

## ANNEXATION AGREEMENT

**THIS AGREEMENT** made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between the **CITY OF PINELLAS PARK, FLORIDA**, a municipal corporation, hereinafter referred to as “CITY”, Ty Vuu & Anh Vuu, 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 they are the fee simple OWNER of the real property 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 Florida Statutes, Chapter 171; and

**WHEREAS**, the OWNER desires that the Property be annexed into the municipal boundaries of the CITY, and the CITY desires to annex the Property (Case No. AX-2023-00005).

**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 incorporated herein and made a part hereof.
2. The OWNER shall forthwith execute and deliver to the CITY a Petition for Voluntary Annexation in accordance with Florida Statutes, Chapter 171. 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.
3. 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.

4. At the time of annexation, the CITY will convert the then-existing County zoning of R-1 and land use classification of RL to the CITY zoning of R-3 and land use classification of RL.

5. 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.

**The following constitute miscellaneous provisions herein:**

1. 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.

2. 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 subject to the provisions hereof.

3. This document embodies the whole agreement of the Parties. There are no promises, terms, conditions, or allegations by either Party other than those contained herein; and this document 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 modified only in writing executed by the Parties and-or their successors in title, as the case may be.

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

**CITY OF PINELLAS PARK, FLORIDA:**

\_\_\_\_\_  
Sandra L. Bradbury, Mayor

**ATTEST:**

\_\_\_\_\_  
Jennifer Carfagno, MMC, City Clerk

\_\_\_\_\_  
Owner Printed Name

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Owner 2 Printed Name

\_\_\_\_\_  
Owner 2 Signature

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness Signature

**NOTARY**

State of \_\_\_\_\_, County of \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐

online notarization, this \_\_\_\_\_ day \_\_\_\_\_, 2023, by \_\_\_\_\_

who is/are personally known to me or who has/have produced \_\_\_\_\_

as identification.

**[Notary Seal]**

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Name typed, printed, or stamped

**My Commission Expires:** \_\_\_\_\_

**APPROVED AS TO FORM AND CORRECTNESS:**

\_\_\_\_\_  
City Attorney, Pinellas Park, FL

## Exhibit "A"

## LEGAL DESCRIPTION:

LOT 35, COUNTRY HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED  
IN PLAT BOOK 97, PAGE 42, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.





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

**Please Respond To:**

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

May 17, 2023

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

**RE: City Document #23-112**  
**Annexation Agreement AX-2023-00005 - 5920 107<sup>th</sup> Terrace N.**

Dear Mr. Reeves:

Our office has received and reviewed the above-referenced Annexation Agreement for the property generally located at 5920 107<sup>th</sup> Terrace North. Please update the signature block for the City Clerk to reflect Jennifer Carfagno as City Clerk. Once this change has been made, and assuming the legal description in Exhibit A is correct, our office would approve of the Agreement as to form and correctness.

Very truly yours,

Lauren C. Rubenstein  
City Attorney

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

LCR/dh

23-112.05172023.LDR.Annex Agmt AX-2023-00005 5920 107th Terr N.wpd

Prepared by: Derek Reeves, AICP, CFM  
Long Range Planning Manager

## I. APPLICATION DATA

A. **Case Number:** AX-2023-00005, LUPA-0123-00007

B. **Location:**

1. **Address:** 5920 107<sup>th</sup> Terrace N.
2. **Parcel Number:** 17-30-16-18623-000-0350

C. **Request:** Request for the Annexation of a parcel and adjacent right-of-way located at 5920 107<sup>th</sup> Terrace N. with associated Annexation Agreement and Future Land Use Map Amendment designating the parcel as Residential Low (RL).

D. **Applicant:** Ty Vuu and Anh Vuu (Owners)

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

F. **Public Hearings:**

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

**City Council (1<sup>st</sup> Reading) Date:** May 11, 2023

**City Council (2<sup>nd</sup> Reading) Public Hearing Date:** May 25, 2023  
**Advertising Date:** May 10, 2023

## II. BACKGROUND INFORMATION

A. **Case Summary:** The subject property was developed in 1990 and is located in the Country Haven development. The property owners are requesting annexation into the City of Pinellas Park. The adjacent right-of-way on 107<sup>th</sup> 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: 11,200 square feet / 0.26 acres
2. Annexation Area: 13,200 square feet / 0.3 acres

