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 3355 70TH AVENUE 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; AMENDING THE CITY ZONING MAP; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HEREWITH TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (AX-2025-00003, LIEN TRAN AND MAI DAO)

WHEREAS, 3355 70th Avenue 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, 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 3355 70th Avenue 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 One, Two and Three	e-
Family Residential (R-4) 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. Bradbu	rv.
	MAYOR	r y
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 3355 70TH AVENUE 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-2025-00003, LIEN TRAN AND MAI DAO)

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

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is **not** required by state 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
\boxtimes	The proposed ordinance is enacted to implement the following:
	a. Development orders and development permits, as those terms are defined in Florida

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

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

EXHIBIT "A"

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

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND RUN THENCE N.00°03'10"E. ALONG THE WEST LINE THEREOF A DISTANCE OF 25.12 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°03'10"E. A DISTANCE OF 107.00 FEET; THENCE RUN S.89°42'41"E. A DISTANCE OF 332.74 FEET TO A POINT ON THE WEST BOUNDARY LINE OF BLOCK 'A', LEE BAYNARD JR. NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 81 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S.00°00'21"W. ALONG SAID WEST BOUNDARY A DISTANCE OF 107.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 70TH AVENUE NORTH; THENCE RUN N.89°42'41'W. ALONG SAID NORTH RIGHT-OF-WAY LINE AND A WESTERLY PROLONGATION THEREOF A DISTANCE OF 332.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,608.36 SQUARE FEET OR 0.8175 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED DEEDS

PREPARED: 5/28/25

FOR: CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

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

7/// SURVETIN

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

I hereby certify that the Description and Sketch represented hereon meets the requirements of Charles 3J-17, Parish Deministrative feeds.

JOHN O. BRENDE STORY OF ST

Prepared by:

JOHN C. BRENDLA AND ASSOCIATES, INC.

