

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING THE LAND USE DESIGNATION OF RESIDENTIAL LOW (RL) FOR CERTAIN LANDS GENERALLY LOCATED AT 6908 124TH TERRACE N. AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (LUPA-0425-00003, SHARMAN S. MCCARTY TRUST UTD 4/03/2025, SHARMAN S. MCCARTY, TRUSTEE)

WHEREAS, the petition was initiated by Sharman S. McCarty; and

WHEREAS Sharman S. McCarty conveyed its interest in the subject property to Sharman S. McCarty Trust UTD 4/03/2025, Sharman S. McCarty, Trustee, on April 3, 2025 as recorded in OR Book 23119, PG 1432-1433 on April 4, 2025; and

WHEREAS, Sharman S. McCarty Trust UTD 4/03/2025, Sharman S. McCarty, Trustee desires and has authority to proceed with the pre-existing petition for annexation; and

WHEREAS, the City of Pinellas Park, Florida, finds that it is in the public's interest to amend the City's Land Use Plan Map and designate certain lands generally located at 6908 124th Terrace N. and more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof as Residential Low (RL); and

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

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

SECTION 1: That the City Council of the City of Pinellas Park hereby amends the City's Official Land Use Plan Map and designates the following described property Residential Low (RL):

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

SECTION 2: That the City Council does hereby certify that this Ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Community Planning Act.

SECTION 3: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION 4: That this Ordinance shall become effective thirty (30) days after its adoption.

PUBLISHED THE _____ DAY OF _____, 2025.

FIRST READING _____ DAY OF _____, 2025.

PUBLIC HEARING THE _____ DAY OF _____, 2025.

PASSED THIS _____ DAY OF _____, 2025.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2025.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 16 EAST

EXHIBIT "A"

DESCRIPTION AND SKETCH

SUBJECT TAX PARCEL ID: 07-30-16-69050-003-0110
#6908 124TH TERRACE (NORTH), LARGO, FL 33773
OFFICIAL RECORDS BOOK 15880, PAGES 1587-1588

LEGAL DESCRIPTION:

LOT 11, BLOCK "C", PINEBROOK ESTATES UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 33 THROUGH 36, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT AND RUN THENCE S.87°24'38"E. ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 64.00 FEET; THENCE RUN S.02°35'22"W. ALONG THE EASTERLY LINE OF SAID LOT A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 124TH TERRACE NORTH (50 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE RUN N.87°24'38"W. ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 64.00 FEET; THENCE RUN N.02°35'22"E. ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 100.00 FEET TO THE AFORESAID NORTHWEST CORNER AND THE POINT OF BEGINNING.

CONTAINING 6400.00 SQUARE FEET OR 0.1469 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

PREPARED: 4/03/25

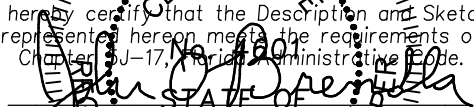
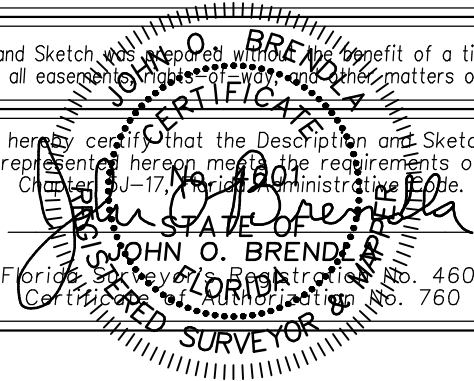
FOR: CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

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

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

Job: 2503-75-A
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 3J-17, Florida Administrative Code.

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

REGISTERED SURVEYOR & MAPPER

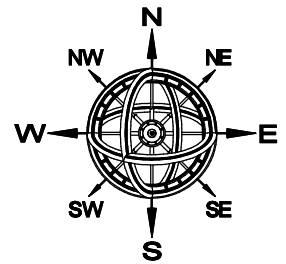
Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 3

