

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 7201 79TH STREET NORTH AND MORE PARTICULARLY DESCRIBED 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. (LUPA-0625-00005, CRAIG W. ANDERSON)

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 7201 79th Street North 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 1: 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 IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

SECTION 2: 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SECTION 3: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.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 4: That this Ordinance shall become effective immediately upon its final passage.

PUBLISHED THE _____, DAY OF _____, 2025.

FIRST READING _____, DAY OF _____, 2025.

PUBLIC HEARING THE _____, DAY OF _____, 2025.

PASSED THIS _____, DAY OF _____, 2025.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2025.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

Business Impact Estimate

This form must be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **Ordinance 2025-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, 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 7201 79TH STREET NORTH AND MORE PARTICULARLY DESCRIBED 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. (LUPA-0625-00005, CRAIG W. ANDERSON)

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

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is ***not*** required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in Florida Statutes § 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Florida Statutes § 163.3220-163.3243;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

¹ See Section 166.041(4)(c), Florida Statutes.

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

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

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

The proposed ordinance amends the City's Official Land Use Plan Map by assigning the Residential Low Medium (RLM) future land use designation to the property located at 7201 79th Street North. The public purpose of the ordinance is to ensure consistency between the City's adopted Comprehensive Plan and the City Zoning Map following the recent voluntary annexation of this parcel. This action supports the public health, safety, and welfare by promoting coordinated land use planning, managing residential density appropriately, and ensuring future development complies with established municipal standards.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

There is no anticipated direct economic impact on private, for-profit businesses. The subject parcel is a privately owned residential property, and the land use designation change does not apply to or affect commercial activity.

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

None. The ordinance does not impose any new regulations or requirements on businesses.

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

None. No charges or fees are introduced or modified by this ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

There are no new regulatory costs to the City. The City's review and processing of the ordinance are routine and absorbed within the existing planning and zoning operational budget. No new revenues will be generated.

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

Zero (0) businesses are expected to be impacted. The property is residential in nature and the ordinance does not apply to or involve any business use.

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

This LUPA ordinance ensures land use consistency following annexation and supports appropriate long-term planning. It aligns with the City's Comprehensive Plan and zoning practices and does not affect any non-residential properties.

SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST

EXHIBIT "A"

DESCRIPTION AND SKETCH

SUBJECT TAX PARCEL ID: 25-30-15-19620-001-0100
#7201 79TH STREET NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 9205, PAGES 0369-0370

LEGAL DESCRIPTION:

LOTS 10 AND 11, BLOCK 1, CROSS BAYOU PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 22, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 1 AND RUN THENCE N.00°08'42"E. ALONG THE EAST RIGHT-OF-WAY LINE OF 79TH STREET NORTH A DISTANCE OF 120.00 FEET TO A POINT; THENCE RUN S.88°49'42"E. ALONG THE NORTH OF SAID LOT 10, BLOCK 1 A DISTANCE OF 100.00 FEET; THENCE RUN S.00°08'42"W. ALONG THE EAST LINE OF SAID LOTS 10 AND 11, BLOCK 1 A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 1; THENCE RUN N.88°49'42"W. ALONG SAID SOUTH LINE A DISTANCE OF 100.00 FEET TO THE AFORESAID SOUTHWEST CORNER OF LOT 11, BLOCK 1 AND THE POINT OF BEGINNING.

CONTAINING 6400.00 SQUARE FEET OR 0.1469 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

Basis of Bearings:

NORTH RIGHT-OF-WAY LINE OF 72ND AVENUE
NORTH AS BEING N.88°49'42"W., PER PLAT BOOK
35, PAGE 22.

THIS DESCRIPTION AND SKETCH IS NOT VALID

REVISED: 7/14/25
PREPARED: 6/20/25

FOR: CITY OF PINELLAS PARK AND COMPLETE WITHOUT ALL 3 SHEETS

THIS IS NOT A SURVEY

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

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

Job: 2506-30A
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 3J-17, Florida Administrative Code.
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

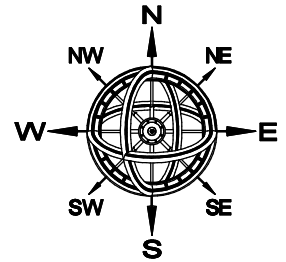
Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546

SHEET 1 OF 3

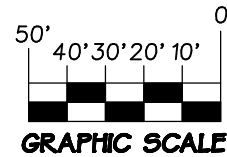
SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 25-30-15-19620-001-0100
 #7201 79TH STREET NORTH, PINELLAS PARK, FL 33781
 OFFICIAL RECORDS BOOK 9205, PAGES 0369-0370

