

ORDINANCE NO. 2026-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 6868 118<sup>TH</sup> 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-2025-00005, 118TH AVENUE ACQUISITION, LLC)

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**WHEREAS**, 6868 118<sup>th</sup> 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, previously approved on \_\_\_\_\_, 2026, 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, previously approved on \_\_\_\_\_, 2026, 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 6868 118<sup>th</sup> 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 Light Industrial (M-1) which is the closest compatible to the County Employment-1 (E-1) 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 \_\_\_\_\_, 2026.

FIRST READING \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

PUBLIC HEARING THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

PASSED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026.

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Sandra L. Bradbury  
MAYOR

ATTEST:

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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 2026-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 6868 118TH 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-2025-00005, 118TH AVENUE ACQUISITION, LLC)

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

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

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

districts;

d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code

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

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

The proposed ordinance is for a request for the annexation of a parcel located at 6868 118<sup>th</sup> Avenue N. with associated Annexation Agreement and Future Land Use Map Amendment designating the parcel as Industrial Limited (IL). 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:

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

None.

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

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.

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

None.

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

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.

NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST

**EXHIBIT "A"**

**DESCRIPTION AND SKETCH**

SUBJECT TAX PARCEL ID: 18-30-16-69768-100-0302  
#6868 118TH AVENUE NORTH, LARGO, FL 33773  
OFFICIAL RECORDS BOOK 17222, PAGES 1699-1700

**LEGAL DESCRIPTION:**

A PORTION OF PINELLAS FARMS 3, LYING IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 AND RUN THENCE N.87°41'47"W. ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 333.04 FEET FOR A POINT OF BEGINNING; THENCE RUN S.00°01'18"E. A DISTANCE OF 649.21 FEET TO A POINT ON THE NORTH LINE OF EVERGREEN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE 15 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN N.87°51'31"W. ALONG SAID NORTH LINE A DISTANCE OF 318.50 FEET TO A POINT ON THE EAST LINE OF PINEBROOK ESTATES PHASE 2 UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 16-17 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN N.00°00'27"E. ALONG SAID EAST LINE A DISTANCE OF 650.10 FEET TO AFORESAID NORTH LINE OF SAID NORTHEAST 1/4; THENCE RUN S.87°41'47"E. ALONG SAID NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 318.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 206,661.99 SQUARE FEET OR 4.7443 ACRES MORE OR LESS.

**THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED DEED AND PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE DATA**

Basis of Bearings:

BEARINGS ARE BASED ON PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE DATA.

THIS DESCRIPTION AND SKETCH IS NOT VALID

REVISED: 7/16/25  
PREPARED: 7/07/25

FOR: CITY OF PINELLAS PARK

AND COMPLETE WITHOUT ALL 3 SHEETS

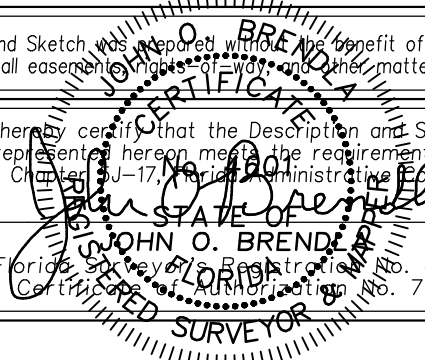
**THIS IS NOT A SURVEY**

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

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

Job: 2506-60B  
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 9J-17, Florida Administrative Code.  
STATE OF FLORIDA  
*John O. Brenda*  
JOHN O. BRENDA  
Florida Surveyors Registration No. 4601  
Certificate of Authorization No. 760



