

ORDINANCE NO. 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 6323 67<sup>TH</sup> LANE 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-0725-00007, EUGENIO LEANDRY LARACUENTE AND ROSAURA LEANDRY)

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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 6323 67<sup>th</sup> Lane 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3:** That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.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 thirty (30) days after its final passage and adoption.

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.

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Sandra L. Bradbury  
MAYOR

ATTEST:

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Jennifer 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 6323 67TH LANE 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- 0725-00007, EUGENIO LEANDRY LARACUENTE AND ROSAURA LEANDRY).**

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

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is ***not*** required by state law<sup>1</sup> 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

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

- districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

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

This ordinance amends the City's Official Land Use Plan Map to assign the Residential Low Medium (RLM) land use designation to the parcel located at 6323 67th Lane North, which was recently annexed into the City. The public purpose of this ordinance is to ensure alignment between the City's Comprehensive Plan and its Land Use Plan Map. This supports orderly growth, coordinated land use policy, and community stability, serving the public health, safety, and welfare by managing residential densities and guiding appropriate development patterns.

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 as this ordinance affects a single residential parcel and does not involve or regulate business activity.

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

None. There are no compliance obligations imposed on any business entity.

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

None. This ordinance does not introduce or alter any charges or fees.

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

The City's costs are negligible and consist of administrative staff time, which will be absorbed within existing budgets. No new revenues are associated with this ordinance.

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

Zero (0) businesses will be impacted. The ordinance applies to a residential property, and no commercial or for-profit entities are located on or near the site.

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

This ordinance is part of a coordinated annexation and land use update. It aligns with adopted policy goals and strengthens consistency between land use and zoning designations. It has no adverse business impacts and supports sound planning practices.



# EXHIBIT A

SECTION . . . 31 . . . , TOWNSHIP . . . 30 . . . SOUTH, RANGE . . . 16 . . . EAST, . . . . . PINELLAS . . . . . COUNTY, FLORIDA

## LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

### LEGAL DESCRIPTION

LOT 25, BLOCK D, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT THERETO, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

### BASIS OF BEARINGS

BASIS OF BEARINGS IS THE CENTERLINE OF THE 16 FOOT VACATED ALLEY, AS RECORDED IN OFFICIAL RECORDS BOOK 1501, PAGE 194 AND SHOWN ON THE SUBDIVISION PLAT OF CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SAID LINE BEARING NORTH (N00°00'00"E).

### PREPARED FOR

HABITAT FOR HUMANITY OF PINELLAS AND WEST PASCO COUNTIES, INC.

### R E V I S I O N S

DATE	REVISION MADE	JOB NUMBER	DRAWING FILE
5-30-2025	REVISED PER CITY COMMENTS	240215	240215.DWG
7-24-2025	REVISED PER CITY COMMENTS	240215	240215.DWG
Ⓐ			

SHEET 1 OF 3

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH 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 HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

MEAGAN R. ATTEBERY KRYSK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 240215      DATE SURVEYED: 8-28-2024  
DRAWING FILE: 240215.DWG      DATE DRAWN: 9-10-2024  
LAST REVISION: 5-30-2025      X REFERENCE: N/A



M.A.  
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

# EXHIBIT A

SECTION . . . 31 . . . , TOWNSHIP . . . 30 . . . SOUTH, RANGE . . . 16 . . . EAST, . . . . . PINELLAS . . . . . COUNTY, FLORIDA

## LEGAL DESCRIPTION and SKETCH

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28

108'R

100'R

16' PLATTED ALLEY

3

8'R

W. 1/2 OF  
VACATED ALLEY

LOT 27  
(NOT INCLUDED)

4

108'R

8'R

100'R

**CENTRAL PARK**  
**(P.B. 12, PG. 87)**

W. 1/2 OF  
VACATED ALLEY

LOT 26  
(NOT INCLUDED)

5

108'R

8'R

100'R

W. 1/2 OF  
VACATED ALLEY

**LOT 25**

6

16' PLATTED ALLEY  
VACATED (O.R.B.  
1501, PG. 194)

100'R

8'R

**BLOCK D**

7

24

**SHEET 2 OF 3**

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH 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 HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

JOB NUMBER: 240215

DATE SURVEYED: 8-28-2024

DRAWING FILE: 240215.DWG

DATE DRAWN: 9-10-2024

LAST REVISION: SEE SHEET 1

X REFERENCE: N/A



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MEAGAN R. ATTEBERY KRYSK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

# EXHIBIT A

SECTION . . . 31 . . . , TOWNSHIP . . . 30 . . . SOUTH, RANGE . . . 16 . . . EAST, . . . . . PINELLAS . . . . . COUNTY, FLORIDA

## LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

### ABBREVIATIONS

A = ARC LENGTH	FPP = FOUND PINCHED PIPE	PROP = PROPERTY
A/C = AIR CONDITIONER	FRM = FRAME	PSM = PROFESSIONAL SURVEYOR & MAPPER
AF = ALUMINUM FENCE	FZL = FLOOD ZONE LINE	PT = POINT OF TANGENCY
ALUM = ALUMINUM	GAR = GARAGE	PVM'T = PAVEMENT
ASPH = ASPHALT	G/E = GLASS ENCLOSURE	RAD = RADIUS
BFE = BASE FLOOD ELEVATION	HWF = HOG WIRE FENCE	R = RECORD
BLDG = BUILDING	HWL = HIGH WATER LINE	REF = REFERENCE
BLK = BLOCK	INV = INVERT	RES = RESIDENCE
BM = BENCH MARK	LB = LAND SURVEYING BUSINESS	RL = RADIAL LINE
BNDY = BOUNDARY	LFE = LOWEST FLOOR ELEV	RLS = REGISTERED LAND SURVEYOR
BRG = BEARING	LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER	RND = ROUND
BWF = BARBED WIRE FENCE	LS = LAND SURVEYOR	RNG = RANGE
C = CALCULATED	M = MEASURED	RRS = RAIL ROAD SPIKE
CB = CHORD BEARING	MAS = MASONRY	R/W = RIGHT-OF-WAY
CBS = CONCRETE BLOCK STRUCTURE	MES = MITERED END SECTION	SCM = SET CONCRETE MONUMENT
CHD = CHORD	MH = MANHOLE	S/E = SCREENED ENCLOSURE
CL = CENTERLINE	MHWL = MEAN HIGH WATER LINE	SEC = SECTION
CLF = CHAIN LINK FENCE	MSL = MEAN SEA LEVEL	SET N&D = SET NAIL AND DISK RLS# 2512
CLOS = CLOSURE	N&B = NAIL AND BOTTLE CAP	SIR = SET 1/2" IRON ROD RLS# 2512
COL = COLUMN	N&D = NAIL AND DISK	SQ = SQUARE
CONC = CONCRETE	N&T = NAIL AND TAB	SRF = SPLIT RAIL FENCE
CR = COUNTY ROAD	NGVD = NATIONAL GEODETIC VERTICAL DATUM	SR = STATE ROAD
C/S = CONCRETE SLAB	NO = NUMBER	STY = STORY
COR = CORNER	O/A = OVERALL	SUB = SUBDIVISION
COV = COVERED AREA	OHW = OVERHEAD WIRE(S)	S/W = SIDEWALK
D = DEED	OR = OFFICIAL RECORDS	TB = "T" BAR
DOT = DEPARTMENT OF TRANSPORTATION	O/S = OFFSET	TBM = TEMPORARY BENCH MARK
DRNG = DRAINAGE	P = PLAT	TC = TOP OF CURB
D/W = DRIVEWAY	PB = PLAT BOOK	TOB = TOP OF BANK
EL OR ELEV = ELEVATION	PC = POINT OF CURVE	TOS = TOE OF SLOPE
EOP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVE	TRANS = TRANSFORMER
EOW = EDGE OF WATER	PCP = PERMANENT CONTROL POINT	TWP = TOWNSHIP
ESM'T = EASEMENT	PG = PAGE	TYP = TYPICAL
FCM = FOUND CONCRETE MONUMENT	PK = PARKER KALON	UG = UNDERGROUND
FES = FLARED END SECTION	PL = PROPERTY LINE	UTIL = UTILITY
FIP = FOUND IRON PIPE	POB = POINT OF BEGINNING	WD = WOOD
FIR = FOUND IRON ROD	POC = POINT OF COMMENCEMENT	WF = WOOD FENCE
FL = FLOW LINE	POL = POINT ON LINE	WIF = WROUGHT IRON FENCE
FLD = FIELD	PP = POWER POLE	WIT = WITNESS
FND = FOUND	PRC = POINT OF REVERSE CURVATURE	WRF = WIRE FENCE
FOP = FOUND OPEN PIPE	PRM = PERMANENT REFERENCE MONUMENT	WV = WATER VALVE
FPC = FLORIDA POWER CORP.		

\*\*\* ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

\*\*\* OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

**SHEET 3 OF 3**

(A)

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MEAGAN R. ATTEBERY KRYSK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 240215 DATE SURVEYED: 8-28-2024

DRAWING FILE: 240215.DWG DATE DRAWN: 9-10-2024

LAST REVISION: SEE SHEET 1 X REFERENCE: N/A



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2

that, or legally privileged information and is intended for the recipient ONLY. If you are not the intended recipient or have received [george@young.com](mailto:george@young.com) immediately by return email or phone and delete all copies of this email, including all attachments without device. If you are the intended recipient(s) you will need to secure the contents conforming to all applicable state and/or federal of confidentiality of such information. Email transmission cannot be guaranteed to be secure or error-free as information could be arrive late or incomplete, or contain viruses. The sender and George F. Young, Inc. therefore do not accept liability for any errors or omissions which arise as a result of email transmission. If verification is required please request a hard-copy version.

[apetersen@pinellas-park.com](mailto:apetersen@pinellas-park.com) Fri, Jul 25, 2025 at 11:42 AM  
<[hatch@georgefyoung.com](mailto:hatch@georgefyoung.com)>  
rt <[dstewart@pinellas-park.com](mailto:dstewart@pinellas-park.com)>, Aaron Petersen <[APetersen@pinellas-park.com](mailto:APetersen@pinellas-park.com)>

to know if you have any questions!

24-2025 - LOT 25 - EXHIBIT A - JOB NUMBER - 240215.pdf

[rmckay@georgefyoung.com](mailto:rmckay@georgefyoung.com) Mon, Jul 28, 2025 at 7:46 AM  
<[park.com](mailto:park.com)> <[bellis@pinellas-park.com](mailto:bellis@pinellas-park.com)>  
rt <[dstewart@pinellas-park.com](mailto:dstewart@pinellas-park.com)>, Aaron Petersen <[apetersen@pinellas-park.com](mailto:apetersen@pinellas-park.com)>, "Hatch, Trevor"  
<[hatch@georgefyoung.com](mailto:hatch@georgefyoung.com)>

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**RE: Atty Doc# 25-178 through 25-186 (Annexation Docs) -- Attorney Response**

1 message

**Randy Mora** <Randy@cityattorneys.legal>

Wed, Aug 27, 2025 at 11:44 AM

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>, Megan Montesino <mmontesino@pinellas-park.com>, "Elizabeth St. Pierre" <estpierre@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>

Community Development Team:

We have reviewed all CAD's 25-178 thru 25-186. They are generally approved as to form.

At this stage, our lone recommended changes are to the effective dates of the three LUPA ordinances (attached). The annexation ordinances are using effective date 30 days after adoption, so the LUPA ordinances should have the same effective date.

All other documents, including the 3 annexation agreements and 3 annexation ordinances are suitable.