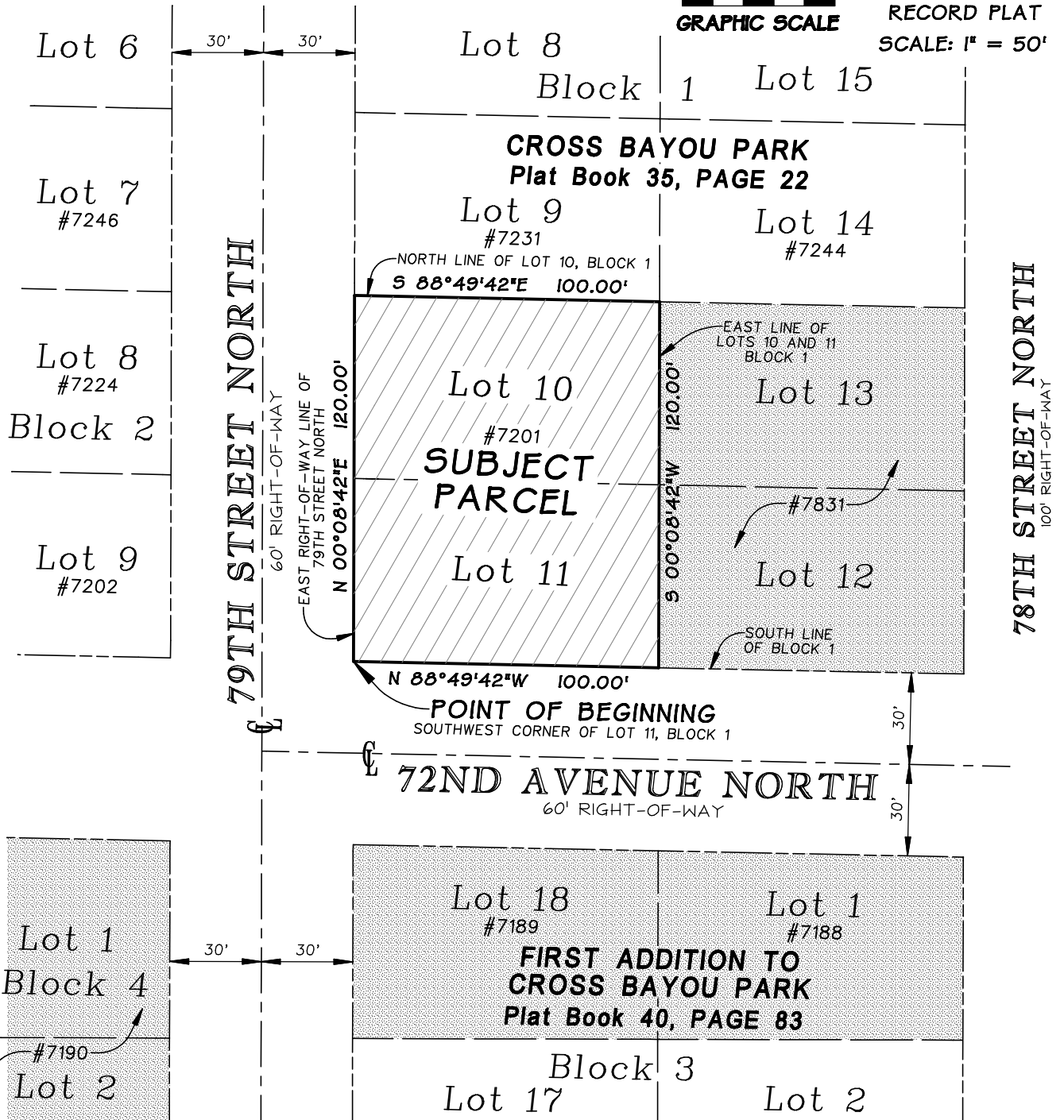


NORTH BASIS:
 RECORD PLAT
 SCALE: 1" = 50'



ABBREVIATIONS:

CL = CENTERLINE



LANDS ANNEXED BY THE
 CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

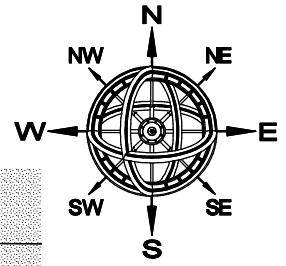
THIS DESCRIPTION AND SKETCH IS NOT VALID
 AND COMPLETE WITHOUT ALL 3 SHEETS

SHEET 2 OF 3

SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 25-30-15-19620-001-0100
#7201 79TH STREET NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 9205, PAGES 0369-0370



NOT TO SCALE

PARK BOULEVARD (74TH AVENUE NORTH)

79TH STREET NORTH

SUBJECT
PROPERTY

72ND AVENUE N

78TH STREET NORTH

72ND AVENUE NORTH

77TH STREET NORTH

71ST AVENUE NORTH

70TH AVENUE N

70TH AVENUE N

Job: 2506-30A
Drawn: DS

LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

FOR: CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

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

SHEET 3 OF 3

CADS 25-159 through 161 | Attorney Review and Response

1 message

Randy Mora <Randy@cityattorneys.legal>

Tue, Aug 5, 2025 at 5:13 PM

To: Brian Ellis <bellis@pinellas-park.com>, Erica Lindquist <elindquist@pinellas-park.com>, Nick Colonna <ncolonna@pinellas-park.com>, Aaron Petersen <apetersen@pinellas-park.com>

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

Brian,

We have reviewed the requests to review these three CADs in connection with an annexation. Commentary is as follows:

- **CAD 25-159 - Annexation Agreement** – *Limited comments attached and below*
 - As a matter of formatting, we've inserted "Exhibit B" on every page of this document, since it should be attached to the Annexation Ordinance as Exhibit B. This is purely stylistic and not legal in nature. Feel free to handle this differently, just make clear that it is included as Exhibit B to the Annexation Ordinance.
 - I have not reviewed the details for the Owner, and property site and defer to City staff in that respect.
- **CAD 25-160 – Annexation Ordinance** – *Limited comments attached and below*
 - The attached redlined ordinance includes language indicating approval of the Annexation Agreement and Petition by the City Council which is required by [Sec. 171.044, Fla. Stats.](#)
 - The ordinance also references the Annexation Agreement attached as "Exhibit B". Please independently confirm that the requisite signatures, property descriptions, etc are present and accurate
 - As a consideration, the City may wish to consider making the effective date 30 days after adoption to account for the 30-day appeal period in [Sec. 171.081, Fla. Stats.](#). To be clear, this is not a statutory requirement but makes it cleaner if major work, development, etc. commences as soon as property annexed and an annexation challenge comes in during the 30-day period. Ultimately, either way is fine, but it is up to the City how it wishes to proceed.
- **CAD 25-161 – LUPA Ordinance** – *No recommended revisions.*

Randy D. Mora, Esq., B.C.S.



