



CITY OF PINELLAS PARK

Staff Report

Community Development Department
Planning & Development Services Division

I. APPLICATION DATA

- A. **Case Number:** AX19-1
- B. **Location:**
1. **Address:** Located between 62nd Avenue North and 64th Avenue North, and 68th Street North and 66th Lane North
2. **Parcel Number:** Multiple parcels, please see Exhibit "A"
- C. **Request:** Applicant is contiguous and eligible to annex
- D. **Applicant:** Habitat for Humanity of Pinellas County, Inc.
- E. **Agent:** Mike Sutton, CEO 727-536-4755 or msutton@habitatpinellas.org
- F. **Legal Ad Text:** Not applicable
- G. **Public Hearings:**

Board of Adjustment Hearing Date: Not applicable

Planning and Zoning Commission Hearing Date: Not applicable

City Council Hearing Date(s): July 11, 2019 and July 25, 2019
Deadline to send public hearing notices: June 21, 2019
Advertising deadline: June 21, 2019

II. BACKGROUND INFORMATION

- A. **Site Area:** 6.42 acres (1.43 is right-of-way)
- B. **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
- C. **Existing Use:** Residential/vacant
- D. **Proposed Use:** Single-Family Detached Dwellings
- E. **Current Zoning District:** RMH, Residential Mobile Home (County)
- F. **Proposed Zoning District:** "R-4" Duplex Residential

1. Zoning District Purpose / Intent:

The "R-4" Duplex Residential District is established in order 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.

2. Staff Analysis:

The current zoning designation of the property within Pinellas County is Residential Mobile Home (RMH), which has typically been considered to be consistent with the City's "T-1" Mobile Home Subdivision Zoning District. However, pursuant to Section 18-1515.1., it is the intent of the City to strictly limit further rezoning of land into this zoning district. Additionally, the T-1 District is inconsistent with the current land use designation of Residential Low (RL) and the intended use of the subject properties, detached dwellings, is not a permitted use within the T-1 District. Therefore, it would be inappropriate to rezone the subject properties to T-1.

Based upon all of the above, and in concert with desire to amend the land use designation of the subject properties to Residential Low Medium (RLM) upon annexation (as discussed below), and given that the adjacent properties to the east are zoned R-4 in the County, staff finds the "R-4" Duplex Residential Zoning District to be the most appropriate and compatible zoning designation for the subject properties.

G. Current Land Use: RL, Residential Low (County)

H. Proposed Land Use: Residential Low Medium (RLM)

1. Land Use Purpose:

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

Density / Intensity – Residential Use: shall not exceed ten dwelling units per acre

3. Staff Analysis:

The proposed land use designation of RLM provides for a density that is consistent with the current land use category in the County as well as providing for a compatible zoning district that allows as a permitted use the intended use of the property by the applicant. Additionally, the adjacent properties to the east currently have land use designation of RLM.

I. Flood Zone: The properties are located in Flood Zone X, which is not a high-risk flood zone.

J. Evacuation Zone: The properties are in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be at least 20 feet.

K. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	R-4	RL	Marjorie K. Rawlings Elementary
South	R-3 (County)	RL (County)	Detached Dwellings
East	R-4 (County)	RLM (County)	Detached Dwellings

West	R-A (County)	I (County)	Florida Highway Patrol
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III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Comprehensive Plan Policies:

1. **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.*
- OBJECTIVE LU.1.12 The City shall continue to encourage innovative land development techniques, including planned unit developments and other mixed use development and redevelopment techniques, in order to achieve the following objectives:*
- a. Encourage development that is compatible with the natural environment and the overall vision of the community*
 - b. Provide vibrant and safe walkable areas*
 - c. Concentrate growth in relatively discrete areas that are compatible with the community character*
 - d. Place housing in proximity to employment opportunities, services, and amenities*
 - e. Establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit*
 - f. Establish well-designed urban environments that create vibrant, livable places*
- POLICY H.1.1.2 Through utilization of Planned Unit Developments, subdivision regulations, and other provisions of the Land Development Code, the City shall continue to encourage innovative housing development techniques that contribute to livability, mobility, cost efficiency, sustainability, and sound construction principles.*
- POLICY H.1.3.5 Encourage mixed use development, density transfers, density bonuses, Planned Unit Development, and other innovative methods to reduce impediments to affordable housing development.*