Respectfully,

Randy

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**From:** Carmen Ferrer <cferrer@pinellas-park.com>**Sent:** Thursday, August 14, 2025 10:57 AM**To:** City Legal <citylegal@pinellas-park.com>; Randy Mora <Randy@cityattorneys.legal>; Zoe Rawls <zoe@cityattorneys.legal>; James W. Denhardt <denhardtllaw@aol.com>**Cc:** City Clerks <CityClerk@pinellas-park.com>**Subject:** Atty Doc 25-178 Amendment Ordinance for LUPA-0725-00007

Good morning,

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

Thank you,



Prepared by: Brian Ellis  
Associate Planner

I. APPLICATION DATA

A. **Case Numbers:** AX-2025-00006, LUPA-0725-00007

B. **Location:**

1. **Address:** 6323 67<sup>th</sup> Lane N.
2. **Parcel Number:** 31-30-16-14598-004-0250

C. **Request:** Request for the annexation of a parcel located at 6323 67<sup>th</sup> Lane N. and adjacent right-of-way with associated Annexation Agreement and Future Land Use Map Amendment designating the parcel as Residential Low Medium (RLM).

D. **Applicant:** Eugenio and Rosaura Leandry

E. **Agent:** Caesar Figueredo (Habitat for Humanity of Pinellas County Inc.)

F. **PARC Meeting:** August 5, 2025

F. **Public Hearings:**

**Planning & Zoning Commission Hearing Date:** October 2, 2025  
**Advertising Date:** September 17, 2025

**City Council (1<sup>st</sup> Reading) Date:** November 13, 2025

**City Council (2<sup>nd</sup> Reading) Public Hearing Date:** November 25, 2025  
**Advertising Date:** November 12, 2025

II. BACKGROUND INFORMATION

A. **Case Summary:** 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. The annexation agreement will include a provision stating that the front 7.5 feet of the property will be deeded to the City as right-of-way. There are no proposed changes to the property or its current use as a part of this request.

B. **Site Area:**

1. Parcel Area: 4,326 square feet / 0.09 acres
2. Annexation Area: 5,526 square feet / 0.127 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 Medium (RLM)

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

I. **Proposed Zoning District:** Duplex Residential District (R-4)

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:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	RMH (County)	RL (County)	Manufactured Home
<b>South</b>	R-4	RLM	Single-Family Home
<b>East</b>	R-4	RLM	Single-Family Home
<b>West</b>	RMH (County)	RL (County)	Manufactured 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 waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.*

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

The proposed Future Land Use designation RLM has been found to be the most compatible with adjacent and surrounding land uses and provides for a density that is consistent with the current County Future Land Use category. The subject property is located within the boundaries of the Pinellas Park Planning Area as coordinated with



Pinellas County, and all procedures are being followed. The subject property will continue to be served by County water, sewer, with solid waste services to be served by City of Pinellas Park once annexed. Staff finds that the proposed annexation is consistent with the City's adopted Comprehensive Plan.

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

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

**Section 18-1512. - "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).*

**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. 18-1512.4. - 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:
    - a. Forty hundredths (0.40) when assigned RLM, RM or CRD land use.

## 2. Staff Analysis:

The current zoning designation of the subject property within Pinellas County is Residential Mobile/Manufactured Home (RMH). The City's equivalent zoning district would be Manufactured Home Subdivision District (T-1); however, this would not be suitable for this site. The subject property consists of a single-family home and is surrounded by other single-family homes. The City's Duplex Residential (R-4) Zoning District is found to be the most appropriate for this site given the density of the neighborhood and the need to fit the surrounding Residential Low Medium (RLM) future land use.

Staff finds the R-4 Duplex Residential District Zoning District to be the most appropriate and compatible zoning designation for the subject property.

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

The application was discussed at the August 5<sup>th</sup>, 2025 PARC meeting by all relevant departments/divisions. No concerns were presented with regard to the proposed amendment.



#### IV. SUMMARY

##### A. Findings:

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

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

  
Erica Lindquist, AICP, CFM  
Planning & Development Services Director

10/8/25  
Date

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

10/1/25  
Date

#### V. ACTION

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

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
  - That AX-2025-00006 is approved by City Council.
- C. RECOMMEND DENIAL

... of a request designating the parcel as Residential Low Medium (RLM) for the property located at 6323 67<sup>th</sup> Lane N.

#### VI. ATTACHMENTS

Exhibit A: Application Materials  
Exhibit B: Aerial Map  
Exhibit C: Future Land Use Map  
Exhibit D: Zoning Map  
Exhibit E: FIRM  
Exhibit F: Site Photograph  
Exhibit G: Annexation Sketch and Legal Description



## **ADDENDUM**

**Case Number:** LUPA-0725-00007

### **PLANNING AND ZONING COMMISSION**

On October 2, 2025, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of case number LUPA-0725-00007, with the following condition:

- That AX-2025-00006 is approved by City Council.

### **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 6323 67th Lane North.

CITY OF PINELLAS PARK  
PLANNING & DEVELOPMENT SERVICES



ANNEXATION APPLICATION

PROPERTY INFORMATION

Street Address: 6323 67th Lane North

City: Pinellas Park Zip Code: 33781 State: FL

Parcel ID: 31-30-16-14598-004-0250

Intended Use of Property: Single Family Home

PROPERTY OWNER INFORMATION

Owner Name(s): Eugenio and Rosaura Leandry

Street Address: 6323 67th Lane North

City: Pinellas Park Zip Code: 33781 State: FL

Phone Number: 727-422-5302 Email Address: duze70@yahoo.com

AUTHORIZED AGENT (OPTIONAL)

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

Authorized Agent Name(s): Cesar Figueredo

Street Address: 13355 49th Street North, Suite B

City: Clearwater Zip Code: 33762 State: FL

Phone Number: 954-895-9345 Email Address: cfigueredo@habitatbg.org

ADDITIONAL INFORMATION

Why do you wish to annex? Responsive, friendly government services and proactive code enforcement, zoning, and planning.