Trask Daigneault, LLP

Harbor Oaks Professional Center

RE: AX-2025-00004 (7201 79th St. N) - Survey Review Comment

15 messages

McKay, Michael <mmckay@georgefyoung.com>

Mon, Jul 7, 2025 at 11:05 AM

To: Brian Ellis <bellis@pinellas-park.com>

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

Brian,

Below is a comment from the survey review. I've also attached the closure report for the parcel – the misclosure is negligible.

- Include the note "THIS IS NOT A SURVEY" on all sheets.

Please feel free to contact me if you have any questions.

Respectfully,

Michael McKay

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306

GEORGE F YOUNG

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

https://link.edgepilot.com/s/4d52cab5/4F_Pynr1WUOUSQ8Y1FpjbA?u=http://www.georgefyoung.com/

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From: Brian Ellis <bellis@pinellas-park.com>**Sent:** Wednesday, July 2, 2025 10:43 AM**To:** Hatch, Trevor <thatch@georgefyoung.com>**Cc:** Danielle Stewart <dstewart@pinellas-park.com>; Aaron Petersen <APetersen@pinellas-park.com>**Subject:** Re: AX-2025-00004 (7201 79th St. N) - Survey Review

Trevor,



For this annexation case please just review the survey with the ROW. I attached both by mistake.

On Wed, Jul 2, 2025 at 10:33 AM Brian Ellis <bellis@pinellas-park.com> wrote:

Good afternoon Trevor,

[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]

2 attachments

-  **2506-30B LOTS 10&11 BLK 1 CROSS BAYOU PARK ANNEX EXHIBIT (WITH ROW) (7-14-25).pdf**
2016K
-  **2506-30A LOTS 10&11 BLK 1 CROSS BAYOU PARK ANNEX EXHIBIT (NO ROW) (7-14-2025).pdf**
1906K

Danielle Stewart <dstewart@pinellas-park.com> Mon, Jul 14, 2025 at 1:08 PM
To: "McKay, Michael" <mmckay@georgefyoung.com>
Cc: Brian Ellis <bellis@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>, Aaron Petersen <apetersen@pinellas-park.com>

Good afternoon Michael,

The surveyor has made the revisions as requested. Please let me know if these address your comment or if additional revisions are needed.

Thank you,



Danielle Stewart, AICP
Long Range Planning Manager
City of Pinellas Park
[6051 78th Avenue North](#)
[Pinellas Park, FL 33781](#)
[Office: 727-369-5838](#) | [Cell: 727-253-9916](#)

DISCLAIMER: All GIS Zoning Information is subject to verification.

PLEASE NOTE: All electronic mail sent to and from the City of Pinellas Park is subject to the Public Records provision of the Florida Statutes, and may be released as part of a public records request.

[Quoted text hidden]

2 attachments



-  **2506-30A LOTS 10&11 BLK 1 CROSS BAYOU PARK ANNEX EXHIBIT (NO ROW) (7-14-2025).pdf**
1906K
-  **2506-30B LOTS 10&11 BLK 1 CROSS BAYOU PARK ANNEX EXHIBIT (WITH ROW) (7-14-25).pdf**
2016K

McKay, Michael <mmckay@georgefyoung.com> Mon, Jul 14, 2025 at 1:30 PM
To: Danielle Stewart <dstewart@pinellas-park.com>
Cc: Brian Ellis <bellis@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>, Aaron Petersen <apetersen@pinellas-park.com>

Good afternoon, Danielle –

The comment has been satisfied.

Respectfully,



Michael McKay

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306

GEORGE F YOUNG

[299 Dr. Martin Luther King Jr. St. N., St. Petersburg, FL 33701](#)

<https://link.edgepilot.com/s/c95bc55a/M-olSnUdfU2Zdz6SkI4bww?u=http://www.georgefyoung.com/>

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Prepared by: Brian Ellis
Associate Planner

I. APPLICATION DATA

- A. **Case Number:** AX-2025-00004, LUPA-0625-00005
- B. **Location:** East side of 79th Street N, North of 72nd Ave N
1. **Address:** 7201 79th St. N Pinellas Park FL 33781
2. **Parcel Number:** 25-30-15-19620-001-0100
- C. **Request:** The Applicant desires to join the City of Pinellas Park in order to receive the benefits of specific City services.
- D. **Applicant:** Craig W. Anderson
- E. **PARC Meeting:** July 22, 2025
- F. **Public Hearings:**
- Planning & Zoning Commission Hearing Date:** September 4, 2025
Advertising Date: August 20, 2025
- City Council (1st Reading) Date:** October 9, 2025
- City Council (2nd Reading) Public Hearing Date:** October 23, 2025
Advertising Date: October 8, 2025

II. BACKGROUND INFORMATION

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 (no change)
- E. **Current Future Land Use:** Pinellas County Residential Urban (RU)
- F. **Proposed Future Land Use:** City of Pinellas Park Residential Low Medium (RLM)
- G. **Current Zoning District:** Pinellas County Single Family Residential (R-3)

H. **Proposed Zoning District:** City of Pinellas Park Single Family Residential (R-1)

I. **Flood Zone:** The property is located in Flood Zone AE, which is a high-risk flood zone.

J. **Evacuation Zone:** The subject property is in Evacuation Zone B, which is the second level to evacuate in preparation for a storm. Zone B is evacuated when storm surge height is predicted to be between 12 and 17 feet above sea level.

K. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	R-3 (County)	RU (County)	Single Family Residential
South	R-1 (City)	RLM (City)	Single Family Residential
East	R-1 (City)	RLM (City)	Single Family Residential
West	R-3 (County)	RU (County)	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 City Future Land Use designation of RLM provides for a density that is consistent with the current County Future Land Use category and 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 Pinellas Park Planning Area Agreement as coordinated with Pinellas County. The subject property is already served by City water, sewer, and solid waste services. Staff finds that the proposed annexation is consistent with the City's adopted Comprehensive Plan.

Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "R-1" Single-Family Residential District is established to support the development and preservation of stable, low-density residential neighborhoods within the City of Pinellas Park. This district is intended to accommodate single-family detached dwellings on individual lots, consistent with the character and scale of surrounding residential areas. The R-1 district promotes a cohesive residential environment with adequate access to public infrastructure and essential services.

This zoning designation is appropriate for areas with a Future Land Use of Residential Low Medium (RLM) and is designed to ensure compatibility with existing neighborhood patterns, while providing opportunities for reinvestment and urban infill in accordance with the City's Comprehensive Plan. The proposed zoning maintains the residential character of the area and aligns with the zoning of nearby annexed properties to the south and east, which also support single-family development.

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 18-1509. - "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 18-1509.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. For lots platted prior to May 20, 1987, the following dimensional regulations shall apply:
 - (a) Lot Area: Six thousand (6,000) square feet.
 - (b) Lot Width: Sixty (60) feet, except on a corner eighty (80) feet is required.
 - (c) Lot Depth: Ninety (90) feet.
2. For lots platted on or after May 20, 1987, the following shall apply:
 - (a) Lot Area: Seventy-five hundred (7,500) square feet.

(b) Lot Width: Seventy-five (75) feet, except on a corner ninety (90) feet is required.

(c) Lot Depth: Ninety (90) feet.

3. 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. For lots platted prior to May 20, 1987, the following shall apply:
 - (a) Front Yard Setback: Twenty (20) feet.
 - (b) Secondary Front Yard Setback: Twenty (20) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, the secondary yard may be reduced to a minimum of twelve (12) feet.
 - (c) Side Yard Setback: Minimum of ten (10) feet on one side and six (6) feet on the other side. Side yards on corner lots shall be eight (8) feet on each side. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, side yards may be reduced to a minimum of five (5) feet.
 - (d) Rear Yard Setback: Fifteen (15) feet, or ten (10) feet if abutting an alley.
2. For lots platted on or after May 20, 1987, 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: Ten (10) feet.
 - (d) Rear Yard Setback: Fifteen (15) feet.
3. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
4. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
5. 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.

1. For lots platted prior to May 20, 1987: Eight hundred (800) square feet.
2. For lots platted on or after May 20, 1987: Nine hundred (900) 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 RU; sixty-five (65) percent in RLM; seventy-five (75) percent in CRD.

(F) FLOOR AREA RATIO.

1. Nonresidential Uses:
 - a. Thirty-hundredths (0.30) in RU.
 - b. Forty-hundredths (0.40) in RLM.
 - c. Thirty five – hundredths (0.35) in CRD.

3. Staff Analysis:

The current zoning designation of the subject property within Pinellas County is Single-Family Residential (R-3), which is consistent with the City's Single-Family Residential (R-1) Zoning District.

Staff finds the R-1 Single-Family Residential Zoning District to be the most appropriate and compatible zoning designation for the subject property.

IV. SUMMARY

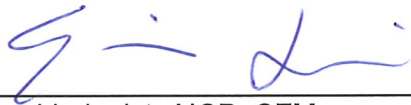
A. Findings

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 proposed annexation is consistent with the Land Development Code and the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

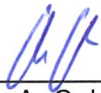
B. Staff Recommendation

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 number AX-2025-00004 and LUPA-0625-00005.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

8/22/25
Date



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

8/22/2025
Date

V. PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
 - That AX-2025-00004 is approved by City Council.
- C. RECOMMEND DENIAL

... of a request designating the parcel as Residential Low Medium (RLM) for the property located at 7201 79th Street.

VI. ATTACHMENTS:

Exhibit A: Application with Legal Description
Exhibit B: Aerial Map
Exhibit C: Future Land Use Map
Exhibit D: Zoning Map
Exhibit E: FIRM Map
Exhibit F: Site Photographs



ADDENDUM

Case Number: LUPA-0625-00005

PLANNING AND ZONING COMMISSION

On September 4, 2025, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of case number LUPA-0625-00005.

V. ACTION

CITY COUNCIL– MOVE TO:

A. APPROVE.

B. APPROVE WITH CONDITIONS:

C. DENY.

...of a request for Future Land Use Map Amendment designating a parcel as Residential Low Medium (RLM) at 7201 79th Street North.

Exhibit A: Application with Legal Description

CITY OF PINELLAS PARK
PLANNING & DEVELOPMENT SERVICES



ANNEXATION APPLICATION

PROPERTY INFORMATION

Street Address: 7201 79th St. N
City: Pinellas Park Zip Code: 33781 State: FL
Parcel ID: 25-30-15-19620-001-0100
Intended Use of Property: Home

PROPERTY OWNER INFORMATION

Owner Name(s): Craig W. Anderson
Street Address: 7201 79th St. N
City: Pinellas Park Zip Code: 33781 State: FL
Phone Number: 727 396-7995 Email Address: CRAIG@19618MSP.COM

AUTHORIZED AGENT (OPTIONAL)

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

Authorized Agent Name(s): _____
Street Address: _____
City: _____ Zip Code: _____ State: _____
Phone Number: _____ Email Address: _____

ADDITIONAL INFORMATION

Why do you wish to annex? Rather be in City as most
of my neighbors are.

Exhibit A: Application with Legal Description

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Craig W. Anderson

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:

7201 79th St. N

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

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):

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

Craig W. Anderson
SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



MICHAEL CARLEGLIO
Notary Public
State of Florida
Comm# HH257125
Expires 4/25/2026

(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 9 day
of June, 2025.