C. **Property History:**

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

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

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

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

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

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

**H. Current Zoning District:** Single-Family Residential District (R-1) (Pinellas County)

**I. Proposed Zoning District:** Single-Family Residential (R-3)

**J. Flood Zone:** The property is located in Flood Zone X, which is a low-risk flood zone.

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

**L. Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	R-3	RL	Single-Family Home
<b>South</b>	R-3	RL	Single-Family Home
<b>East</b>	R-3	RL	Single-Family Home
<b>West</b>	R-3	RL	Single-Family Home

### III. APPLICABLE CRITERIA / CONSIDERATIONS

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

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

*It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a low density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.*

##### 2. Key Standards:

**Primary Uses** – Residential

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



### **3. Relevant Policies:**

#### *POLICY LU.1.1.2*

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

#### *POLICY LU.1.3.1*

*The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods.*

#### *POLICY PW 1.3.1*

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

#### *POLICY SW.1.3.1*

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

#### *OBJECTIVE ICE.1.8*

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

#### *POLICY ICE.1.8.1*

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

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

### **4. Staff Analysis:**

The proposed City land use designation of RL provides for a density that is consistent with the current County Future Land Use category. The proposed Future Land Use designation (RL) has been found to be the most compatible with adjacent and surrounding land uses. Additionally, the subject property is located within the boundaries of the Annexation Planning Area Agreement as coordinated with Pinellas

County, and all procedures are being followed. The subject property is already served by public water, sewer, and solid waste services. Staff finds that the proposed annexation is consistent with the City's adopted Comprehensive Plan.

**B. Zoning District / Land Development Code Standards:**

**1. Zoning District Purpose / Intent:**

*The "R-3" Single-family Residential District is established to identify and to stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low density, urban low density and low medium density, single-family residential environment. This district is limited primarily to single-family detached dwellings, together with accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low (RL), Residential Urban (RU) or Residential Low Medium (RLM).*

**2. Key Standards:**

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

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

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

**Sec. 18-1511.1. - STATEMENT OF INTENT.**

*The "R-3" Single-family Residential District is established to identify and to stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low density, urban low density and low medium density, single-family residential environment. This district is limited primarily to single-family detached dwellings, together with accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low (RL), Residential Urban (RU) or Residential Low Medium (RLM).*

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

Land Use	Approval Type	Conditions
<b>RESIDENTIAL AND ACCOMMODATION USES</b>		
<i>Dwellings, Single-family Detached</i>	<i>P</i>	



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

(A) MINIMUM LOT REQUIREMENTS.

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

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty-five (25) feet.
2. Secondary Front Yard Setback: Twenty-five (25) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, the secondary front yard may be reduced to a minimum of fifteen (15) feet.
3. Side Yard Setback: Ten (10) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, side yards may be reduced to a minimum of ten (10) feet on one side and five (5) feet on the other side.
4. Rear Yard Setback: Twenty (20) feet.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
7. Refer to Section 18-1504.3(G)(2) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

(C) MINIMUM LIVEABLE FLOOR AREA. One thousand (1,000) square feet.

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

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

(F) FLOOR AREA RATIO.

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

**3. Staff Analysis:**

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

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

**IV. SUMMARY**

**A. Findings**

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

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


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

**B. Staff Recommendation**

Consistent with the above-identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case numbers AX-2023-00005 and LUPA-0123-00007.

  
\_\_\_\_\_  
Erica Lindquist, AICP, CFM  
Planning & Development Services Director

3/14/2023  
Date

  
\_\_\_\_\_  
Nick A. Colonna, AICP  
Community Development Administrator

3/14/23  
Date

**V. ACTION:**

**PLANNING AND ZONING COMMISSION – MOVE TO:**

**A. RECOMMEND APPROVAL**

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

- That AX-2023-00005 is approved by City Council.

**C. RECOMMEND DENIAL**

**VI. ATTACHMENTS:**

**Exhibit A: Application with Legal Description**

**Exhibit B: Aerial Map**

**Exhibit C: Land Use Map**

**Exhibit D: Zoning Map**

**Exhibit E: FIRM Map**

**Exhibit F: Site Photographs**



## **ADDENDUM**

**Case Number:** AX-2023-00005

### **V. ACTION**

**CITY COUNCIL– MOVE TO:**

**1: APPROVE**

**2: APPROVE WITH CONDITIONS**

**3: DENY**

... of a request for approval of an Annexation Agreement associated with the Annexation of a parcel located at 5920 107<sup>th</sup> Ter N.