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

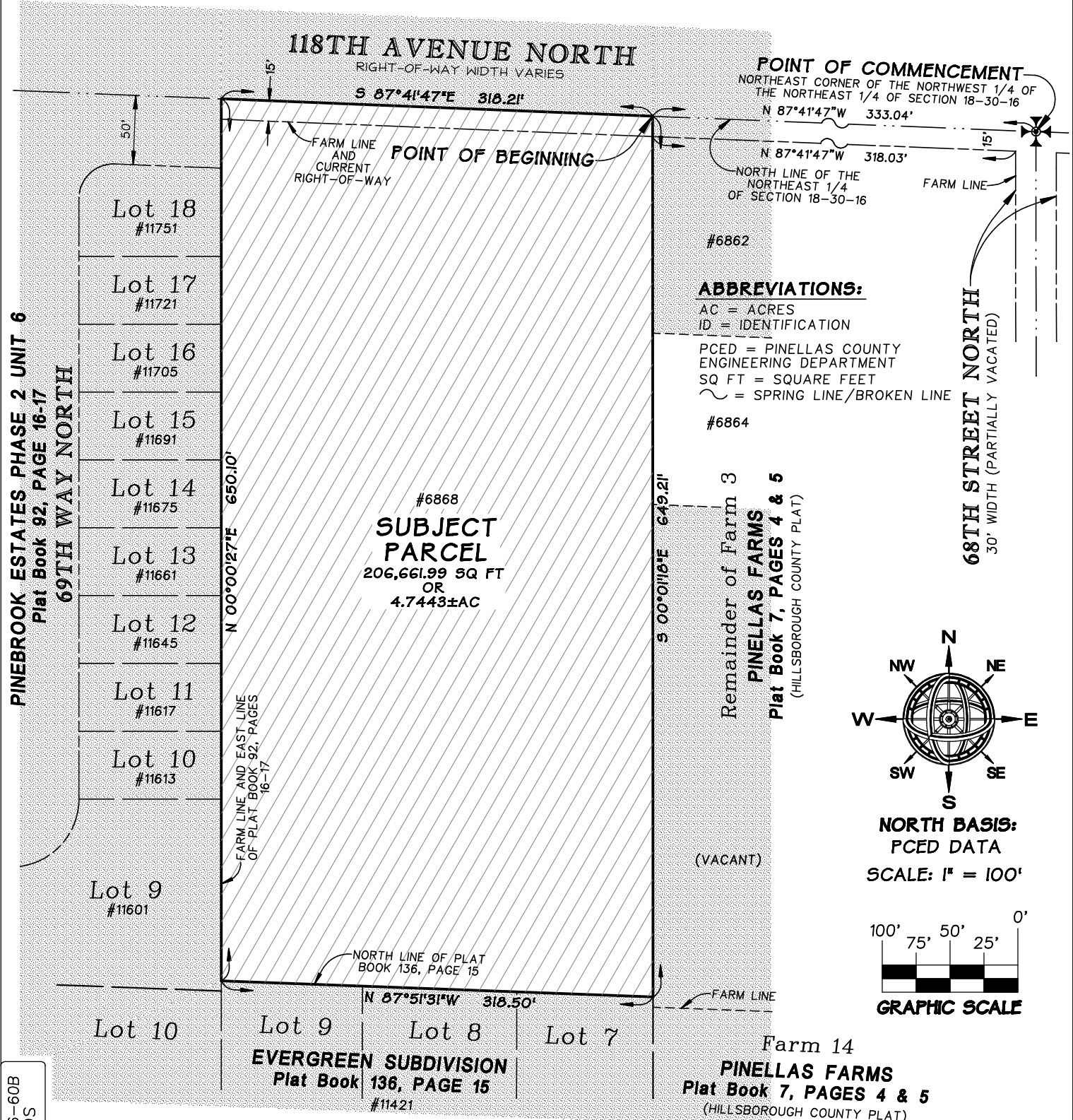
NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

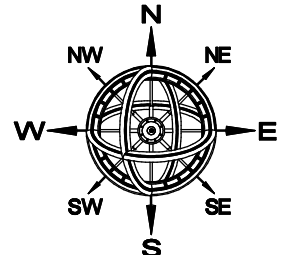
SUBJECT TAX PARCEL ID: 18-30-16-69768-100-0302

#6868 118TH AVENUE NORTH, LARGO, FL 33773

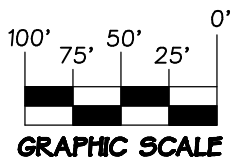
OFFICIAL RECORDS BOOK 17222, PAGES 1699-1700



**ABBREVIATIONS:**  
 AC = ACRES  
 ID = IDENTIFICATION  
 PCED = PINELLAS COUNTY ENGINEERING DEPARTMENT  
 SQ FT = SQUARE FEET  
 ~ = SPRING LINE/BROKEN LINE



