

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING THE LAND USE DESIGNATION OF RESIDENTIAL LOW MEDIUM (RLM) FOR CERTAIN LANDS GENERALLY LOCATED AT 6382 67<sup>TH</sup> LANE N. AND MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (AMARI SUMMERLIN, LUPA-1123-00002)

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**WHEREAS**, the City of Pinellas Park, Florida, finds that it is in the public's interest to amend the City's Land Use Plan Map and designate certain lands generally located at 6382 67<sup>th</sup> Lane N. and more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof as Residential Low Medium (RLM); and

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

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

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

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

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

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THREE:** That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

**SECTION FOUR:** That this Ordinance shall become effective immediately upon its final passage and adoption.

PUBLISHED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

FIRST READING \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PUBLIC HEARING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
Sandra L. Bradbury  
MAYOR

ATTEST:

\_\_\_\_\_  
Diane M. Corna, MMC  
CITY CLERK



# Exhibit "A"

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

SEC. 31, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA

LOT 30, BLOCK E  
CENTRAL PARK  
(PINELLAS PARK)

LOT 29, BLOCK E  
CENTRAL PARK  
(PINELLAS PARK)

LOT 28, BLOCK E  
CENTRAL PARK  
(PINELLAS PARK)

VACATED 16' ALLEY  
(OR 1501, PGS 194-198)

LOT 1, BLOCK E  
CENTRAL PARK  
(PINELLAS PARK)

LOT 2, BLOCK E  
CENTRAL PARK  
(UNINCORPORATED)

LOT 3, BLOCK E  
CENTRAL PARK  
(PINELLAS PARK)

67TH LANE N(F)  
PINE AVE(P)  
45' RIGHT-OF-WAY(P)

LOT 30, BLOCK D  
CENTRAL PARK  
(UNINCORPORATED)

LOT 29, BLOCK D  
CENTRAL PARK  
(UNINCORPORATED)

LOT 28, BLOCK D  
CENTRAL PARK  
(UNINCORPORATED)

**DESCRIPTION:**

LOT 2, BLOCK E, LESS THE EAST 7.5 FEET FOR ROAD RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 21262, PAGES 2618-2620, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING THERETO, CENTRAL PARK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

THE EAST 7.5 FEET OF LOT 2, BLOCK E, CENTRAL PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE 45 FOOT PLATTED ROAD RIGHT-OF-WAY LYING EAST OF AND ADJACENT TO THE EAST LINE SAID LOT 2.

THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2, BLOCK E, CENTRAL PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THE CENTERLINE OF THE 16 FOOT ALLEY LYING WEST OF AND ADJACENT TO SAID LOT 2; THENCE N00°00'00"W, ALONG SAID CENTERLINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2; THENCE N90°00'00"E, ALONG SAID NORTH LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, A DISTANCE OF 130.50 FEET TO A POINT ON THE CENTERLINE OF 67TH LANE NORTH (PINE AVE. PER PLAT OF CENTRAL PARK); THENCE S00°00'00"E, ALONG SAID CENTERLINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2; THENCE N90°00'00"W, ALONG SAID SOUTH LINE AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 130.50 FEET TO THE POINT OF BEGINNING.

**LEGEND**

(L) LEGAL DESCRIPTION  
(LB) LICENSED BUSINESS  
No. NUMBER  
OR OFFICIAL RECORD BOOK  
(P) PLAT BOOK 12, PAGE 87  
PB PLAT BOOK  
PG PAGE/PAGES  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
PSM PROFESSIONAL SURVEYOR  
& MAPPER  
R/W RIGHT-OF-WAY  
RNG. RANGE  
SEC. SECTION  
TWP. TOWNSHIP

LANDS ANNEXED BY THE CITY OF PINELLAS PARK

**NOTES:**

ALL OF THE ABOVE CONTAINING 5,220 SQUARE FEET (0.12 ACRE), MORE OR LESS.

- BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE SOUTH LINE OF LOT 2, BLOCK E, CENTRAL PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING AN ASSUMED BEARING OF N90°00'00"W.
- ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
- THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/30 OR SMALLER.

**DEUEL & ASSOCIATES**  
NO. 5874  
STATE OF FLORIDA  
DANA A. WYLLIE, PSM, LS 5874

565 S. UTH HERCULES AVENUE  
LEARWATER FL 33764  
PHONE 727 822 4151  
WWW.DEUEL-ENGINEERING.COM  
EPI COMPANY  
EPIFICATE OF AUTHORIZATION NUMBER 26320  
LICENSED BUSINESS NUMBER 8423