CITY OF PINELLAS PARK  
PLANNING AND DEVELOPMENT



### PETITION TO ANNEX APPLICATION

#### PROPERTY INFORMATION

Street Address: 5920 107 Terrace N

City: Pinellas Park Zip Code: 33782 State: FL

Parcel ID: \_\_\_\_\_

Intended Use of Property: private home

#### PROPERTY OWNER INFORMATION

Owner Name(s): Ty and ADH Vu

Street Address: 5920 107<sup>th</sup> Terrace N

City: Pinellas Park Zip Code: 33782 State: Florida

Phone Number: (727) 656-4636 Email Address: acathay1@gmail.com

#### AUTHORIZED AGENT

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

Authorized Agent Name(s): \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_ State: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

#### ADDITIONAL INFORMATION

Why do you wish to annex? \_\_\_\_\_

**CITY OF PINELLAS PARK**  
**AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Ty and Anh Vu

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:

5920 107<sup>th</sup> Terrace N Pinellas Park FL 33782

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

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):

petition to Annex to the City of Pinellas Park

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

Ty Vu  
SIGNED (PROPERTY OWNER 1)

Anh Vu  
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

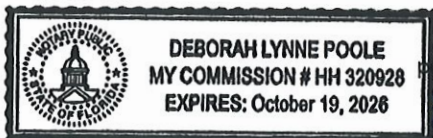
COUNTY OF Florida

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 4<sup>th</sup> day

of November, 20 22.

By Ty and Anh Vu, who is  
(Name of person acknowledging and title of position)



personally known to me or who has produced

Florida Drivers License as identification and who DID / DID NOT  
(Type of identification)

take an oath.

(SEAL ABOVE)

Notary Public, Commission No. HH 320928

Deborah Lynne Poole  
(Name of Notary- typed, printed or stamped)

Loan #: 35332634

Document Prepared By:  
E.Lance/NTC, 2100 Alt. 19  
North, Palm Harbor, FL 34683  
(800)346-9152

When Recorded Return To:  
Ditech Financial LLC  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

### SATISFACTION OF MORTGAGE

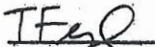
KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS, is the holder of a certain Mortgage Deed executed by TY VUU AND ANH VUU recorded in Official Records Book 11733, Page 1120 and Instrument # 01-438757, in the office of the Clerk of the Circuit Court of PINELLAS County, Florida, upon the property situated in said State and County as more fully described in said Mortgage.

The present holder of the mortgage hereby acknowledges full payment and satisfaction of said note and Mortgage Deed, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

IN WITNESS WHEREOF, said holder has caused this instrument to be executed by its VICE PRESIDENT this 19th day of January in the year 2017.


MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS

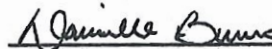
By:

  
TIFFANY FLOYD  
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

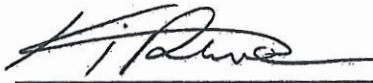


  
FRANCIS DENARDO  
WITNESS

  
DANIELLE BURNS  
WITNESS

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 19th day of January in the year 2017, by Tiffany Floyd as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
EWA IWONA KIRSANOV  
COMM EXPIRES: 10/13/2020



EWA IWONA KIRSANOV  
Notary Public - State of Florida  
Commission # 00 036555  
My Comm. Expires Oct 13, 2020  
Bonded Through National Notary Assn.

GTSRC 397420129 MIN 100015700007294875 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O.  
Box 2026, Flint, MI 48501-2026 DOCR T191701-08:16:30 [C-1] ERCNFL1



\*D0021136123\*



**DESCRIPTION:**

LOT 35, COUNTRY HAVEN, TOGETHER WITH THE SOUTH 1/2 OF THE RIGHT-OF-WAY OF 107TH TERRACE ADJACENT TO AND NORTH OF SAID LOT 35, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 97, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 35, COUNTRY HAVEN, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 97, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N00°19'06"E, ALONG THE WESTERLY LINE OF SAID LOT 35 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 165.00 FEET TO A POINT ON THE CENTERLINE OF 107TH TERRACE AS SHOWN ON SAID PLAT OF COUNTRY HAVEN, 107TH TERRACE NORTH IN THE FIELD; THENCE S89°40'54"E, ALONG SAID CENTERLINE, A DISTANCE OF 80.00 FEET; THENCE S00°19'06"W, ALONG THE EASTERLY LINE OF SAID LOT 35 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 165.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 35; THENCE N89°40'54"W, ALONG THE SOUTHERLY LINE OF SAID LOT 35, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,200 SQUARE FEET (0.30 ACRE), MORE OR LESS.

