol.com>, Tammi Bach <Tammi@cityattorneys.legal>

Community Development Team:

Thank you for your inquiries pertaining to CADs 25-209 through 25-212. These are approved to form, with limited suggested revisions as reflected in the attached Word documents.

Please let me know if you have any questions or concerns regarding the attached feedback.

Respectfully,

Randy D. Mora, Esq., B.C.S.



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: randy@cityattorneys.legal

Prepared by: Brian Ellis
Associate Planner

I. APPLICATION DATA

A. **Case Numbers:** AX-2025-00008, LUPA-0725-00009

B. **Location:**

1. **Address:** 6347 67th Lane N.
2. **Parcel Number:** 31-30-16-14598-004-0270

C. **Request:** Request for the annexation of a parcel located at 6347 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:** Michelle Bodine

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

F. **PARC Meeting:** August 5, 2025

F. **Public Hearings:**

Planning & Zoning Commission Hearing Date: October 2, 2025
Advertising Date: September 17, 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. 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: 4,321 square feet / 0.09 acres
2. Annexation Area: 5,571 square feet / 0.13 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, 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	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:**

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

4. Staff Analysis:

The proposed Future Land Use designation RLM has been found to be the most compatible with adjacent and surrounding land uses and 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 Pinellas Park Planning Area as coordinated with

Pinellas County, and all procedures are being followed. The subject property will continue to be served by County water, sewer, with solid waste services to be served by City of Pinellas Park once annexed. 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 Duplex Residential Zoning District to be the most appropriate and compatible zoning designation for the subject property.

C. Project Application Review Committee (PARC) Comments:

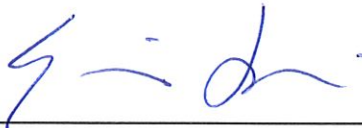
The application was discussed at the August 5th, 2025 PARC meeting by all relevant departments/divisions. No concerns were presented with regard to the proposed amendment.

IV. SUMMARY

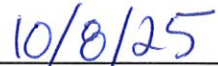
A. Findings:

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

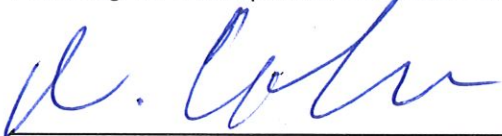
1. The subject property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.
2. The RLM Future Land Use designation has been determined the most appropriate for this property
3. The proposed annexation is consistent with the Land Development Code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



Erica Lindquist, AICP, CFM
Planning & Development Services Director



Date



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



Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
 - That AX-2025-00008 is approved by City Council.
- C. RECOMMEND DENIAL

... of a request designating the parcel as Residential Low Medium (RLM) for the property located at 6347 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



ADDENDUM

Case Number: AX-2025-00008

V. ACTION

CITY COUNCIL– MOVE TO:

A. APPROVE.

B. APPROVE WITH CONDITIONS:

C. DENY.

...of a request for the Annexation of a parcel located at 6347 67th Lane North.

CITY OF PINELLAS PARK
PLANNING & DEVELOPMENT SERVICES



ANNEXATION APPLICATION

PROPERTY INFORMATION

Street Address: 6347 67th Lane North

City: Pinellas Park Zip Code: 33781 State: FL

Parcel ID: 31-30-16-14598-004-0270

Intended Use of Property: Single Family Home

PROPERTY OWNER INFORMATION

Owner Name(s): Michelle Bodine

Street Address: 6347 67th Lane North

City: Pinellas Park Zip Code: 33781 State: FL

Phone Number: 727-485-6478 Email Address: Michellebodine921@gmail.com

AUTHORIZED AGENT (OPTIONAL)

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

Authorized Agent Name(s): Cesar Figueredo

Street Address: 13355 49th Street North, Suite B

City: Clearwater Zip Code: 33762 State: FL

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

Michelle Bodine

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:

6347 67TH LN N PINELLAS PARK, FL 33781 - Parcel # 31-30-16-14598-004-0270

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 27 LESS W 2.5FT FOR RD RW PER O.R. 1527/541 TOGETHER WITH 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.