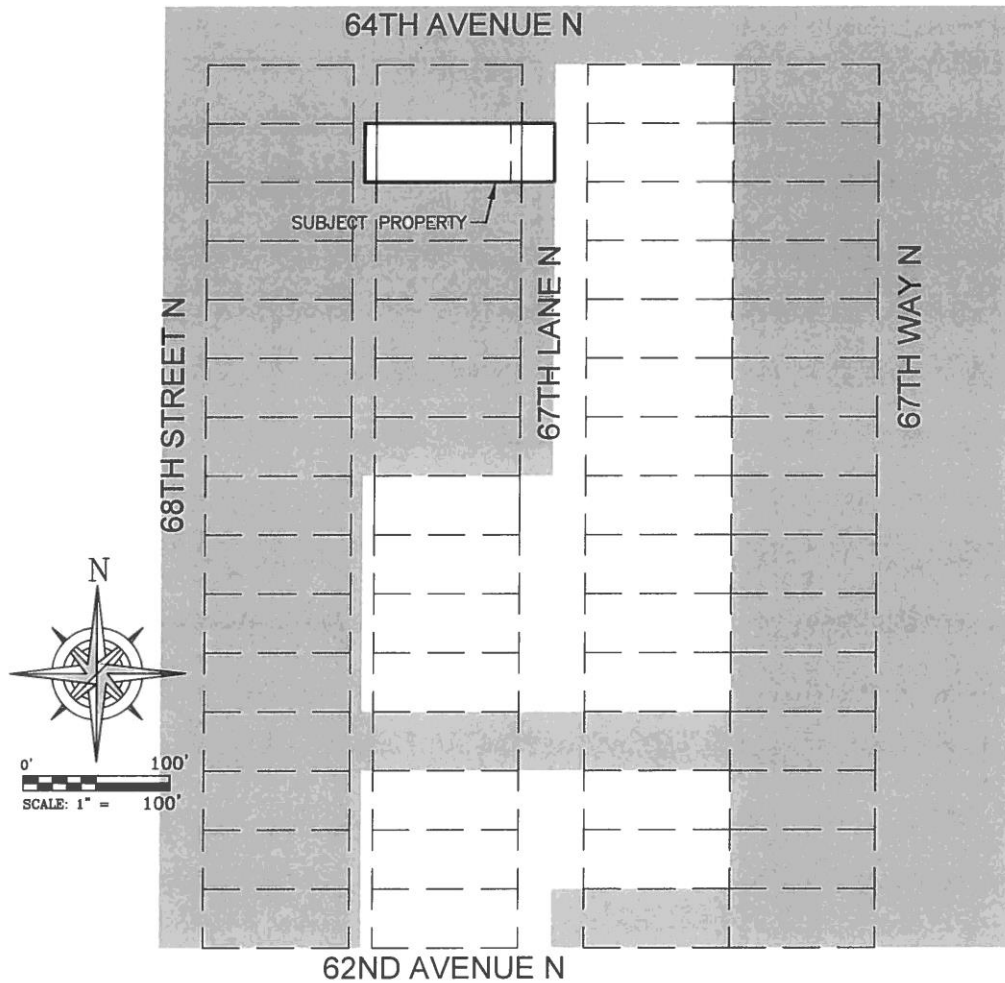
**SKETCH OF DESCRIPTION**  
6382 67TH LANE NORTH  
PINELLAS PARK

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

PROJECT NO.	SE22.124
DATE:	5/25/2022
DRAWN:	TBM
SCALE:	1" = 30'
SHEET NO.	1 OF 2

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

SEC. 31, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA



LANDS ANNEXED BY THE  
CITY OF PINELLAS PARK

**NOTES:**

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE SOUTH LINE OF LOT 2, BLOCK E, CENTRAL PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING AN ASSUMED BEARING OF N90°00'00"W.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

**DEUEL & ASSOCIATES**

A SEPI COMPANY

565 SOUTH HERCULES AVENUE  
CLEARWATER FL 33764  
PHONE 727.822.4151

WWW.DEUELENGINEERING.COM  
CERTIFICATE OF AUTHORIZATION NUMBER 26320  
LICENSED BUSINESS NUMBER 8423

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

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

**SKETCH OF DESCRIPTION  
6382 67TH LANE NORTH  
PINELLAS PARK**

PINELLAS COUNTY

FLORIDA

PROJECT NO.	SE22.124
DATE:	5/25/2022
DRAWN:	TBM
SCALE:	1" = 100'
SHEET NO.	2 OF 2

City of

# PINELLAS PARK

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



# FLORIDA

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

**Please Respond To:**

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

November 29, 2022

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

**RE: City Document #22-318**  
**Land Use Map Amendment Ordinance for LUPA-1123-00002**

Dear Mr. Reeves:

Our office has received and reviewed the above-mentioned Land Use Map Amendment Ordinance concerning the property located at 6382 67<sup>th</sup> Lane North. The property owner's name is incorrectly listed in the title of the Ordinance as "Amari Summerli" rather than "Amari Summerlin."

Once the above-mentioned correction has been made, our office would approve of the Land Use Map Amendment Ordinance as to form and correctness.

Very truly yours,

Lauren C. Rubenstein  
City Attorney

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

LCR/zr

22-318.11292022.LDR.Land Use Map Amend Ord 6382 67th Ln N.wpd



PRINTED ON RECYCLED PAPER

## I. APPLICATION DATA

A. **Case Number:** AX-2022-00001, LUPA-1123-00002

B. **Location:**

1. **Address:** 6382 67th Lane North
2. **Parcel Number:** 31-30-16-14598-005-0020

C. **Request:** Request for the Annexation of a parcel and adjacent right-of-way with associated Annexation Agreement and Future Land Use Map Amendment designating the parcel as Residential Low Medium (RLM) at 6382 67<sup>th</sup> Lane N.

D. **Applicant:** Amari Summerlin (Owners)

E. **PARC Meeting:** July 12, 2022

F. **Public Hearings:**

**Planning & Zoning Commission Hearing Date:** January 5, 2023  
**Advertising Date:** December 21, 2022

**City Council (1<sup>st</sup> Reading) Date:** February 9, 2023

**City Council (2<sup>nd</sup> Reading) Public Hearing Date:** February 23, 2023  
**Advertising Date:** February 8, 2023

## II. BACKGROUND INFORMATION

A. **Case Summary:** The recently constructed Habitat for Humanity home is adjacent to the existing Habitat for Humanity PUD. The property owner is requesting annexation into the City of Pinellas Park. The adjacent right-of-way on 67<sup>th</sup> Lane N. will be included in the annexation. There are no proposed changes to the property or its current use as a part of this request.

B. **Site Area:**

1. Parcel Area: 4,020 square feet / 0.09 acres
2. Annexation Area: 5,220 square feet / 0.12 acres

C. **Property History:**

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

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

**C. Existing Use:** Single-family residential

**D. Proposed Use:** Single-family residential

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

**F. Proposed Future Land Use:** Residential Low Medium – RLM

**G. Current Zoning District:** Residential Mobile/Manufactured Home District (RMH) (Pinellas County)

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

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

**J. Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	R-4 (City)	RLM (City)	Single Family Residential
<b>South</b>	R-4 (City)	RLM (City)	Single Family Residential
<b>East</b>	RMH (County)	RL (County)	Manufactured Home
<b>West</b>	R-4 (City)	RLM (City)	Single Family 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:**

**Primary Uses** – Residential

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

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

#### *POLICY LU.1.1.2*

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

#### *POLICY LU.1.3.1*

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

#### *POLICY PW 1.3.1*

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

#### *POLICY SW.1.3.1*

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

#### *OBJECTIVE ICE.1.8*

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

#### *POLICY ICE.1.8.1*

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

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

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

The proposed land use designation of RLM provides for a density that is consistent with the current County Future Land Use category. Additionally, the recently annexed adjacent properties have a Future Land Use designation of RLM. The proposed Future Land Use designation (RLM) has been found to be the most compatible with adjacent and surrounding land uses. Additionally, the subject property is located within the

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

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

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

*The "R-4" Duplex Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that is 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 includes 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. 18-1512.1. - 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).*

Table 18-1512.3: Authorized Land Uses in R-4 District

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

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

**(A) MINIMUM LOT REQUIREMENTS.**

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

**(B) MINIMUM YARD SETBACK REQUIREMENTS.**

1. *For lots platted prior to September 26, 1963 the following shall apply:*
  - (a) *Front Yard Setback: Twenty-five (25) feet.*
  - (b) *Secondary Front Yard Setback: Twelve (12) feet.*
  - (c) *Side Yard Setback: Five (5) feet.*
  - (d) *Rear Yard Setback: Twenty (20) feet.*
2. *For lots platted on or after September 26, 1963 the following shall apply:*
  - (a) *Front Yard Setback: Twenty-five (25) feet.*
  - (b) *Secondary Front Yard Setback: Twenty-five (25) feet.*
  - (c) *Side Yard Setback: Eight (8) feet.*
  - (d) *Rear Yard Setback: Twenty (20) feet.*
3. *For single-family detached development see "R-1" Single-family Residential District for yard regulations.*
4. *For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."*
5. *Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.*
6. *Refer to Section 18-1504.3(G)(2) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.*

**(C) MINIMUM LIVEABLE FLOOR AREA. (per dwelling unit)**

1. *Efficiency: Four hundred fifty (450) square feet.*
2. *One-bedroom: Five hundred fifty (550) square feet.*
3. *Two-bedroom: Six hundred fifty (650) square feet.*
4. *Three-bedroom: Eight hundred (800) square feet.*

**(D) MINIMUM BUILDING SEPARATION. See Section 18-1530.17, "Minimum Building Separation."**

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

**(F) MAXIMUM LOT COVERAGE. Residential Uses: Sixty (60) percent. Nonresidential Uses: Sixty-five (65) percent in RLM; seventy-five (75) percent in RM or CRD.**

**(G) FLOOR AREA RATIO.**

1. *Nonresidential Uses: Forty hundredths (0.40) when assigned RLM, RM or CRD land use.*



**3. Staff Analysis:**

The current zoning designation of the subject property within Pinellas County is Residential Manufactured Home (RMH), which is consistent with the City's "T-1" Manufactured Home Subdivision Zoning District. However, pursuant to Section 18-1515.1., it is the intent of the City to strictly limit further rezoning of land to T-1.