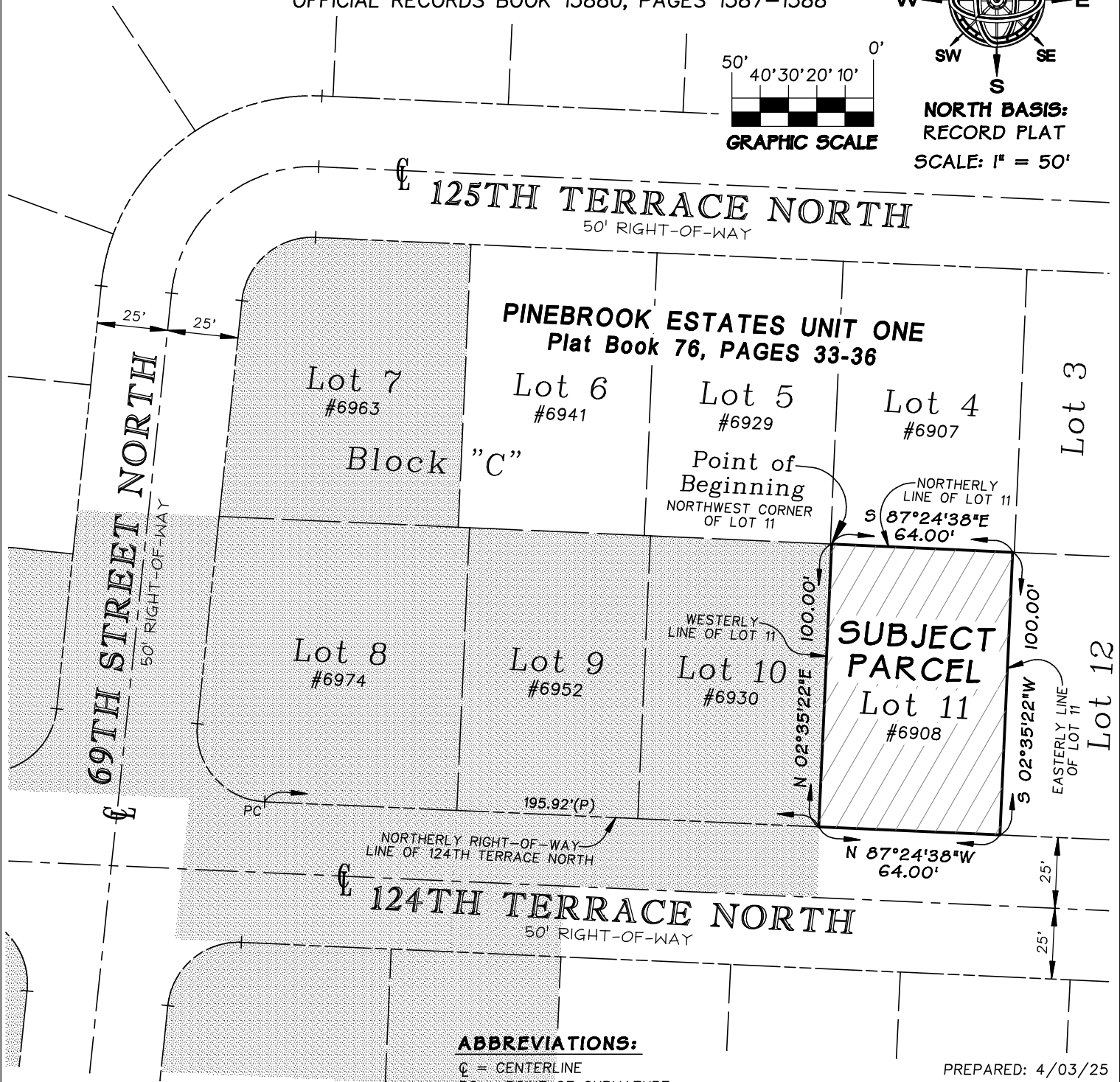
SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 07-30-16-69050-003-0110
#6908 124TH TERRACE (NORTH), LARGO, FL 33773
OFFICIAL RECORDS BOOK 15880, PAGES 1587-1588



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



ABBREVIATIONS:

CL = CENTERLINE
PC = POINT OF CURVATURE
(P) = PLAT

PREPARED: 4/03/25

THIS IS NOT A SURVEY

LANDS ANNEXED BY THE CITY OF PINELLAS PARK

Basis of Bearings:
NORTHERLY RIGHT-OF-WAY LINE OF 124TH TERRACE NORTH AS BEING N.87°24'38"W., PER PLAT.