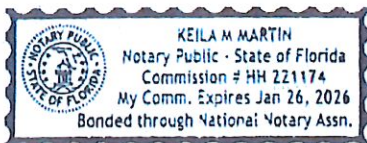


SIGNED (PROPERTY OWNER 1)

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 June, 20 25.

By Michelle Bodine, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

FL Driver License as identification and who DID / DID NOT
(Type of identification)

take an oath.

Notary Public, Commission No. HH 22 1174

Keila Martin
(Name of Notary- typed, printed or stamped)

Prepared by: Joni L. Holt, an employee of
Investors Title & Settlement Services, 413 S. MacDill Avenue
Tampa, Florida 33609-3036
File Number: 2025-1075

Corporate Warranty Deed

This Indenture, made June 20, 2025 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 Michelle Lynn Bodine, an unmarried person whose post office address is: 6347 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 27, Block D, CENTRAL PARK, according to map or plat thereof as recorded in Plat Book 12, Page 87 of the Public Records of Pinellas County, Florida, together with the West 1/2 of the vacated alley adjacent thereto, vacated pursuant to Resolution Vacating Certain Alleys recorded in O.R. Book 1501, Page 194.

Parcel Identification Number: 31-30-16-14598-004-0270

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:

Keila Martin
Witness Print Name: Keila Martin
Witness Address: 14010 Roosevelt Blvd. #704, Clearwater, FL 33762

Debra Lay
Witness Print Name: Debra Lay
Witness Address: 14010 Roosevelt Blvd. #704, Clearwater, FL 33762

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence, this 20th day of June, 2025 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.

Keila Martin
Notary Public

Habitat for Humanity of Pinellas County, Inc.

By: [Signature]

Michael Sutton
Its: Chief Executive Officer

(SEAL)

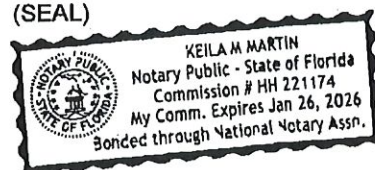
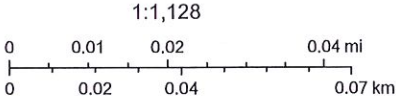


Exhibit B: Aerial Map (6347 67th Lane N.)



