

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, ANNEXING INTO THE CITY OF PINELLAS PARK, FLORIDA, A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 6018 107TH AVENUE NORTH, LEGALLY DESCRIBED AS ATTACHED HERETO IN EXHIBIT "A" AND MADE A PART HEREOF, LYING WITHIN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; PROVIDING FOR AMENDMENT OF THE LEGAL DESCRIPTION OF THE CORPORATE BOUNDARIES OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR THE ASSIGNMENT OF CITY ZONING CLASSIFICATION; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HERewith; PROVIDING FOR AN EFFECTIVE DATE.

(CAFÉ BROS LLC AX21-18)

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WHEREAS, the Owner of a certain parcel of land lying in an unincorporated area of Pinellas County, Florida, and contiguous to the City of Pinellas Park have petitioned City Council requesting that said land be annexed into the City of Pinellas Park, Florida; and

WHEREAS, all requirements of Florida Statutes, Chapter 171, pertaining to the voluntary annexation have been complied with.

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

SECTION ONE: That the land lying in an unincorporated area of Pinellas County, Florida, and contiguous to the City of Pinellas Park, generally located at 6018 107th Avenue North, and legally described as attached hereto in Exhibit "A" and made a part hereof, as depicted in the aerial map attached hereto as Exhibit "B" and made a part hereof, lying within Section 17, Township 30 South, Range 16 East, Pinellas County, Florida, is hereby annexed into the City of Pinellas Park.

SECTION TWO: That the legal description of the corporate boundaries of the City of Pinellas Park, Florida, is hereby amended to include the land herein annexed. The legal description of the City of Pinellas Park, Florida, contained in the City

Charter, and all official City maps and other official documents shall be amended accordingly.

SECTION THREE: That the land herein annexed shall be assigned the City zoning classification of T-1 which is the closest compatible to the County RMH zoning on the subject parcels at the time of annexation.

SECTION FOUR: That the City Zoning Map is hereby amended to conform to the provisions of this Ordinance.

SECTION FIVE: That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be, and they are hereby, repealed insofar as the same affects this Ordinance.

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

FIRST READING \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

PUBLISHED MAP & TITLE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

PUBLISHED MAP ONLY \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

PUBLIC HEARING \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

ATTEST:

\_\_\_\_\_  
**SANDRA L. BRADBURY, MAYOR**

\_\_\_\_\_  
**DIANE M. CORNA, MMC, CITY CLERK**

**ANNEXATION ORDINANCE LEGAL**

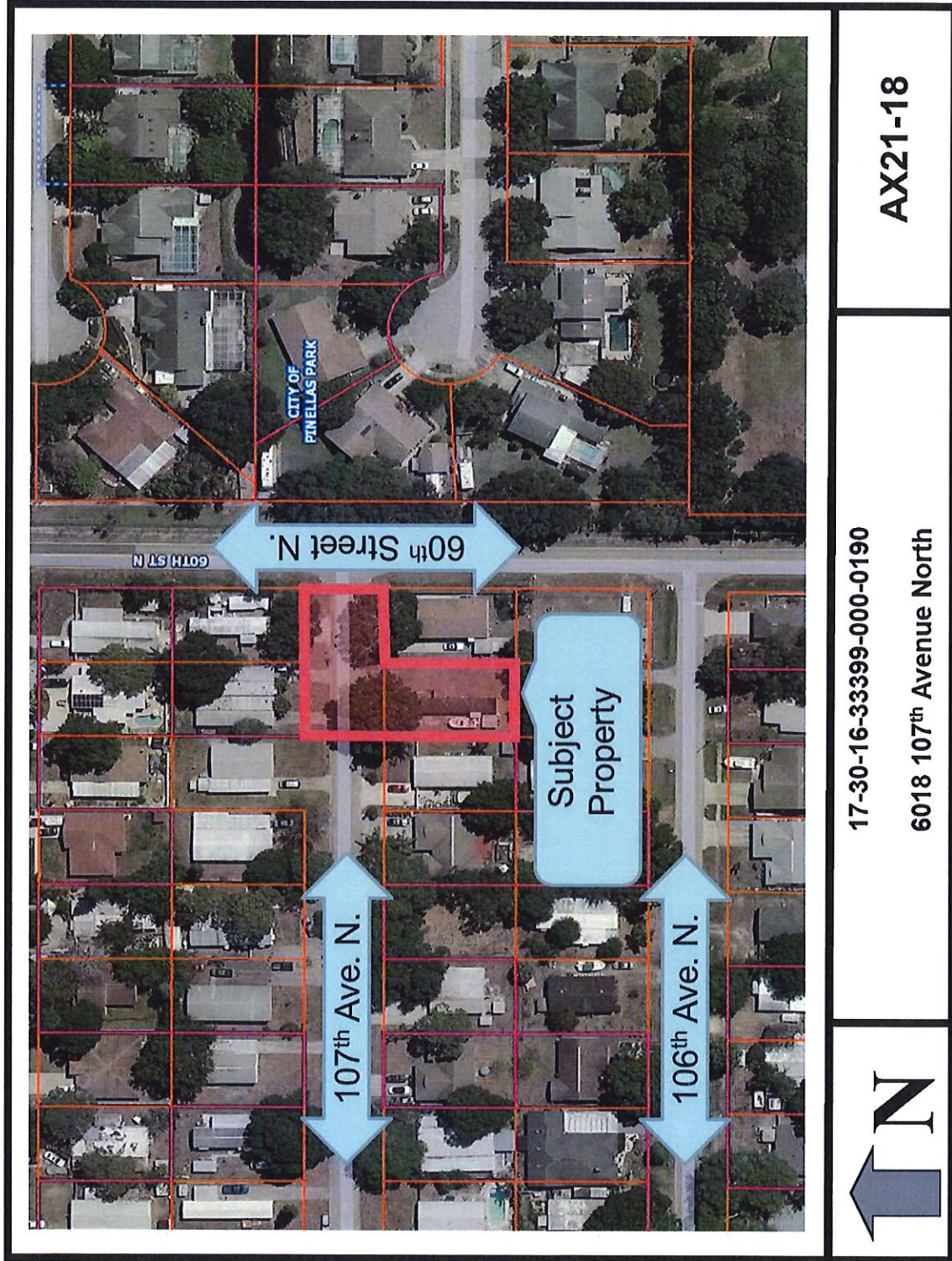
OWNER: CAFÉ BROS, LLC  
PARCEL: 17-30-16-33399-000-0190  
LOCATED AT: 6018 107TH AVENUE NORTH

