



CITY OF PINELLAS PARK

Staff Report

Community Development Department
Planning & Development Services Division

I. APPLICATION DATA

- A. **Case Number:** Not applicable
- B. **Location:**
1. **Address:** Located at 6565 78th Avenue North
2. **Parcel Number:** A portion of 29-30-16-69876-200-2501
- C. **Request:** The City has interests in the right-of-way of the parcel and is requesting to have the piece of the parcel dedicated to the City.
- D. **Applicant:** Community Bible Baptist Church of St. Petersburg, Inc.
- E. **Agent:** Aaron Petersen, Construction Services Director
- F. **Legal Ad Text:** Not applicable
- G. **Public Hearings:**

Board of Adjustment Hearing Date: Not applicable

Planning and Zoning Commission Hearing Date: Not applicable

City Council Hearing Date(s): 8/08/2019
Deadline to send public hearing notices: Not applicable
Advertising deadline: Not applicable

II. BACKGROUND INFORMATION

- A. **Site Area:** 0.041 acres
- B. **Essential Services:**

1. **Staff Analysis:** The deed has been reviewed by all relevant departments and it would not cause any undue strain on City resources.

III. SUMMARY

A. Findings

Based on the information and analysis contained in this report, staff finds as follows: This is being deeded to the City as part of a new development adjacent to a right-of-way of insufficient width. Deeding it to the City will allow for the expansion of the right-of-way to meet current standards.

B. Staff Recommendation

Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **acceptance** of this warranty deed for right-of-way.

Planning & Development Services Director:

Community Development Administrator:

B/2 7/10/19
SW 7/10/19

IV. ACTION:

CITY COUNCIL – MOVE TO:

- 1: APPROVE
- 2: APPROVE WITH THE FOLLOWING CONDITIONS:
- 3: DENY

V. ATTACHMENTS:

Exhibit A: Application with Legal Description

Exhibit B: Aerial Map

Exhibit C: Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM Map

Exhibit F: Site Photographs

Exhibit G: Attorney Letter

THIS **WARRANTY DEED**, Made this ____ day of _____, A.D. 2019,

By **COMMUNITY BIBLE BAPTIST CHURCH OF ST. PETERSBURG, INC.**,
whose mailing address is 6565 78th Avenue North, Pinellas Park, FL 33781, hereinafter
called the Grantor,
and **THE CITY OF PINELLAS PARK, a Florida municipal corporation**,

whose mailing address is: 5141 78th Avenue North, Pinellas Park, FL 33781,

hereinafter called the Grantee, of the County of Pinellas in the State of Florida.

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of land in the County of Pinellas and State of Florida, to wit:

PARCEL NO. : A PORTION OF 29-30-16-69876-200-2501 as further described below and depicted in Exhibit A (sketch of proposed right-of-way Deed area), which is attached hereto and made a part hereof

LEGAL DESCRIPTION

(A 120.04' x 15' parcel of land dedicated for Right-of-Way)

PARENT PARCEL

(OFFICIAL RECORD BOOK 9039, PAGE 737)

THE EAST ½ OF FARM 25, PINELLAS FARMS, IN THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO PLAT BOOK 7, PAGES 4 AND 5, ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART;
LESS THE NORTH 30 FEET, AND THE EAST 30 FEET OF THE NORTH 510.93 FEET, AND ALSO LESS THE SOUTH 18 FEET THEREOF FOR ROAD RIGHTS-OF-WAY.

SUBJECT PARCEL

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE EAST ½ OF FARM 25, PINELLAS FARMS, IN THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF FARM 25, PINELLAS FARMS, IN THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE 00°33'48" WEST ALONG THE EAST LINE OF SAID FARM 25 FOR 18.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 78TH AVENUE NORTH WITH THE WEST RIGHT-OF-WAY LINE OF 65TH STREET NORTH AND THE POINT OF BEGINNING; THENCE NORTH 89°49'33" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 15.00 FEET; THENCE NORTH 00°33'48" WEST ALONG A LINE PARALLEL WITH SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE FOR 120.04 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 510.93 FEET SOUTH OF THE NORTH LINE OF SAID FARM 25; THENCE SOUTH 89°47'30" EAST ALONG SAID PARALLEL LINE FOR 15.00 FEET TO AN INTERSECTION WITH SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°33'48" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE FOR 120.03 FEET TO SAID POINT OF BEGINNING.

A PARCEL CONTAINING 0.041 ACRES M.O.L.

