

ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2023, by and between the **CITY OF PINELLAS PARK, FLORIDA**, a municipal corporation, hereinafter referred to as “CITY” and Charles Spangler, hereinafter referred to as “OWNER” (*“OWNER” is used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires*). “CITY” and “OWNER” are hereinafter collectively referred to as the “Parties” hereto. This Agreement shall be deemed to be entered into, dated and effective upon its execution by the mayor and approved by the City Attorney of Pinellas Park, after City Council action approving of this Agreement.

WITNESSETH:

WHEREAS, the OWNER fully warrants that they are the fee simple OWNER of the real property described and depicted in Exhibit “A” attached hereto (hereinafter referred to as “Property”), which is presently located in an unincorporated area of Pinellas County; and

WHEREAS, the Parties have determined that annexation of the Property would be beneficial to both Parties, and the Property currently does meet the requirements for voluntary annexation into the CITY as required by Florida Statutes, Chapter 171; and

WHEREAS, the OWNER desires that the Property be annexed into the municipal boundaries of the CITY, and the CITY desires to annex the Property (Case No. AX-2023-00006).

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged by both Parties, it is hereby agreed by and between the Parties as follows:

1. All of the above recitals are incorporated herein and made a part hereof.
2. The OWNER shall forthwith execute and deliver to the CITY a Petition for Voluntary Annexation in accordance with Florida Statutes, Chapter 171. Further, the OWNER shall, when requested to do so by the CITY, perform all such actions as may be necessary to execute and complete the Voluntary Annexation by the CITY of the Property. The CITY shall, after the completion of such actions, commence the appropriate voluntary annexation proceedings.
3. Prior to annexation of the said Property by the CITY, the OWNER shall be permitted to commence and/or to proceed with the development of the said Property in strict accordance with the legal requirements of Pinellas County, Florida. However, upon annexation, all further or

continuing development of the said Property (regardless of when the same is commenced) shall strictly comply with all applicable CITY ordinances, resolutions, and codes, including site plan review procedures for each individual structure. Nothing herein shall be construed to excuse or release OWNER from compliance with the applicable laws, rules, and regulations of any other governmental entities, including but not limited to legal requirements for obtaining environmental permits.

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

5. Nothing in this Agreement or otherwise shall be construed as requiring the CITY to construct or install any water or sanitary sewer lines or other improvements of any kind upon the above-referenced Property.

The following constitute miscellaneous provisions herein:

1. The OWNER further acknowledges that this Agreement shall be recorded in the Public Records of Pinellas County, Florida, and shall constitute a covenant running with the Property.

2. This Agreement shall be binding upon the Parties, their successors, assigns, and legal representatives; provided, however, that nothing herein shall be construed to prevent the sale or other transfer of the Property by OWNER or any of its successors in title subject to the provisions hereof.

3. This document embodies the whole agreement of the Parties. There are no promises, terms, conditions, or allegations by either Party other than those contained herein; and this document shall supersede all previous communications, representations, and/or agreements, whether written or verbal between the Parties hereto. This Agreement may be modified only in writing executed by the Parties and/or their successors in title, as the case may be modified only in writing executed by the Parties and-or their successors in title, as the case may be.

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

CITY OF PINELLAS PARK, FLORIDA:

Sandra L. Bradbury, Mayor

ATTEST:

Diane M. Corna, MMC, City Clerk

Owner Printed Name

Owner Signature

Owner 2 Printed Name

Owner 2 Signature

Witness Printed Name

Witness Signature

NOTARY

State of _____, County of _____

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

online notarization, this _____ day _____, 2023, by _____

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

as identification.