**CITY OF PINELLAS PARK**  
**AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Eugenio Leandry and Rosaura Leandry

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:

6323 67TH LN N, PINELLAS PARK, FL 33781

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

CENTRAL PARK BLK D, LOT 25 LESS W 2.5FT FOR RD RW PER O.R. 1527/541 TOGETHER WITH W 1/2 VAC 16FT ALLEY ADJ ON E PER O.R. 1501/194

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

Annexation to the City of Pinellas Park

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

Eugenio Leandry  
SIGNED (PROPERTY OWNER 1)

Rosaura Leandry  
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 23<sup>rd</sup> day  
of June, 2025.

By Eugenio Leandry & Rosaura Leandry who is  
(Name of person acknowledging and title of position)



JEFFREY D. FISHMAN  
Commission # HH 380281  
Expires July 29, 2027

personally known to me or who has produced

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

(SEAL ABOVE)

Notary Public, Commission No. \_\_\_\_\_

[Signature]  
(Name of Notary-typed, printed or stamped)



Prepared by: Joni L. Holt, an employee of  
Investors Title & Settlement Services, 413 S. MacDill Avenue  
Tampa, Florida 33609-3036  
File Number: 2025-1074

Corporate Warranty Deed

This Indenture, made June 23, 2025 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 Eugenio Leandry Laracuente and Rosaura Leandry, a married couple whose post office address is: 6323 67th Lane N, 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 25, Block D, CENTRAL PARK, according to map or plat thereof as recorded in Plat Book 12, Page 87 of the Public Records of Pinellas County, Florida, together with the West 1/2 of the vacated alley adjacent thereto, vacated pursuant to Resolution Vacating Certain Alleys recorded in O.R. Book 1501, Page 194.

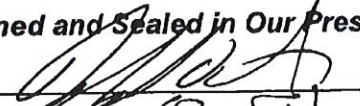
Parcel Identification Number: 31-30-16-14598-004-0250


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.

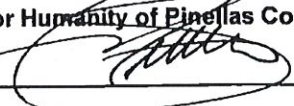
And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:


  
Witness Print Name: Jeffrey Fichman  
Witness Address: 14010 Roosevelt Blvd. #704, Clearwater, FL 33762

  
Witness Print Name: Cesar Figueroa  
Witness Address: 14010 Roosevelt Blvd. #704, Clearwater, FL 33762

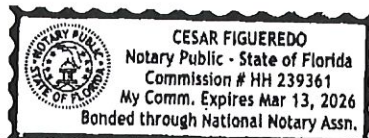
Habitat for Humanity of Pinellas County, Inc.  
By:   
Michael Sutton  
Its: Chief Executive Officer

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence, this 23rd day of June, 2025 by Michael Sutton, the Chief Executive Officer of Habitat for Humanity of Pinellas County, Inc., a corporation existing under the laws of the State of Florida, on behalf of the corporation. He is personally known to me.

  
Notary Public

(SEAL)





# Exhibit B: Aerial Map (6323 67th Lane N.)

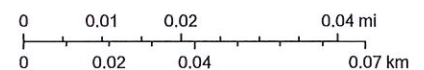


7/9/2025, 8:11:33 AM

Master Address Points

- Pinellas Park
- Parcels

1:1,128



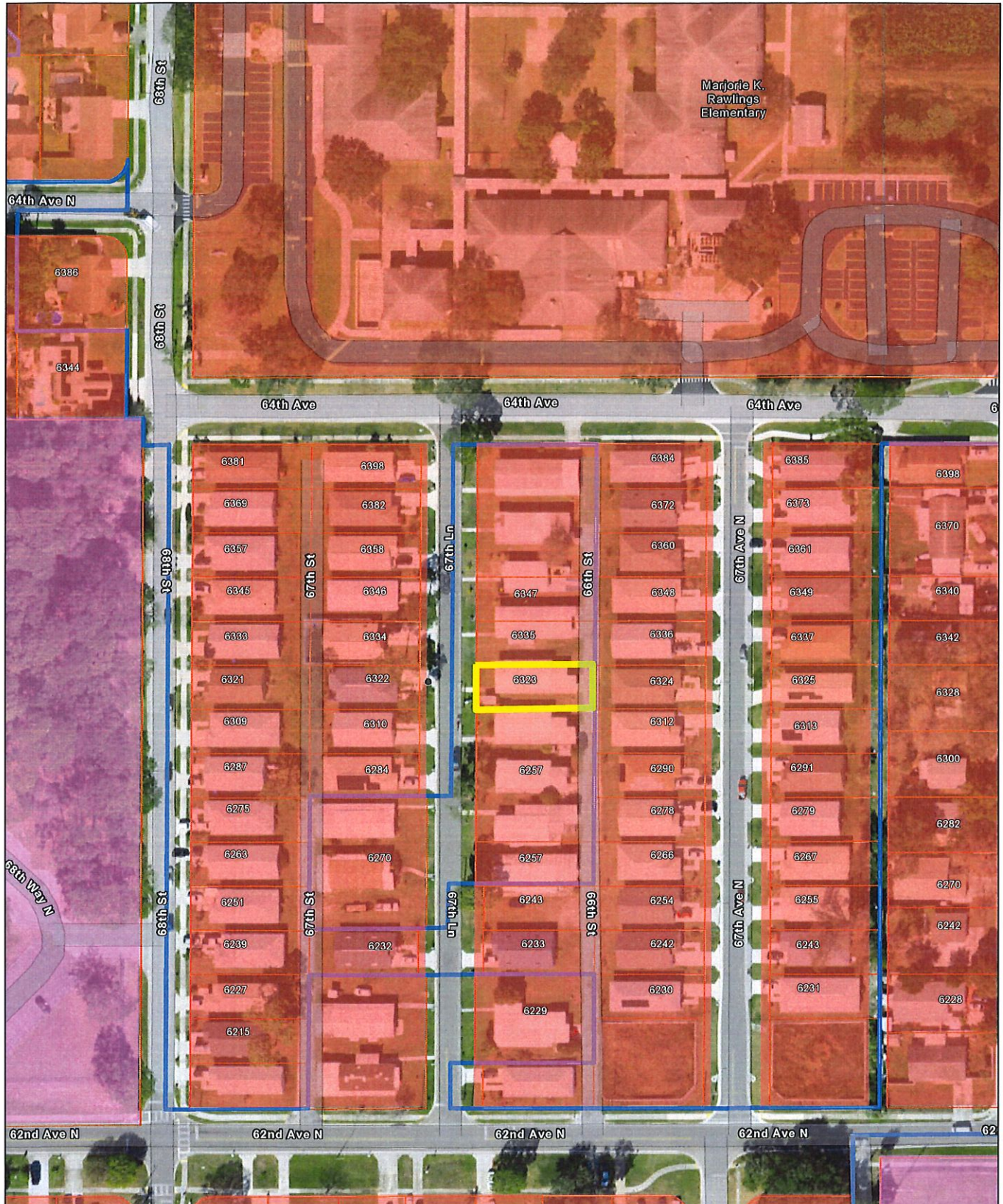
Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