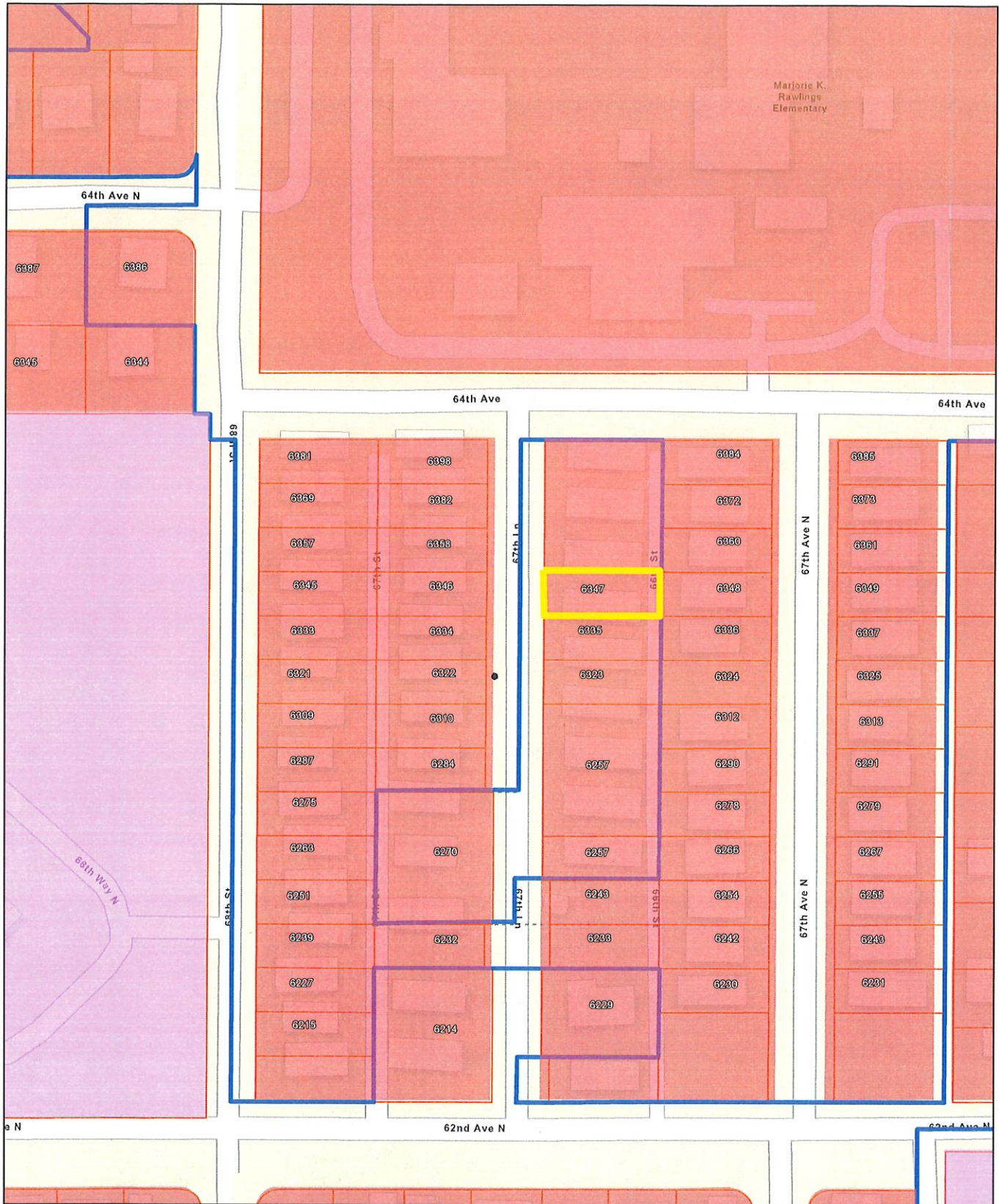
7/9/2025, 8:14:56 AM

- Master Address Points
- Pinellas Park
 - Parcels



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Exhibit C: Future Land Use Map (6347 67th Lane N.)



7/9/2025, 8:54:36 AM

Future Land Use

RESIDENTIAL LOW MEDIUM

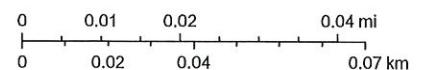
PUBLIC/SEMI-PUBLIC

Master Address Points

Pinellas Park

Parcels

1:1,128



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Exhibit D: Zoning Map (6347 67th Lane N.)

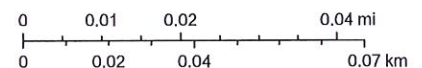


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Zoning (Pinellas Park)

- Public - P
- Single Family Residential - R-1
- Duplex Residential - R-4
- Master Address Points
- Pinellas Park
- Parcels