By Craig W. Anderson, who is
(Name of person acknowledging and title of position)

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. HH 257125

Michael Carleglio
(Name of Notary- typed, printed or stamped)

Exhibit A: Application with Legal Description

INST # 95-330459
DEC 28, 1995 3:32PM

PINELLAS COUNTY FLA.
OFF.REC.BK 9205 PG 369

Parcel Identification No:

This Instrument Prepared By and Return to:
JANET L. TATE
SUNCOAST TITLE COMPANY OF FLORIDA INC.
7241 - 49TH STREET NORTH
PINELLAS PARK, FLORIDA 34665
STC #96-234

Grantee S.S. Number:

QUITCLAIM DEED

This Quitclaim Deed, Made this 22nd day of **DECEMBER, A.D. 1995**, Between **CRAIG W. ANDERSON, A SINGLE MAN AND MICHELLE L. JOHNSON, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, Grantor, and **CRAIG W. ANDERSON, AN UNMARRIED PERSON**, whose address is **7201 79TH STREET NORTH, PINELLAS PARK, FL 34665**, of the County of PINELLAS, State of FL, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of **TEN (10) NO/100 (\$10.00)** DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of PINELLAS, State of Florida, to-wit:

LOTS 10 AND 11, BLOCK 1, CROSS BYOU PARK, ACCORDING TO THE MPA OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 22, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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 grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, the grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Karen D. Cioce
Witness

Karen D. Cioce
Printed Signature

Lori J. Kreisle
Witness

Lori J. Kreisle
Printed Signature

Michelle L. Johnson
MICHELLE L. JOHNSON
7201 79th Street North
Pinellas Park, FL 34665

Documentary Tax Pd. \$ 105.00
Intangible Tax Pd. _____
Karlson F. DeBor, Clerk, Pinellas County
By [Signature] Deputy Clerk

**STATE OF FLORIDA
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me this 22nd day of **December, 1995**, by **MICHELLE L. JOHNSON**, who produced a Florida Dr. Lic as identification and did take an oath.

5525 55266 5940

(SEAL)



LORI J. KREISLE
COMMISSION # 455758
EXPIRES APR 26, 1999

NOTARY PUBLIC

Lori J. Kreisle
Printed Notary Signature
My Commission Expires: 4/26/99

Signed, sealed and delivered in our presence:

[Signature]
Witness
Linda R. O'Dell

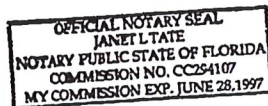
Printed Signature
Janet L. Tate
Witness
Janet L. Tate
Printed Signature

[Signature]
CRAIG W. ANDERSON
7201 79TH STREET NORTH
PINELLAS PARK, FL 34665

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 22nd day of December, 1995, by CRAIG W. ANDERSON, who produced a Driver's License as identification and did take an oath.

(SEAL)