**NORTH BASIS:**  
 PCED DATA  
 SCALE: 1" = 100'



Job: 2506-60B  
 Drawn: DS

LANDS ANNEXED BY THE CITY OF PINELLAS PARK  
 FOR: CITY OF PINELLAS PARK

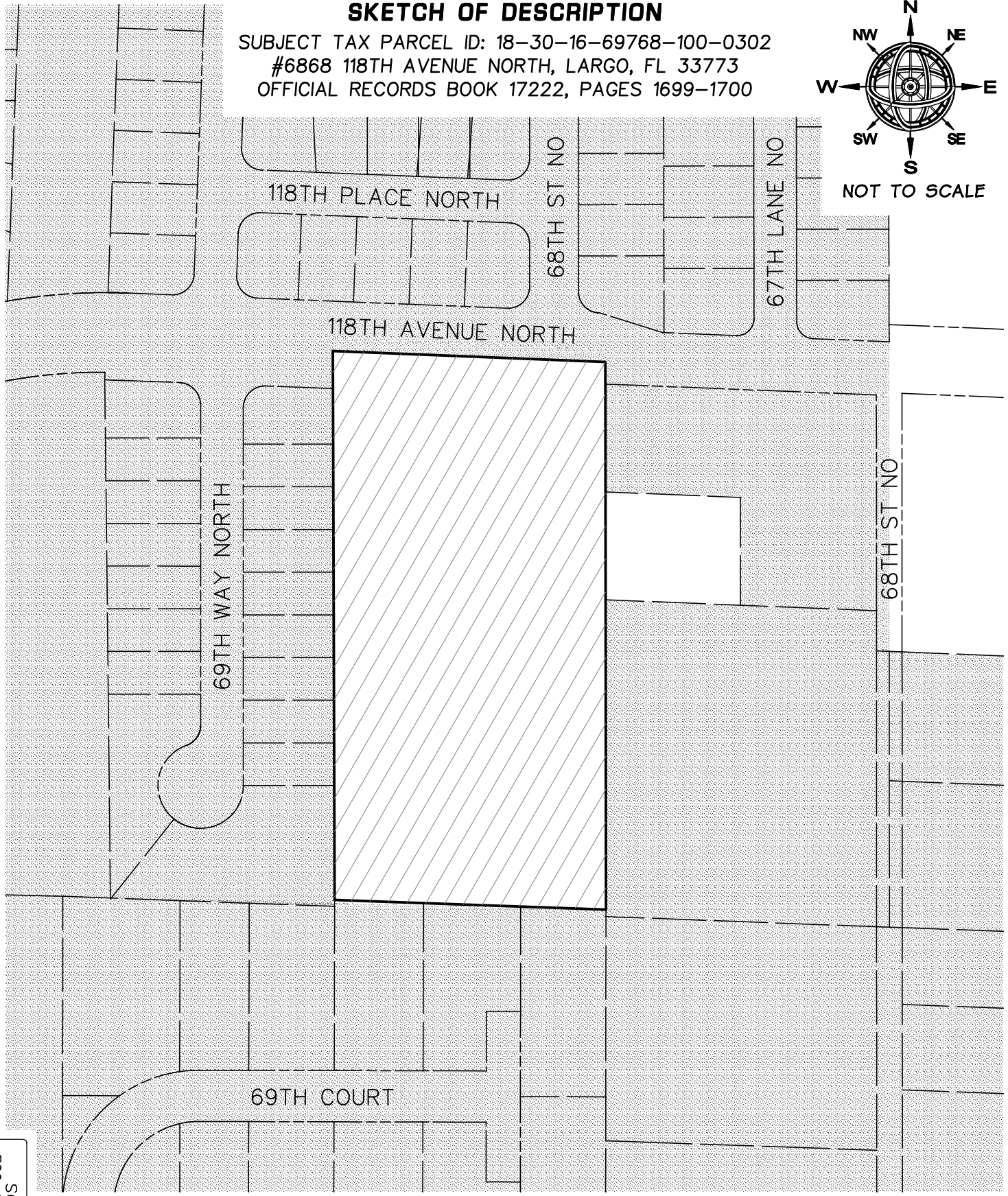
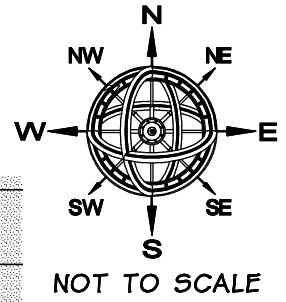
THIS DESCRIPTION AND SKETCH IS NOT VALID AND COMPLETE WITHOUT ALL 3 SHEETS

**THIS IS NOT A SURVEY**  
 SHEET 2 OF 3

NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 18-30-16-69768-100-0302  
#6868 118TH AVENUE NORTH, LARGO, FL 33773  
OFFICIAL RECORDS BOOK 17222, PAGES 1699-1700



Job: 2506-60B  
Drawn: DS

 LANDS ANNEXED BY THE CITY OF PINELLAS PARK

FOR: CITY OF PINELLAS PARK

THIS DESCRIPTION AND SKETCH IS NOT VALID AND COMPLETE WITHOUT ALL 3 SHEETS

**THIS IS NOT A SURVEY**  
SHEET 3 OF 3

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**FW: LUPA-0625-00006 (6868 118 Ave N) - SURVEY REVIEW COMMENTS**

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**McKay, Michael** <mmckay@georgefyoung.com>

Thu, Jul 17, 2025 at 9:46 AM

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

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

Good morning, Danielle –

All comments have been satisfied, including Aaron's comment regarding the adjacent parcel to the east.

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/c9592c2b/MtEuVLXQ5EWe7wD74\\_tSHA?u=http://www.georgefyoung.com/](https://link.edgepilot.com/s/c9592c2b/MtEuVLXQ5EWe7wD74_tSHA?u=http://www.georgefyoung.com/)

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[Quoted text hidden]

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Danielle Stewart <dstewart@pinellas-park.com>

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## RE: Atty Doc# 25-194 Ordinance for LUPA-0625-00006 -- Attorney Response

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Randy Mora <Randy@cityattorneys.legal>

Wed, Aug 27, 2025 at 12:17 PM

To: Danielle Stewart <dstewart@pinellas-park.com>, Erica Lindquist <elindquist@pinellas-park.com>, Aaron Petersen <apetersen@pinellas-park.com>

Cc: City Clerks <CityClerk@pinellas-park.com>, City Legal <citylegal@pinellas-park.com>, Zoe Rawls <zoe@cityattorneys.legal>, "James W. Denhardt" <denhardtlaw@aol.com>

Danielle,

We have reviewed CAD 25-194. The Ordinance is approved as to form.

We defer to staff and the City Surveyor to verify the sketch and legal description contained in Exhibit A are correct.

Respectfully,

Randy

---

**From:** Carmen Ferrer <cferrer@pinellas-park.com>

**Sent:** Wednesday, August 20, 2025 2:23 PM

**To:** City Legal <citylegal@pinellas-park.com>; Randy Mora <Randy@cityattorneys.legal>; Zoe Rawls <zoe@cityattorneys.legal>; James W. Denhardt <denhardtlaw@aol.com>

**Cc:** City Clerks <CityClerk@pinellas-park.com>

**Subject:** Atty Doc# 25-194 Ordinance for LUPA-0625-00006

Good afternoon,

Please see the attached documents for your review. A copy of the Word document is also attached for your convenience.