1:1,128

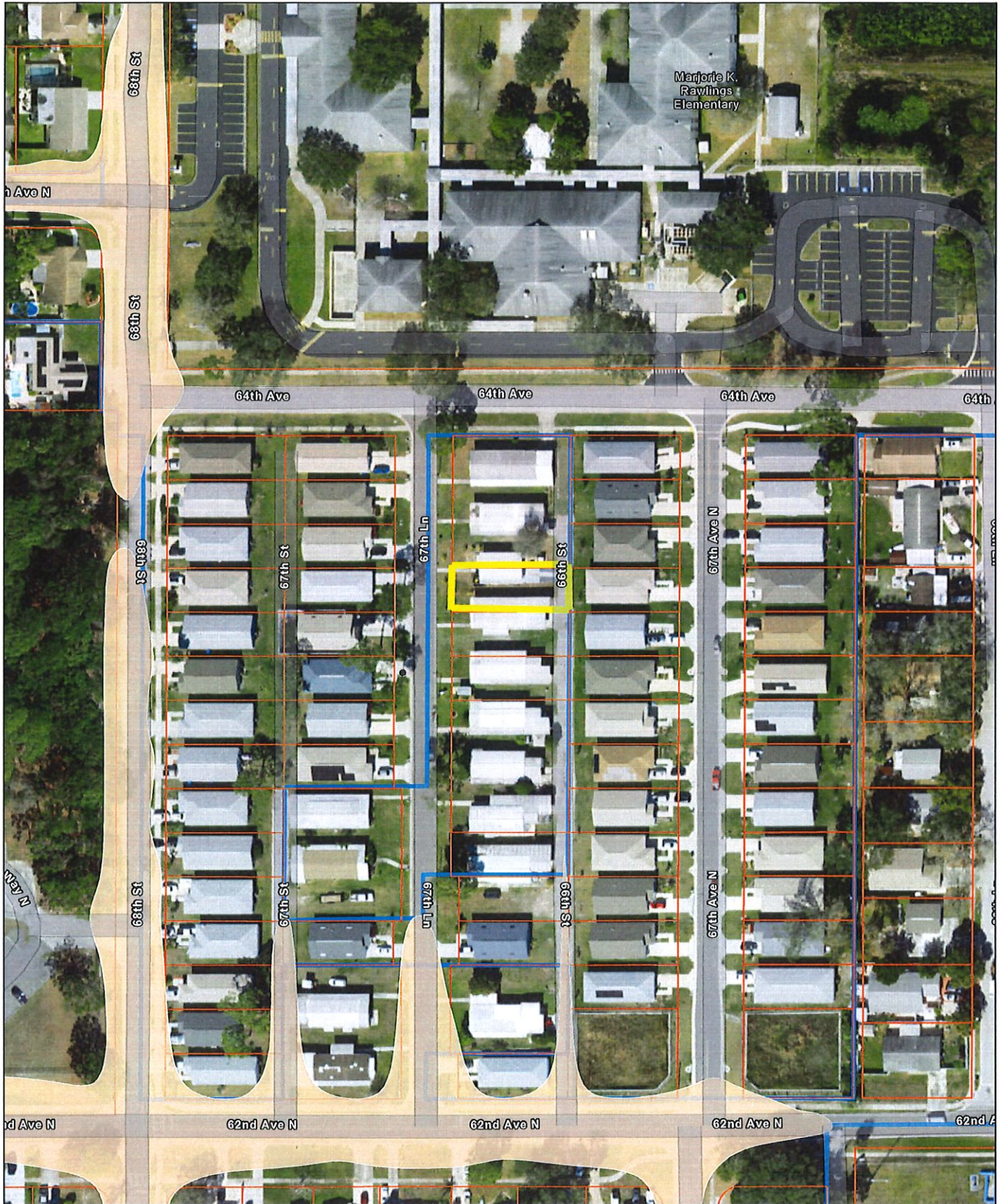


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ArcGIS Web AppBuilder

State of Florida, Maxar, Microsoft | Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

Exhibit E: FIRM (6347 67th Lane N.)

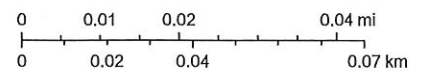


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Flood Hazard Areas (Zones)

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

1:1,128



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ArcGIS Web AppBuilder

Exhibit H: Site Photographs

Site Photographs at 6347 67th Lane N Pinellas Park, FL 33781



Photo taken from 67th Lane N facing east.

EXHIBIT G

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

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

LOT 27, BLOCK D, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT THERETO AND TOGETHER WITH THE EAST 1/2 OF 67TH LANE NORTH LYING WEST OF AND ADJACENT THERETO, A 45 FOOT PLATTED RIGHT-OF-WAY KNOWN AS PINE AVENUE, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE CENTERLINE OF THE 16 FOOT VACATED ALLEY, AS RECORDED IN OFFICIAL RECORDS BOOK 1501, PAGE 194 AND SHOWN ON THE SUBDIVISION PLAT OF CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SAID LINE BEARING NORTH (N00°00'00"E).

PREPARED FOR

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

R E V I S I O N S

DATE	REVISION MADE	JOB NUMBER	DRAWING FILE
5-30-2025	REVISED PER CITY COMMENTS	240215	240215.DWG
6-10-2025	REVISED PER CITY COMMENTS	240215	240215.DWG
6-10-2025	REVISED STREET NAME	240215	240215.DWG
7-24-2025	REVISED PER CITY COMMENTS	240215	240215.DWG
©			



SHEET 1 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.