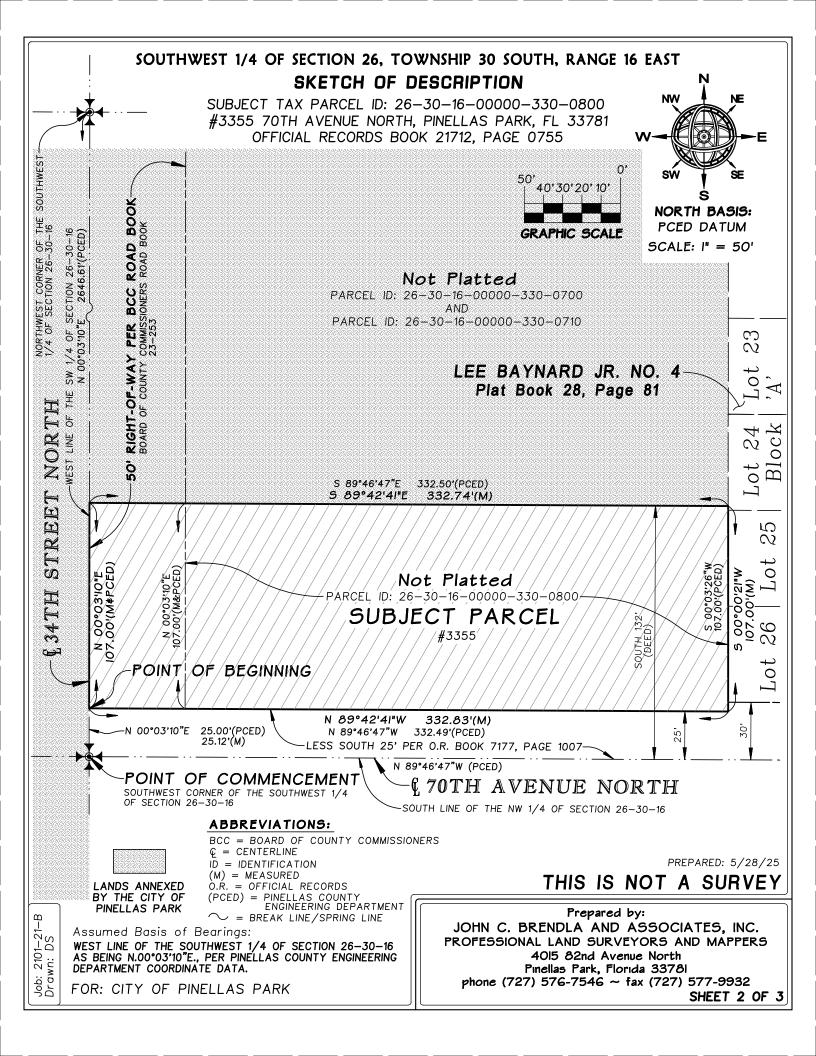
PROFESSIONAL LAND SURVEYORS AND MAPPERS

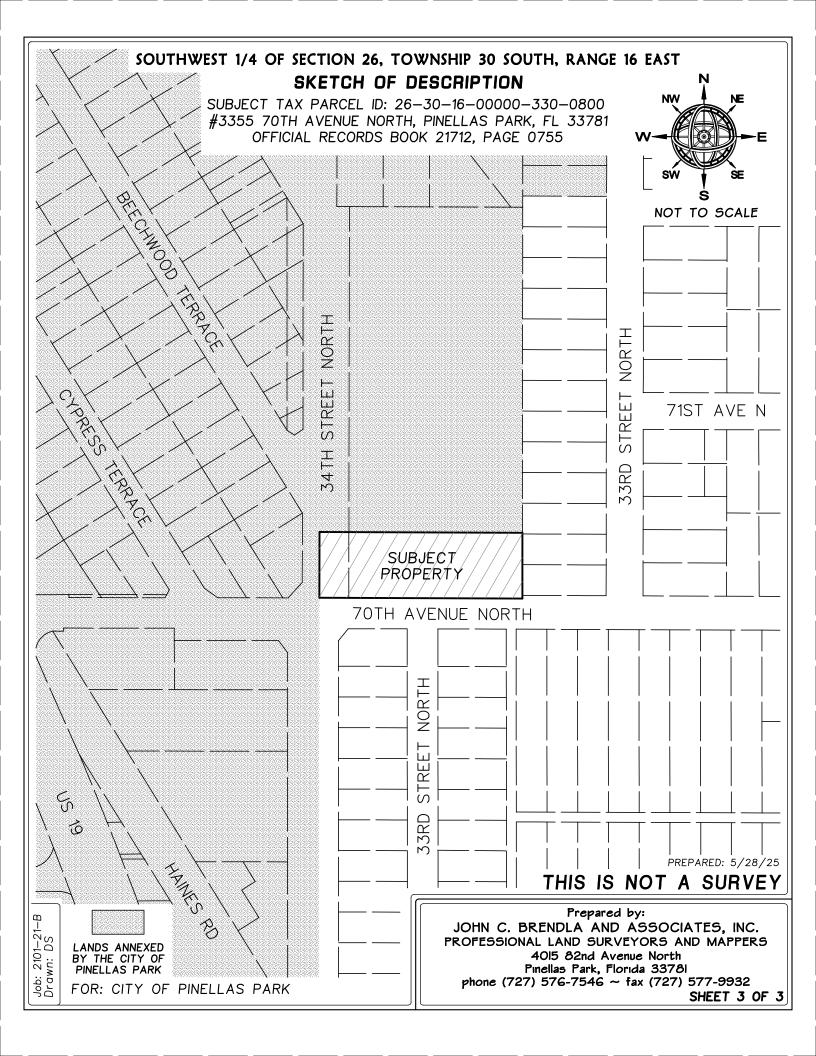
4015 82nd Avenue North

Pinellas Park, Florida 33781

phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 3





ANNEXATION AGREEMENT AND PETITION

WITNESSETH:

WHEREAS, the OWNER fully warrants that it is the fee simple OWNER of the real property located at 3355 70th AVENUE NORTH, Tax Parcel Identification Number 26-30-16-00000-330-0800 and more particularly described and depicted in Exhibit "1" 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-2025-00003).

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.

- 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

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

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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.
- 16. 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.
- 17. 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. During site development, the OWNER shall complete connection of the Property to the City's sanitary sewer system at the existing manhole located at the intersection of 70th Avenue North and 34th Street North, in accordance with all applicable City engineering standards and permit requirements. OWNER shall be responsible for all costs associated with connection of the Property to the City's sanitary sewer system at the existing manhole located at the intersection of 70th Avenue North and 34th Street North.
- 2. Within ninety (90) days of annexation, the OWNER shall initiate the replat process for

the Property to dedicate a five-foot (5') strip along the southern boundary of the Property as public right-of-way to the City of Pinellas Park, to be completed within one (1) year of initiation.

3. Within one (1) calendar year, the OWNER shall submit and diligently pursue to completion an application to rezone the Property to incorporate a Planned Unit Development (PUD) overlay district consistent with the Preliminary Site Plan attached hereto as Exhibit "2".

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

ATTEST:	CITY OF PINELLAS PARK a Florida municipal corporation
Jennifer Carfagno, MMC, City Clerk	By:Sandra L. Bradbury, Mayor
APPROVED AS TO FORM:	
Randol Mora, B.C.S. City Attorney	
Witnesses:	3355 70 th Avenue North
Printed Name: Emily Mandeiga Stephen Roch Printed Name: Stephanie Roch a	By: Wein Transowner Lien By: Mai Dao, Owner

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of \square physical pres	sence
or online authorization, by Lein Tran and Mai Dao, as Owner of 3355 70th Avenue North,	who
is personally known to me or I has produced DLH 659898234	as
identification, this Zoth day of October, 2025.	_

Notary Public, State of Florida
My Commission Expires: 3/28/2029

Mai Dao DL# 059400590

Notary Public State of Florida Stephanie Rocha My Commission HH 638896 Expires 3/28/2029

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

EXHIBIT "1"

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

LEGAL DESCRIPTION:

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

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

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED DEEDS AND FIELD GEOMETRY

REVISED: 10/13/25 PREPARED: 5/28/25

FOR: CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

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

7/// SURVETIN

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

I hereby certify that the Description and Sketch represented hereon meets the requirements of Charles 3J-17, Parish Aministrative feeds.

JOHN O. BRENDE For idea of Allahorization No. 760

Prepared by:

JOHN C. BRENDLA AND ASSOCIATES, INC.