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 2 OF 3

Job: 2503-75-A
Drawn: DS

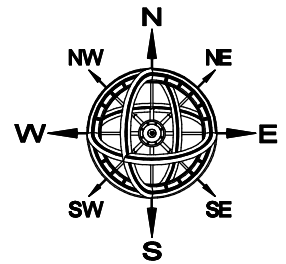
SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

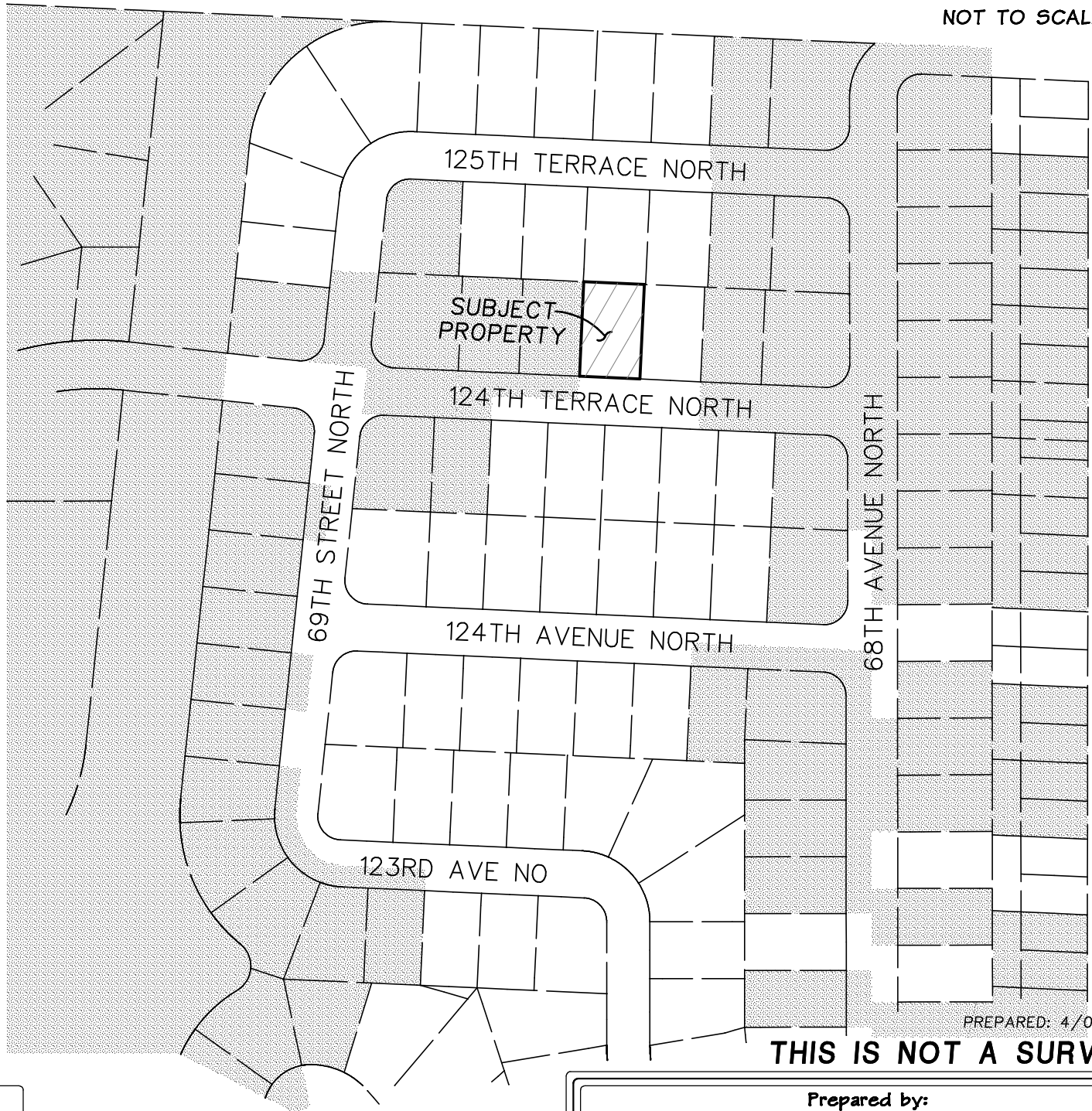
SUBJECT TAX PARCEL ID: 07-30-16-69050-003-0110

#6908 124TH TERRACE (NORTH), LARGO, FL 33773

OFFICIAL RECORDS BOOK 15880, PAGES 1587-1588



NOT TO SCALE



PREPARED: 4/03/25

THIS IS NOT A SURVEY

Job: 2503-75-A
Drawn: DS

LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

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

Business Impact Estimate

This form should 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 resolution's title/reference: **Ordinance 2025-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING THE LAND USE DESIGNATION OF RESIDENTIAL LOW (RL) FOR CERTAIN LANDS GENERALLY LOCATED AT 6908 124TH TERRACE N. AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.(LUPA-0425-00003, SHARMAN S. MCCARTY TRUST UTD 4/03/2025, SHARMAN S. MCCARTY, TRUSTEE)

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

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

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

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

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

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

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

This is an ordinance to amend the Future Land Use Map designating the category Residential Low (RL) for and associated with the property located at 6908 124th Terrace N.