2. **Staff Analysis:**

The proposed land use designation (RLM) and zoning district (R-4) have been found to be the most compatible with adjacent and surrounding land uses and will provide for the opportunity to redevelop the subject properties with a viable use that is compatible with the surrounding residential neighborhood. Additionally, and as discussed in further detail below, the Comprehensive Plan supports the establishment of Planned Unit Developments (PUD) in order to contribute to livability, cost efficiency, and the reduction of impediments to affordable housing; all of which would be accomplished as part of this annexation and eventual development of the subject properties as a residential PUD.

B. Land Development Code Standards:

1. **Key Standards:**

SECTION 18-1512. - "R-4" DUPLEX RESIDENTIAL DISTRICT

Sec. 18-1512.3. - PERMITTED AND CONDITIONAL USES.

- (A) *PERMITTED USES.*
7. *Dwellings, Single-family Detached.*

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.*

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 18-1529.1. - STATEMENT OF INTENT.

The Planned Unit Development District (PUD) serves as an overlay to existing zoning classifications. In this role, the PUD provides an alternative to conventional zoning districts, at the property owner's option. The PUD may be established at appropriate locations and in accordance with the Comprehensive Plan and Land Development Regulations of the City of Pinellas Park. In fulfillment of this intent, the PUD provides standards and guidelines by which flexibility may be accomplished so that:

- (A) *A creative approach may be taken for the development of large tracts of land and the redevelopment of older, smaller areas.*
- (B) *More open space may be accomplished than would be possible through the strict application of the provisions of this Article.*
- (C) *Land may be used more efficiently, resulting in smaller networks of utilities and streets, consequently reducing construction and maintenance costs.*
- (D) *Harmonious development of the site and the surrounding areas, community facilities, and traffic circulation can be encouraged.*
- (E) *Non-traditional lot layout or site design may be permitted.*

2. Staff Analysis:

The majority of the lots within the overall subject property have a width of 40 feet and a depth of 108 feet, which are existing nonconformities in the County. This nonconformity would persist regardless of what zoning district would be applied to these properties upon annexation. However, in order to improve the viability of these lots to be developed within the City, staff would recommend that the applicant file an application for a Planned Unit Development (PUD) with regard to the subject properties that would provide recognition of the existing lot dimensions and relief from the minimum yard setback requirements as needed to ensure their development as single-family detached dwellings.

C. Essential Services Issues:

1. Essential Services Review

Public Works Divisions:

Public Works Administrator:	No objection to the annexation.
Construction Services Director:	No objection to the annexation.
Public Utilities:	No objection to the annexation.
Transportation & Stormwater:	No objections to this annexation.
Fire Department - Life Safety:	No objections to this annexation.
Police Department - Crime Prevention:	No objections to this annexation.
Pinellas Park Water Management District:	Not sent for review.

Florida Department of Transportation:

Not sent for review.

Community Development Divisions

Planning & Development Review Manager:

The R-4 Zoning and RLM Land Use would be appropriate and compatible with the surrounding residential neighborhood

Building Development Division:

No issues with the annexation.

Neighborhood Services Division:

No issues with the annexation.

Community Redevelopment Area Manager (if applicable)

Not applicable.

Planning & Development Services Director:

Infz 6/27/19
SN 6/27/19

Community Development Administrator:

2. Staff Analysis:

This case has been reviewed by all relevant divisions and there are no objections.

IV. SUMMARY

A. Findings

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

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 AX19-1.

V. ACTION:

CITY COUNCIL – MOVE TO:

- 1: APPROVE
- 2: APPROVE WITH THE FOLLOWING CONDITIONS:
- 3: DENY

VI. ATTACHMENTS:

Exhibit A: Application with Legal Description

Exhibit B: Aerial Map

Exhibit C: Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM Map

Exhibit F: Data Sheet

Exhibit G: Revenue Analysis

G1: Actual Revenue Analysis

G2: Proposed Development Revenue Analysis

Exhibit H: Site Photographs

Exhibit I: Attorney Letter

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:

HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC.