ArcGIS Web AppBuilder

State of Florida, Maxar, Microsoft | Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,



# Exhibit C: Future Land Use Map (6323 67th Lane N.)



7/9/2025, 8:36:48 AM

Future Land Use

RESIDENTIAL LOW MEDIUM

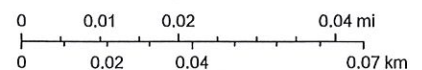
PUBLIC/SEMI-PUBLIC

Master Address Points

Pinellas Park

Parcels

1:1,128



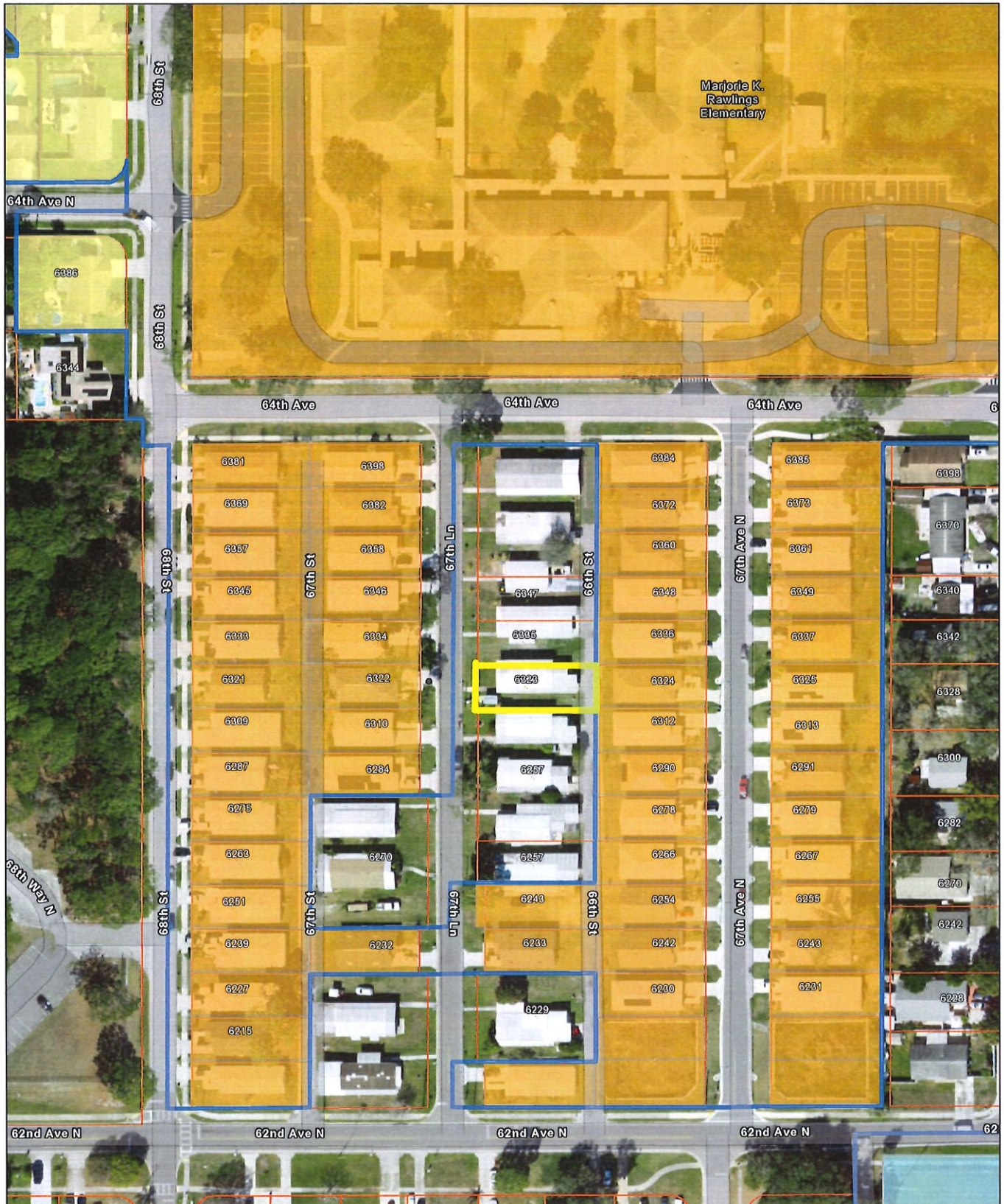
Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

ArcGIS Web AppBuilder

State of Florida, Maxar, Microsoft | Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,



# Exhibit D: Zoning Map (6323 67th Lane N.)

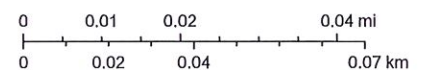


7/9/2025, 8:28:51 AM

Zoning (Pinellas Park)