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

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

None.

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

None.

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

None.

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

None.

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

None.



Elizabeth St. Pierre <estpierre@pinellas-park.com>

LUPA-1025-00002 (6908 124th Terr N)

McKay, Michael <mmckay@georgefyoung.com>
To: "Elizabeth St. Pierre" <estpierre@pinellas-park.com>
Cc: "Hatch, Trevor" <thatch@georgefyoung.com>

Fri, Apr 4, 2025 at 9:33 AM

Lizzy,

I have reviewed the above referenced sketch and legal description and have no comments.

Respectfully,

Michael McKay

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306

GEORGE F YOUNG

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

https://link.edgepilot.com/s/e0d35c82/lxdfKq8AsU_8-XAJUHFMXw?u=http://www.georgefyoung.com/

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

PRIVACY/CONFIDENTIALITY NOTICE:

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

From: Elizabeth St. Pierre <estpierre@pinellas-park.com>
Sent: Thursday, April 3, 2025 1:49 PM
To: Hatch, Trevor <thatch@georgefyoung.com>
Subject: LUPA-1025-00002 (6908 124th Terr N)

Good afternoon Trevor,

[Quoted text hidden]

[Quoted text hidden]

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IT Department

[Quoted text hidden]



Prepared by: Danielle Stewart
Long Range Planning Manager

I. APPLICATION DATA

A. **Case Numbers:** AX-2025-00002, LUPA-0425-00003

B. **Location:**

1. **Address:** 6908 124th Terrace
2. **Parcel Number:** 07-30-16-69050-003-0110

C. **Request:** Request for the annexation of a parcel located at 6908 124th Terrace and adjacent right-of-way with associated Annexation Agreement and Future Land Use Map Amendment designating the parcel as Residential Low (RL).

D. **Applicant:** Sharman McCarty

E. **PARC Meeting:** April 29, 2025

F. **Public Hearings:**

Planning & Zoning Commission Hearing Date: June 5, 2025
Advertising Date: May 21, 2025

City Council (1st Reading) Date: July 10, 2025

City Council (2nd Reading) Public Hearing Date: July 24, 2025
Advertising Date: July 9, 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 124th Terrace N. will be included in the annexation. There are no proposed changes to the property or its current use as a part of this request.

B. **Site Area:**

1. Parcel Area: 6,400 square feet / 0.1469 acres
2. Annexation Area: 8,000 square feet / 0.1837 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 (R-3) (Pinellas County)
- I. **Proposed Zoning District:** Single-Family Residential (R-1)
- 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 (County)	RL (County)	Single-Family Home
South	R-3 (County)	RL (County)	Single-Family Home
East	R-3 (County)	RL (County)	Single-Family Home
West	R-1	RL	Single-Family Home

III. APPLICABLE CRITERIA / CONSIDERATIONS

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

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

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

2. **Key Standards:**

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

3. **Relevant Policies:**

POLICY LU.1.5.1

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

POLICY PW 1.3.1

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

POLICY SW.1.3.1

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

POLICY ICE.1.11.1

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

POLICY ICE.1.11.2

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

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

POLICY ICE.1.11.3

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

4. Staff Analysis:

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

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

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

Sec. 18-1512.1. - STATEMENT OF INTENT. *The "R-4" Duplex Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low-medium density and medium density residential environment, through the construction of*

single-family detached dwellings and large lot duplex dwellings. Such development to include accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low Medium (RLM), Residential Medium (RM), or Community Redevelopment District (CRD).

2. Key Standards:

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

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

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

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

(A) MINIMUM LOT REQUIREMENTS.

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

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. For lots platted prior to September 26, 1963, the following shall apply:
 - (a) Front Yard Setback: Twenty-five (25) feet.
 - (b) Secondary Front Yard Setback: Twelve (12) feet.
 - (c) Side Yard Setback: Five (5) feet.
 - (d) Rear Yard Setback: Twenty (20) feet.
2. For lots platted on or after September 26, 1963, the following shall apply:
 - (a) Front Yard Setback: Twenty-five (25) feet.
 - (b) Secondary Front Yard Setback: Twenty-five (25) feet.
 - (c) Side Yard Setback: Eight (8) feet.
 - (d) Rear Yard Setback: Twenty (20) feet.
3. For single-family detached development see "R-1" Single-family Residential District for yard regulations.
4. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
5. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.