**NOTES:**

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF LOT 35, COUNTRY HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF S89°40'54"E.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

**TRANSYSTEMS**

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM  
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL RAISED SEAL OR  
THE DIGITAL SIGNATURE OF THE FLORIDA  
LICENSED SURVEYOR AND MAPPER SHOWN  
HEREON.



Frederick S  
Bachmann  
2023.01.27  
10:17:12 -05'00'

FREDERICK S. BACHMANN, PLS, LS 5174

**SKETCH OF DESCRIPTION**  
**5920 107TH TERRACE**  
**PINELLAS PARK**

PINELLAS COUNTY

FLORIDA

PROJECT NO. 2022-54

DATE: 1/3/2023

DRAWN: TBM

SCALE: N/A

SHEET NO. 1 OF 3

THIS IS NOT A SURVEY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 17, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA

## 107TH TERRACE NORTH(F)

107TH TERRACE(P)

50.00' RIGHT-OF-WAY

S89°40'54"E 80.00'

CENTERLINE OF  
107TH TERRACE

NORTHERLY  
EXTENSION OF  
THE WESTERLY  
LINE OF LOT 35

NORTHERLY  
EXTENSION OF  
THE EASTERLY  
LINE OF LOT 35

NORTH LINE OF LOT 35

S89°40'54"E 80.00'  
(BASIS OF BEARINGS)

WESTERLY LINE OF LOT 35

EASTERLY LINE OF LOT 35

PID: 17-30-16-18623-000-0350  
13,200 SQUARE FEET  
(0.30± ACRE)

N00°19'06"E 165.00'

N00°19'06"E 140.00'

S00°19'06"W 140.00'

S00°19'06"W 165.00'

LOT 36  
COUNTRY HAVEN  
(PB 97, PG 42)

LOT 35  
COUNTRY HAVEN  
(PB 97, PG 42)

LOT 34  
COUNTRY HAVEN  
(PB 97, PG 42)



### LEGEND

(L) LEGAL DESCRIPTION  
LB LICENSED BUSINESS  
No. NUMBER  
OR OFFICIAL RECORD BOOK  
(P) PLAT BOOK 97, PAGE 42  
PB PLAT BOOK  
PG PAGE/PAGES  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
PSM PROFESSIONAL SURVEYOR  
& MAPPER  
R/W RIGHT-OF-WAY  
RNG. RANGE  
SEC. SECTION  
TWP. TOWNSHIP

LANDS ANNEXED BY THE  
CITY OF PINELLAS PARK

### NOTES:

- BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF LOT 35, COUNTRY HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF S89°40'54"E.
- ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
- THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/30 OR SMALLER.

# TRANSYSTEMS

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM  
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL RAISED SEAL OR  
THE DIGITAL SIGNATURE OF THE FLORIDA  
LICENSED SURVEYOR AND MAPPER SHOWN  
HEREON.