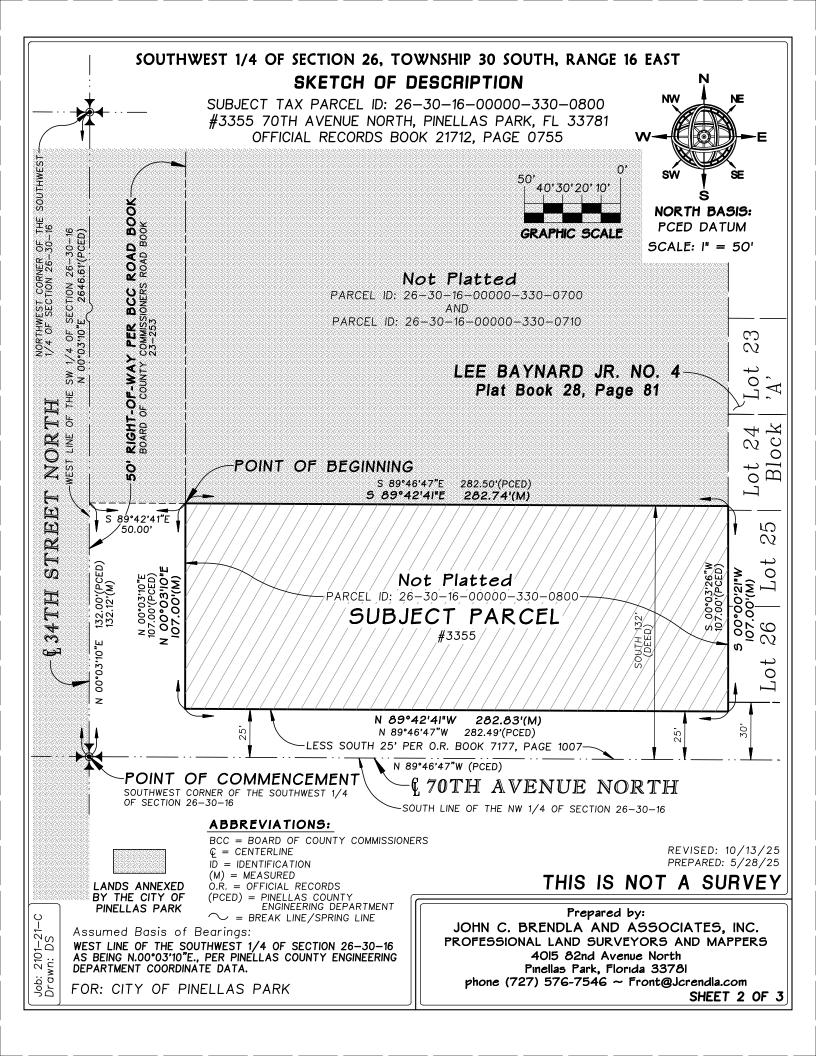
PROFESSIONAL LAND SURVEYORS AND MAPPERS

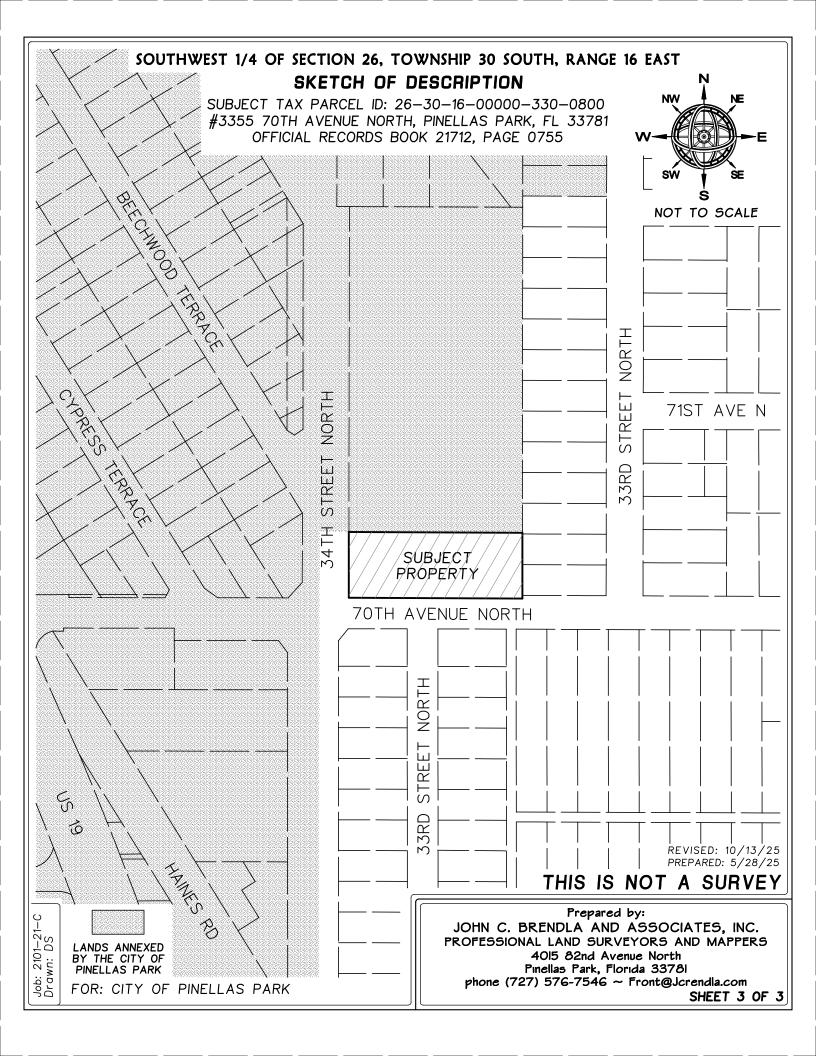
4015 82nd Avenue North

Pinellas Park, Florida 33781

phone (727) 576-7546 ~ Front@Jcrendla.com

SHEET 1 OF 3





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

SHEET

RAWING

INDEX

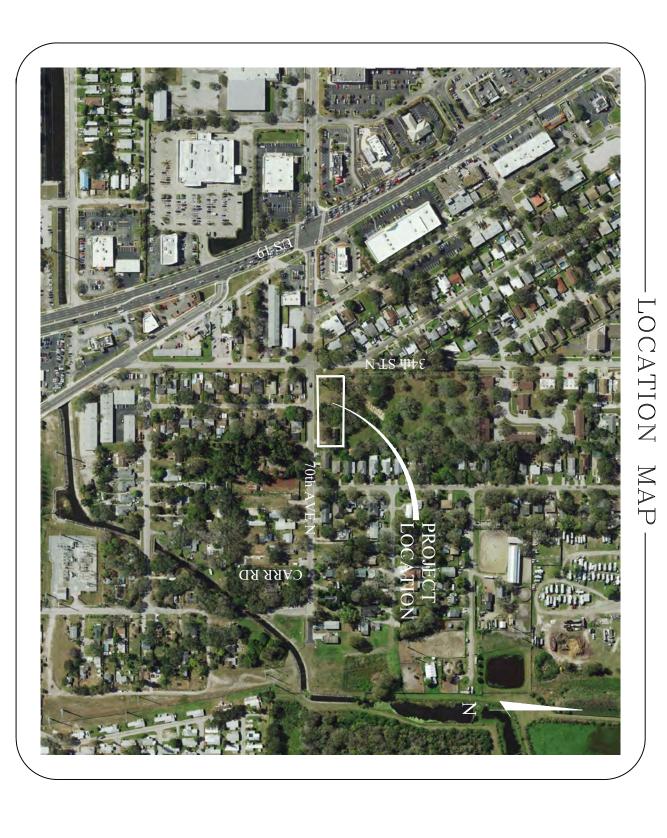
COVER SHEET PRELIMINARY SITE PLAN

LEGAL DESCRIPTION

THE SOUTH 132 FEET OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, IN PINELLAS COUNTY, FLORIDA;

LESS AND EXCEPT THE WEST 25 FEET OF THE SOUTH 132 FEET OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, DEEDED TO PINELLAS COUNTY FOR PUBLIC RIGHT—OF—WAY IN O.R. BOOK 4325, PAGE 1893, PUBLIC RECORDS.

ALSO LESS AND EXCEPT THE EAST 16 FEET OF THE WEST 41 FEET AND THE SOUTH 25 FEET OF THE SOUTH 132 FEET OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, DEEDED TO THE CITY OF PINELLAS PARK, A MUNICIPAL CORPORATION FOR PUBLIC RIGHT—OF—WAY IN OR. BOOK 7177, PAGE 1007, PUBLIC RECORDS.