6. Refer to Section 18-1504.3(G)(2) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.
- (C) MINIMUM LIVEABLE FLOOR AREA. (per dwelling unit)
 1. Efficiency: Four hundred fifty (450) square feet.
 2. One-bedroom: Five hundred fifty (550) square feet.
 3. Two-bedroom: Six hundred fifty (650) square feet.
 4. Three-bedroom: Eight hundred (800) square feet.
- (D) MINIMUM BUILDING SEPARATION. See Section 18-1530.17, "Minimum Building Separation."
- (E) MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.
- (F) MAXIMUM LOT COVERAGE. Residential Uses: Sixty (60) percent. Nonresidential Uses: Sixty-five (65) percent in RLM; seventy-five (75) percent in RM or CRD.
- (G) FLOOR AREA RATIO.
 1. Nonresidential Uses:
 - a. Forty hundredths (0.40) when assigned RLM, RM or CRD land use.

2. Staff Analysis:

The current zoning designation of the subject property within Pinellas County is Single-Family Residential (R-3), which is consistent with the City's Single-Family Residential (R-1) Zoning District.

Staff finds the Single-Family Residential (R-1) 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 April 29, 2025 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

A. Findings:

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

1. The subject property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.
2. The RL 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

5/22/25

Date



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

5/14/25

Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
 - That AX-2025-00002 is approved by City Council.
- C. RECOMMEND DENIAL

... of a request designating the parcel as Residential Low (RL) for the property located at 6908 124th Terrace.

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: Property Sketch and Legal Description



ADDENDUM

Case Number: LUPA-0125-00002

PLANNING AND ZONING COMMISSION

On June 5, 2025, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of Case No. LUPA-0125-00003, with the following condition:

- That AX-2025-00002 is approved by City Council.

V. ACTION

CITY COUNCIL – MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

... of a request for Future Land Use Map Amendment designating a parcel as Residential Low (RL) at 6908 124th Terrace N.

CITY OF PINELLAS PARK
PLANNING & DEVELOPMENT SERVICES



ANNEXATION APPLICATION

PROPERTY INFORMATION

Street Address: 6908-124TH TERR

City: LARGO Zip Code: 33773 State: FL

Parcel ID: 07-30-16-69050-003-0110

Intended Use of Property: _____

PROPERTY OWNER INFORMATION

Owner Name(s): SHARMA MCCARTY

Street Address: 6908-124TH TERR

City: LARGO Zip Code: 33773 State: FL

Phone Number: 727 536-4172 Email Address: ORCHIDGIRL@TAMPABAY.VV.COM

AUTHORIZED AGENT (OPTIONAL)

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

Authorized Agent Name(s): _____

Street Address: _____

City: _____ Zip Code: _____ State: _____

Phone Number: _____ Email Address: _____

ADDITIONAL INFORMATION

Why do you wish to annex? BETTER SERVICE + COMMUNICATION

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

SHARMAN SUE MCCARTY

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:

6908 - 124TH TERR

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

PINEBROOK ESTATES UNIT 1 BLOCK C LOT 11

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

3. That the undersigned (has / have) appointed and (does / do) appoint SHARMAN 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.

x Sharm S. McCarty
SIGNED (PROPERTY OWNER 1)

y SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



MICHAEL CIARLEGLIO
Notary Public
State of Florida
Comm# HH257125
Expires 4/25/2026

(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 12 day
of March, 20 25.

By Sharm S. McCarty, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

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

Notary Public, Commission No. HH 257125

Michael Ciarleglio
(Name of Notary- typed, printed or stamped)

QUIT CLAIM DEED

Prepared by and return to:
CATHERINE DAY HULT, ESQ.
JL LAW PLLC
801 WEST BAY DRIVE, STE. 312
LARGO, FLORIDA 33770
(727) 686-3459

TITLE NOT EXAMINED

THIS QUIT CLAIM DEED, executed this April 3, 2025, by **SHARMAN S. McCARTY**, a single woman, whose address is: 6908 124TH TER, LARGO, FL 33773-3303, first party, Grantor, to the **SHARMAN S. McCARTY TRUST UTD 4/03/2025, SHARMAN S. McCARTY, TRUSTEE, WITH FULL POWER AND AUTHORITY TO PROTECT, CONSERVE, AND TO SELL, OR TO LEASE OR TO ENCUMBER, OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN, PURSUANT TO F.S. §689.073**, whose address is: 6908 124TH TER, LARGO, FL 33773-3303, second party, Grantee. (Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns or corporations, wherever the context so admits or requires.)