[Notary Seal]

Notary Signature

Name typed, printed, or stamped

My Commission Expires: _____

APPROVED AS TO FORM AND CORRECTNESS:

City Attorney, Pinellas Park, FL

Exhibit "A"

LEGAL DESCRIPTION:

LOT 16, COUNTRY HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 16 AND RUN THENCE N.32°40'54"W. ALONG THE WESTERLY LINE OF SAID LOT 16 A DISTANCE OF 127.90 FEET; THENCE RUN S.89°40'54"E. ALONG THE NORTH LINE OF SAID LOT 16 A DISTANCE OF 129.96 FEET; THENCE RUN S.00°19'06"W. ALONG THE EAST LINE OF SAID LOT 16 A DISTANCE OF 117.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 106TH TERRACE NORTH (RIGHT-OF-WAY WIDTH VARIES), SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.31 FEET, HAVING A CHORD BEARING OF N.79°49'54"W. AND A CHORD DISTANCE OF 61.21 FEET TO THE AFORESAID SOUTHWEST CORNER OF LOT 16 AND THE POINT OF BEGINNING.

CONTAINING 10015 SQUARE FEET OR 0.229 ACRES MORE OR LESS.



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

Please Respond To:

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

April 27, 2023

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

RE: City Document #23-083
Annexation Agreement AX-2023-00006, 5967 106th Terrace

Dear Mr. Reeves:

Our office has received and reviewed the above-referenced Annexation Agreement. Assuming the legal description contained in Exhibit A is correct, our office would approve of the Agreement as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
City Attorney

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

LCR/dh

23-083.04272023.LDR.Annex Agmt AX-2023-00006 5967 106th Terr.wpd

I. APPLICATION DATA

A. **Case Number:** AX-2023-00006, LUPA-0123-00009

B. **Location:**

1. **Address:** 5967 106th Terrace N.
2. **Parcel Number:** 17-30-16-18623-000-0160

C. **Request:** Request for the Annexation of a parcel located at 5967 106th Terrace N. with associated Annexation Agreement and Future Land Use Map Amendment designating the parcel as Residential Low (RL).

D. **Applicant:** Charles Spangler (Owner)

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

F. **Public Hearings:**

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

City Council (1st Reading) Date: May 11, 2023

City Council (2nd Reading) Public Hearing Date: May 25, 2023
Advertising Date: May 10, 2023

II. BACKGROUND INFORMATION

A. **Case Summary:** The subject property was developed in 1988 and is located in the Country Haven development. The property owners are requesting annexation into the City of Pinellas Park. There are no proposed changes to the property or its current use as a part of this request.

B. **Site Area:**

1. Parcel Area: 10,015 square feet / 0.23 acres
2. Annexation Area: 10,015 square feet / 0.23 acres

C. **Property History:**

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

- D. **Existing Use:** Single-Family Residential
- E. **Proposed Use:** Single-Family Residential
- F. **Current Future Land Use:** Residential Low (RL) (Pinellas County)
- G. **Proposed Future Land Use:** Residential Low (RL)
- H. **Current Zoning District:** Single-Family Residential District (R-1) (Pinellas County)
- I. **Proposed Zoning District:** Single-Family Residential (R-3)
- J. **Flood Zone:** The property is located in Flood Zone X, which is a low-risk flood zone.
- K. **Evacuation Zone:** The subject property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.
- L. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	R-3	RL	Single-Family Home
South	R-3	RL	Single-Family Home
East	R-3	RL	Single-Family Home
West	R-3	RL	Single-Family Home

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

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

2. Key Standards:

Primary Uses – Residential

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

3. Relevant Policies:

POLICY LU.1.1.2

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

POLICY LU.1.3.1

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

POLICY PW 1.3.1

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

POLICY SW.1.3.1

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

OBJECTIVE ICE.1.8

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

POLICY ICE.1.8.1

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

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

4. Staff Analysis:

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

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

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

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

2. Key Standards:

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

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

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

Sec. 18-1511.1. - STATEMENT OF INTENT.

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

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

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

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

(A) MINIMUM LOT REQUIREMENTS.

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

(B) MINIMUM YARD SETBACK REQUIREMENTS.

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

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

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

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

(F) FLOOR AREA RATIO.

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

3. Staff Analysis:

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

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

IV. SUMMARY

A. Findings

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

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

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

B. Staff Recommendation

Consistent with the above-identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case numbers AX-2023-00006 and LUPA-0123-00009.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

3/14/2023
Date



Nick A. Colonna, AICP
Community Development Administrator

3/14/23
Date

V. ACTION:

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

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

- That AX-2023-00006 is approved by City Council.