PREPARED FOR:

T CONSTRUCTION INC

DEVELOPER:

7599 PARK BOULEVARD PINELLAS PARK, FL 33781

QT CONSTRUCTION INC

3355 70TH AVE NORTH PINELLAS PARK, FL 33781 LIEN TRAN & MAI DAO

DIRECTORY

ENGINEER:

GULF COAST CONSULTING, INC

13825 ICOT BOULEVARD, SUITE 605 CLEARWATER, FL 33760 PHONE: 727-524-1818 ATTN: MATTHIAS D. SYLVERAIN, P.E. 91730

4015 82ND AVENUE NORTH PINELLAS PARK, FL 33781 PHONE: 727—576—7546

JOHN C. BRENDLA & ASSOCIATES, INC.

7599 PARK BLVD PINELLAS PARK, FL 33781



Gulf Coast Consulting, Inc.

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

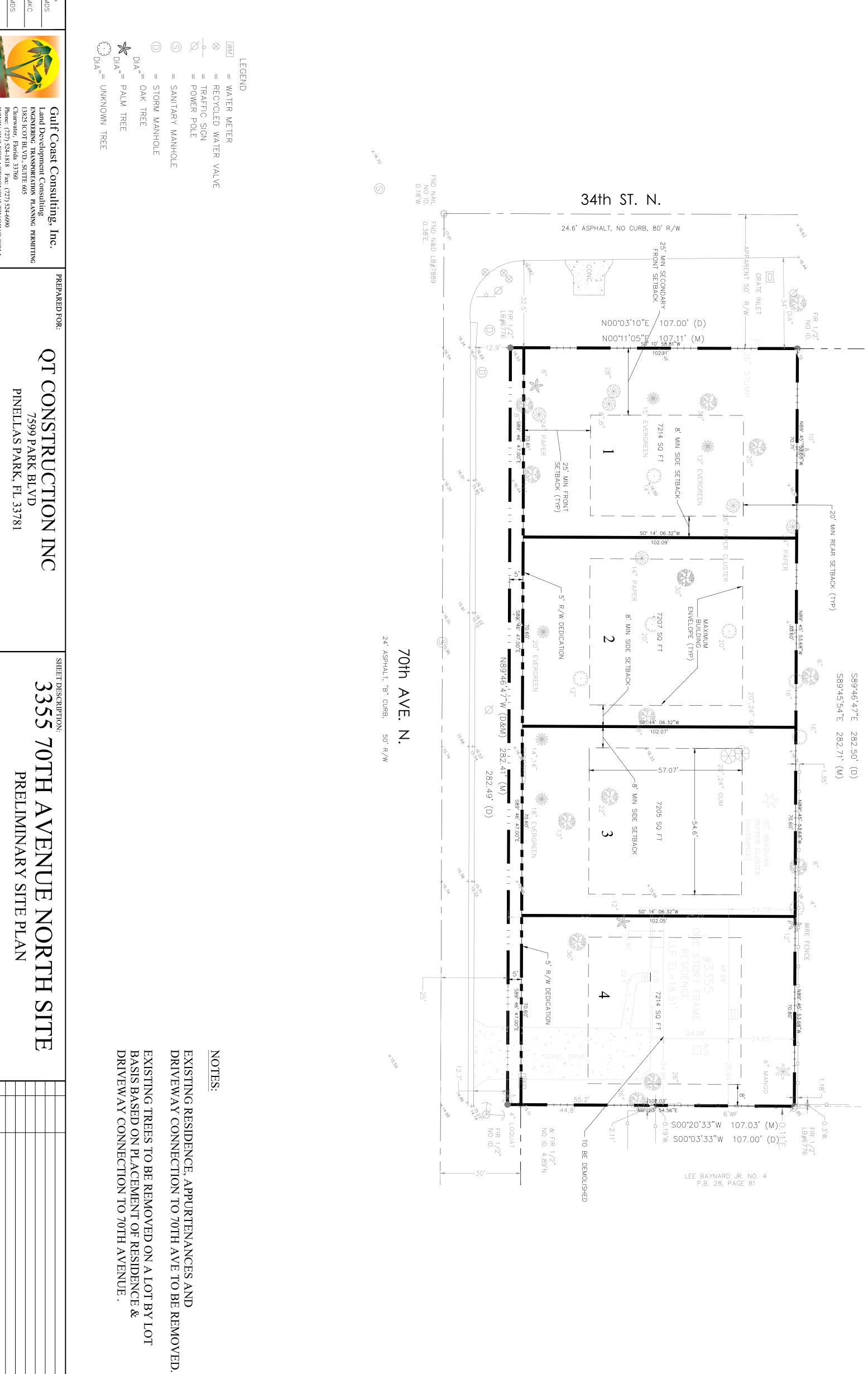
SITE DATA TABLE

	26-30-16-00000-330-0800	
	4 SINGLE FAMILY LOTS	
	RLM	
	R-4	
	±30,253 SF (±0.70 AC)	
EXISTING	PROPOSED	MIN/MAX REQUIRED
1,171 SF	(*)	N/A
1,236 SF	(*)	N/A
2,407 SF (7.9%)	75%	75% MAX
27,846 SF (92.1%)	25%	N/A
±30,253 SF	7,205 SF MIN (*)	8,712 SF MIN (**)
282.71 FT	70.60 FT MIN (*)	70 FT MIN
107.03 FT	102.03 FT MIN (*)	100 FT MIN
7.9%	80%	80% MAX
N/A	5.71 UNITS/ACRE	THE MAXIMUM ALLOWABLE DENSITY IS 10 UNITS PER ACRE IN THE R-4 DISTRICT FOR PROPERTIES WITH A FUTURE LAND USE DESIGNATION OF RLM
35 FT	35 FT	35 FT MAX
58 FT	25 FT	25 FT MIN
N/A	25 FT	25 FT MIN
24.65 FT	20 FT	20 FT MIN
24.89 FT	8 FT	8 FT
) ZONE X AS DELINEATED IN FEMA FLOOD INSURANCE 12103C0208J, INDEX DATED AUGUST 24, 2021.		
	ISTING ISTING ISTING IT1 SF 236 SF 236 SF 2.71 FT 7.03 FT 7.03 FT 7.9% 8 FT 88 FT 88 FT 88 FT	26-30-16-00000-330-080 4 SINGLE FAMILY LOTS RLM R-4 ±30,253 SF (±0.70 AC) 1STING PROPOSED 171 SF (*) 236 SF (*) SF (7.9%) 75% SF (92.1%) 25% 7,205 SF MIN (*) 7,03 FT 70.60 FT MIN (*) 7,9% 60% 7,9% 55 FT 35 FT 85 FT 25 FT N/A 25 FT 88 FT 20 FT 88 FT 20 FT

MATTHIAS D. SYLVERAN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730
THIS ITEM HAS BEEN DIGITALY
SIGNED AND SEALED BY
MATTHIAS D. SYLVERAIN,
NO THE DATE INDICATED HERE.
PRINTED CONFISSOR THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE
VERRIED ON ANY ELECTRONIC COPIES.