Thank you,

*Carmen Ferrer*

**Deputy City Clerk**

City Clerk Office

5141 78th Avenue N

Pinellas Park, FL 33781

Phone: (727)369-0618

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**2 attachments**



**CAD 25-194.pdf**  
4662K



**ORD LUPA-0625-00006.docx**  
26K



Prepared by: Danielle Stewart, AICP  
Long Range Planning Manager

**I. APPLICATION DATA**

**A. Case Numbers:** AX-2025-00005, LUPA-0625-00006

**B. Location:**

1. **Address:** 6868 118<sup>th</sup> Avenue N, Largo, FL 33773
2. **Parcel Number:** 18-30-16-69768-100-0302

**C. Request:** Request for the annexation of a parcel located at 6868 118th Avenue N. with associated Annexation Agreement and Future Land Use Map Amendment designating the parcel as Industrial Limited (IL).

**D. Applicants:** Matthew H. Mosk (118TH AVENUE ACQUISITION, LLC, Owner)

**E. Agent:** Same as Applicant

**F. PARC Meeting:** August 19, 2025

**F. Public Hearings:**

**Planning & Zoning Commission Hearing Date:** TBD  
**Advertising Date:** TBD

**City Council (1<sup>st</sup> Reading) Date:** TBD

**City Council (2<sup>nd</sup> Reading) Public Hearing Date:** TBD  
**Advertising Date:** TBD

**II. BACKGROUND INFORMATION**

**A. Case Summary:** The property owner is requesting annexation into the City of Pinellas Park. There is an existing 51,500 square-foot distribution warehouse on site. Annexation provisions include:

- The City shall waive the requirement for sidewalk installation and payment-in-lieu along 118th Avenue.
- The adjacent stormwater pond, while part of the development, is a separate parcel that has already been annexed into the City.
  - The City shall require a unity of title or a lot line adjustment to formally combine the two parcels.
  - The City shall waive the application fee for this process and will be responsible for obtaining the necessary legal descriptions and sketches.

- The City shall waive building permit fees specifically for the new building, for a defined period to be agreed upon.
- The property owner shall dedicate a right-of-way easement and approximately three utility easements to the City for existing infrastructure.
  - The City shall be responsible for all associated costs, including survey work, legal descriptions, and required sketches.

**B. Site Area:**

1. Parcel Area: 202,467 square feet / 4.64 acres

**C. Property History:**

1. **Previous Land Use Plan or Zoning Amendments:** None on record.
2. **Permits and Development:** None on Pinellas County's Accela portal.
3. **Previous Approvals:** None on Pinellas County's Accela portal.

**D. Existing Use:** Distribution Warehouse

**E. Proposed Use:** No change.

**F. Current Future Land Use:** Employment (E) (Pinellas County)

**G. Proposed Future Land Use:** Industrial Limited (IL)

**H. Current Zoning District:** Employment-1 (E-1) (Pinellas County)

**I. Proposed Zoning District:** Light Industrial (M-1)

**J. Flood Zone:** The property is located in Flood Zone X, which is an area of minimal flood hazard.

**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 27 feet.

**L. Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	R-1	RU	Residential
<b>South</b>	M-1	IL	Distribution Warehouse
<b>East</b>	M-1 and E-1 (County)	IL and E (County)	Misc. Industrial Uses and Residential
<b>West</b>	RPUD	RU	Residential

### III. APPLICABLE CRITERIA / CONSIDERATIONS

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

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

*This category is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and residential in limited situations, together with accessory uses and public facilities customary to or required for such an environment.*

##### 2. Key Standards:

**Permitted Uses Not Subject to Acreage Thresholds** – Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility.

##### 3. Relevant Policies:

###### POLICY PW 1.3.1

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

###### POLICY SW.1.3.1

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

###### POLICY ICE.1.11.1

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

###### POLICY ICE.1.11.2

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

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

###### POLICY ICE.1.11.3

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

**4. Staff Analysis:**

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

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

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

**Section 18-1524. – “M-1” LIGHT INDUSTRIAL DISTRICT**

**Sec. 18-1524.1. - STATEMENT OF INTENT.** *The "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family dwellings, together with accessory uses and public facilities customary to or required for such an environment.*

*Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Industrial Limited (IL) or Community Redevelopment District (CRD) Land Use Plan Map Categories.*

**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 18-1524. - “M-1” LIGHT INDUSTRIAL DISTRICT**

**Sec. 18-1524.4. - DIMENSIONAL AND AREA REGULATIONS.**

**(A) MINIMUM LOT REQUIREMENTS.**

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.

3. *Lot Depth: One hundred and fifty (150) feet.*
  4. *Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to the adoption of these regulations 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 (20) feet.*
  2. *Secondary Front Yard Setback: Ten (10) feet.*
  3. *Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.*
  4. *Rear Yard Setback: Five (5) feet, ten (10) feet is required if abutting a residential zoning district.*
  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.*
- (C) **MAXIMUM LOT COVERAGE.** *Seventy-five (75) percent. Refer to Section 18-1530.18 for maximum lot coverage allowances for master stormwater retention/detention ponds.*
- (D) **MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.**
1. *Nonresidential: Three hundred (300) square feet.*
  2. *Residential: See Table 1524-1.*
- (E) **FLOOR AREA RATIO.**
1. *Fifty-five hundredths (0.55) in CRD.*
  2. *Fifty-five hundredths (0.55) in IL.*
- (F) **MAXIMUM BUILDING HEIGHT.** *Forty (40) feet See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.*
- (G) **MINIMUM BUILDING SEPARATION.** *Must meet Florida Building Code separation requirements.*

**2. Staff Analysis:**

The current zoning designation of the subject property within Pinellas County is Employment-1 (E-1), which is consistent with the City's Light Industrial (M-1) Zoning District.