The subject property has a width of 40 feet and a depth of 108 feet, which is an existing nonconformity in the County. This nonconformity would persist regardless of the zoning applied to this property upon annexation. The proposed "R-4" Zoning District is appropriate based on density regulations. Additionally, single family (detached) dwellings are permitted in the "R-4" Zoning District.

Based on the above, with consideration that the adjacent properties are zoned R-4, staff finds the "R-4" Duplex Residential Zoning District to be the most appropriate and compatible zoning designation for the subject properties.

**IV. SUMMARY**

**A. Findings**

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


1. The subject property has no outstanding code enforcement violations with Pinellas County.
2. The subject property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.
3. The RLM Future Land Use designation has been determined the most appropriate for this property
4. The proposed annexation is consistent with the Land Development Code and the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

**B. Staff Recommendation**

Consistent with the above-identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case numbers AX-2022-00001 and LUPA-1123-00002.

  
Erica Lindquist, AICP, CFM  
Planning & Development Services Director

12/16/22  
Date

 for NC  
Nick A. Colonna, AICP  
Community Development Administrator

12/16/2022  
Date

**V. ACTION:**

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

**A. RECOMMEND APPROVAL**

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

- That AX-2022-00001 is approved by City Council.

**C. RECOMMEND DENIAL**

**VI. ATTACHMENTS:**

**Exhibit A: Application with Legal Description**

**Exhibit B: Aerial Map**

**Exhibit C: Land Use Map**

**Exhibit D: Zoning Map**

**Exhibit E: FIRM Map**

**Exhibit F: Site Photographs**

**CITY OF PINELLAS PARK**  
PLANNING AND DEVELOPMENT



**PETITION TO ANNEX APPLICATION**

To request annexation, a petition to annex must be filed.

**REQUIRED MATERIALS**

A petition to annex must contain the following items:

- Property Deed
- Affidavit of Ownership
- Property Survey
- Site Plan

**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.

Follow the link and input your information to get an estimate or visit the following website:

[https://forwardpinellas.org/truth-in-annexation/  
Truth in Annexation Worksheet \(pinellas.fl.us\)](https://forwardpinellas.org/truth-in-annexation/Truth%20in%20Annexation%20Worksheet%20(pinellas.fl.us))



PETITION TO ANNEX APPLICATION

PROPERTY INFORMATION

Street Address: 6382 67TH LN N

City: Pinellas Park Zip Code: 33781 State: FL

Parcel ID: 31-30-16-14598-005-0020

Intended Use of Property: Resident

PROPERTY OWNER INFORMATION

Owner Name(s): AMARI AYANNI-SHEILANNE SUMMERLIN

Street Address: 6382 67th Ln N

City: Pinellas Park Zip Code: 33781 State: FL

Phone Number: 727-768-9746 Email Address: Summerlin.Amari@yahoo.com

AUTHORIZED AGENT

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

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

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

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

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

ADDITIONAL INFORMATION

Why do you wish to annex? want a fence

**PETITION FOR ANNEXATION TO THE CITY OF PINELLAS PARK, FLORIDA**

**PARCEL: 31-30-16-14598-005-0020  
(LOCATED AT 6382 67<sup>th</sup> LN N)**

LOT 2, BLOCK E, LESS THE EAST 7.5 FEET FOR ROAD RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 21262, PAGES 2618-2620, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING THERETO, CENTRAL PARK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

THE EAST 7.5 FEET OF LOT 2, BLOCK E, CENTRAL PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE 45 FOOT PLATTED ROAD RIGHT-OF-WAY LYING EAST OF AND ADJACENT TO THE EAST LINE SAID LOT 2.

**ALL OF THE ABOVE CONTAINING 5,220 SQUARE FEET (0.12 ACRES), MORE OR LESS**

The names and addresses of the undersigned representing all of the legal owners of the above-described property are as follows:

**AMARI AYANNI SHEILANNE SUMMERLIN  
6382 67<sup>th</sup> LN N**



PETITION FOR ANNEXATION TO THE CITY OF PINELLAS PARK, FLORIDA

The undersigned, being the sole OWNER ("OWNER" is used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as the context requires) of the following described real property located within Pinellas County, Florida, hereby consents and agrees to the annexation of such property by the City of Pinellas Park, Florida, and further requests the City of Pinellas Park to forthwith undertake annexation proceedings to annex the said real property:

ARG

Witness (Signature)

ALEXIS R GARCIA

Witness Printed Name

Amari Summerlin

Owner (Signature)

Amari Summerlin

Owner Printed Name

State of

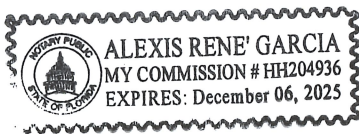
County of

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15<sup>TH</sup> day JUNE, 2022, by Amari Summerlin who is/are personally known to me or who has/have produced Driver's License as identification.

[Notary Seal]

Notary Signature

Alexis R. Garcia



ALEXIS R. GARCIA

Name Typed, Printed, or Stamped

My Commission Expires: 12/06/2025

Prepared by:  
Joni L. Holt, an employee of  
Investors Title & Settlement Services,  
413 S. MacDill Avenue  
Tampa, Florida 33609-3036

File Number: 2020-1274

## **Corporate Warranty Deed**

**This Indenture, made this 22nd day of January, 2021 A.D. Between Habitat for Humanity of Pinellas County, Inc. whose post office address is: 13355 49th Street N, Clearwater, Florida 33762 a corporation existing under the laws of the State of Florida, Grantor and Amari Ayanni Sheilanne Summerlin, an unmarried woman whose post office address is: 6382 67th Lane North, Pinellas Park, Florida 33781, Grantee:**

**Witnesseth,** that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

**Lot 2, Block E, LESS the East 7.5 feet for road right-of-way per Official Record Book 21262, Page 2618, together with the East 1/2 of the vacated alley lying West of and adjoining thereto, CENTRAL PARK, according to map or plat thereof as recorded in Plat Book 12, Page 87 of the Public Records of Pinellas County, Florida.**

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse services for or accommodations or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race, color or national origin with respect to the property. This covenant shall run with the land.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **31-30-16-14598-005-0020**

**And** the said Grantor does hereby fully warrant the title to said land, and will

I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board for more information about licensed contractors.

I am aware of, and consent to; an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: 6382 67<sup>th</sup> Ln N Pinellas Park FL, 33781

I agree to notify the City of Pinellas Park's Building Development Division, immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver's license or other type of verification acceptable to the local permitting agency is required when the permit is issued.