25-016 DATE: 05/16/2025 REV: 08/15/2025 3355 70TH AVE N

EXHBIT 2) ***** DIA" = E.3 DIA."=



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

LOT NOTES:

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

Æ

SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0208J, INDEX DATED AUGUST 24, 2021.

FLOOD ZONE NOTE:

ALL ELEVATIONS BASED ON PINELLAS COUNTY BENCHMARK: "#891, LEALMAN C AZ-1", ELEVATION = 16.896' (NGVD), ADJUSTED TO ELEVATION 16.16' (NAVD). DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

DATUM NOTE:

NO.						
DATE						
REVISIONS						
APP'D BY						
SEALED / VERIFIED	PRINTE	ON .	Ξ ω Ξ	TLIN	P	Δ

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
MATTHIAS D. SYLVERAIN,
ON THE DATE INDICATED HERE.
NOTED COPIES OF THIS DOCUMENT
E NOT CONSIDERED SIGNED AND
ED AND THE SIGNATURE MUST BE
TIED ON ANY ELECTRONIC COPIES.

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.

PINELLAS PARK • SIMPLY CENTERED •

CITY OF PINELLAS PARK

Staff Report

Community Development Department Planning & Development Services Division

Prepared by: Danielle Stewart, AICP

Long Range Planning Manager

I. APPLICATION DATA

A. Case Numbers: AX-2025-00003, LUPA-0525-00004

B. Location:

1. Address: 3355 70th Avenue N

2. Parcel Number: 26-30-16-00000-330-0800

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

D. Applicants: Lien Tran and Mai Dao

E. Agent: Matt Sylverain, P.E.

F. PARC Meeting: October 14, 2025

F. Public Hearings:

Planning & Zoning Commission Hearing Date: November 6, 2025

Advertising Date: October 29, 2025

City Council (1st Reading) Date: November 13, 2025

City Council (2nd Reading) Public Hearing Date: November 25, 2025

Advertising Date: November 12, 2025

II. BACKGROUND INFORMATION

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

B. Site Area:

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

C. Property History:

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

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

3. Previous Approvals:

- Pinellas County PER-H-BA07-00108 The development of 3 lots each having 70 ft. of lot width and 7,490 sq. ft. of lot area and a 4th lot having 72.57 ft. in lot width where 75 ft. of lot width and 7,500 sq. ft. of lot area are required for each lot in an R-4 zoning district.
- D. Existing Use: Single Family Home
- E. Proposed Use: Single Family more than one house per parcel
- F. Current Future Land Use: Residential Low Medium (RLM) (Pinellas County)
- G. Proposed Future Land Use: Residential Low Medium (RLM)
- H. <u>Current Zoning District</u>: One, Two and Three-Family Residential District (R-4) (Pinellas County)
- I. Proposed Zoning District: Duplex Residential District (R-4)
- J. <u>Flood Zone</u>: The property is located in Flood Zone X, which is an area of minimal flood hazard.
- K. <u>Evacuation Zone</u>: The subject property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 27 feet.

L. Vicinity Characteristics:

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

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

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

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

2. Key Standards:

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

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

3. Relevant Policies:

POLICY H.1.1.3

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

POLICY PW 1.3.1

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

POLICY SW.1.3.1

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

POLICY ICE. 1.8.1

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

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

POLICY ICE. 1.8.2

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

4. Staff Analysis:

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

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

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

Sec. 18-1512.1. - STATEMENT OF INTENT. The "R-4" Duplex Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low-medium density and medium density residential environment, through the construction of single-family detached dwellings and large lot duplex dwellings. Such development to include accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low Medium (RLM), Residential Medium (RM), or Community Redevelopment District (CRD).

2. Key Standards:

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

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

SECTION 18-1512. - "R-4" DUPLEX RESIDENTIAL DISTRICT Sec. 18-1512.4. - DIMENSIONAL AND AREA REGULATIONS. (A) MINIMUM LOT REQUIREMENTS.

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

(B) MINIMUM YARD SETBACK REQUIREMENTS.

2. For lots platted on or after September 26,1963 the following shall apply:

(a) Front Yard Setback: Twenty-five (25) feet.

(b) Secondary Front Yard Setback: Twenty-five (25) feet.

(c) Side Yard Setback: Eight (8) feet.

(d) Rear Yard Setback: Twenty (20) feet.

- 3. For single-family detached development see "R-1" Single-family Residential District for yard regulations.
- For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
- 5. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width. Secondary Front Yard Setback: Twenty (20) feet.
- (C) MINIMUM LIVEABLE FLOOR AREA. (per dwelling unit)
 - Efficiency: Four hundred fifty (450) square feet.
 - 2. One-bedroom: Five hundred fifty (550) square feet.
 - 3. Two-bedroom: Six hundred fifty (650) square feet.
 - 4. Three-bedroom: Eight hundred (800) square feet.
- (D) MINIMUM BUILDING SEPARATION. Must meet Florida Building Code separation requirements.
- (E) MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.
- (F) MAXIMUM LOT COVERAGE. Residential Uses: Sixty (60) percent. Nonresidential Uses: Sixty-five (65) percent in RLM; seventy-five (75) percent in RM or CRD.

2. Staff Analysis:

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

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the October 14, 2025 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

A. Findings:

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

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

Erica Lindquist, AICP, CFM
Planning & Development Services Director

10/23/25 Date

Nick A. Colonna, AICP

Date

Community Development Administrator or Aaron Peterson, MPA, MBA, CFM Assistant Community Development Administrator

V. ACTION

PLANNING AND ZONING COMMISSION - MOVE TO:

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

 \dots of a request designating the parcel as Residential Low Medium (RLM) for the property located at 3355 70^{th} Avenue N.