Staff finds the Light Industrial (M-1) Zoning District to be the most appropriate and compatible zoning designation for the subject property.

**C. Project Application Review Committee (PARC) Comments:**

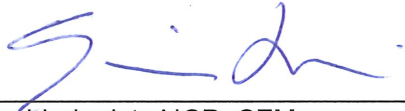
The application was discussed at the August 19, 2025 PARC meeting by all relevant departments/divisions. Concerns were raised by Code Compliance regarding outdoor storage of materials, including chemicals, and gravel drive aisle.

**IV. SUMMARY**

**A. Findings:**

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

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

9/23/25  
 Date



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

9/23/2025  
 Date

**V. ACTION**

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

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
  - That AX-2025-00005 is approved by City Council.
- C. RECOMMEND DENIAL

... of a request designating the parcel as Industrial Limited (IL) for the property located at 6868 118<sup>th</sup> Avenue.

**VI. ATTACHMENTS**

- Exhibit A: Application Materials**
- Exhibit B: Aerial Map**
- Exhibit C: Future Land Use Map**
- Exhibit D: Zoning Map**
- Exhibit E: FIRM**
- Exhibit F: Property Sketch and Legal Description**

EXHIBIT A: APPLICATION MATERIALS

CITY OF PINELLAS PARK  
PLANNING & DEVELOPMENT SERVICES



ANNEXATION APPLICATION

PROPERTY INFORMATION

Street Address: 6868 118<sup>TH</sup> AVENUE

City: PINELLAS PARK Zip Code: 33773 State: FL

Parcel ID: 18-30-16-69768-100-0302

Intended Use of Property: WAREHOUSE

PROPERTY OWNER INFORMATION

Owner Name(s): 118<sup>TH</sup> AVENUE ACQUISITION, LLC

Street Address: 12397 BELCHER RD S.-SUITE 270

City: LARGO Zip Code: 33773 State: FL

Phone Number: (727) 804-7587 Email Address: MATHEW.MOSK@TAMPABAY.FL.COM

AUTHORIZED AGENT (OPTIONAL)

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

Authorized Agent Name(s): MATHEW MOSK

Street Address: SAME AS ABOVE

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

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

ADDITIONAL INFORMATION

Why do you wish to annex? NA

EXHIBIT A: APPLICATION MATERIALS

**CITY OF PINELLAS PARK  
AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

118TH AVENUE ACQUISITION, LLC

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:

6868 118TH AVENUE, PINELLAS PARK, FL

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

PINELLAS FARMS NE 1/4, SEC 18-30-16 FARM 3 LESS  
EAST 3 317.77 FT + LESS SOUTH 7.5 FEET

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 AGREEMENT

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

118th Ave Acquisition LLC  
SIGNED (PROPERTY OWNER 1) \_\_\_\_\_ SIGNED (PROPERTY OWNER 2) \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of May, 2025.

By Matthew Mosk, who is personally known to me or who has produced \_\_\_\_\_ as identification and who DID / DID NOT take an oath.

(Type of identification)

Notary Public, Commission No. \_\_\_\_\_  
Nicole Brouse  
(Name of Notary- typed, printed or stamped)

(SEAL ABOVE)  
NICOLE BROUSE  
Notary Public - State of Florida  
Commission # 15405  
My Comm. Expires Oct '5, 2027

EXHIBIT B

Aerial Map

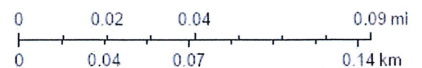


8/18/2025, 3:49:41 PM

Master Address Points    Aerials 2024

- Pinellas Park
- Parcels
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:2,257