C. RECOMMEND DENIAL

VI. ATTACHMENTS:

Exhibit A: Application with Legal Description

Exhibit B: Aerial Map

Exhibit C: Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM Map

Exhibit F: Site Photographs



ADDENDUM

Case Number: AX-2023-00006

V. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

... of a request for approval of an Annexation Agreement associated with the Annexation of a parcel located at 5967 106th Ter N.

CITY OF PINELLAS PARK
PLANNING AND DEVELOPMENT

ANNEX APPLICATION

PROPERTY INFORMATION

Street Address: 5967 106th Terr. N.
 City: PINELLAS PARK Zip Code: 33782 State: FLORIDA

Parcel ID: #116

Intended Use of Property: FAMILY DWELLING

PROPERTY OWNER INFORMATION

Owner Name(s): CHARLES R. SPANGLER

Street Address: 5967 106th Terr. N.

City: PINELLAS PARK Zip Code: 33782 State: FL

Phone Number: (727) 641-3320 Email Address: CRSSPANGLER@CopperNet

AUTHORIZED AGENT (OPTIONAL)

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

Authorized Agent Name(s): _____

Street Address: _____

City: _____ Zip Code: _____ State: _____

Phone Number: _____ Email Address: _____

ADDITIONAL INFORMATION

Why do you wish to annex? CITY + HOA

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Charles R. Spangler

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:

5967 106th Terrace N. Pinellas Park Fl. 33782

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

Single Family Home - 3BR 2B 1840 Square Ft

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):

To Annex Property To City of Pinellas Park, FL

3. That the undersigned (has / have) appointed and (does / do) appoint Charles R. Spangler 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.

Charles R. Spangler
SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



DARBY E. BRYANT
Notary Public
State of Florida
Comm# HH322540
Expires 10/17/2026

(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 20 day
of January, 2023.

By CHARLES R. SPANGLER
(name of person acknowledging and title of position)

_____, who is

personally known to me or who has produced

Drivers License as identification and who ☒ DID / DID NOT
(Type of identification)
take an oath.

Notary Public, Commission No. HH322540

DARBY E. BRYANT
(Name of Notary- typed, printed or stamped)

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2005443483 11/04/2005 at 06:54 AM
OFF REC BK: 14720 PG: 1138-1139
DocType: DEED RECORDING: \$18.50
D DOC STAMP: \$0.70

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Philip A. McLeod, Esq.
540 Fourth Street North
St. Petersburg, Florida 33701

Parcel No.: 17/30/16/18623/000/0160

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, Executed this 19th day of October, 2005 by JANE M. SPANGLER, a single woman, first party, to CHARLES R. SPANGLER, a single man, whose address is 5967 106th Terrace North, Pinellas Park, Florida 33782, second party:

WITNESSES, That said first party, for and in consideration of the sum of TEN Dollars (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida, to-wit:

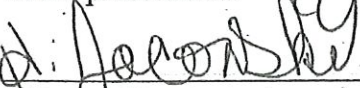
Lot 16, COUNTRY HAVEN, according to plat thereof recorded in Plat Book 97, page 42, Public Records of Pinellas County, Florida.

THIS DEED IS MADE PURSUANT TO A MARITAL SETTLEMENT AGREEMENT DATED July 8, 2005.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

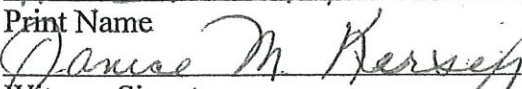
Signed, sealed and delivered
in the presence of:



Witness Signature

H. Jaconski

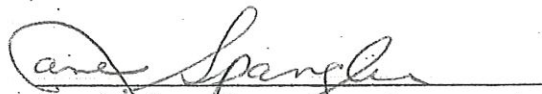
Print Name



Witness Signature

JANICE M. KERSEY

Print Name



Jane M. Spangler

STATE OF FLORIDA)
) ss:
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by Jane M. Spangler, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

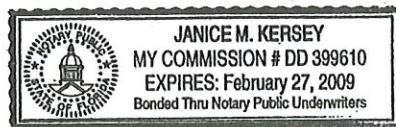
Sign:

Print:

Janice M. Kersey

State of Florida at Large

My Commission Expires:



SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST

DESCRIPTION AND SKETCH

SUBJECT TAX PARCEL ID: 17-30-16-18623-000-0160
#5967 106TH TERRACE NORTH, PINELLAS PARK, FL 33782
OFFICIAL RECORDS BOOK 14720, PAGES 1138-1139

LEGAL DESCRIPTION:

LOT 16, COUNTRY HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 16 AND RUN THENCE N.32°40'54"W. ALONG THE WESTERLY LINE OF SAID LOT 16 A DISTANCE OF 127.90 FEET; THENCE RUN S.89°40'54"E. ALONG THE NORTH LINE OF SAID LOT 16 A DISTANCE OF 129.96 FEET; THENCE RUN S.00°19'06"W. ALONG THE EAST LINE OF SAID LOT 16 A DISTANCE OF 117.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 106TH TERRACE NORTH (RIGHT-OF-WAY WIDTH VARIES), SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.31 FEET, HAVING A CHORD BEARING OF N.79°49'54"W. AND A CHORD DISTANCE OF 61.21 FEET TO THE AFORESAID SOUTHWEST CORNER OF LOT 16 AND THE POINT OF BEGINNING.

CONTAINING 10015 SQUARE FEET OR 0.229 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

PREPARED: 1/25/23

FOR: CITY OF PINELLAS PARK

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: 2301-55
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meet the requirements of Chapter 33-17, Florida Administrative Code.

JOHN O. BRENDLA
Florida Surveyors Registration No. 4601
Certificate of Authorization No. 760

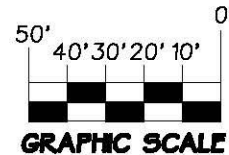
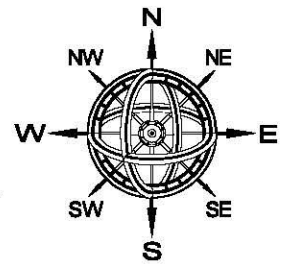
Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 3

SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

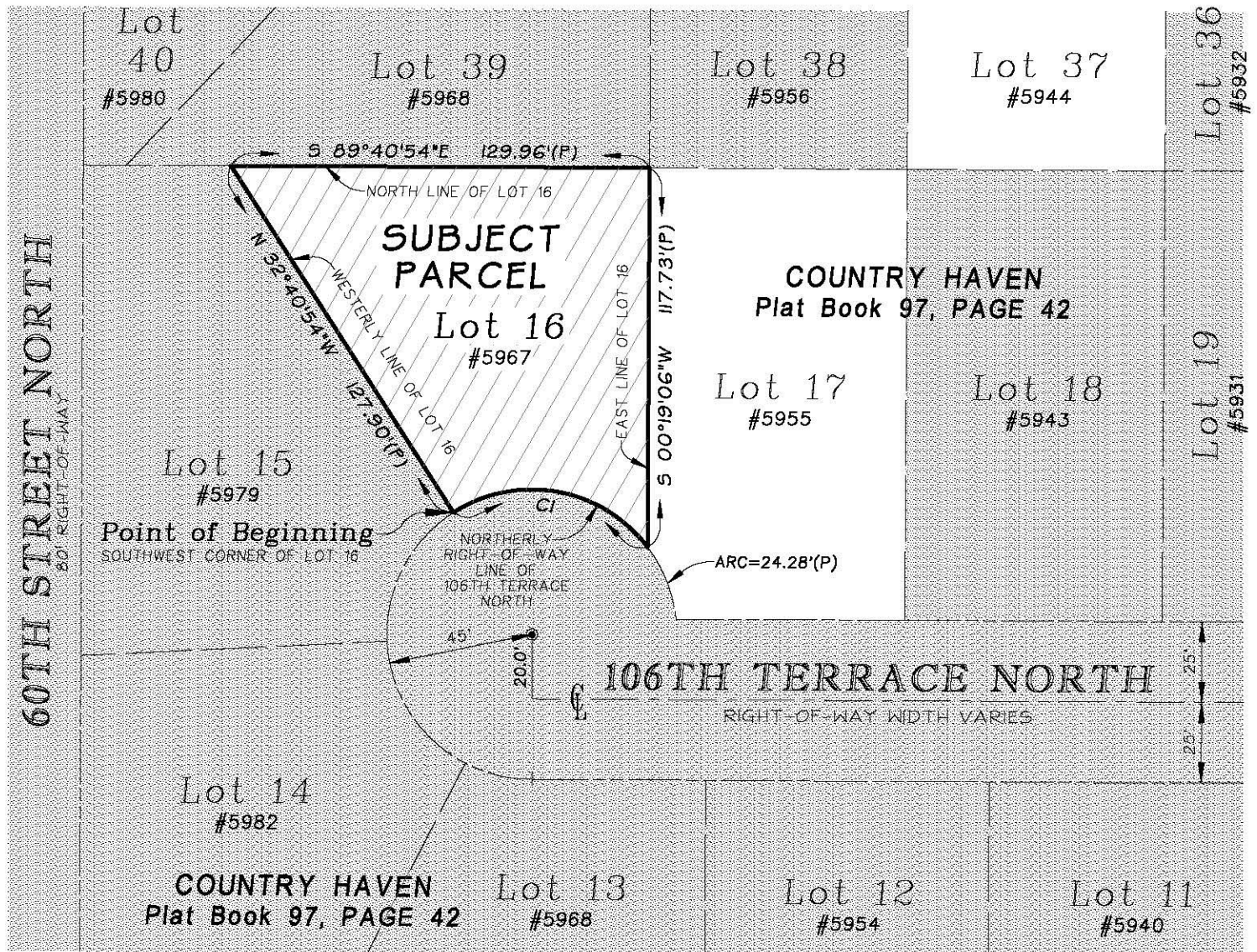
SUBJECT TAX PARCEL ID: 17-30-16-18623-000-0160
 #5967 106TH TERRACE NORTH, PINELLAS PARK, FL 33782
 OFFICIAL RECORDS BOOK 14720, PAGES 1138-1139