This property is not the Homestead Property of the Grantor, nor contiguous to Homestead Property of the Grantor, as such Homestead is defined by Florida Constitution.

Subject to easements and restrictions of record.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for the year 2019 and subsequent. ("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders as contest requires.)

("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders as contest requires.)

Signed, Sealed and Delivered in our Presence:

Carolyn L. Petry
(Wit. as to both) *Carolyn L. Petry*
PRINT NAME BELOW SIGNATURE

Nicole Worley
(Wit. as to both) *Nicole Worley*
PRINT NAME BELOW SIGNATURE

John W. Stancil
JOHN W. STANCIL, PRESIDENT OF COMMUNITY BIBLE
BAPTIST CHURCH OF ST. PETERSBURG, INC.

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 7/9, 2019, by
John Stancil, on behalf of whom the
instrument was executed. (Name of person acknowledging and title of position)

Paul Hayenga Notary Public signature



PAUL HAYENGA
Notary Public - State of Florida
Commission # GG 151280
My Comm. Expires Oct 15, 2021
Borded through the Notary Assn

Paul Hayenga (Name of Notary typed, printed or stamped)

(SEAL ABOVE)

Type of identification produced

The transfer of the above Property by Warranty deed from COMMUNITY BIBLE BAPTIST CHURCH OF ST. PETERSBURG, INC., to the CITY OF PINELLAS PARK, is hereby accepted by the CITY OF PINELLAS PARK, this _____ day of _____, 2019.

SANDRA L. BRADBURY, MAYOR

ATTENTION NOTARY: Although the information requested is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

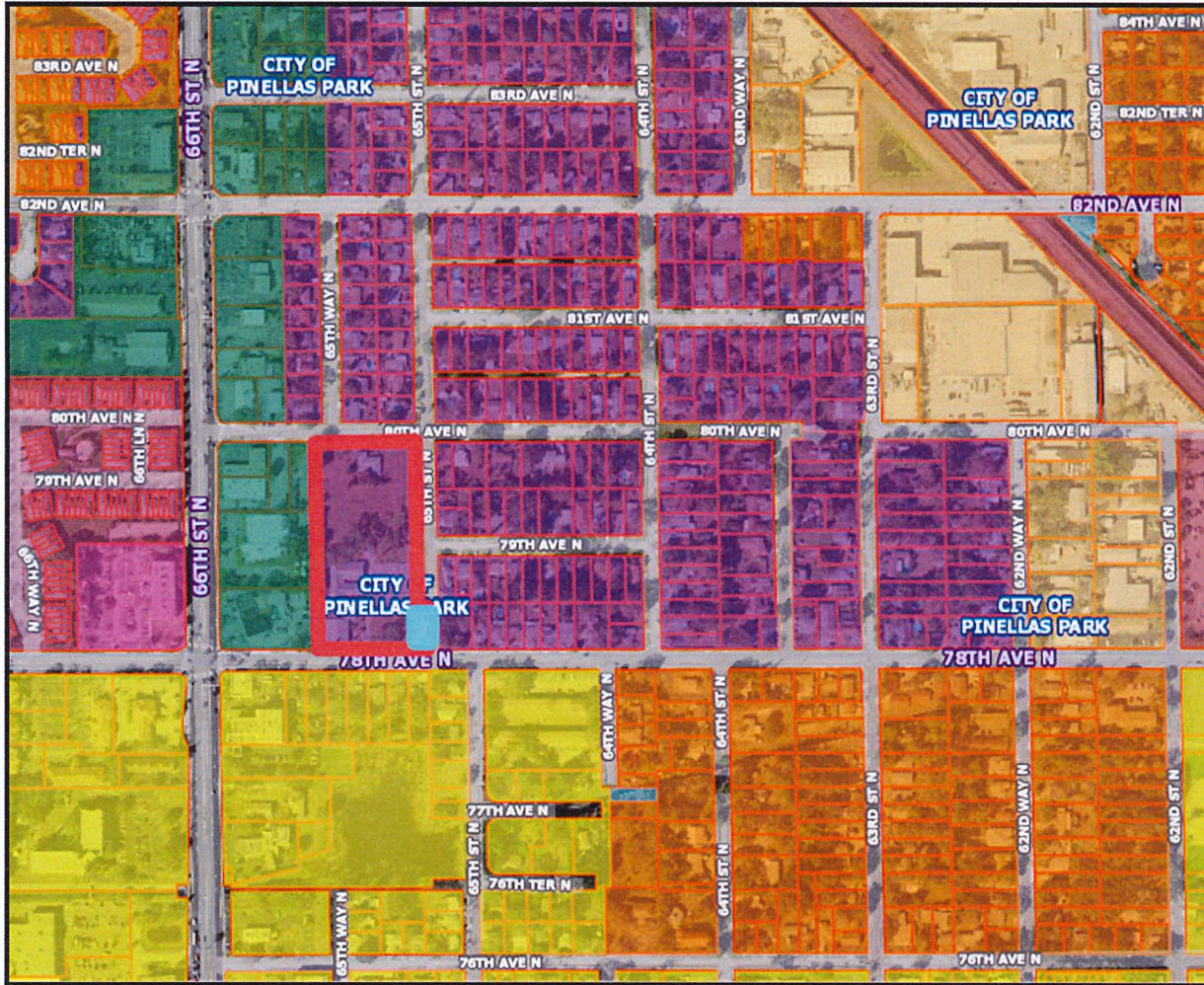
THIS CERTIFICATE MUST BE
ATTACHED TO THE
DOCUMENT DESCRIBED AT
RIGHT:

Title or Type of Document Warranty Deed
Number of Pages 3 Date of Document _____
Signers Other Than Named Above NONE

This Instrument was prepared by:
Please return this instrument to:

PLANNING & DEVELOPMENT SERVICES DIVISION
CITY OF PINELLAS PARK, 6051 78th Avenue N., Pinellas Park, FL 33781-1100

Land Use Map



478.9 0 239.46 478.9 Feet

1: 5,747

Notes:

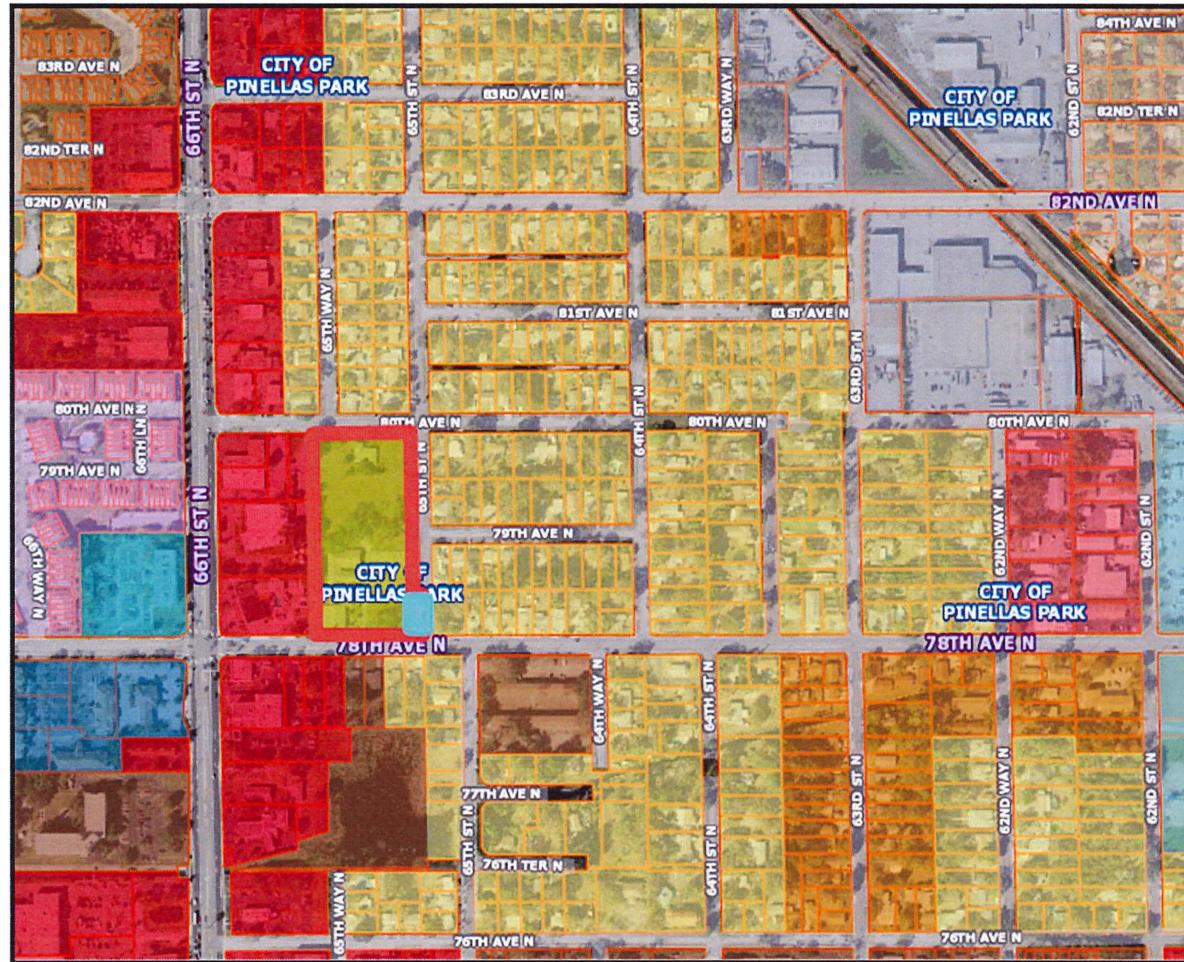


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Legend

- Centerlines
- Pinellas Park
- Land Use Borders
 - Commercial General - CG
 - Commercial General (Residential Medium) - R/M
 - Commercial Neighborhood - CN
 - Community Redevelopment District - CRD
 - Industrial General - IG
 - Industrial Limited - IL
 - Institutional - INS
 - Preservation - P
 - Residential/Office/Retail - R/O/R
 - Residential/Office General - R/O/G
 - Residential/Open Space - R/O/S
 - Residential Low - RL
 - Residential Low Medium - RLM
 - Residential Medium - RM
 - Residential Suburban - RS
 - Residential Urban - RU
 - Residential Urban (Commercial General) - R
 - Residential Urban (Residential Low) - RU/RL
 - Transportation/Utility - T/U
- Land Use Fill
 - Commercial General - CG
 - Commercial General (Residential Medium) - R/M
 - Commercial Neighborhood - CN
 - Commercial Recreation - CR
 - Community Redevelopment District - CRD
 - Industrial General - IG
 - Industrial Limited - IL
 - Institutional - INS
 - Preservation - P
 - Residential/Office/Retail - R/O/R
 - Residential/Office General - R/O/G
 - Recreation/Open Space - R/O/S
 - Residential Facilities High - RFH
 - Residential Low - RL
 - Residential Low Medium - RLM
 - Residential Medium - RM
 - Residential Suburban - RS