VI. ATTACHMENTS

Exhibit A: Application Materials

Exhibit B: Aerial Map

Exhibit C: Future Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM

Exhibit C. City Attacher Approval

Exhibit G: City Attorney Approval

PINELLAS PARK • SIMPLY CENTERED •

CITY OF PINELLAS PARK

Staff Report

Community Development Department Planning & Development Services Division

Prepared by: Danielle Stewart, AICP

Long Range Planning Manager

ADDENDUM

Case Number: AX-2025-00003

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 3355 70th Avenue North.



Gulf Coast Consulting, Inc.

Land Development Consulting
Engineering • Planning • Transportation • Permitting

ICOT Center 13825 ICOT Boulevard, Suite 605 Clearwater, FL 33760 Phone: (727) 524-1818

Fax: (727) 524-6090

April 28th, 2025

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

Re: #3355 70th Avenue N Annexation Submittal

Dear Ms. Stewart

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

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

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

Sincerely,

Matt Sylveram, P.E.

Principal

Cc: Quynh Tran, QT Construction

File 25-016

CITY OF PINELLAS PARK

PLANNING & DEVELOPMENT SERVICES



ANNEXATION APPLICATION

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

REQUIRED MATERIALS

A complete annexation application must contain the following items:

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

HELPFUL INFORMATION

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

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

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

CITY OF PINELLAS PARK

PLANNING & DEVELOPMENT SERVICES



ANNEXATION APPLICATION

PROPERTY INFORMATION		
Street Address: 3355 70th Avenue N		
City: Pinellas Park	Zip Code: 33781	State: _FL
Parcel ID:26-30-16-00000-330-0800		
Intended Use of Property: See narrative.		
PROPERTY OWNER INFORMATION		
Owner Name(s): Lien Tran and Mai Dao	1	
Street Address: 3355 70th Avenue N		
City: Pinellas Park	Zip Code: <u>33781</u>	State: FL
Phone Number: <u>229-529-5566</u>	Email Address: Kvnda	io@yahoo.com
AUTHORIZED AGENT (OPTIONAL)		
Note: The authorized agent must be specifi Authorized Agent Name(s):Matt Sylverair		hip.
Street Address: _13825 ICOT Boulevard, S	uite 605	
City:Clearwater	Zip Code: <u>33760</u>	State:
Phone Number:727-524-1818	Email Address: msylverair	n@gulfcoastconsultinginc.con
ADDITIONAL INFORMATION		
Why do you wish to annex? See narrative		

CITY OF PINELLAS PARK AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS: NAMES OF ALL PROPERTY OWNERS: Lien Tran and Mai Dao being first duly sworn, depose(s) and say(s): 1. That (I am / we are) the owner(s) and record title holder(s) of the following described property: ADDRESS OR GENERAL LOCATION: 3355 70th Ave N LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.) Please see attached "Exhibit A". 2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST): Annexation Application 3. That the undersigned (has / have) appointed and (does / do) appoint Matt D. Sylverain, P.E. ___ as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application. 4. That this affidavit has been executed to induce the City of Pinetlas 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 The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 3/s+day of March , 20 25 . ву Ма. who is (Name of person acknowledging and title of position) Notary Public State of Florida Stephania Rocha Ny Commission HH 630896 personally known to me or who has produced Expires 3/28/2029 059400590 as identification and who DID/ DID NOT (Type of identification) take an oath. Notary Public, Commission No. 141 630 89 ((SEAL ABOVE) (Name of Notary- typed, printed or stamped)

EXHIBIT A

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT)

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

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

- 1. LESS AND EXCEPT THAT PART LYING WITHIN THE LAND CONVEYED TO CITY OF PINELLAS PARK, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 7422, PAGE 45, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;
- 2. AND LESS AND EXCEPT THAT PART LYING WITHIN THE LAND CONVEYED TO APARTMENTS AT GATEWAY, LLC, BY WARRANTY DEED AND GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17753, PAGE 1154, AS CORRECTED BY CORRECTIVE WARRANTY DEED AND GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17960, PAGE 495, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;
- 3. AND LESS AND EXCEPT THAT PART LYING WITHIN THE LAND ASSESSED UNDER PARCEL I.D. 22-30-16-30374-000-0401, AND DESCRIBED BY THE PROPERTY APPRAISER AS "GATEWAY CENTRE BUSINESS PARK PART OF PARCEL 4 DESC BEG SW COR OF SE 1/4 OF NE 1/4 OF NE 1/4 OF SEC 27-30-16 TH N00D15'38"E 1327.91FT TH S89D40'58"E 100FT(S) TH S00D15'38"E 98FT(S) TH S28D28'14"E 646.82FT TH N89D42'56"W 149.15FT TH S00D17'23"W 40FT TH S28D28'14"E 287.29FT TH S00D16'08"W 40FT TH S89D43'55"E 43.87FT TH S00D16'08"W 40FT TH S28D28'14"E 287.19FT TH S00D14'44"E 40FT TH N89D44'54"W 581.78FT TO POB".

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

Owner:

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

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

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

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

LAND USE/ZONING

Surrounding uses include:

North: Immediately north is an RPUD subdivision annexed into the City of

Pinellas Park recently (AX-20-10)

South: Immediately south are residential homes in unincorporated Pinellas county

East: Immediately east are residential homes in unincorporated Pinellas county

West: Immediately west are residential homes on land having RLM and CD land

use and R-4 and R-5 zoning.

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

Lot Width:

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

Lot Area:

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

Yard Setbacks:

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

Building Height:

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

Open Space:

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

Parking:

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

Livable Floor Area:

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

CONCLUSION

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

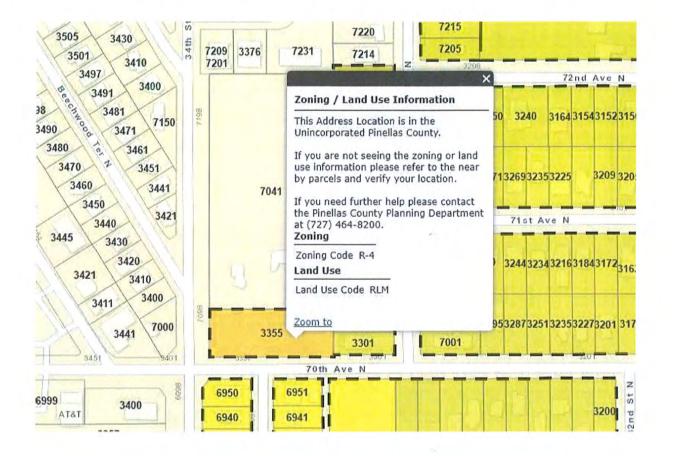
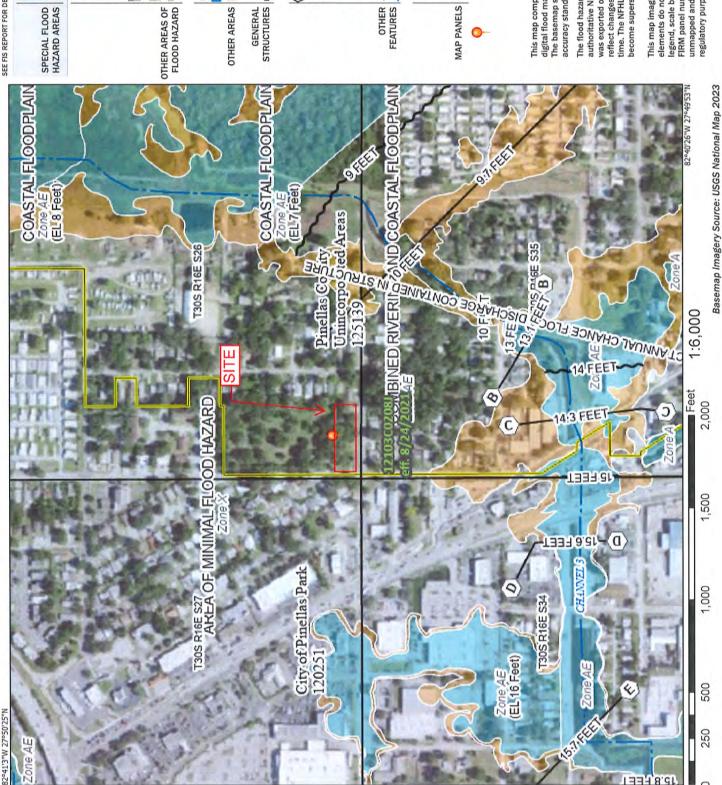


EXHIBIT A National Flood Hazard Layer FIRMette





Legend

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

Without Base Flood Elevation (BFE) SPECIAL FLOOD HAZARD AREAS

Zone A. V. A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas depth less than one foot or with drainage of 1% annual chance flood with average areas of less than one square mile Zone X Future Conditions 1% Annual

Area with Flood Risk due to Levee Zone D Area with Reduced Flood Risk due to Chance Flood Hazard Zone X Levee. See Notes. Zone X

NO SCREEN Area of Minimal Flood Hazard Zone X **Effective LOMRs**

Area of Undetermined Flood Hazard Zone D

- - - Channel, Culvert, or Storm Sewer STRUCTURES 1111111 Levee, Dike, or Floodwall Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available Unmapped The pin displayed on the map is an approximate point selected by the user and does not represent

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. an authoritative property location.

The flood hazard information is derived directly from the The basemap shown complies with FEMA's basemap accuracy standards

authoritative NFHL web services provided by FEMA. This map was exported on 3/13/2025 at 1:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for legend, scale bar, map creation date, community identifiers, regulatory purposes.

3355 70th AVENUE NORTH SITE PRELIMINARY SITE PLAN

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

-LEGAL DESCRIPTION

THE SOUTH 132 FEET OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHP 30 SOUTH, RANGE 16 EAST, IN PNELLAS COUNTY, FLORIDA;

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PREPARED FOR:

QT CONSTRUCTION INC

PINELLAS PARK, FL 33781 7599 PARK BLVD

13825 IOOT BOULEVARD, SUITE 605 OLEARWINE, R. 13795 PHONE: 727-524-1818 ATTHE MAITHEAS D. SYLVERAN, P.E. 51730

DALF COAST CONSULTING, INC.

CIVIL ENGINEER

PINELLAS PARK, RL 33781 3355 TOTH AVE NORTH PINELLAS PARK, FL. 33781

DT CONSTRUCTION INC.

DEVELOPER:

UEN TRAN & MAI DAD

DINER

PROJECT DIRECTORY

JOHN C. BRENDLA & ASSOCIATES, INC.

SURVEYOR

HOUS BEND AVENUE NORTH PINELLAS PARK, FL. 33781 PHONE: 727-575-7545



Gulf Coast Consulting, Inc.

Land Development Consulting
Pownstein Envelopment Consulting
Pownstein Envelopment State State
Consulter, Enrich 21715 State
Power (727) SA-818 For (727) SA-809
www.gulfcoastconsultingine.com

DRAWING INDEX SHEET

PRELIMINARY STE PLAN

58

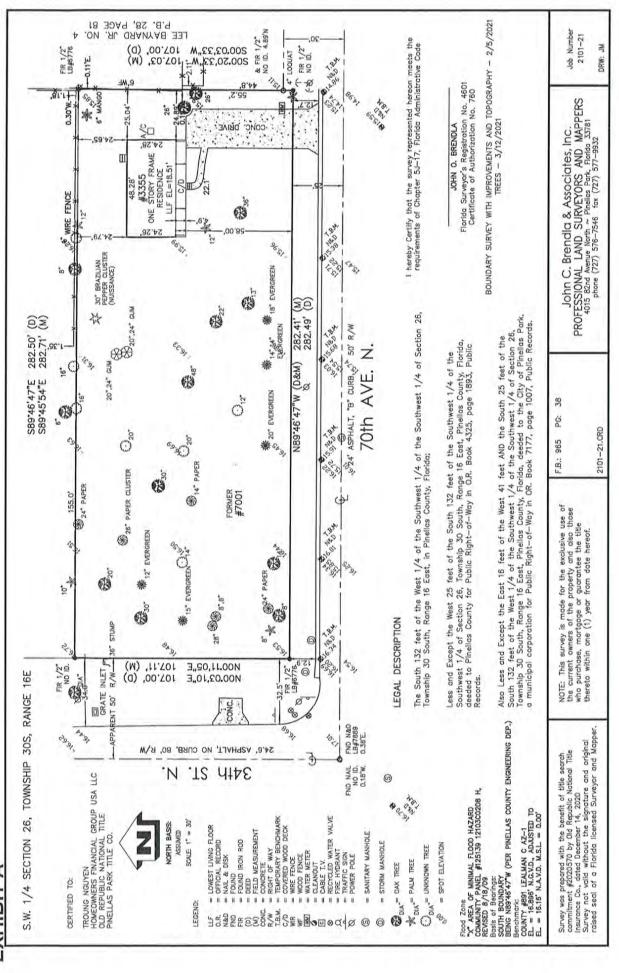
SITE DATA TABLE

2134007 215

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A DESCRIPTION OF THE PROPERTY OF THE PROPERTY

DATE ISSUESTS REV 08/15/20/2 3055 Total AVEN



Aerial Map



Red: Band_1 0.01 0.04 mi Pinellas Park 0.07 km 0.02 0.04 Green: Band_2 Parcels 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 Blue: Band_3