I, Amarj Apanni-Sheikine Summarin acknowledge that as an Owner/Builder, I am to actually physically, build, alter, or repair the One or Two family dwelling which I have had permitted in accordance with the stipulations listed above.

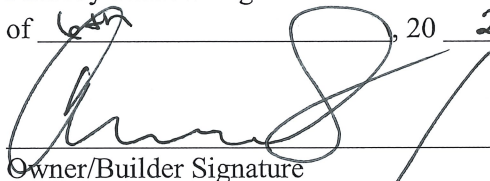
Property Owner Address: 6382 67<sup>th</sup> Ln N Pinellas Park FL, 33781

Permit Address: 6382 67<sup>th</sup> Ln N Pinellas Park FL, 33781

Cell - Telephone: 727-768-9746 Drivers License #: S564-001-94-721-0

Other Identification: \_\_\_\_\_

I hereby acknowledge that I have read and understand the above affidavit on this June 6/15/2022 day of June, 2022.

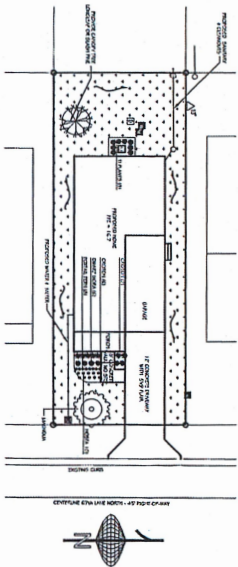
  
Owner/Builder Signature



HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES  
THREE BEDROOM NEW RESIDENCE  
6382 67th Lane North, Pinellas Park Florida

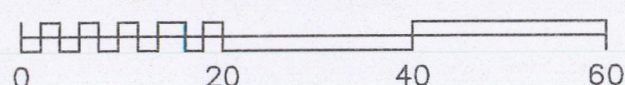
JUNE 2020

LANDSCAPE PLAN

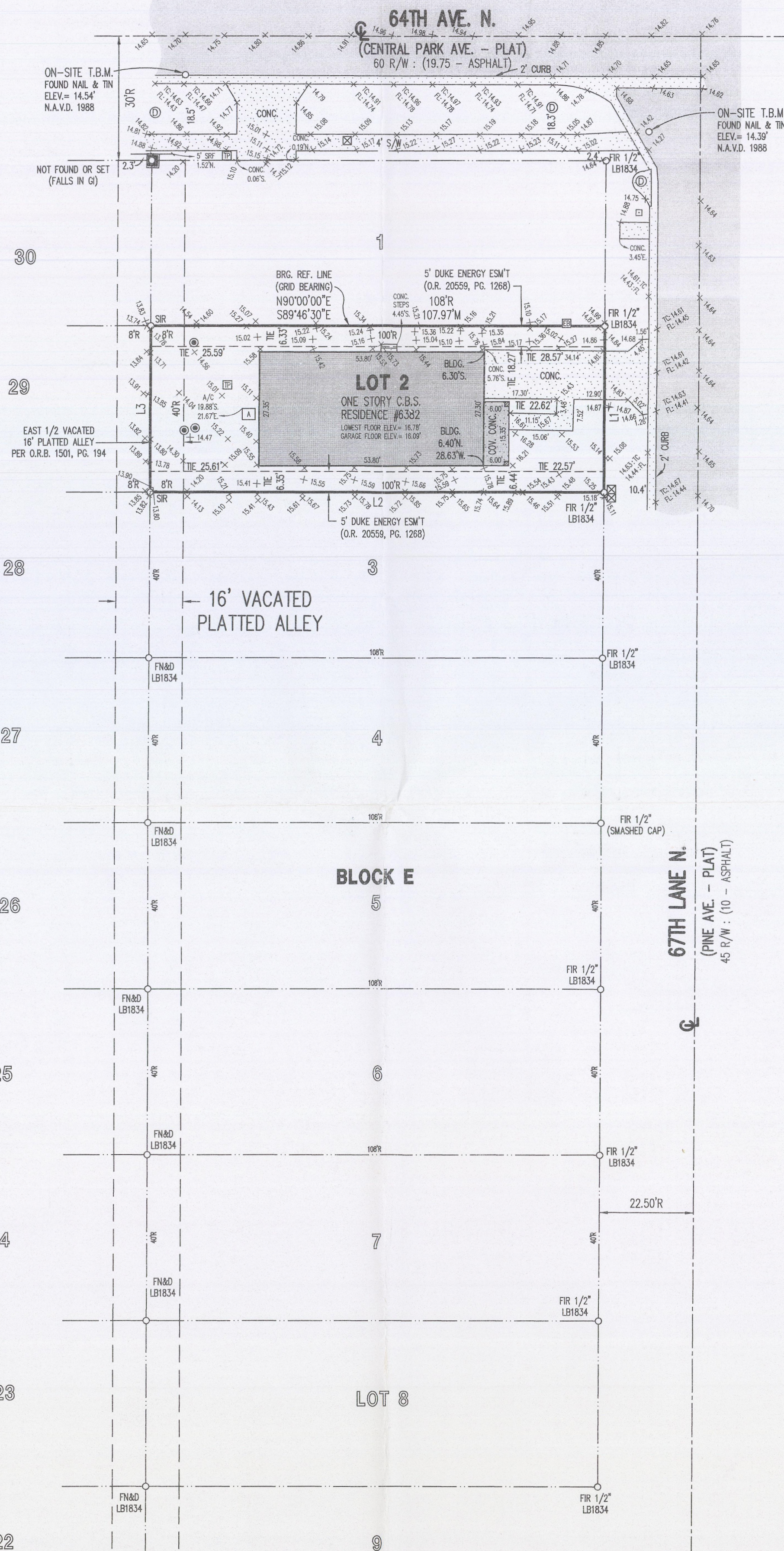


PLANT LIST		
Scientific Name Common Name	Qty.	Remarks
Canopy Tree - Live Oak, Longleaf or Slash Pine (Palmetto)	1	Min. 2" caliper 4' 6" height
Magnolia	1	Min. 2" caliper 4' 6" height
1" Plant	0	3 gal.
(Cordylone Fruticosa)	0	3 gal.
(Vernonia Spinescent)	0	3 gal.
Fractal Fern	0	3 gal.
(Crotone)	0	3 gal.
(Crotone)	0	3 gal. Red
Dracaena	0	3 gal.
(Hoya)	10	3 gal.
Peperomia nodosa Pilea Cissampelos	2,250 SF	
Grass and other plants and mulch area under trees	312 SF	





GRAPHIC SCALE  
1 inch = 20 feet



## LEGEND

- - 2.70' x 3.00' AIR CONDITIONER
- - COLUMN
- - ELECTRIC BOX
- + - ELEVATION
- - GRATE INLET
- - SEWER CLEAN OUT
- - SIGN
- ⊙ - STORM SEWER MANHOLE
- - TELCOM PEDESTAL
- ⊗ - WATER METER

LINE L1  
S00°00'00"E - 40'R  
S00°07'58"W - 40.02'M

LINE L2  
N90°00'00"W - 108'R  
N89°46'53"W - 108.01'M

LINE L3  
N00°00'00"E - 40'R  
N00°11'15"E - 40.03'M

## LEGAL DESCRIPTION

LOT 2, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 VACATED 16 FOOT ALLEY ADJACENT ON WEST PER OFFICIAL RECORDS BOOK 1501, PAGE 194.

## FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, COMMUNITY NUMBER 125139 (MAP NUMBER 12103C-0203-H), MAP DATED AUGUST 18, 2009.

## PREPARED FOR

AMARI SUMMERLIN; HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.; RAYMOND JAMES BANK; INVESTORS TITLE & SETTLEMENT SERVICES, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY

BOUNDARY SURVEY - SHEET 1 OF 2  
REVISED CERTIFICATIONS ON 1-20-2021 (200196C.DWG)

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp II, Florida Registered Land Surveyor No. 2512  
THIS SURVEY IS NOT COMPLETE OR VALID WITHOUT THE SURVEYOR'S REPORT (SHEET 2)

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George A. Shimp II & Associates, Inc.  
Anyone copying this document in any manner without the expressed consent of GEORGE A. SHIMP II & ASSOCIATES, INC. shall be prosecuted to the full extent of the law.  
DO NOT COPY OR REPRODUCE

JOB NUMBER: 200196C DATE SURVEYED: 10-16-2020  
DRAWING FILE: 200196C.DWG DATE DRAWN: 10-21-2020  
LAST REVISION: 20-2021 X REFERENCE: 180254

GEORGE A. SHIMP II  
AND ASSOCIATES, INCORPORATED  
LAND SURVEYORS LAND PLANNERS  
3301 DeSOTO BOULEVARD, SUITE D  
PALM HARBOR, FLORIDA 34683  
PHONE (727) 784-5496 FAX (727) 786-1256



# SURVEYOR'S REPORT

## SHEET 2 OF 2

### SURVEY ABBREVIATIONS

A = ARC LENGTH	D = DEED	LB = LAND SURVEYING BUSINESS	PK = PARKER KALON	SET N&D = SET NAIL AND DISK LB# 1834
A/C = AIR CONDITIONER	DOT = DEPARTMENT OF TRANSPORTATION	LFE = LOWEST FLOOR ELEV	PL = PROPERTY LINE	SIR = SET 1/2" IRON ROD LB# 1834
AF = ALUMINUM FENCE	DRNG = DRAINAGE	LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER	POB = POINT OF BEGINNING	SQ = SQUARE
ALUM = ALUMINUM	D/W = DRIVEWAY	LS = LAND SURVEYOR	POC = POINT OF COMMENCEMENT	SRF = SPLIT RAIL FENCE
ASPH = ASPHALT	EL OR ELEV = ELEVATION	M = MEASURED	POL = POINT ON LINE	SR = STATE ROAD
BFE = BASE FLOOD ELEVATION	EOP = EDGE OF PAVEMENT	MAS = MASONRY	PP = POWER POLE	STY = STORY
BLDG = BUILDING	EDW = EDGE OF WATER	MES = MITERED END SECTION	PRC = POINT OF REVERSE CURVATURE	SUB = SUBDIVISION
BLK = BLOCK	ESM'T = EASEMENT	MH = MANHOLE	PRM = PERMANENT REFERENCE MONUMENT	S/W = SIDEWALK
BM = BENCH MARK	FCM = FOUND CONCRETE MONUMENT	MHWL = MEAN HIGH WATER LINE	PROP = PROPERTY	TB = "T" BAR
BNDY = BOUNDARY	FES = FLARED END SECTION	MSL = MEAN SEA LEVEL	PSM = PROFESSIONAL SURVEYOR & MAPPER	TBM = TEMPORARY BENCH MARK
BRG = BEARING	FIP = FOUND IRON PIPE	N&B = NAIL AND BOTTLE CAP	PVCF = PVC FENCE	TC = TOP OF CURB
BWF = BARBED WIRE FENCE	FIR = FOUND IRON ROD	N&D = NAIL AND DISK	PVM'T = PAVEMENT	TOB = TOP OF BANK
C = CALCULATED	FL = FLOW LINE	N&T = NAIL AND TAB	RAD = RADIUS	TOS = TOE OF SLOPE
CB = CHORD BEARING	FLD = FIELD	NGVD = NATIONAL GEODETIC VERTICAL DATUM	R = RECORD	TRANS = TRANSFORMER
CBS = CONCRETE BLOCK STRUCTURE	FND = FOUND	NO = NUMBER	REF = REFERENCE	TWP = TOWNSHIP
CHD = CHORD	FOP = FOUND OPEN PIPE	O/A = OVERALL	RES = RESIDENCE	TYP = TYPICAL
CL = CENTERLINE	FPC = FLORIDA POWER CORP.	OHW = OVERHEAD WIRE(S)	RL = RADIAL LINE	UG = UNDERGROUND
CLF = CHAIN LINK FENCE	FPP = FOUND PINCHED PIPE	OR = OFFICIAL RECORDS	RLS = REGISTERED LAND SURVEYOR	UTIL = UTILITY
CLOS = CLOSURE	FRM = FRAME	O/S = OFFSET	RND = ROUND	WD = WOOD
COL = COLUMN	FZL = FLOOD ZONE LINE	P = PLAT	RNG = RANGE	WF = WOOD FENCE
CONC = CONCRETE	GAR = GARAGE	PB = PLAT BOOK	RRS = RAIL ROAD SPIKE	WFS = WOOD FRAME STRUCTURE
CR = COUNTY ROAD	G/E = GLASS ENCLOSURE	PC = POINT OF CURVE	R/W = RIGHT-OF-WAY	WIF = WROUGHT IRON FENCE
C/S = CONCRETE SLAB	HWF = HOG WIRE FENCE	PCC = POINT OF COMPOUND CURVE	SCM = SET CONCRETE MONUMENT	WIT = WITNESS
COR = CORNER	HWL = HIGH WATER LINE	PCP = PERMANENT CONTROL POINT	S/E = SCREENED ENCLOSURE	WRF = WIRE FENCE
COV = COVERED AREA	INV = INVERT	PG = PAGE	SEC = SECTION	WV = WATER VALVE

\*\*\* ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.  
\*\*\* OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

### GENERAL NOTES

- 1.) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE A. SHIMP II & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SIGNING SURVEYOR"), HEREINAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- 2.) UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESSED, WRITTEN CONSENT.
- 3.) THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 4.) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- 5.) THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- 6.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- 7.) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 8.) BASIS OF BEARINGS: MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.
- 9.) THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.
- 10.) THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- 11.) ALL BUILDING TIES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- 12.) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE PREDICATED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 13.) UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/OVERLAPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 14.) NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- 15.) BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- 16.) FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE EXAGGERATED FOR CLARITY AND OWNERSHIP IS NOT DETERMINED. THE TIES AT THE PROPERTY CORNERS OR AT SPECIFICALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES MEANDER AND ARE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE STAKED.
- 17.) THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18.) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- 19.) THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17, FLORIDA ADMINISTRATIVE CODE).
- 20.) THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- 21.) THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.
- 22.) UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 23.) TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT CHEST HEIGHT DIAMETER AND THE TREE LOCATION IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO DESIGN SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPPER, THEREFORE, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- 24.) THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFFIDAVIT. AN INCORRECT SURVEY AFFIDAVIT CAN INCREASE THE OWNER/BUYER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE AFFORDED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL. AN INCORRECT SURVEY AFFIDAVIT CAN BE THE RESULT OF CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHICH MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJACENT OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION OR TITLE COMPANY IN CONJUNCTION WITH A SURVEY AFFIDAVIT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.
- 25.) BENCH MARK: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AS ESTABLISHED FROM N.G.S. CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.) "WAUCHULA CORS ARP", "MAC DILL AFB 6 CORS ARP" AND "ZEPHYRHILLS CORS ARP" USING THE ONLINE POSITIONING USER SERVICE (O.P.U.S.) ON JUNE 19, 2018.