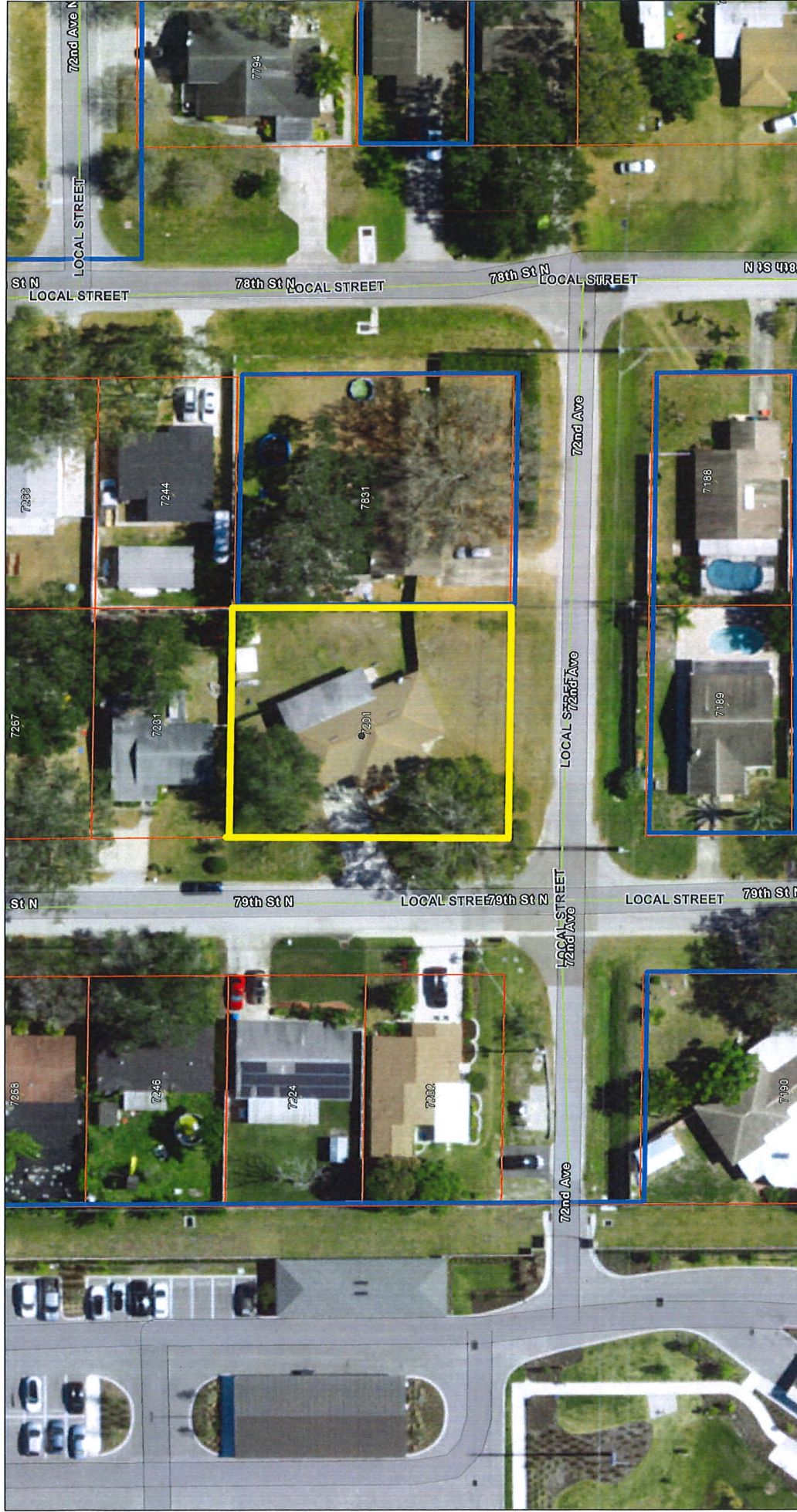


[Signature]
NOTARY PUBLIC
Janet L. Tate
Printed Notary Signature
My Commission Expires:

50144983 M&P 12-28-1995 15:24:19
01 DED-CRAIG ANDERSON
RECORDING 1 \$10.50
SOC STAMP - DR219 3 \$105.00
TOTAL: \$115.50
CHECK AMT. TENDERED: \$115.50
CHANGE: \$0.00

Aerial Map

Exhibit B: Aerial Map



6/12/2025, 2:53:48 PM

Centerlines Classes

LOCAL STREET

Master Address Points

Pinellas Park

Parcels

1:564

0 0.01 0.01 0.02 mi

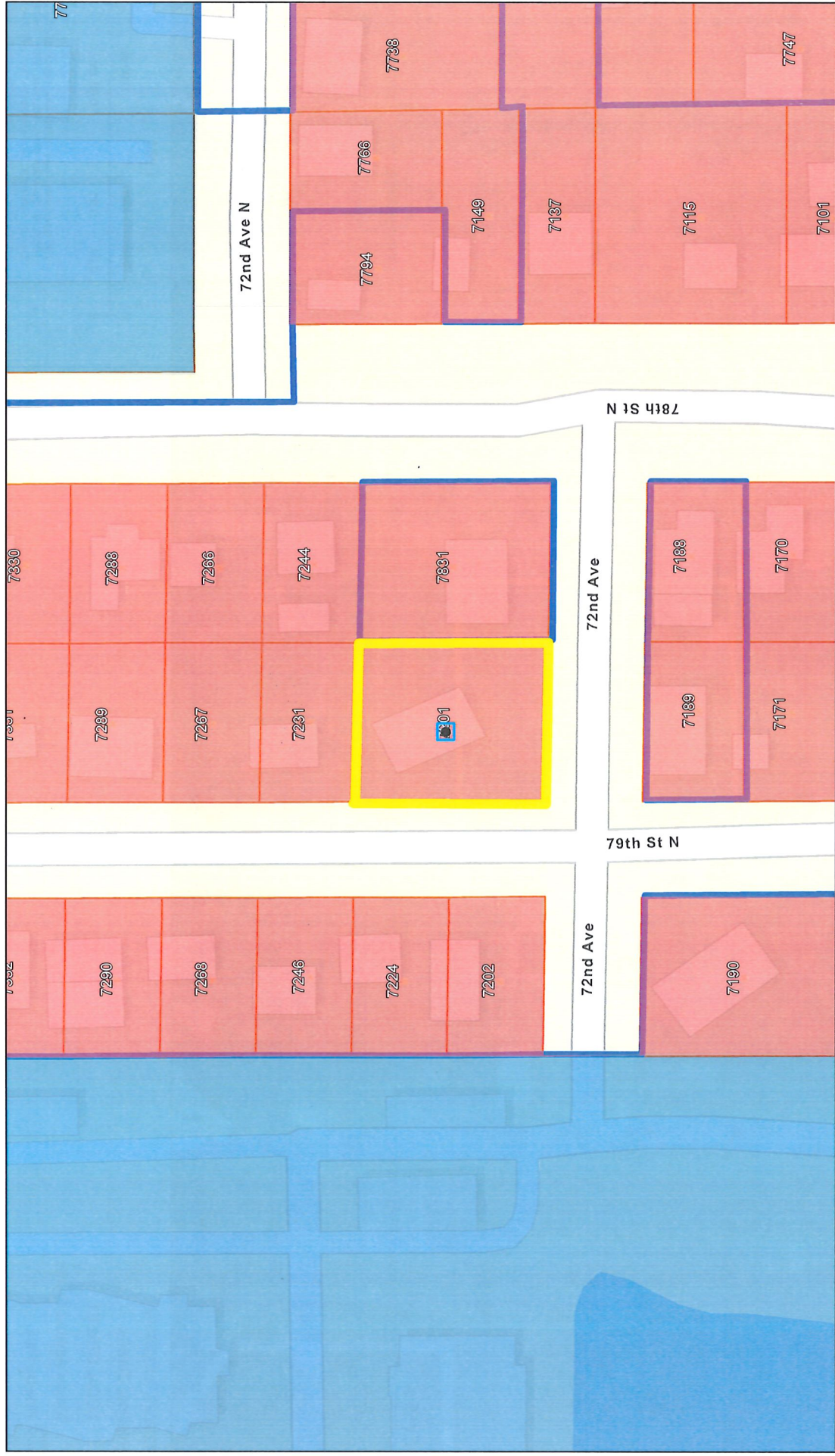
0 0.01 0.01 0.03 km

Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/INASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

State of Florida, Maxar, Microsoft | Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/INASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | ArcGIS Web AppBuilder

Future Land Use Map

Exhibit C: Future Land Use Map



6/12/2025, 3:01:55 PM

Future Land Use

RESIDENTIAL LOW MEDIUM

RETAIL & SERVICES

Master Address Points

Pinellas Park

Parcels

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

Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | ArcGIS Web AppBuilder

Exhibit D: Zoning Map



Exhibit E: FIRM Map

FIRM Map



6/12/2025, 3:11:22 PM

FEMA Flood Hazard Areas

1% Annual Chance Flood Hazard (A, AE, AH, VE)

0.2% Annual Chance Flood Hazard (X)

Master Address Points

Pinellas Park

Parcels

1:1,128
0 0.01 0.03 0.05 mi
0 0.01 0.03 0.05 km

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Exhibit F: Site Photographs

Site Photographs at 7201 79th Street N Pinellas Park, FL 33781



Photo Taken from 79th Street N and 72nd Avenue N on the Southwest side facing North.