NORTH BASIS:
 RECORD PLAT
 SCALE: 1" = 50'

PLATTED CURVE DATA

CURVE	Radius	Delta Angle	Arc	Chord	Chord Bearing
CI	45.00'	85°41'26"	67.31'	61.21'	N 79°49'54"W



ABBREVIATIONS:

CL = CENTERLINE
 (P) = PLAT

PREPARED: 1/25/23

THIS IS NOT A SURVEY

Basis of Bearings:
 NORTH RIGHT-OF-WAY LINE OF 106TH TERRACE NORTH
 AS BEING N.89°40'54"W., PER PLAT.

FOR: CITY OF PINELLAS PARK

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 4015 82nd Avenue North
 Pinellas Park, Florida 33781
 phone (727) 576-7546 ~ fax (727) 577-9932

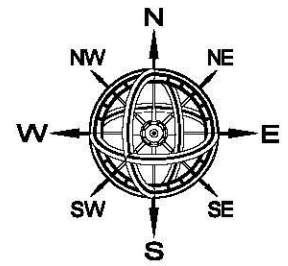
SHEET 2 OF 3

Job: 2301-55
 Drawn: DS

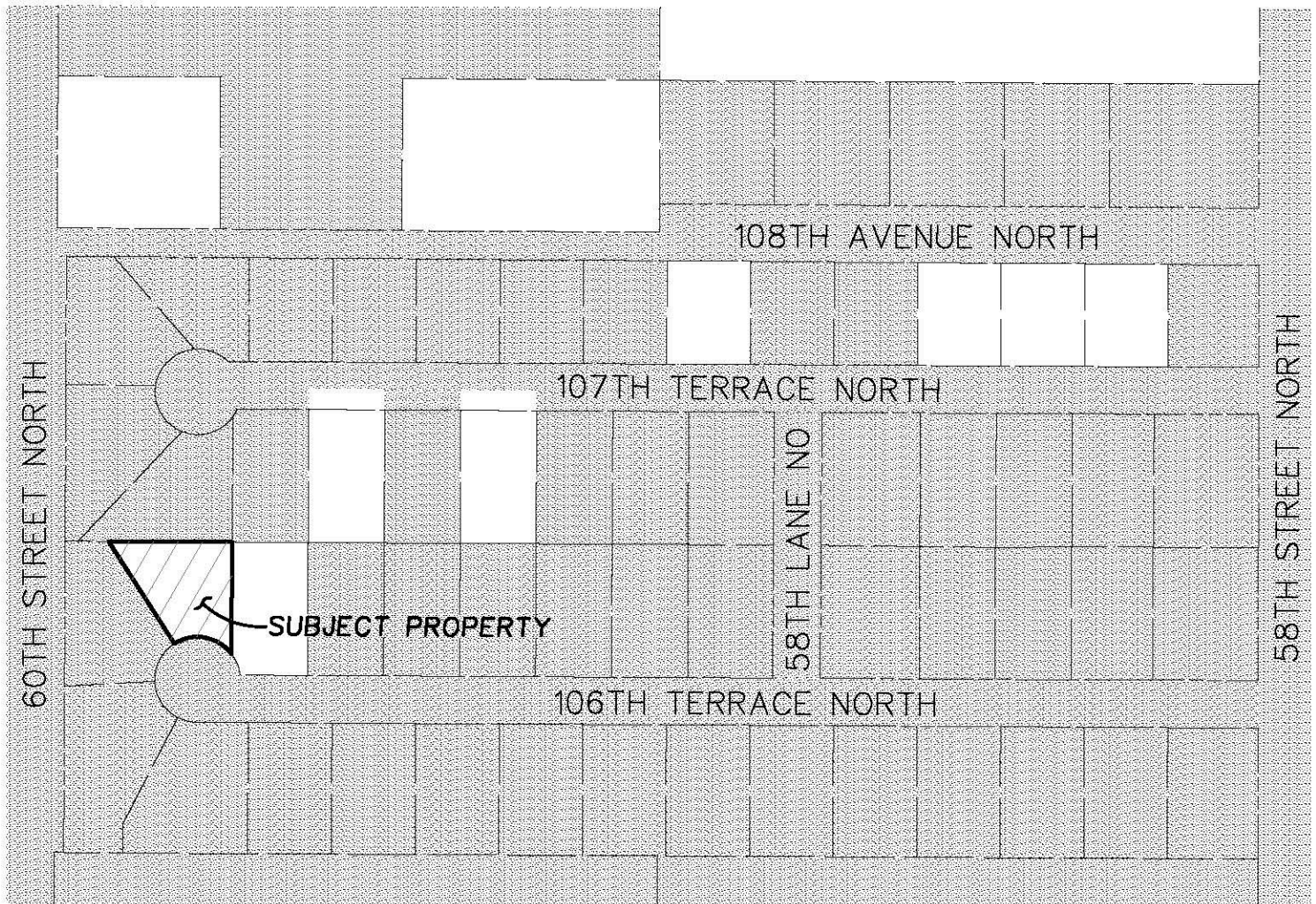
SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 17-30-16-18623-000-0160
#5967 106TH TERRACE NORTH, PINELLAS PARK, FL 33782
OFFICIAL RECORDS BOOK 14720, PAGES 1138-1139