Meagan R. Attebery Krysak

MEAGAN R. ATTEBERY KRYSAK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 240215 DATE SURVEYED: 8-28-2024
DRAWING FILE: 240215.DWG DATE DRAWN: 9-10-2024
LAST REVISION: 6-26-2025 X REFERENCE: N/A



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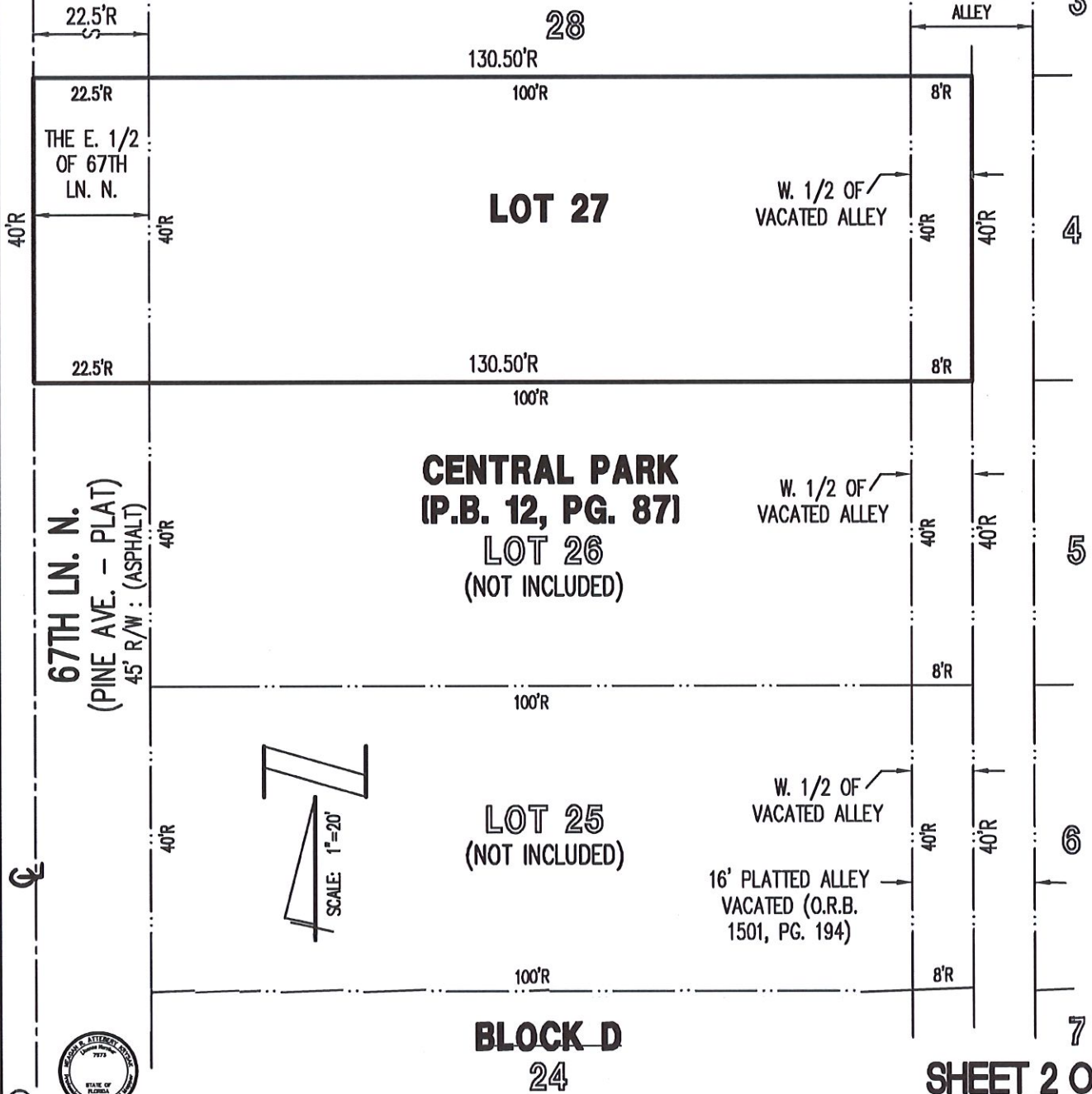
M.A.
LB 1834

EXHIBIT G

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

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY



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.