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

SKETCH OF DESCRIPTION  
5920 107TH TERRACE  
PINELLAS PARK

PINELLAS COUNTY

FLORIDA

PROJECT NO. 2022-54

DATE: 1/3/2023

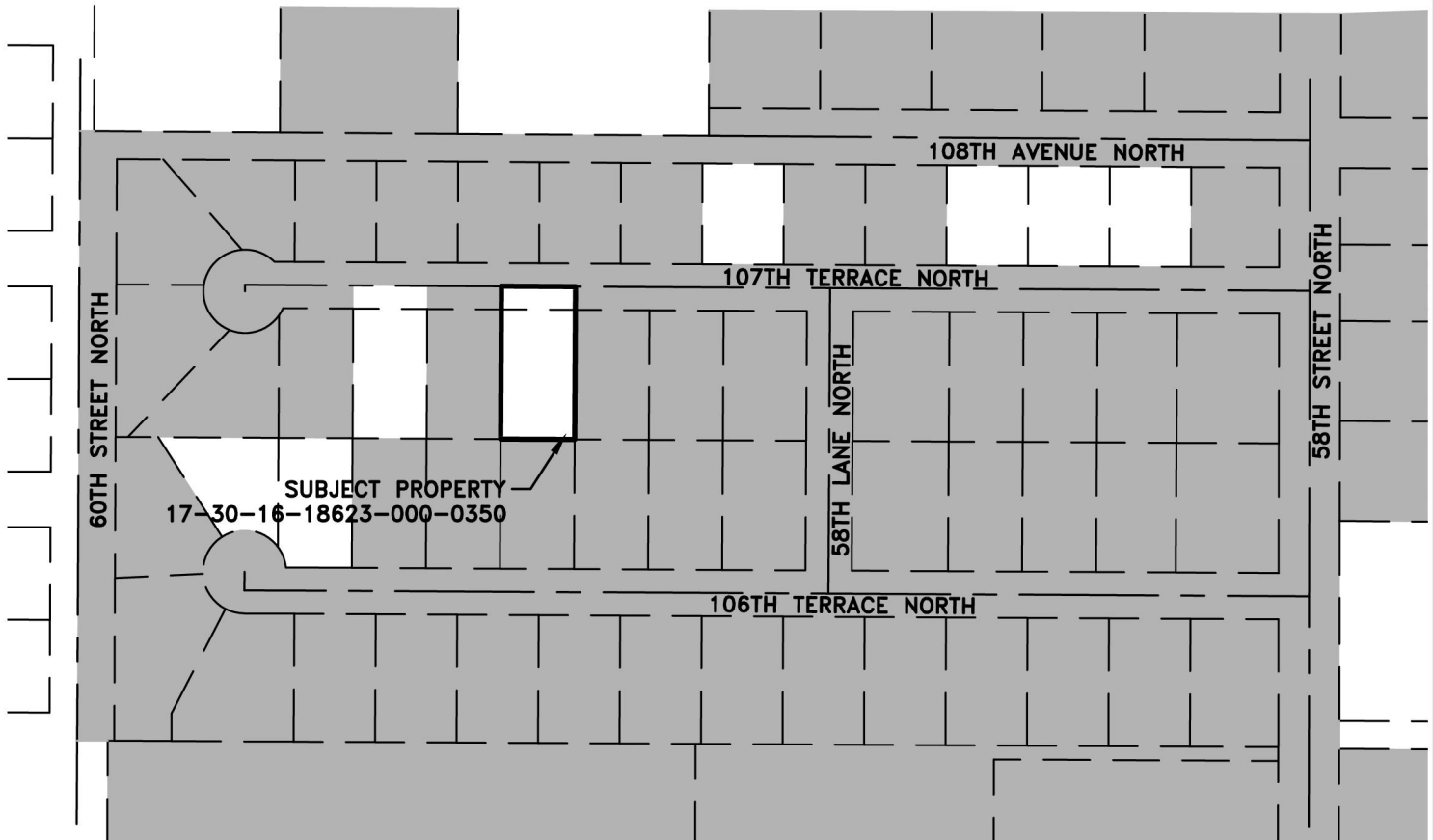
DRAWN: TBM

SCALE: 1" = 30'

SHEET NO. 2 OF 3

THIS IS NOT A SURVEY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 17, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA



PLAT NORTH

0' 200'



SCALE: 1" = 200'

LANDS ANNEXED BY THE  
CITY OF PINELLAS PARK

**NOTES:**

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2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/200 OR SMALLER.

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**SKETCH OF DESCRIPTION**  
**5920 107TH TERRACE**  
**PINELLAS PARK**

PINELLAS COUNTY

FLORIDA

PROJECT NO. 2022-54

DATE: 1/3/2023

DRAWN: TBM

SCALE: 1" = 200'