EXHIBIT C

Future Land Use Map

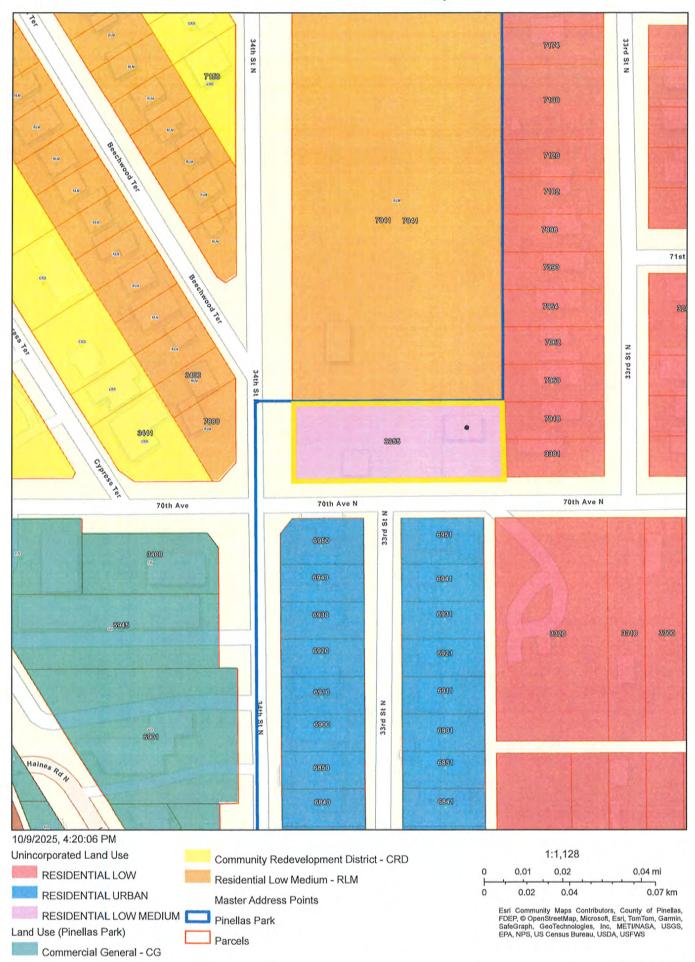
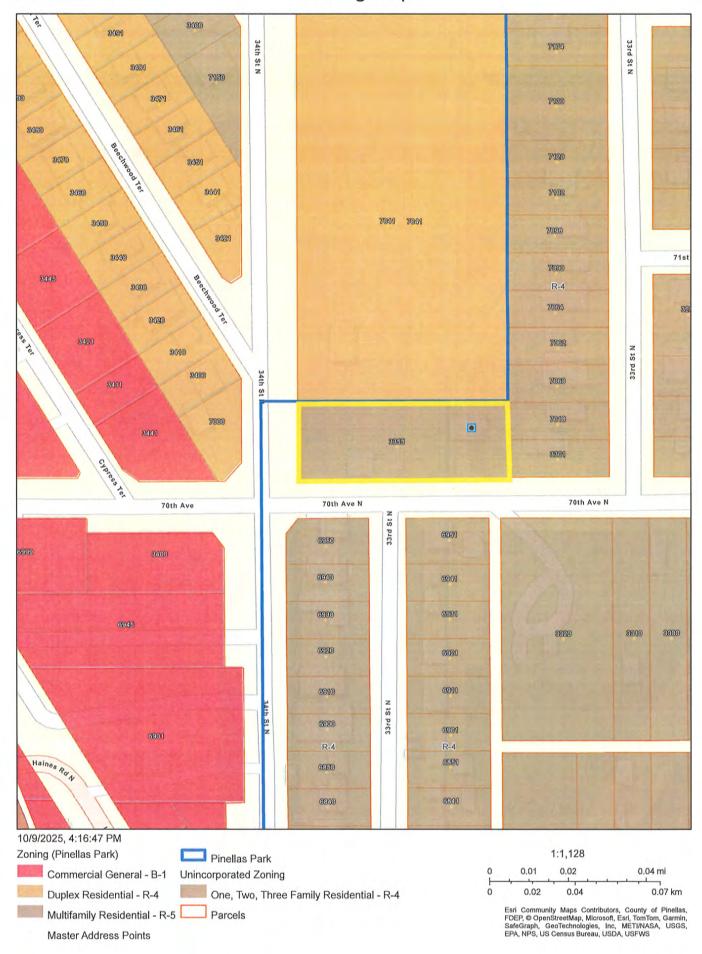


EXHIBIT D

Zoning Map

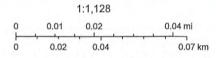


FIRM Map



FEMA Flood Hazard Areas Parcels 0.2% Annual Chance Flood Hazard (X) Aerials 2024 Red: Band_1 Area of Minimal Flood Hazard (X) Panel Extent Green: Band_2 Master Address Points Blue: Band_3

Pinellas Park



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



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

McKay, Michael <mmckay@georgefyoung.com>

Thu, May 29, 2025 at 2:36 PM

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

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

Good afternoon, Danielle -

The legal description has been corrected - comment satisfied.

Respectfully,

Michael McKay

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306

GEORGE F YOUNG

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

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

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

Zoe Rawls <zoe@cityattorneys.legal>

Fri, Oct 17, 2025 at 11:14 AM

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

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

Danielle,

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

Thank you,

Zoe Rawls, Esq.



Trask Daigneault, LLP

Harbor Oaks Professional Center 1001 South Fort Harrison Avenue, Suite 201

Clearwater, Florida 33756 Phone: (727) 733-0494 Fax: (727) 733-2991

Email: zoe@cityattorneys.legal

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

Sent: Thursday, October 16, 2025 10:05 AM
To: Randy Mora <Randy@cityattorneys.legal>

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