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

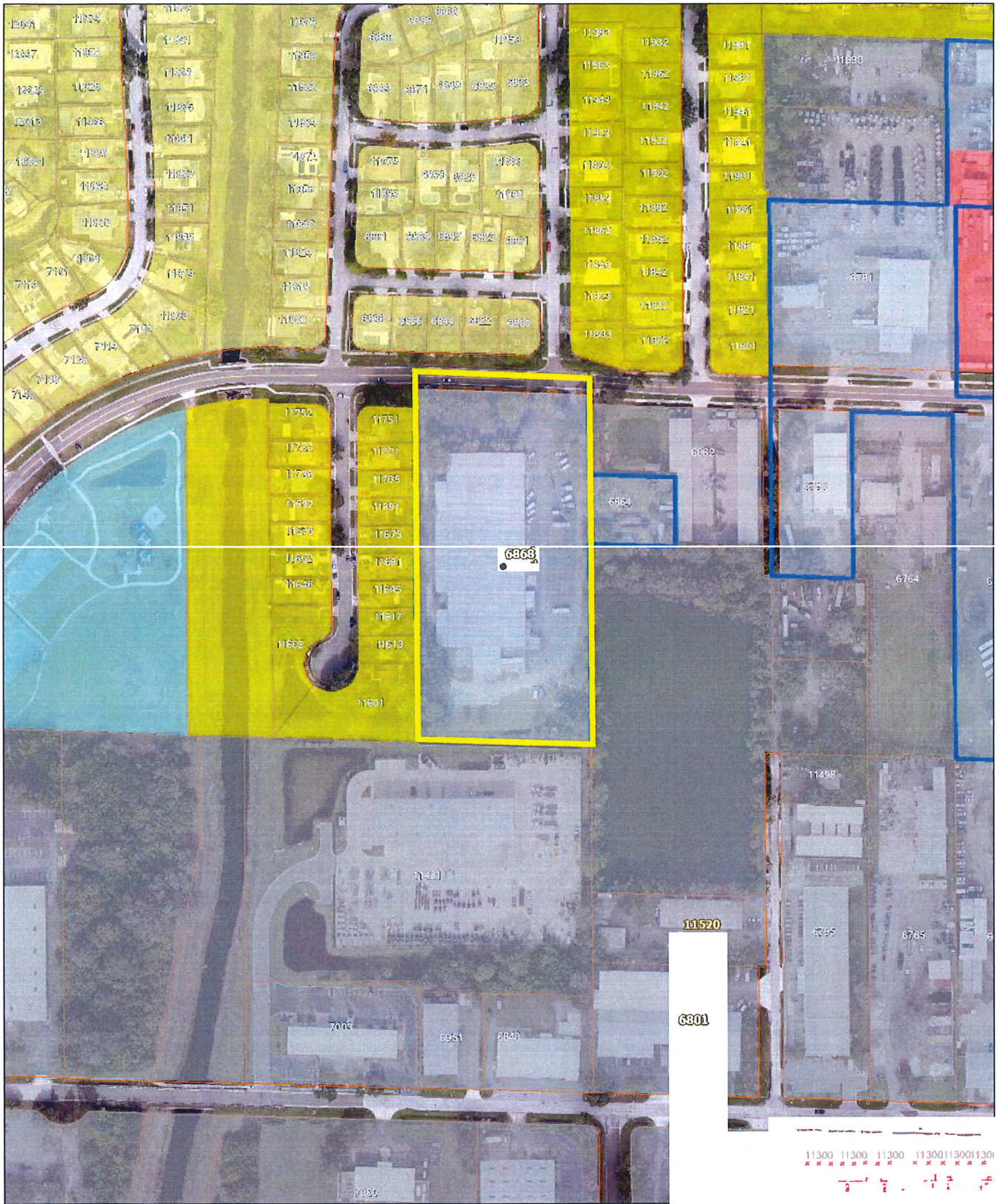
ArcGIS Web App Builder

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,



EXHIBIT D

Zoning Map



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Zoning (Pinellas Park)

- Commercial General - B-1
- Heavy Commercial - CH
- Light Industrial - M-1
- Public - P
- Single Family Residential - R-1
- Residential Planned Unit Development - RPUD
- Master Address Points
- Pinellas Park

Unincorporated Zoning

- Employment-2 - E-2
- Employment-1 - E-1
- Parcels
- Aerials 2024
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1,2,257

0	0.02	0.04	0.09 mi
0	0.04	0.07	0.14 km

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

ArcGIS Web AppBuilder



NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST

**EXHIBIT "A"**

**DESCRIPTION AND SKETCH**

SUBJECT TAX PARCEL ID: 18-30-16-69768-100-0302  
#6868 118TH AVENUE NORTH, LARGO, FL 33773  
OFFICIAL RECORDS BOOK 17222, PAGES 1699-1700

**LEGAL DESCRIPTION:**

A PORTION OF PINELLAS FARMS 3, LYING IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 AND RUN THENCE N.87°41'47"W. ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 333.04 FEET TO A POINT; THENCE RUN S.00°01'18"E. A DISTANCE OF 15.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 118TH AVENUE NORTH (RIGHT-OF-WAY WIDTH VARIES) AND FOR A POINT OF BEGINNING; THENCE CONTINUE S.00°01'18"E. A DISTANCE OF 634.19 FEET TO A POINT ON THE NORTH LINE OF EVERGREEN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE 15 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN N.87°51'31"W. ALONG SAID NORTH LINE A DISTANCE OF 318.50 FEET TO A POINT ON THE EAST LINE OF PINEBROOK ESTATES PHASE 2 UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 16-17 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN N.00°00'27"E. ALONG SAID EAST LINE A DISTANCE OF 635.08 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE; THENCE RUN S.87°41'47"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 318.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 201,888.84 SQUARE FEET OR 4.6347 ACRES MORE OR LESS.

**THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED DEED AND PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE DATA**

Basis of Bearings:

BEARINGS ARE BASED ON PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE DATA.