- |  |  |
|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Public - P                   | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 2px solid blue;"></span> Master Address Points |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Single Family Residential - R-1 | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid red;"></span> Parcels   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Duplex Residential - R-2        |  |

1:1,128



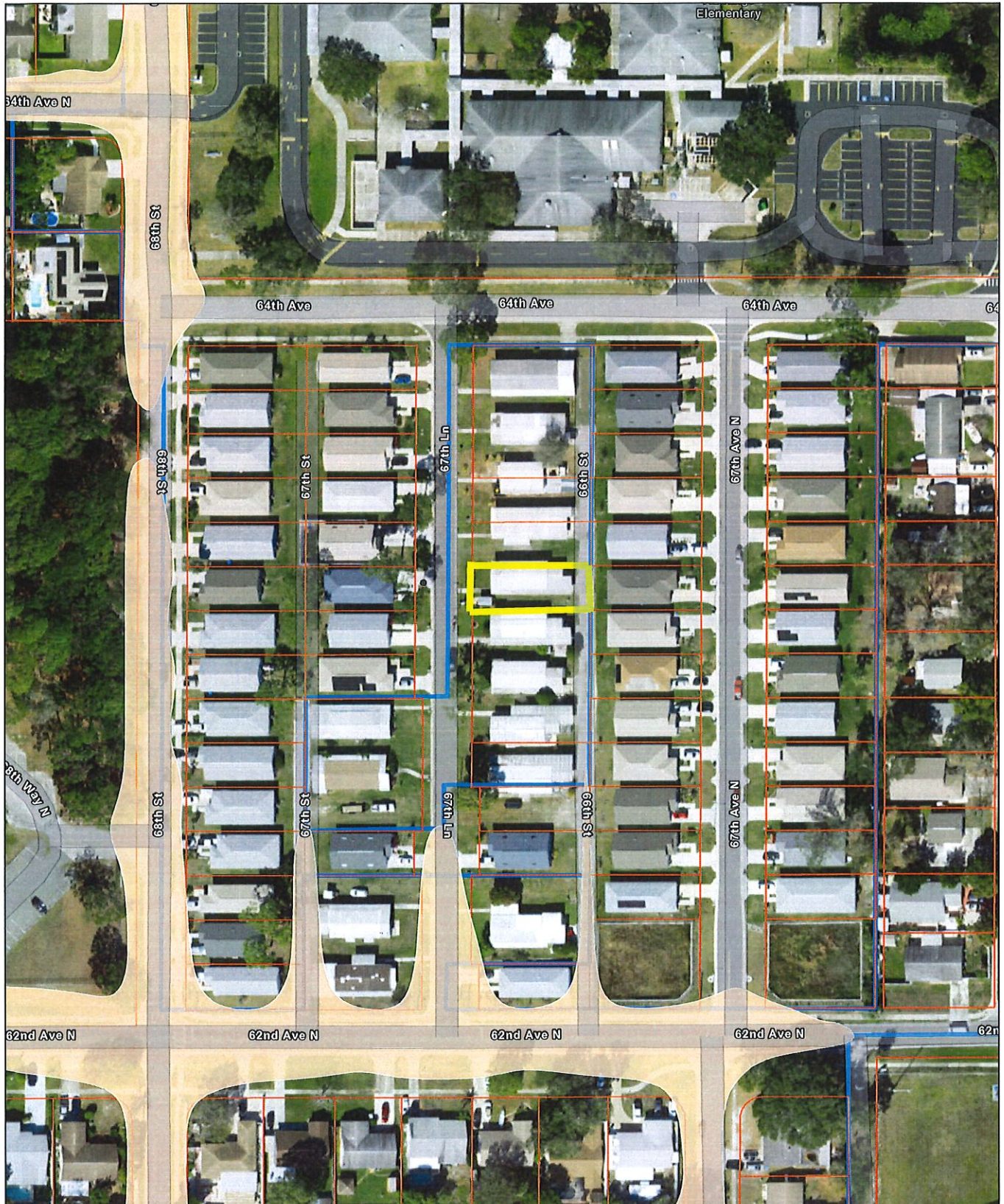
Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

ArcGIS Web AppBuilder

State of Florida, Maxar, Microsoft | Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,



# Exhibit E: FIRM (6323 67th Lane N.)

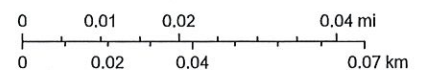


7/9/2025, 7:58:17 AM

Flood Hazard Areas (Zones)

- 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)
- Parcels
- Pinellas Park

1:1,128



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

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State of Florida, Maxar, Microsoft | Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,



Exhibit F: Site Photographs

Site Photographs at 6323 67th Lane N Pinellas Park, FL 33781



Photo taken from 67<sup>th</sup> Lane N facing east.

# EXHIBIT G

SECTION . . . 31 . . . , TOWNSHIP . . . 30 . . . SOUTH, RANGE . . . 16 . . . EAST, . . . . . PINELLAS . . . . . COUNTY, FLORIDA

## LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

### LEGAL DESCRIPTION

LOT 25, BLOCK D, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT THERETO AND TOGETHER WITH THE EAST 1/2 OF 67TH LANE NORTH LYING WEST OF AND ADJACENT THERETO, A 45 FOOT PLATTED RIGHT-OF-WAY KNOWN AS PINE AVENUE, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

### BASIS OF BEARINGS

BASIS OF BEARINGS IS THE CENTERLINE OF THE 16 FOOT VACATED ALLEY, AS RECORDED IN OFFICIAL RECORDS BOOK 1501, PAGE 194 AND SHOWN ON THE SUBDIVISION PLAT OF CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SAID LINE BEARING NORTH (N00°00'00"E).

### PREPARED FOR

HABITAT FOR HUMANITY OF PINELLAS AND WEST PASCO COUNTIES, INC.