Grantor reserves the right to use, occupy and reside upon any real property placed in this Trust as her permanent residence during her life. It is the intent of this provision to retain for the Grantor the requisite beneficial interest and possessory right in and to such real property for life, to comply with F.S. §196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Art. VII, §6, Fla. Const.

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the 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:

PINEBROOK ESTATES, UNIT 1, Block C, Lot 11, according to the plat thereof as recorded in Plat Book 76, pages 33-36 of the Public Records of Pinellas County, Florida.

Parcel Number: 07-30-16-69050-003-0110

TO HAVE AND TO HOLD, the same together with and all 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.

Signed, sealed and delivered in the presence of:

Sign


Jim Lencarski
801 West Bay Drive, Suite 312, Largo, FL 33770

Sign


Catherine Day Hult
801 West Bay Drive, Suite 312, Largo, FL 33770

SM


SHARMAN S. McCARTY

STATE OF FLORIDA)
)
COUNTY OF PINELLAS)

BE IT KNOWN THAT on April 3, 2025, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, appeared **SHARMAN S. McCARTY**,

(check one box) ☒ to me personally known, or ☐ has produced a State of Florida driver's license as identification, and

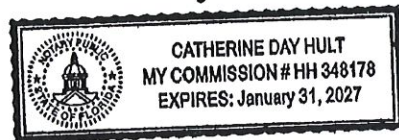
(check one box) appeared by means of ☒ physical presence or ☐ online notarization,

and who executed the within instrument and they acknowledged the within instrument to be her act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

Catherine Day Hult

NOTARY PUBLIC - STATE OF FLORIDA



Aerial Map

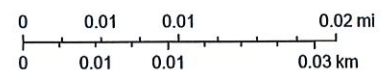
Exhibit B: Aerial Map



4/7/2025, 3:42:41 PM

- | | |
|-----------------------|---------------|
| Master Address Points | Aerials 2024 |
| Pinellas Park | Red: Band_1 |
| Parcels | Green: Band_2 |
| | Blue: Band_3 |