PARCEL: 31-30-16-14598-005-0030

LOCATED AT: 67TH LANE

ALL OF LOT 3, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0030.
A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0040

LOCATED AT: 67TH LANE

ALL OF LOT 4, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0040.
A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0050

LOCATED AT: 67TH LANE

ALL OF LOT 5, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0050.
A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0060

LOCATED AT: 67TH LANE

ALL OF LOT 6, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0060.
A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0070

LOCATED AT: 67TH LANE

ALL OF LOT 7, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0070.
A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0160

LOCATED AT: 68TH STREET

ALL OF LOT 16, AND THE WEST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0160.
A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0170

LOCATED AT: 68TH STREET

ALL OF LOT 17, AND THE WEST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0170.
A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0180

LOCATED AT: 68TH STREET

ALL OF LOT 18, AND THE WEST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0180.
A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0190

LOCATED AT: 68TH STREET

ALL OF LOT 19, AND THE WEST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0190.
A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0200

LOCATED AT: 68TH STREET

ALL OF LOT 20, AND THE WEST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0200.
A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0210

LOCATED AT: 68TH STREET

ALL OF LOT 21, AND THE WEST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0210.
A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0220

LOCATED AT: 68TH STREET

ALL OF LOT 22, AND THE WEST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0220.
A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0230

(continued)

LOCATED AT: 67TH WAY

(continued)

HABITAT FOR HUMANITY OF P. BARCEL: 31.30.16.14508.003.0320.

Exhibit "A"
Application & Legal Description
(continued)

LOCATED AT: 67TH WAY
LOT 22, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
PARCEL#31-30-16-14598-003-0220.
A PARCEL CONTAINING 0.09 ACRES M.O.L.
AND
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.
PARCEL: 31-30-16-14598-003-0230
LOCATED AT: 67TH WAY
LOT 23, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
PARCEL#31-30-16-14598-003-0230.
A PARCEL CONTAINING 0.09 ACRES M.O.L.
AND
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.
PARCEL: 31-30-16-14598-003-0240
LOCATED AT: 67TH WAY
LOT 24, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
PARCEL#31-30-16-14598-003-0240.
A PARCEL CONTAINING 0.09 ACRES M.O.L.
AND
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.
PARCEL: 31-30-16-14598-003-0250
LOCATED AT: 67TH WAY
LOT 25, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
PARCEL#31-30-16-14598-003-0250.
A PARCEL CONTAINING 0.09 ACRES M.O.L.
AND
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.
PARCEL: 31-30-16-14598-003-0260
LOCATED AT: 67TH WAY
LOT 26, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
PARCEL#31-30-16-14598-003-0260.
A PARCEL CONTAINING 0.09 ACRES M.O.L.
AND
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.
PARCEL: 31-30-16-14598-003-0270
LOCATED AT: 67TH WAY
LOT 27, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
PARCEL#31-30-16-14598-003-0270.
A PARCEL CONTAINING 0.09 ACRES M.O.L.
AND
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.
PARCEL: 31-30-16-14598-003-0280
LOCATED AT: 67TH WAY
LOT 28, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
PARCEL#31-30-16-14598-003-0280.
A PARCEL CONTAINING 0.09 ACRES M.O.L.
AND
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.
PARCEL: 31-30-16-14598-003-0290
LOCATED AT: 67TH WAY
LOT 29, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
PARCEL#31-30-16-14598-003-0290.
A PARCEL CONTAINING 0.09 ACRES M.O.L.
AND
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.
PARCEL: 31-30-16-14598-003-0300
LOCATED AT: 67TH WAY
LOT 30, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
PARCEL#31-30-16-14598-003-0300.
A PARCEL CONTAINING 0.09 ACRES M.O.L.