THIS DESCRIPTION AND SKETCH IS NOT VALID

REVISED: 7/16/25  
PREPARED: 7/07/25

FOR: CITY OF PINELLAS PARK AND COMPLETE WITHOUT ALL 3 SHEETS **THIS IS NOT A SURVEY**

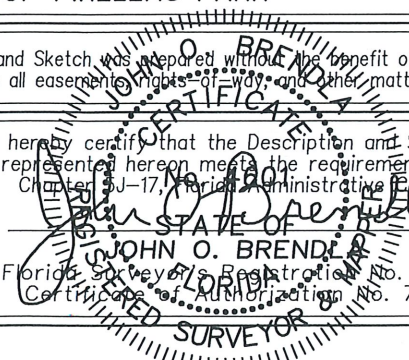
This Description and Sketch was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

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

Job: 2506-60A  
Drawn: DS

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

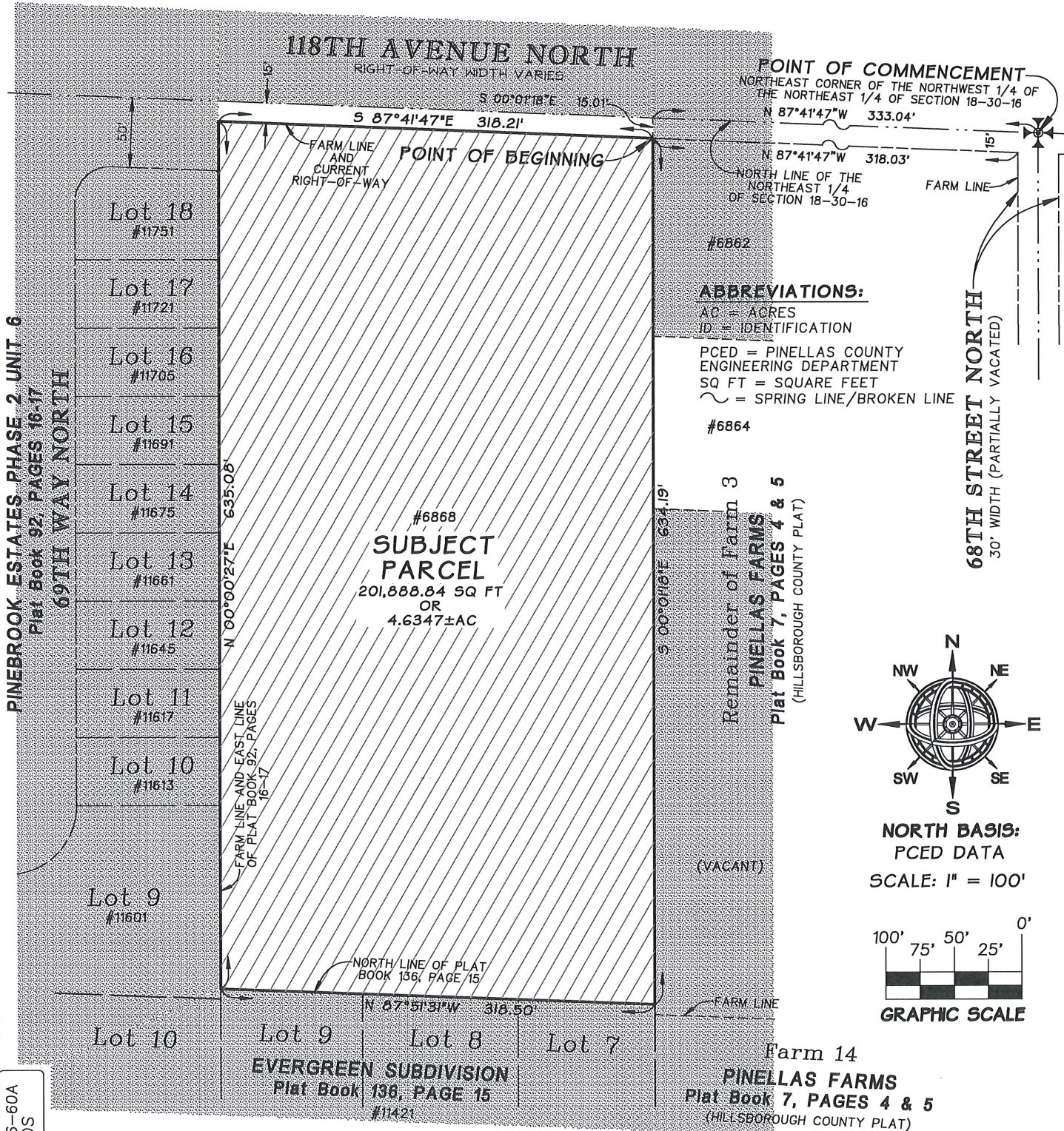
STATE OF FLORIDA  
**JOHN O. BRENDLA**  
Florida Surveyors Registration No. 4601  
Certificate of Authorization No. 760



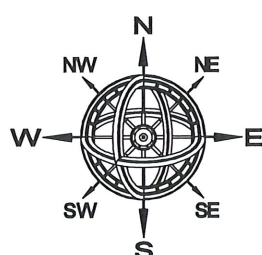
Prepared by:  
**JOHN C. BRENDLA AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
4015 82nd Avenue North  
Pinellas Park, Florida 33781  
phone (727) 576-7546

NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST  
**SKETCH OF DESCRIPTION**

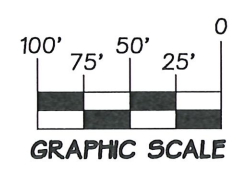
SUBJECT TAX PARCEL ID: 18-30-16-69768-100-0302  
 #6868 118TH AVENUE NORTH, LARGO, FL 33773  
 OFFICIAL RECORDS BOOK 17222, PAGES 1699-1700



**ABBREVIATIONS:**  
 AC = ACRES  
 ID = IDENTIFICATION  
 PCED = PINELLAS COUNTY ENGINEERING DEPARTMENT  
 SQ FT = SQUARE FEET  
 ~ = SPRING LINE/BROKEN LINE