1:564



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

ArcGIS Web AppBuilder

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

Future Land Use Map

Exhibit C: Future Land Use Map



4/7/2025, 3:45:49 PM

Future Land Use

RESIDENTIAL LOW MEDIUM

Master Address Points

Pinellas Park

Parcels

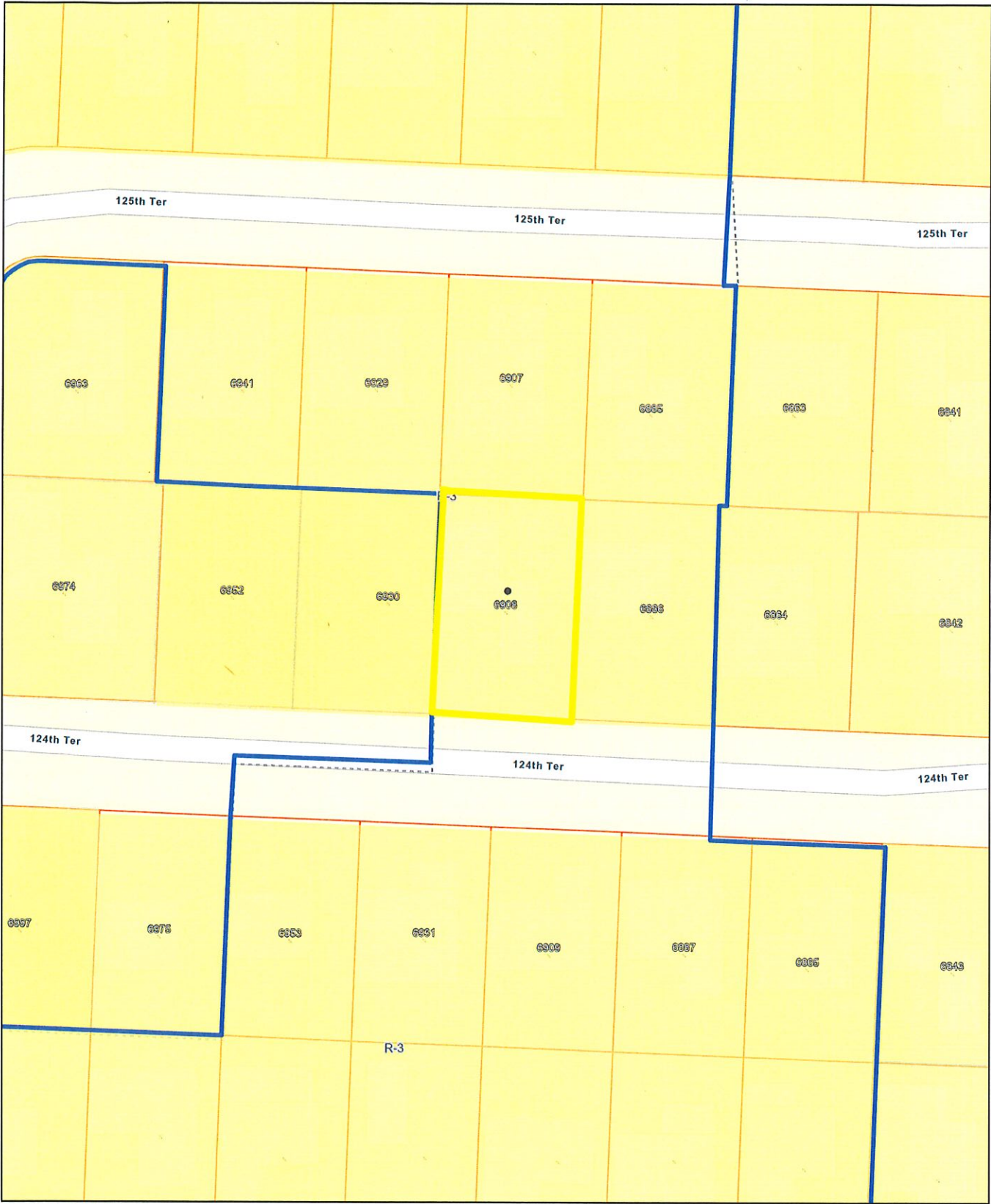
1:564

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

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

Zoning Map

Exhibit D: Zoning Map



4/7/2025, 3:47:46 PM

Zoning (Pinellas Park)

Single Family Residential - R-1

Master Address Points

Pinellas Park

Unincorporated Zoning

Single Family Residential (6,000 SF MIN) - R-3

Parcels

1:564

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

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

Flood Rate Map

Exhibit E: FIRM



4/7/2025, 3:46:51 PM

FEMA Flood Hazard Areas

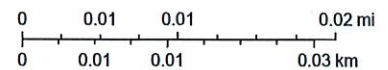
Area of Minimal Flood Hazard (X)

Master Address Points

Pinellas Park

Parcels

1:564



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

Site Photo at 6908 124th Terrace N.



Photo taken from 124th Terrace N. at the south end of the property.

SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 16 EAST

EXHIBIT "A"

DESCRIPTION AND SKETCH

SUBJECT TAX PARCEL ID: 07-30-16-69050-003-0110
#6908 124TH TERRACE (NORTH), LARGO, FL 33773
OFFICIAL RECORDS BOOK 15880, PAGES 1587-1588

LEGAL DESCRIPTION:

LOT 11, BLOCK "C", PINEBROOK ESTATES UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 33 THROUGH 36, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT AND RUN THENCE S.87°24'38"E. ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 64.00 FEET; THENCE RUN S.02°35'22"W. ALONG THE EASTERLY LINE OF SAID LOT A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 124TH TERRACE NORTH (50 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE RUN N.87°24'38"W. ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 64.00 FEET; THENCE RUN N.02°35'22"E. ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 100.00 FEET TO THE AFORESAID NORTHWEST CORNER AND THE POINT OF BEGINNING.

CONTAINING 6400.00 SQUARE FEET OR 0.1469 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

PREPARED: 4/03/25

FOR: CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

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

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

Job: 2503-75-A
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 3J-17, Florida Administrative Code.
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760
REGISTERED SURVEYOR