Photo taken from 72nd Avenue on the Southeast side of the property facing North.

SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST

EXHIBIT "A"

DESCRIPTION AND SKETCH

SUBJECT TAX PARCEL ID: 25-30-15-19620-001-0100
#7201 79TH STREET NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 9205, PAGES 0369-0370

LEGAL DESCRIPTION:

LOTS 10 AND 11, BLOCK 1, CROSS BAYOU PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 22, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 1 AND RUN THENCE N.00°08'42"E. ALONG THE EAST RIGHT-OF-WAY LINE OF 79TH STREET NORTH A DISTANCE OF 120.00 FEET TO A POINT; THENCE RUN S.88°49'42"E. ALONG THE NORTH OF SAID LOT 10, BLOCK 1 A DISTANCE OF 100.00 FEET; THENCE RUN S.00°08'42"W. ALONG THE EAST LINE OF SAID LOTS 10 AND 11, BLOCK 1 A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 1; THENCE RUN N.88°49'42"W. ALONG SAID SOUTH LINE A DISTANCE OF 100.00 FEET TO THE AFORESAID SOUTHWEST CORNER OF LOT 11, BLOCK 1 AND THE POINT OF BEGINNING.

CONTAINING 6400.00 SQUARE FEET OR 0.1469 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

Basis of Bearings:

NORTH RIGHT-OF-WAY LINE OF 72ND AVENUE
NORTH AS BEING N.88°49'42"W., PER PLAT BOOK
35, PAGE 22.

THIS DESCRIPTION AND SKETCH IS NOT VALID

REVISED: 7/14/25
PREPARED: 6/20/25

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

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

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

Job: 2506-30A
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 33J-17, Florida Administrative Code.
STATE OF FLORIDA
JOHN O. BRENDLA
Florida Surveyors Registration No. 4601
Certificate of Authorization No. 760
LICENSED SURVEYOR

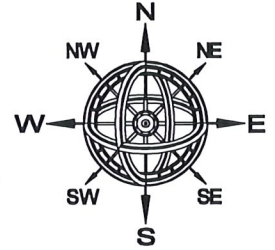
Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546

SHEET 1 OF 3

SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 25-30-15-19620-001-0100
#7201 79TH STREET NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 9205, PAGES 0369-0370