LOT 19, GREENTREE MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 68, PAGE 23, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL# 17-30-16-33399-000-0190, ALONG WITH THAT PORTION OF 107TH AVENUE RIGHT OF WAY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 19, GREENTREE MANOR, FURTHER DESCRIBED ABOVE, SAID POINT BEING THE POINT OF BEGINNING, RUN SOUTH 00°17'07" WEST 100.00 FEET; THENCE NORTH 89°41'01" WEST 60.00 FEET; THENCE NORTH 00°17'07" EAST 160.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 107TH AVENUE; THENCE SOUTH 89°41'01" EAST ALONG SAID RIGHT OF WAY LINE 120.00 FEET TO THE WEST RIGHT OF WAY LINE OF 60TH STREET NORTH; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF 107TH AVENUE, RUN SOUTH 00°17'07" WEST ALONG SAID RIGHT OF WAY LINE 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 107TH AVENUE; THENCE LEAVING THE WEST RIGHT OF WAY LINE OF 60TH STREET, RUN NORTH 89°41'01" WEST 60.00 FEET TO THE POINT OF BEGINNING.

A PARCEL CONTAINING 0.30 ACRES M.O.L.

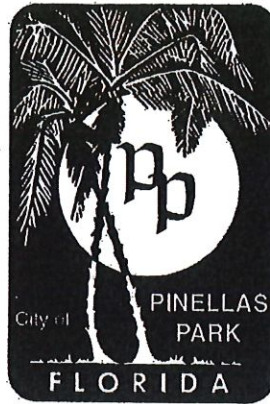
Exhibit "B"  
Aerial Map



City of

# PINELLAS PARK

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



# FLORIDA

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

**Please Respond To:**

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

November 8, 2021

Ms. Amanda Conte  
CRA Manager  
City of Pinellas Park  
P. O. Box 1100  
Pinellas Park, Florida 33780-1100

**RE: City Document #21-292**  
**Annexation Ordinance AX21-18, Café Bros LLC**

Dear Ms. Conte:

We have received and reviewed the above-referenced Annexation Ordinance for the property generally located at 6018 107<sup>th</sup> Avenue North. We note that the Ordinance contains Exhibit B, an aerial map of the property, but nowhere in the Ordinance is Exhibit B referenced. I would recommend updating Section One to read as follows:

... legally described as attached hereto in Exhibit "A" and made a part hereof,  
as depicted in the aerial map attached hereto as Exhibit "B" and made a part  
hereof, lying within Section 17 ....

Once the above change has been incorporated into the Ordinance, and assuming the legal description contained in Exhibit A is correct, we would approve of the Ordinance as to form and correctness.

Very truly yours,

James W. Denhardt  
City Attorney

cc: Doug Lewis, City Manager  
Diane M. Corna, MMC, City Clerk  
Bart Diebold, Assistant City Manager  
Lisa Hendrickson, Assistant City Manager  
Ben Ziskal, Community Development Administrator  
Nick Colonna, Planning & Development Services Director

JWD/dh

21-292.11082021.LAC.Annex Ord AX21-18 Cafe Bros LLC



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