LB 1834

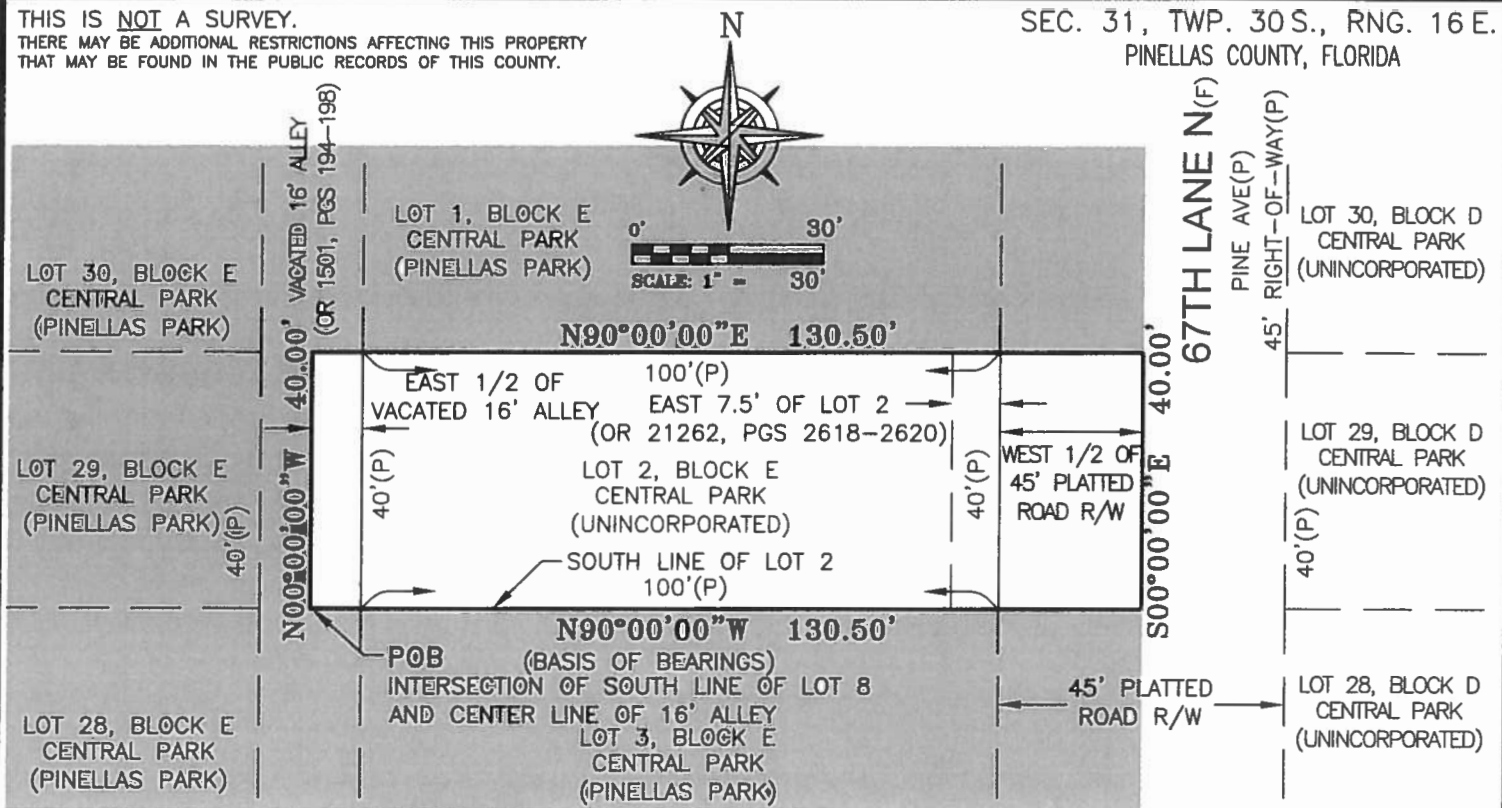
**GEORGE A. SHIMP II**  
**AND ASSOCIATES, INCORPORATED**  
LAND SURVEYORS LAND PLANNERS  
3301 DeSOTO BOULEVARD, SUITE D  
PALM HARBOR, FLORIDA 34683  
PHONE (727) 784-5496 FAX (727) 786-1256

  
GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

200196B  
JOB NUMBER

10-16-2020  
DATE SURVEYED





**DESCRIPTION:**

LOT 2, BLOCK E, LESS THE EAST 7.5 FEET FOR ROAD RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 21262, PAGES 2618-2620, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING THERETO, CENTRAL PARK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

THE EAST 7.5 FEET OF LOT 2, BLOCK E, CENTRAL PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE 45 FOOT PLATTED ROAD RIGHT-OF-WAY LYING EAST OF AND ADJACENT TO THE EAST LINE SAID LOT 2.

### LEGEND

(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
No.	NUMBER
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 12, PAGE 87
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2, BLOCK E, CENTRAL PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THE CENTERLINE OF THE 16 FOOT ALLEY LYING WEST OF AND ADJACENT TO SAID LOT 2; THENCE N00°00'00"W, ALONG SAID CENTERLINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2; THENCE N90°00'00"E, ALONG SAID NORTH LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, A DISTANCE OF 130.50 FEET TO A POINT ON THE CENTERLINE OF 67TH LANE NORTH (PINE AVE. PER PLAT OF CENTRAL PARK); THENCE S00°00'00"E, ALONG SAID CENTERLINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2; THENCE N90°00'00"W, ALONG SAID SOUTH LINE AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 130.50 FEET TO THE POINT OF BEGINNING.

LANDS ANNEXED BY THE  
CITY OF PINELLAS PARK

**NOTES:**

ALL OF THE ABOVE CONTAINING 5,220 SQUARE FEET (0.12 ACRE), MORE OR LESS.

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE SOUTH LINE OF LOT 2, BLOCK E, CENTRAL PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING AN ASSUMED BEARING OF N90°00'00"W.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/30 OR SMALLER.