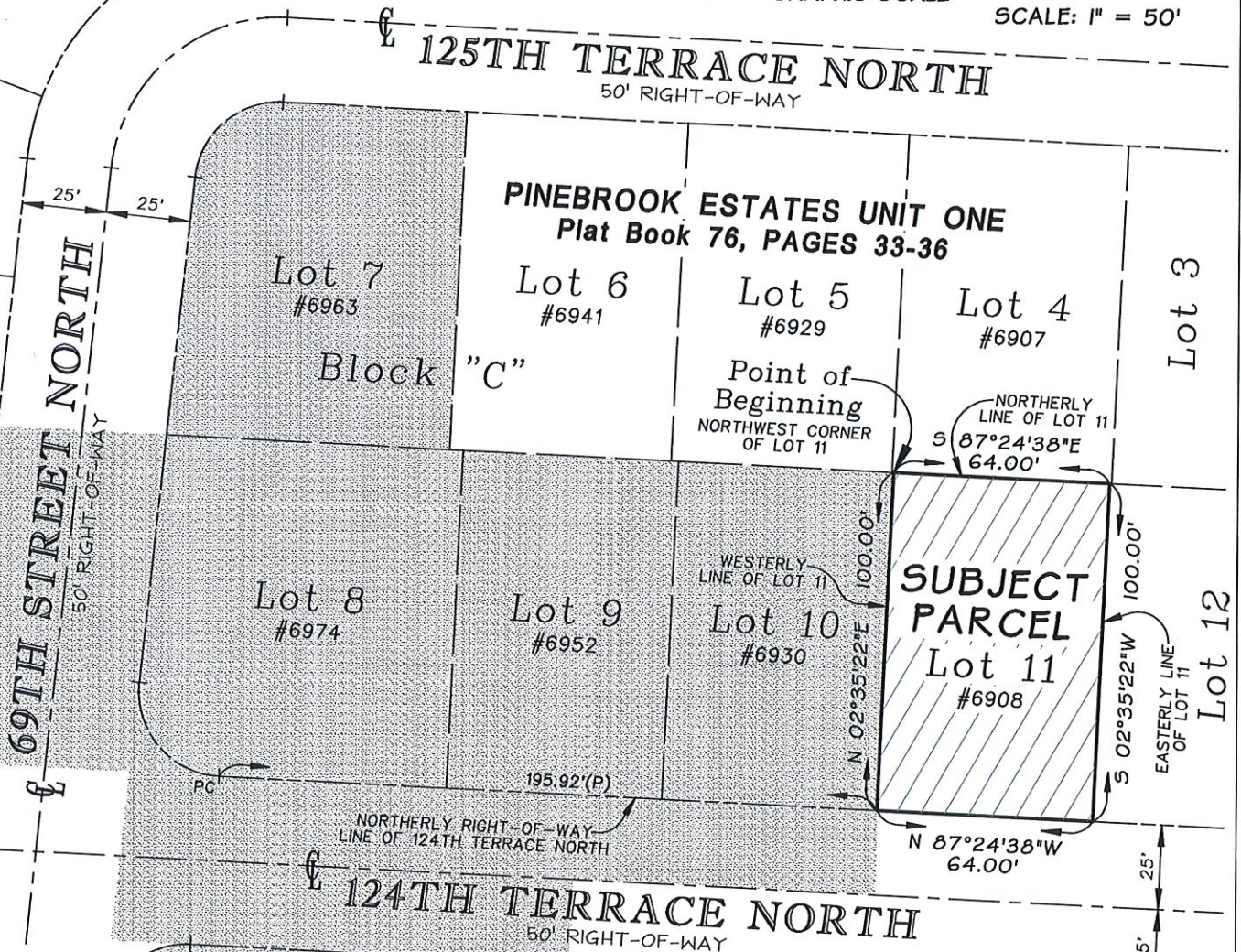
Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 3

SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 07-30-16-69050-003-0110
 #6908 124TH TERRACE (NORTH), LARGO, FL 33773
 OFFICIAL RECORDS BOOK 15880, PAGES 1587-1588



ABBREVIATIONS:

CL = CENTERLINE
 PC = POINT OF CURVATURE
 (P) = PLAT

LANDS ANNEXED BY THE CITY OF PINELLAS PARK

PREPARED: 4/03/25

THIS IS NOT A SURVEY

Basis of Bearings:
 NORTHERLY RIGHT-OF-WAY LINE OF 124TH TERRACE NORTH AS BEING N.87°24'38"W., PER PLAT.

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

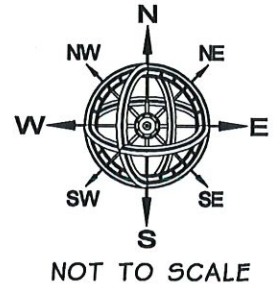
SHEET 2 OF 3

Job: 2503-75-A
 Drawn: DS

SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 07-30-16-69050-003-0110
#6908 124TH TERRACE (NORTH), LARGO, FL 33773
OFFICIAL RECORDS BOOK 15880, PAGES 1587-1588



PREPARED: 4/03/25

THIS IS NOT A SURVEY

Job: 2503-75-A
Drawn: DS

 LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

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