NOT TO SCALE



PREPARED: 1/25/23

THIS IS NOT A SURVEY

 LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

Job: 2301-55
Drawn: DS

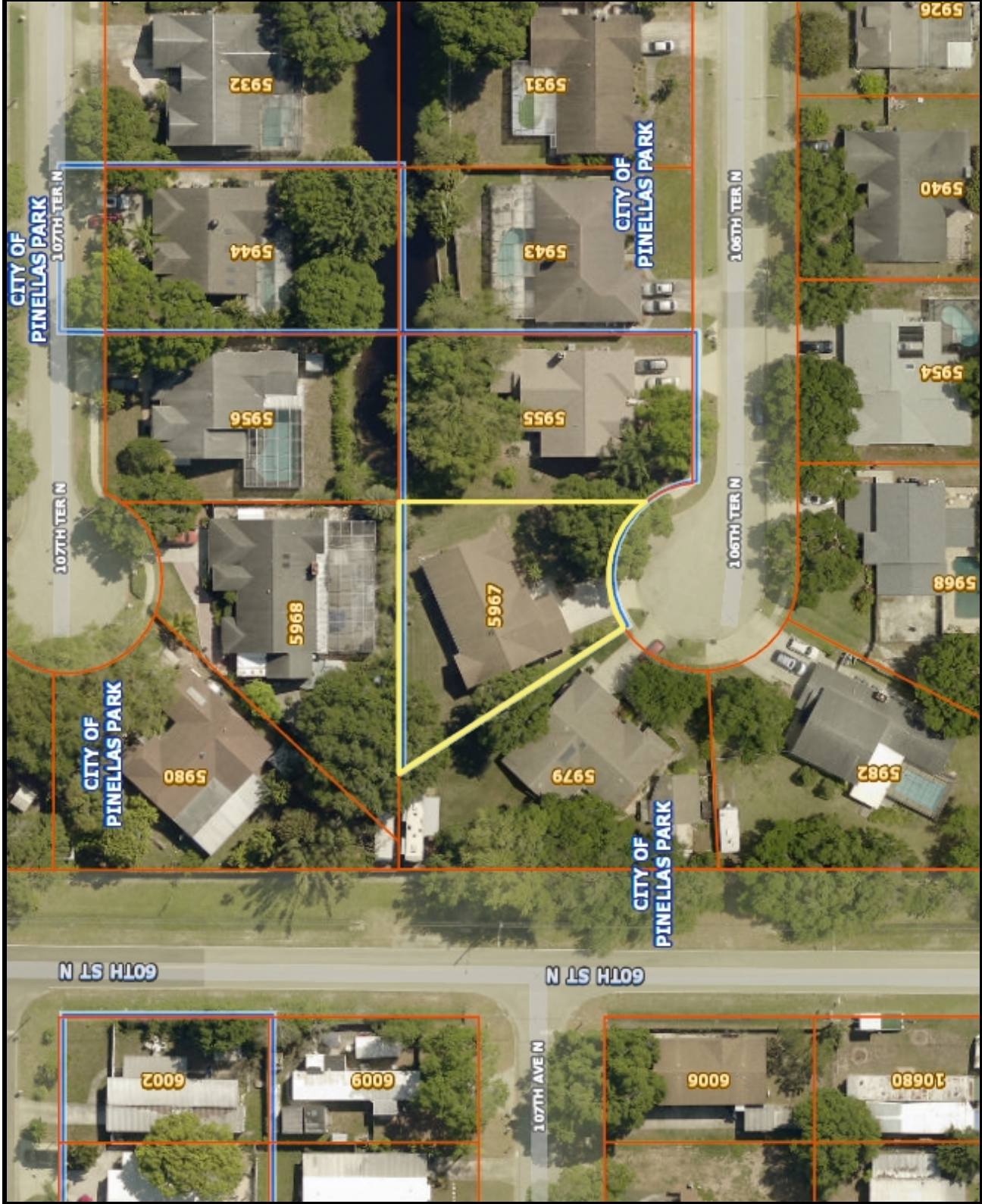
FOR: CITY OF PINELLAS PARK

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SHEET 3 OF 3

5967 106th Terrace N Aerial

- Legend
- Master Address Points
 - Parcel Lines
 - Centerlines
 - Private Roads
 - Pinellas Park
 - Rights of Way
 - Holes
 - Fairways
 - Greens
 - Course



Notes:



1: 937

78.1 Feet

0 39.04

Legend



1:937

Feet

39.04

0

78.1

WGS_1984_Web_Mercator_Auxiliary_Sphere

Exhibit C: Land Use Map

Legend

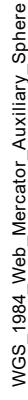
- Master Address Points**

 - Parcel Lines
 - Centerlines
 - Pinellas Park
 - Medical District
 - Community Redevelopment Area 20
 - Land Use Borders
 - Land Use Fill

Land Use Designations:

 - Commercial General - CG
 - Commercial General (Residential Medium) - CN
 - 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) - RUCG
 - Residential Urban (Residential Low) - RUL
 - Transportation/Utility - T/U

Exhibit D: Zoning Map



Legend

2



1: 937

78.1 Feet

39.04

78.10



WGS_1984_Web_Mercator_Auxiliary_Sphere