NORTH BASIS:  
 PCED DATA  
 SCALE: 1" = 100'



Job: 2506-60A  
 Drawn: DS

LANDS ANNEXED BY THE CITY OF PINELLAS PARK  
 FOR: CITY OF PINELLAS PARK

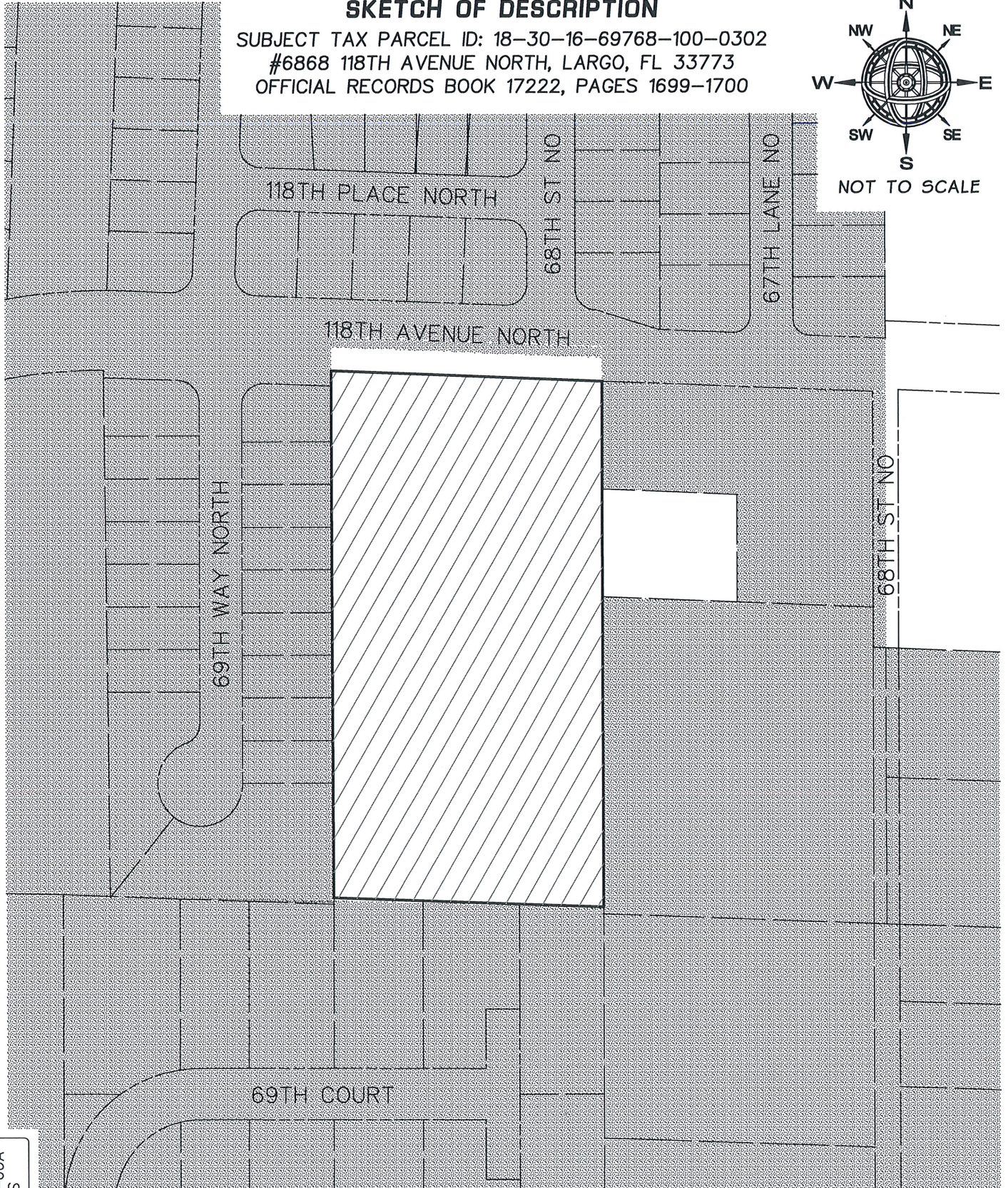
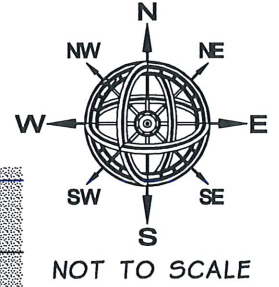
THIS DESCRIPTION AND SKETCH IS NOT VALID AND COMPLETE WITHOUT ALL 3 SHEETS

**THIS IS NOT A SURVEY**  
 SHEET 2 OF 3

NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST

**SKETCH OF DESCRIPTION**

SUBJECT TAX PARCEL ID: 18-30-16-69768-100-0302  
#6868 118TH AVENUE NORTH, LARGO, FL 33773  
OFFICIAL RECORDS BOOK 17222, PAGES 1699-1700



Job: 2506-60A  
Drawn: DS

LANDS ANNEXED BY THE  
CITY OF PINELLAS PARK  
FOR: CITY OF PINELLAS PARK

THIS DESCRIPTION AND SKETCH  
IS NOT VALID AND COMPLETE  
WITHOUT ALL 3 SHEETS

**THIS IS NOT A SURVEY**  
SHEET 3 OF 3