### R E V I S I O N S

DATE	REVISION MADE	JOB NUMBER	DRAWING FILE
5-30-2025	REVISED PER CITY COMMENTS	240215	240215.DWG
6-10-2025	REVISED PER CITY COMMENTS	240215	240215.DWG
6-10-2025	REVISED STREET NAME	240215	240215.DWG
7-24-2025	REVISED PER CITY COMMENTS	240215	240215.DWG
©			



SHEET 1 OF 4

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH 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 HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

*Meagan R. Attebery Krysak*

MEAGAN R. ATTEBERY KRYSAK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 240215      DATE SURVEYED: 8-28-2024  
DRAWING FILE: 240215.DWG      DATE DRAWN: 9-10-2024  
LAST REVISION: 6-26-2025      X REFERENCE: N/A



**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

M.A.  
LB 1834



# EXHIBIT G

SECTION . . . 31 . . . , TOWNSHIP . . . 30 . . . SOUTH, RANGE . . . 16 . . . EAST, . . . . . PINELLAS . . . . . COUNTY, FLORIDA

## LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

28

16' PLATTED ALLEY

3

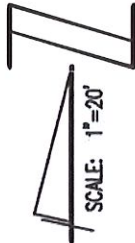
22.5'R

67TH LN. N.  
(PINE AVE. - PLAT)  
45' R/W : (ASPHALT)

40'R

100'R

8'R



LOT 27  
(NOT INCLUDED)

W. 1/2 OF  
VACATED ALLEY

4

100'R

8'R

**CENTRAL PARK**  
**(P.B. 12, PG. 87)**

W. 1/2 OF  
VACATED ALLEY

5

LOT 26  
(NOT INCLUDED)

130.50'R

8'R

22.5'R

THE E. 1/2  
OF 67TH  
LN. N.

40'R

100'R

**LOT 25**

W. 1/2 OF  
VACATED ALLEY

6

16' PLATTED ALLEY  
VACATED (O.R.B.  
1501, PG. 194)

22.5'R

100'R

8'R

130.50'R

**BLOCK D**

7

24

**SHEET 2 OF 4**



©

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH 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 HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

*Meagan R. Attebery Krysak*

MEAGAN R. ATTEBERY KRYSAK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 240215

DATE SURVEYED: 8-28-2024

DRAWING FILE: 240215.DWG

DATE DRAWN: 9-10-2024

LAST REVISION: SEE SHEET 1

X REFERENCE: N/A



M.A.  
LB 1834

**GEORGE A. SHIMP II**  
**AND ASSOCIATES, INCORPORATED**

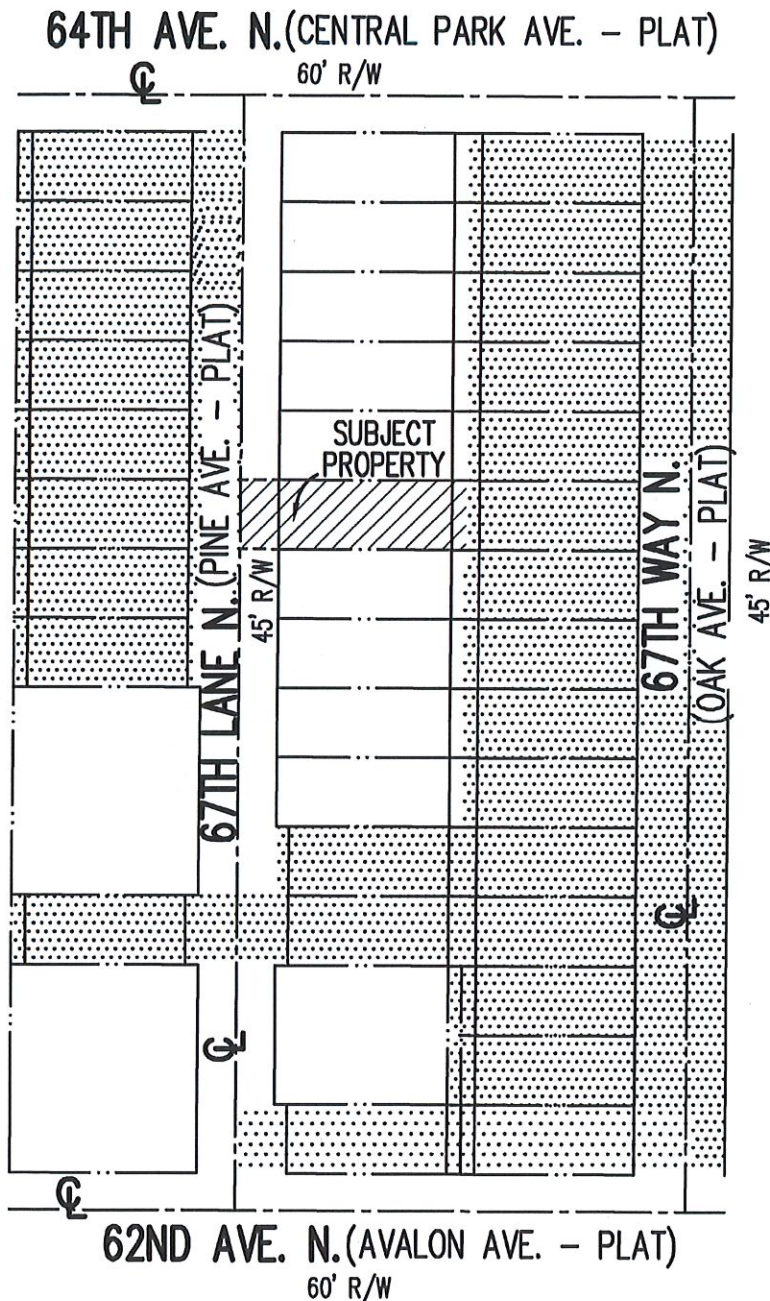
LAND SURVEYORS LAND PLANNERS  
3301 DeSOTO BOULEVARD, SUITE D  
PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