SHEET NO. 3 OF 3



Master Address Points

Parcel Lines

Centerlines

Private Roads

Pinellas Park

Rights of Way

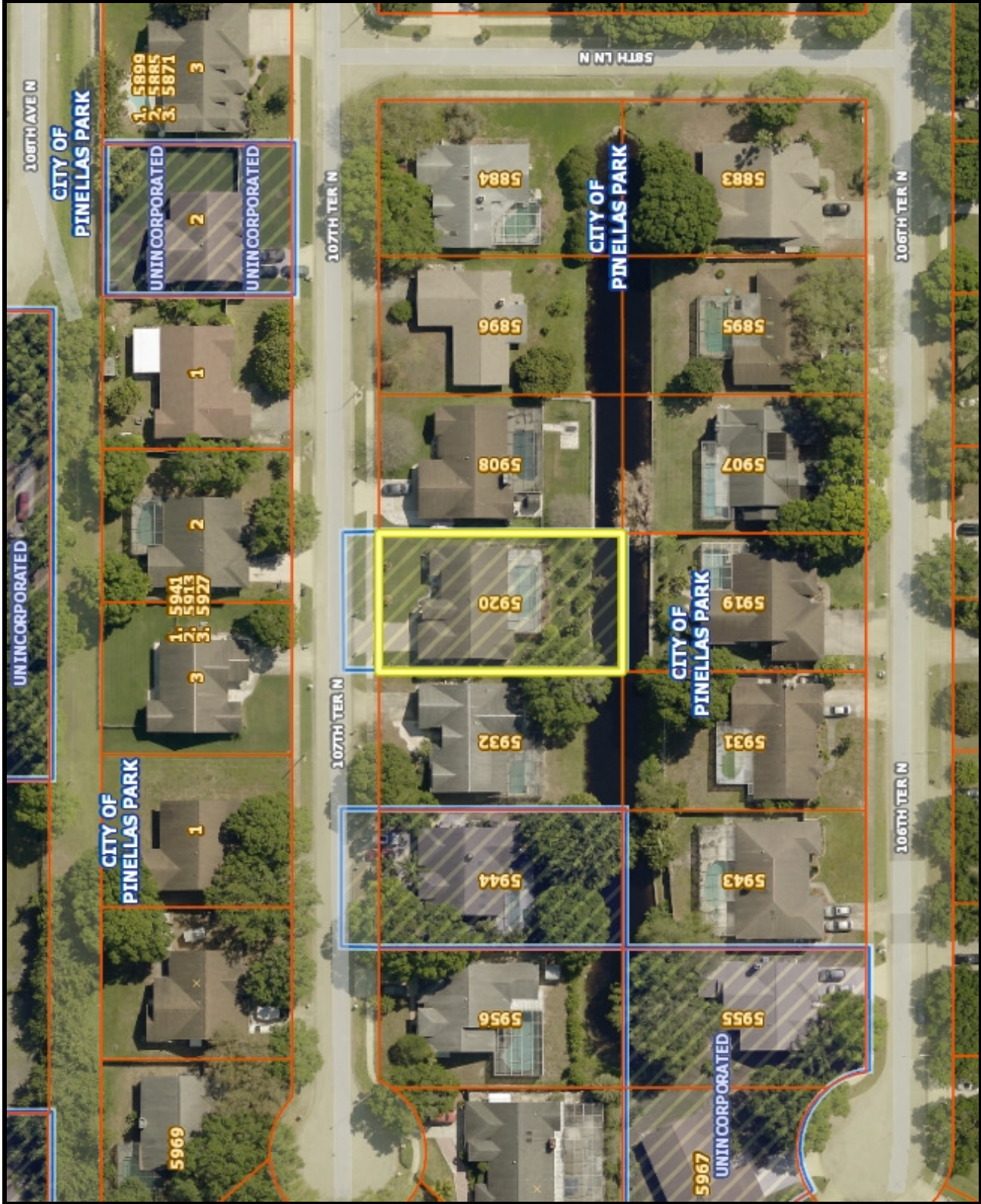
Holes

Fairways

Greens

Course

Unincorporated



**1:1,128**

Feet

0.02

0-



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



# 5920 107th Terrace N Future Land Use Map

## Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Building Footprints
- Pinellas Park
- Medical District
- Community Redevelopment Area 20:
- Land Use Borders
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Residential/Open Space - R/O/S
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - F
- Residential Urban (Residential Low) - RUR
- Transportation/Utility - T/U
- Land Use Fill
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Recreation/Open Space - R/O/S