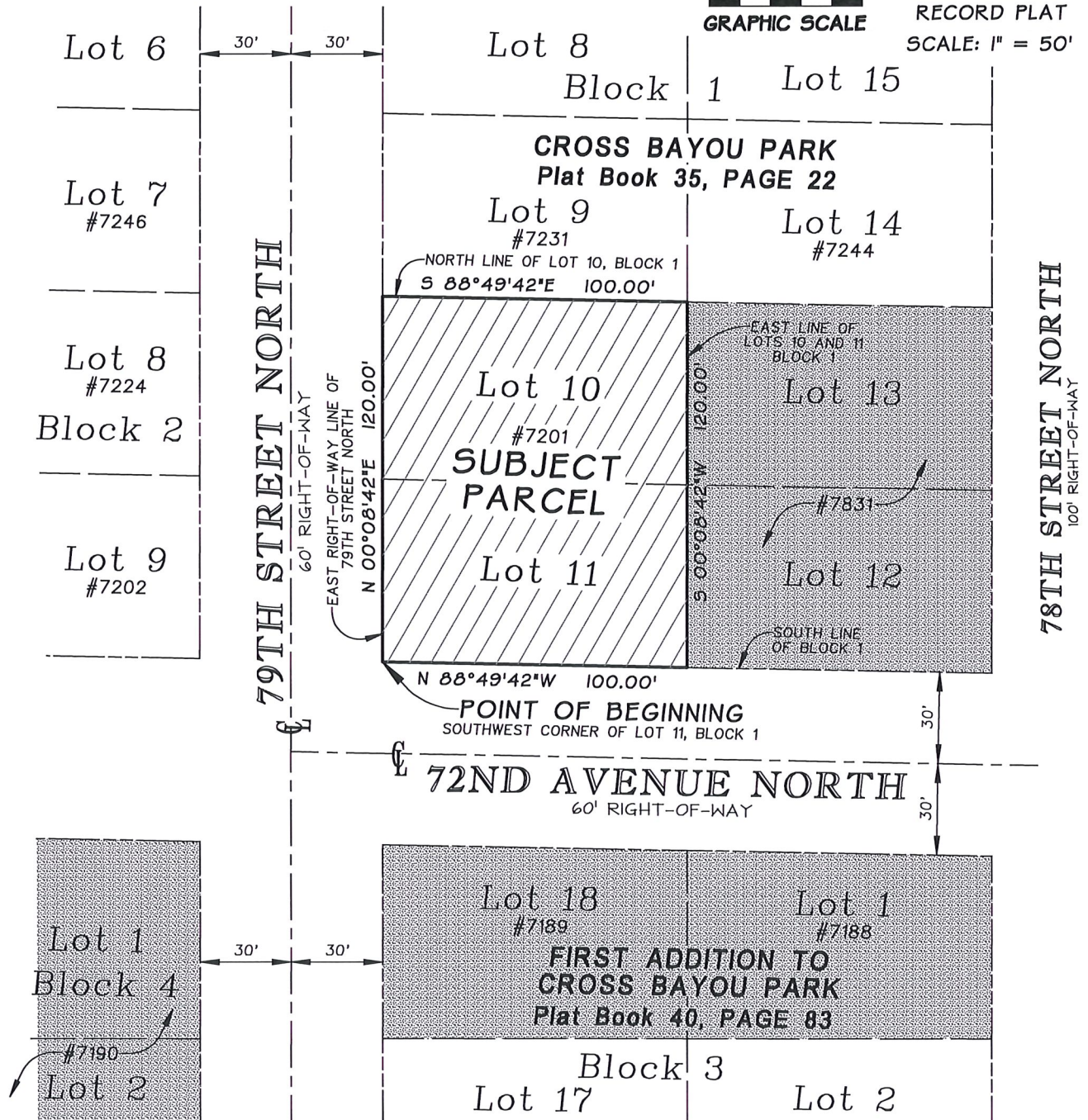


NORTH BASIS:
RECORD PLAT
SCALE: 1" = 50'



ABBREVIATIONS:

CL = CENTERLINE



LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

FOR: CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

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

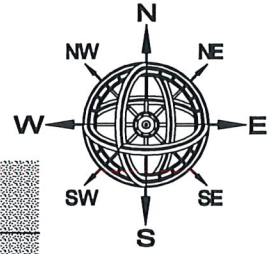
SHEET 2 OF 3

Job: 2506-30A
Drawn: DS

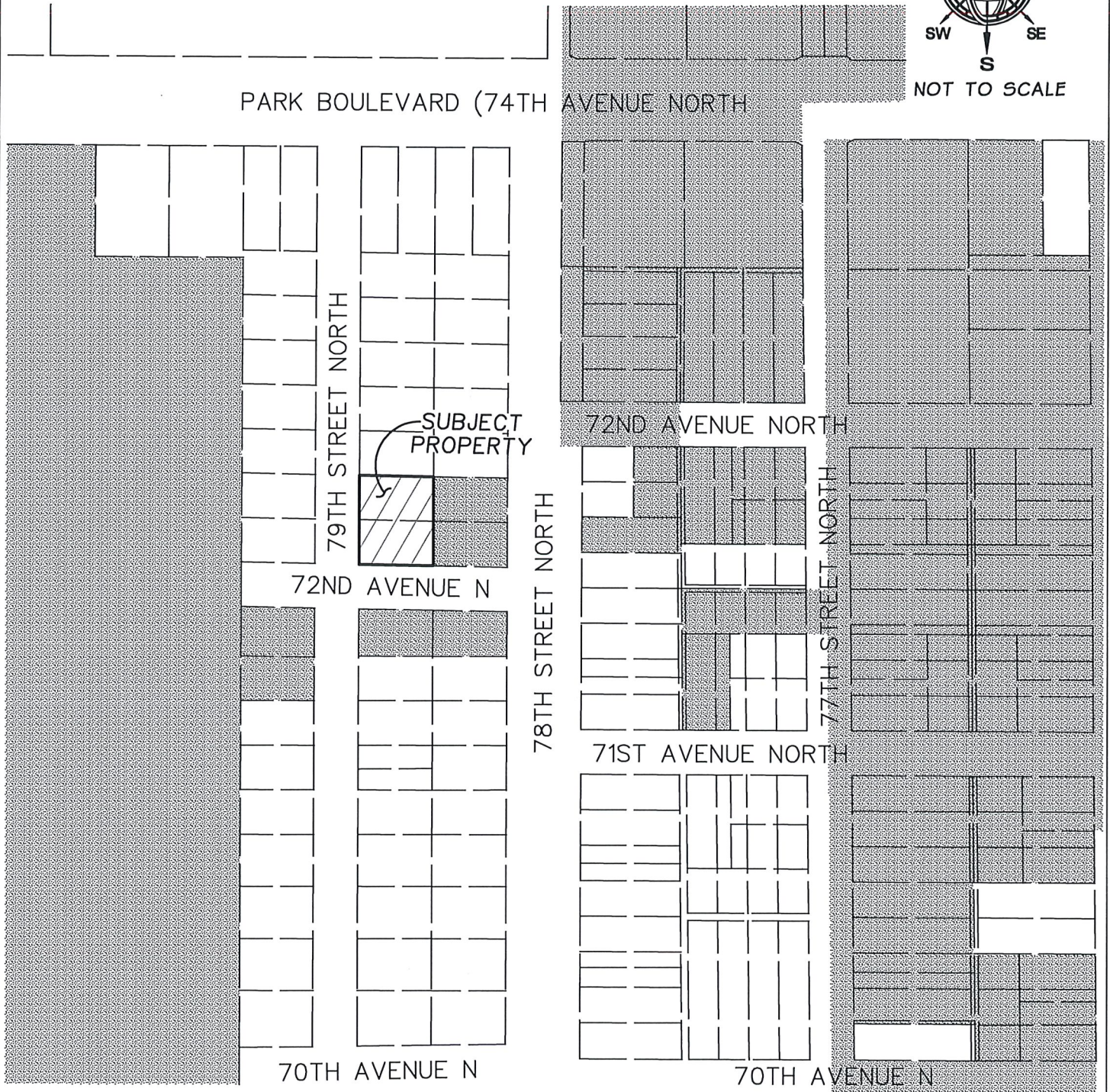
SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 25-30-15-19620-001-0100
#7201 79TH STREET NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 9205, PAGES 0369-0370



NOT TO SCALE



Job: 2506-30A
Drawn: DS

 LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

FOR: CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

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

SHEET 3 OF 3