# EXHIBIT G

SECTION . . . 31 . . . , TOWNSHIP . . . 30 . . . SOUTH, RANGE . . . 16 . . . EAST, . . . . . PINELLAS . . . . . COUNTY, FLORIDA

## LEGAL DESCRIPTION and SKETCH THIS IS NOT A SURVEY



### LEGEND

- LANDS ANNEXED BY CITY OF PINELLAS PARK

SHEET 3 OF 4

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH 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 HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

*Meagan R. Attebery Krysak*

MEAGAN R. ATTEBERY KRYSAK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 240215 DATE SURVEYED: 8-28-2024  
DRAWING FILE: 240215.DWG DATE DRAWN: 9-10-2024  
LAST REVISION: SEE SHEET 1 X REFERENCE: N/A



**GEORGE A. SHIMP II  
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS  
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M.A.  
LB 1834



# EXHIBIT G

SECTION . . . 31 . . . , TOWNSHIP . . . 30 . . . SOUTH, RANGE . . . 16 . . . EAST, . . . . . PINELLAS . . . . . COUNTY, FLORIDA

## LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

### ABBREVIATIONS

A = ARC LENGTH  
A/C = AIR CONDITIONER  
AF = ALUMINUM FENCE  
ALUM = ALUMINUM  
ASPH = ASPHALT  
BFE = BASE FLOOD ELEVATION  
BLDG = BUILDING  
BLK = BLOCK  
BM = BENCH MARK  
BNDY = BOUNDARY  
BRG = BEARING  
BWF = BARBED WIRE FENCE  
C = CALCULATED  
CB = CHORD BEARING  
CBS = CONCRETE BLOCK STRUCTURE  
CHD = CHORD  
CL = CENTERLINE  
CLF = CHAIN LINK FENCE  
CLOS = CLOSURE  
COL = COLUMN  
CONC = CONCRETE  
CR = COUNTY ROAD  
C/S = CONCRETE SLAB  
COR = CORNER  
COV = COVERED AREA  
D = DEED  
DOT = DEPARTMENT OF TRANSPORTATION  
DRNG = DRAINAGE  
D/W = DRIVEWAY  
EL OR ELEV = ELEVATION  
EOP = EDGE OF PAVEMENT  
EOW = EDGE OF WATER  
ESM'T = EASEMENT  
FCM = FOUND CONCRETE MONUMENT  
FES = FLARED END SECTION  
FIP = FOUND IRON PIPE  
FIR = FOUND IRON ROD  
FL = FLOW LINE  
FLD = FIELD  
FND = FOUND  
FOP = FOUND OPEN PIPE  
FPC = FLORIDA POWER CORP.

FPP = FOUND PINCHED PIPE  
FRM = FRAME  
FZL = FLOOD ZONE LINE  
GAR = GARAGE  
G/E = GLASS ENCLOSURE  
HWF = HOG WIRE FENCE  
HWL = HIGH WATER LINE  
INV = INVERT  
LB = LAND SURVEYING BUSINESS  
LFE = LOWEST FLOOR ELEV  
LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER  
LS = LAND SURVEYOR  
M = MEASURED  
MAS = MASONRY  
MES = MITERED END SECTION  
MH = MANHOLE  
MHWL = MEAN HIGH WATER LINE  
MSL = MEAN SEA LEVEL  
N&B = NAIL AND BOTTLE CAP  
N&D = NAIL AND DISK  
N&T = NAIL AND TAB  
NGVD = NATIONAL GEODETIC VERTICAL DATUM  
NO = NUMBER  
O/A = OVERALL  
OHV = OVERHEAD WIRE(S)  
OR = OFFICIAL RECORDS  
O/S = OFFSET  
P = PLAT  
PB = PLAT BOOK  
PC = POINT OF CURVE  
PCC = POINT OF COMPOUND CURVE  
PCP = PERMANENT CONTROL POINT  
PG = PAGE  
PK = PARKER KALON  
PL = PROPERTY LINE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
POL = POINT ON LINE  
PP = POWER POLE  
PRC = POINT OF REVERSE CURVATURE  
PRM = PERMANENT REFERENCE MONUMENT

PROP = PROPERTY  
PSM = PROFESSIONAL SURVEYOR & MAPPER  
PT = POINT OF TANGENCY  
PWT = PAVEMENT  
RAD = RADIUS  
R = RECORD  
REF = REFERENCE  
RES = RESIDENCE  
RL = RADIAL LINE  
RLS = REGISTERED LAND SURVEYOR  
RND = ROUND  
RNG = RANGE  
RRS = RAIL ROAD SPIKE  
R/W = RIGHT-OF-WAY  
SCM = SET CONCRETE MONUMENT  
S/E = SCREENED ENCLOSURE  
SEC = SECTION  
SET N&D = SET NAIL AND DISK RLS# 2512  
SIR = SET 1/2" IRON ROD RLS# 2512  
SQ = SQUARE  
SRF = SPLIT RAIL FENCE  
SR = STATE ROAD  
STY = STORY  
SUB = SUBDIVISION  
S/W = SIDEWALK  
TB = "T" BAR  
TBM = TEMPORARY BENCH MARK  
TC = TOP OF CURB  
TOB = TOP OF BANK  
TOS = TOE OF SLOPE  
TRANS = TRANSFORMER  
TWP = TOWNSHIP  
TYP = TYPICAL  
UG = UNDERGROUND  
UTIL = UTILITY  
WD = WOOD  
WF = WOOD FENCE  
WIF = WROUGHT IRON FENCE  
WIT = WITNESS  
WRF = WIRE FENCE  
WV = WATER VALVE

\*\*\* ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

\*\*\* OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.



SHEET 4 OF 4

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH 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 HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

MEAGAN R. ATTEBERY KRYSAK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 240215      DATE SURVEYED: 8-28-2024  
DRAWING FILE: 240215.DWG      DATE DRAWN: 9-10-2024  
LAST REVISION: SEE SHEET 1      X REFERENCE: N/A



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