

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 LOCATED AT 7041 34TH STREET NORTH, LEGALLY DESCRIBED AS ATTACHED HERETO IN EXHIBIT "A" AND MADE A PART HEREOF, LYING WITHIN SECTION 26, 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.

(MK EQUITY LLC AND QT CONSTRUCTION, INC. AX20-10)

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, located at 7041 34th Street North, and legally described as attached here to in Exhibit "A" and made a part hereof, as depicted by the aerial map attached hereto as Exhibit "B" and made a part hereof, lying within Section 26, 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 R-4 which is the closest compatible to the County R-4 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That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be, and they are hereby, repealed insofar as the same affects this Ordinance.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 _____, 2022

PUBLISHED MAP & TITLE _____ DAY OF _____, 2022

PUBLISHED MAP ONLY _____ DAY OF _____, 2022

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: MK EQUITY LLC AND QT CONSTRUCTION, INC.
PARCEL: 26-30-16-00000-330-0700
LOCATED AT: 7041 34th Street North

A PORTION OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND HAS A PARCEL# 26-30-16-00000-330-0700, ALONG WITH THAT PORTION OF 34TH STREET RIGHT OF WAY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 14, CEDAR HOLLOW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, RUN SOUTH 89°48'12" EAST 302.56 FEET; THENCE SOUTH 00°03'37" WEST 529.77 FEET; THENCE NORTH 89°46'47" WEST 332.49 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE NORTH 00°03'10" EAST ALONG THE WEST LINE OF SAID 1/4, A DISTANCE OF 529.63 FEET; THENCE LEAVING THE WEST LINE OF SAID 1/4, RUN SOUTH 89°48'12" EAST 30.00 FEET TO THE POINT OF BEGINNING.

A PARCEL CONTAINING A TOTAL OF 4.04 ACRES M.O.L.

Exhibit "B"
Aerial Map



PETITION FOR ANNEXATION TO THE CITY OF PINELLAS PARK, FLORIDA

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

MK EQUITY LLC AND QT CONSTRUCTION, INC.

PARCEL: 26-30-16-00000-330-0700

LOCATED AT: 7041 34th Street North

A PORTION OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND HAS A PARCEL# 26-30-16-00000-330-0700, ALONG WITH THAT PORTION OF 34TH STREET RIGHT OF WAY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 14, CEDAR HOLLOW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, RUN SOUTH 89°48'12" EAST 302.56 FEET; THENCE SOUTH 00°03'37" WEST 529.77 FEET; THENCE NORTH 89°46'47" WEST 332.49 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE NORTH 00°03'10" EAST ALONG THE WEST LINE OF SAID 1/4, A DISTANCE OF 529.63 FEET; THENCE LEAVING THE WEST LINE OF SAID 1/4, RUN SOUTH 89°48'12" EAST 30.00 FEET TO THE POINT OF BEGINNING.

Containing 4.04 acres MOL

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

MK EQUITY LLC

Care of: Anthony Ngo

7599 Park Blvd., #200

Pinellas Park, FL 33781

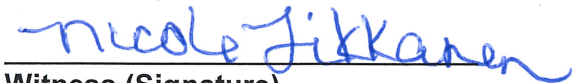
QT CONSTRUCTION, INC.

Care of: Quynh T. Tran

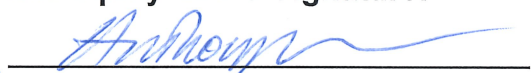
6200 49th Street North

Pinellas Park, FL 33781

MK Equity LLC's Signature:



Witness (Signature)


Anthony Ngo, President and Manager




Witness Printed Name

QT Construction, Inc.'s Signature:



Witness (Signature)


Quynh T. Tran, President

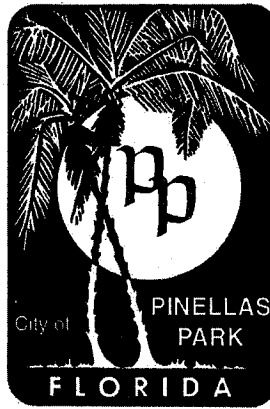


Witness Printed Name

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 15, 2021

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

RE: City Document #21-304
Annexation Ordinance AX20-10, MK Equity LLC and QT Construction, Inc.

Dear Ms. Conte:

We have received and reviewed the above-referenced Annexation Ordinance. Please update all references to MK Equity LLC to remove the comma between "Equity" and "LLC." Please also update Section One of the Ordinance to read as follows:

... legally described as attached hereto in Exhibit "A" and made a part hereof,
and as depicted in the aerial map attached hereto as Exhibit "B" and made a part
hereof, lying within Section 26

Once the above-mentioned changes are incorporated into the Ordinance, and assuming the property is owned in the legal name of the Petitioners and that the legal description contained in Exhibit "A" is correct, our office would approve of the Ordinance as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
Assistant City Attorney

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

LCR/dh

21-304.11162021.LAC.Annex Ord AX20-10 MK Equity LLC.wpd



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