Zoning Map



478.9 0 239.46 478.9 Feet
1:5,747
WGS_1984_Web_Mercator_Auxiliary_Sphere

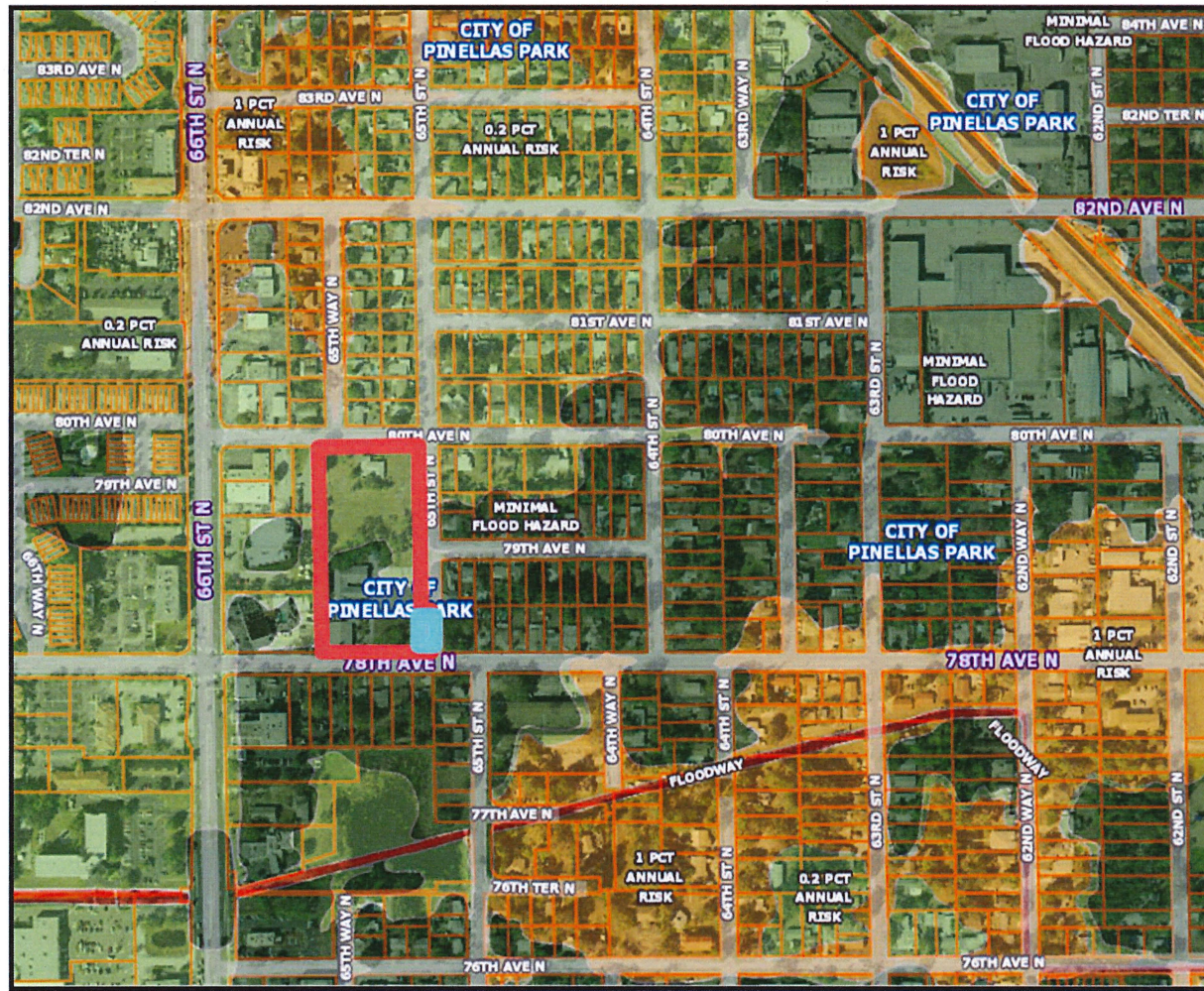


Notes:

Legend

- Centerlines
- Pinellas Park
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CP
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUD
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Open Space - O/S
- Public - P
- Preservation - PRES
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RPU
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2
- Town Center - TC
- Zoning Fill
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CP
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUD
- Light Industrial - M-1

FIRMS Map



Legend

- Centerlines
- Pinellas Park
- Floodplain Delineations
 - Minimal Flood Hazard
 - 500 Year Floodplain (0.2% Annual Risk)
 - 100 Year Floodplain (1% Annual Risk)
- Floodway
- Coastal High Hazard Area
- Parcel Lines

478.9 0 239.46 478.9 Feet

1:5,747



Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere

Exhibit "E"
FIRM Map

Exhibit "F"
Site Photographs



City of
PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100
PINELLAS PARK, FL 33780-1100

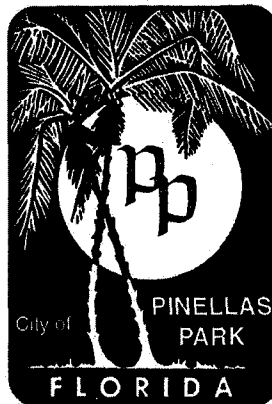


Exhibit G: Attorney Response -

FLORIDA

PHONE • (727) 369-0700
FAX • (727) 544-7448

Please Respond To:

James W. Denhardt, City Attorney
Lauren Christ Rubenstein, Assistant City Attorney
Denhardt and Rubenstein, Attorneys at Law
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

June 10, 2019

Ms. Shannon Coughlin
Economic Development Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #19-169
Warranty Deed for Community Bible Baptist Church ROW

Dear Ms. Coughlin:

I have received and reviewed the above-referenced Warranty Deed for the Community Bible Baptist Church right-of-way. Along with such Deed, I have received and reviewed the Partial Release of Mortgage and Assignment of Rents and Leases executed by the First Citrus Bank (the holder of a certain mortgage made and executed by Community Bible Baptist Church of St. Petersburg, Inc.).

I would approve of the Warranty Deed as to form and correctness.

Very truly yours,

for James W. Denhardt
City Attorney

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Patrick Murphy, Deputy City Manager
Susan Walker, Community Development Administrator
Benjamin Ziskal, Planning & Development Services Director

JWD/dh

19-169.06102019.LSC.Warranty Deed for Community Bible Baptist Church ROW.wpd



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