Meagan R. Attebery Krysak

MEAGAN R. ATTEBERY KRYSAK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 240215

DATE SURVEYED: 8-28-2024

DRAWING FILE: 240215.DWG

DATE DRAWN: 9-10-2024

LAST REVISION: SEE SHEET 1

X REFERENCE: N/A



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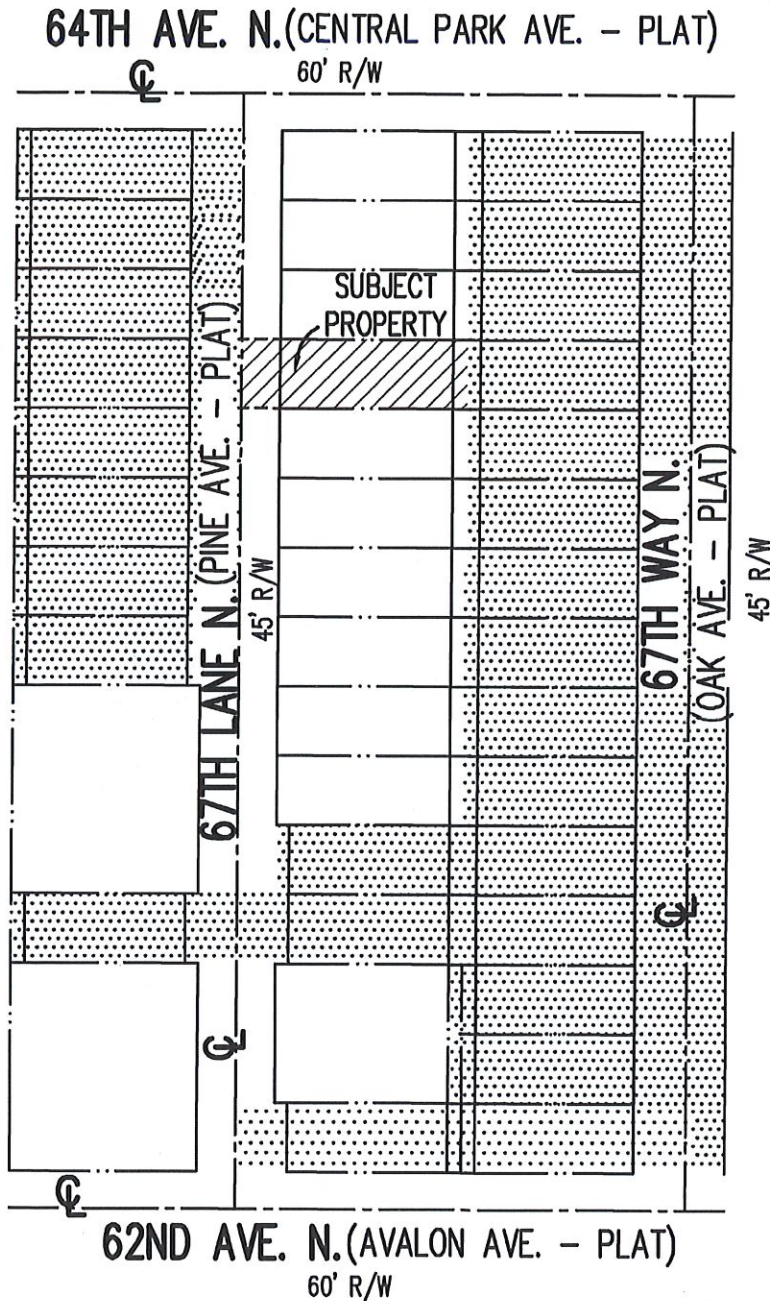
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LEGAL DESCRIPTION and SKETCH THIS IS NOT A SURVEY



LEGEND

- ▤ - LANDS ANNEXED BY CITY OF PINELLAS PARK



©

SHEET 3 OF 4

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Megan R. Attebery Krysak

MEAGAN R. ATTEBERY KRYSAK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

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LEGAL DESCRIPTION and SKETCH

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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
OHV = 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
PWT = 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.



SHEET 4 OF 4

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