DEUEL & ASSOCIATES  
5074 • A SEPI COMPANY

565 S UTH HERCULES AVENUE  
LEARWATER FL 33764  
PHONE 727 822 4151  
WWW.DEUELERNEN.COM  
CERTIFICATE OF AUTHORIZATION NUMBER 26320  
LICENSED BUSINESS NUMBER 423

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

SKETCH OF DESCRIPTION  
6382 67TH LANE NORTH  
PINELLAS PARK

PROJECT NO.	SE22.124
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DATE: 5/25/2022

DRAWN: TBM

SCALE: 1" = 30'

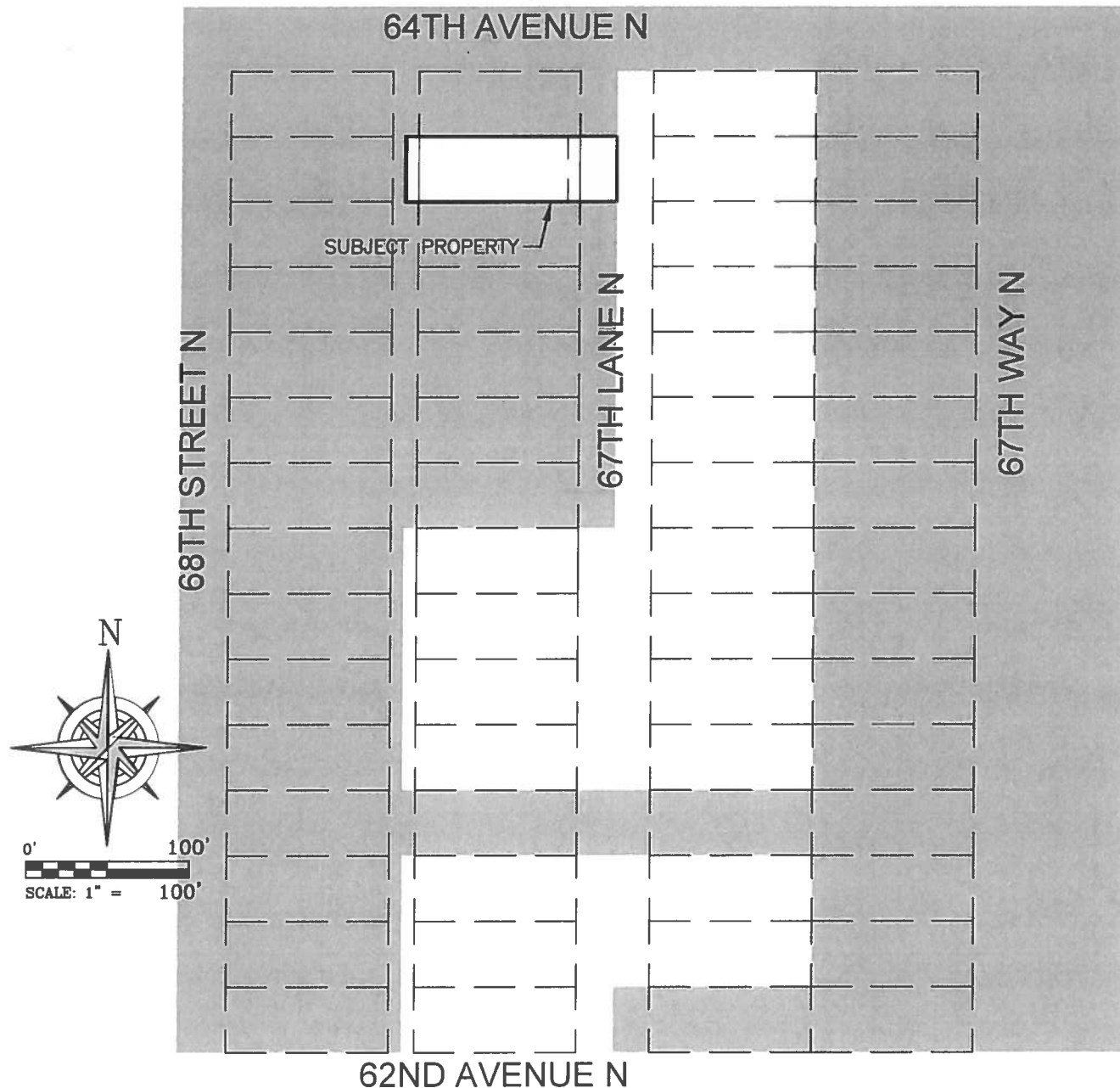
SHEET NO. 1 OF 2


PINELLAS COUNTY

FLORIDA

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

SEC. 31, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA



 LANDS ANNEXED BY THE  
CITY OF PINELLAS PARK

**NOTES:**

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE SOUTH LINE OF LOT 2, BLOCK E, CENTRAL PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING AN ASSUMED BEARING OF N90°00'00"W.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

**DEUEL & ASSOCIATES**

A SEPI COMPANY

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151

WWW.DEUELENGINEERING.COM

CERTIFICATE OF AUTHORIZATION NUMBER 26320  
LICENSED BUSINESS NUMBER 8423

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

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

**SKETCH OF DESCRIPTION  
6382 67TH LANE NORTH  
PINELLAS PARK**

PINELLAS COUNTY

FLORIDA

PROJECT NO.	SE22.124
DATE:	5/25/2022
DRAWN:	TBM
SCALE:	1" = 100'
SHEET NO.	2 OF 2

6382 67th Ln - Aerial Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Private Roads
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Rights of Way
- Holes
- Fairways
- Greens
- Course



Notes:



1: 564

47.0 0 23.51 47.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



# 6382 67th Ln - Future Land Use Map

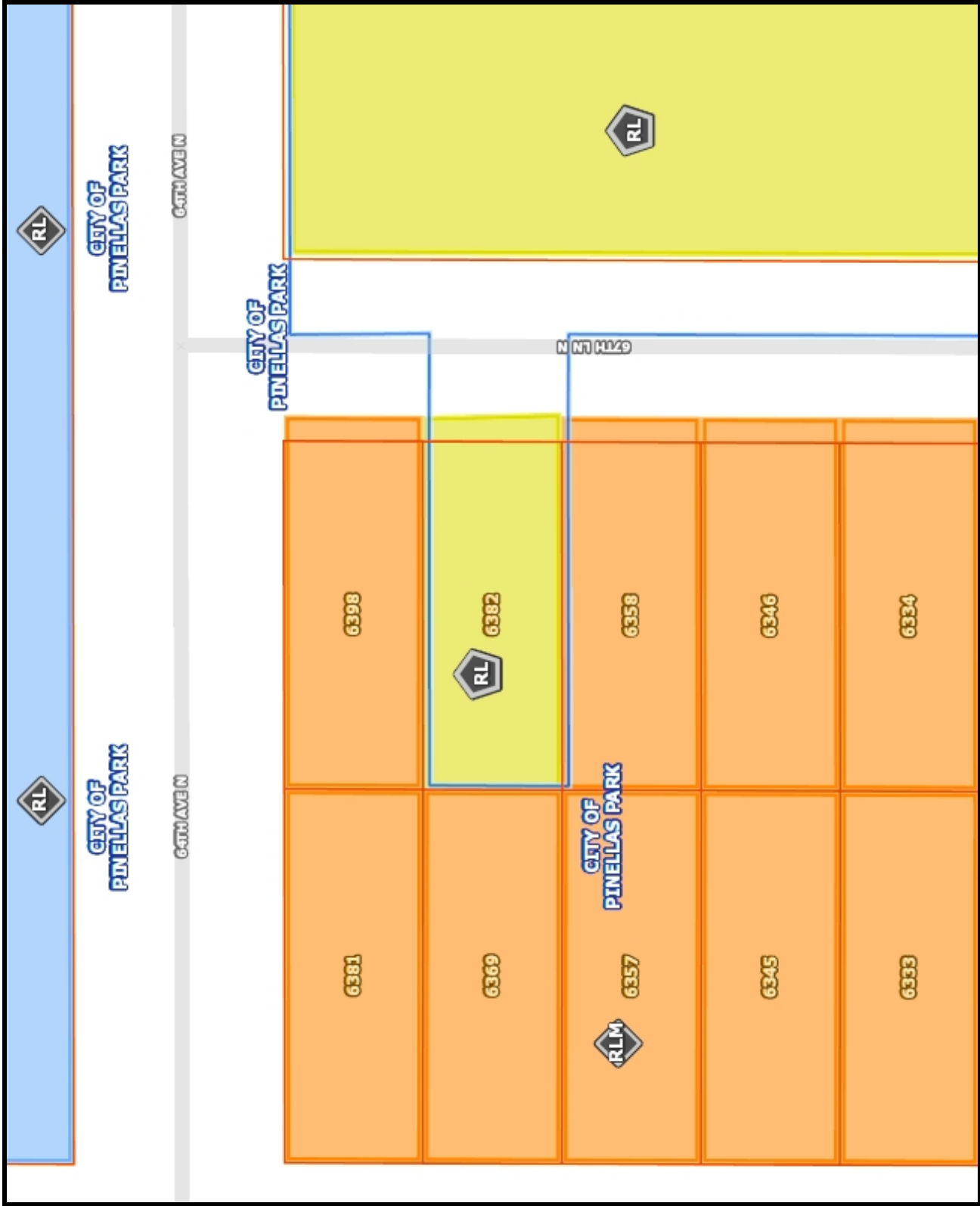
## Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Land Use Borders

- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Residential/Open Space - R/O/S
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - F
- Residential Urban (Residential Low) - RU/R
- Transportation/Utility - T/U

## Land Use Fill

- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Recreation/Open Space - R/O/S
- Residential Facilities High - RFH



Notes:



1: 564

47.0 0 23.51 47.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

## Legend



Notes:



WGS 1984 Web Mercator Auxiliary Sphere



6382 67th Ln - FEMA Digital FIRM

- Legend
- Master Address Points

Centerlines

Pinellas Park

Letter of Map Amendment

Cross Sections

Hydraulic Structures

Bridge

Culvert

Weir

Wing Wall

Base Flood Elevation

Letter of Map Revision

FIRM Panels

Flood Hazard Lines

LIMIT LINES

SFHA / FLOOD ZONE BOUNDARY

Flood Hazard Areas

<all other values>

1% Annual Chance Flood Hazard (A, AE, AI)

Combined Riverine and Coastal Floodplain

Coastal Floodplain (AE)

0.2% Annual Chance Flood Hazard in Cont Coastal Zone (X)

0.2% Annual Chance Flood Hazard (X)

0.2% Annual Chance Flood Hazard in Coas

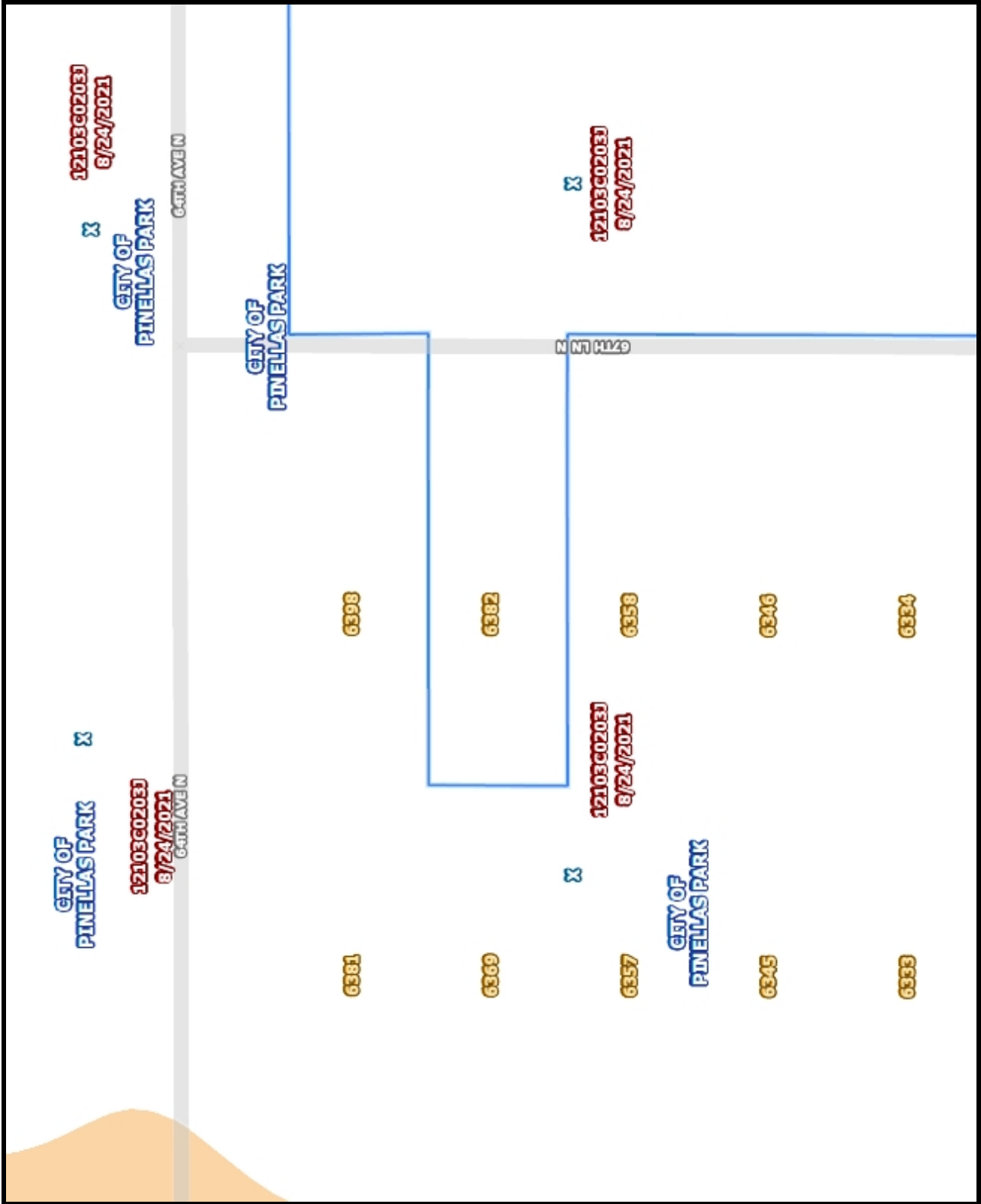
Area of Minimal Flood Hazard (X)

Riverine Floodway in Combined Riverine an (AE)

Floodway (AE)

Coastal High Hazard Area

Exhibit E: FIRM



Notes:



1: 564

47.0 0 23.51 47.0 Feet