Exhibit C: Land Use Map



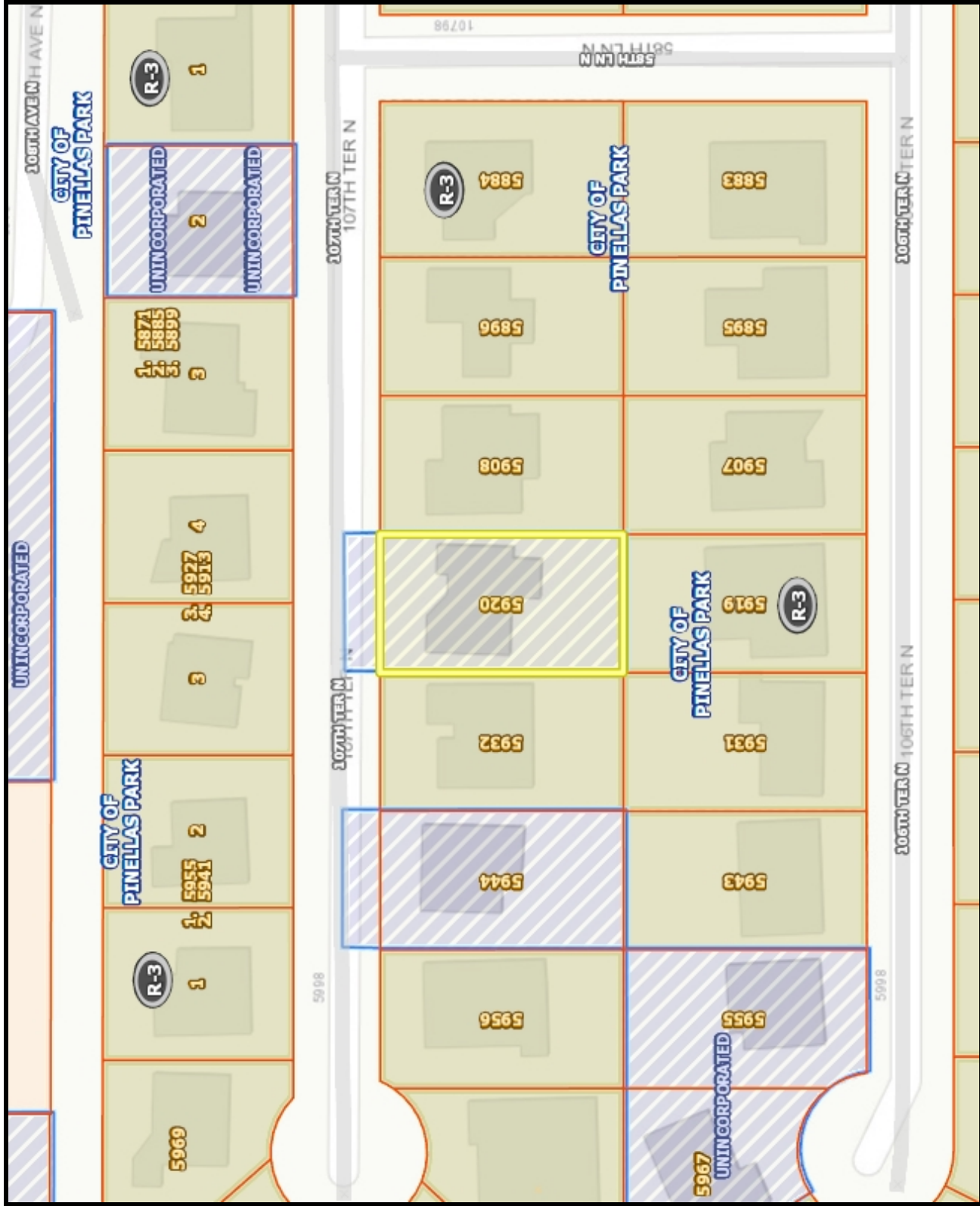


# 5920 107th Terrace N Zoning Map

## Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C-PD
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - I-PUD
- IN REVIEW
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Mixed Use Planned Unit Development - MU
- Open Space - O/S
- Public - P
- Preservation - PRES.
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RP
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2
- Town Center - TC
- Zoning Fill
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C-PD
- Farm - F

Exhibit D: Zoning Map



Notes:



1: 1,128

94.0 Feet

0

47.02

94.0

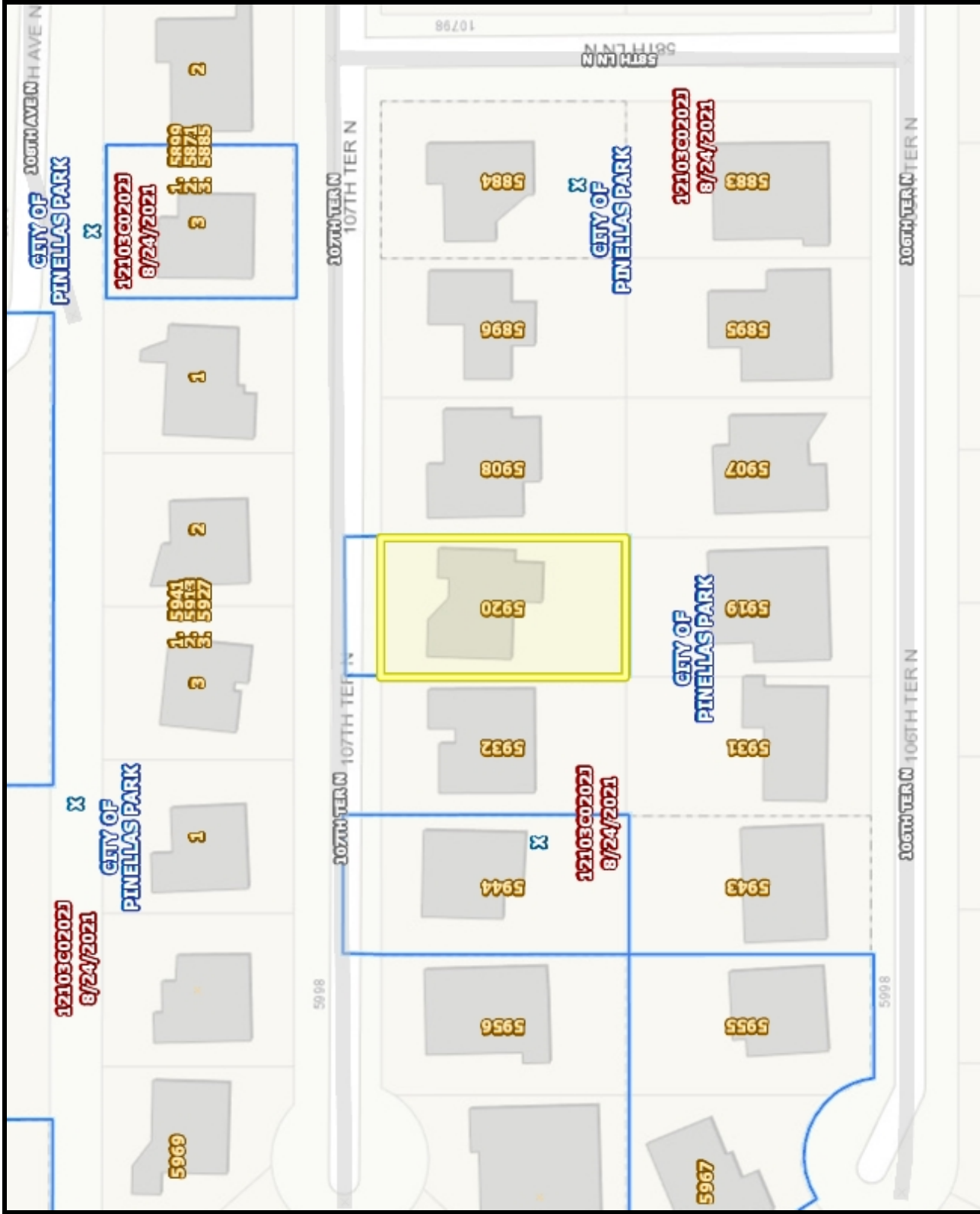
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

# 5920 107th Terrace N FEMA Digital FIRMS

## Legend

- Master Address Points
- Centerlines
- Pinellas Park
- City Grid
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
  - Bridge
  - Culvert
  - Weir
  - Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
  - LIMIT LINES
  - SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
  - <all other values>
  - 1% Annual Chance Flood Hazard (A, AE, AI)
  - Combined Riverine and Coastal Floodplain
  - Coastal Floodplain (AE)
  - 0.2% Annual Chance Flood Hazard in Cont Coastal Zone (X)
  - 0.2% Annual Chance Flood Hazard (X)
  - 0.2% Annual Chance Flood Hazard in Coas
  - Area of Minimal Flood Hazard (X)
  - Riverine Floodway in Combined Riverine an (AE)
  - Floodway (AE)

Exhibit E: FIRM Map



Notes:

1: 1,128

94.0

0

47.02

94.0 Feet



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