Containing 6.42 acres MOL

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

Habitat for Humanity of Pinellas County, Inc.
Care of: Michael Sutton, CEO
13355 49th Street North
Clearwater, FL 33762

CEO's Signature:

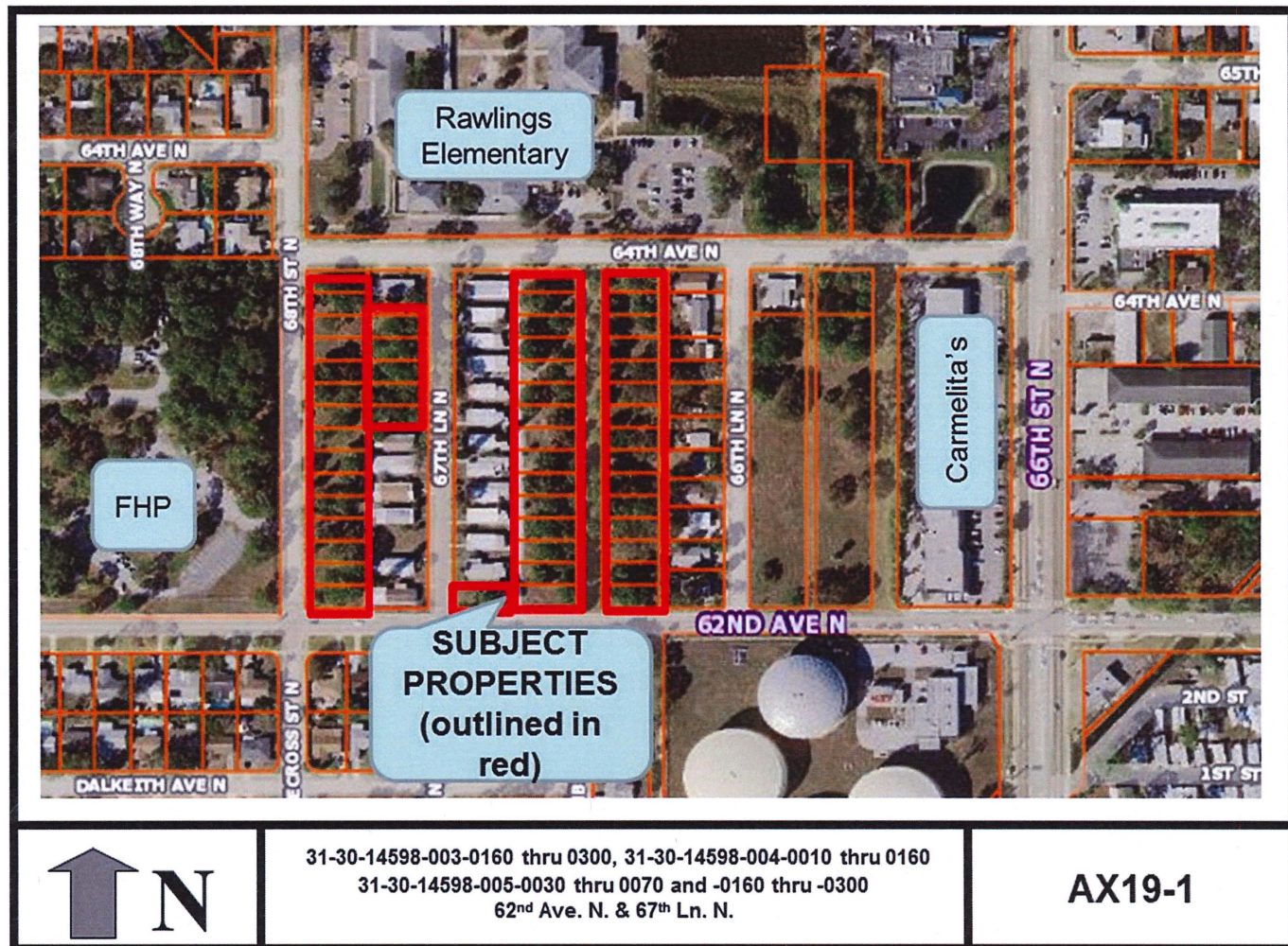
Witness (Signature)

MICHAEL SUTTON, CEO OF HABITAT FOR
HUMANITY OF PINELLAS COUNTY, INC.

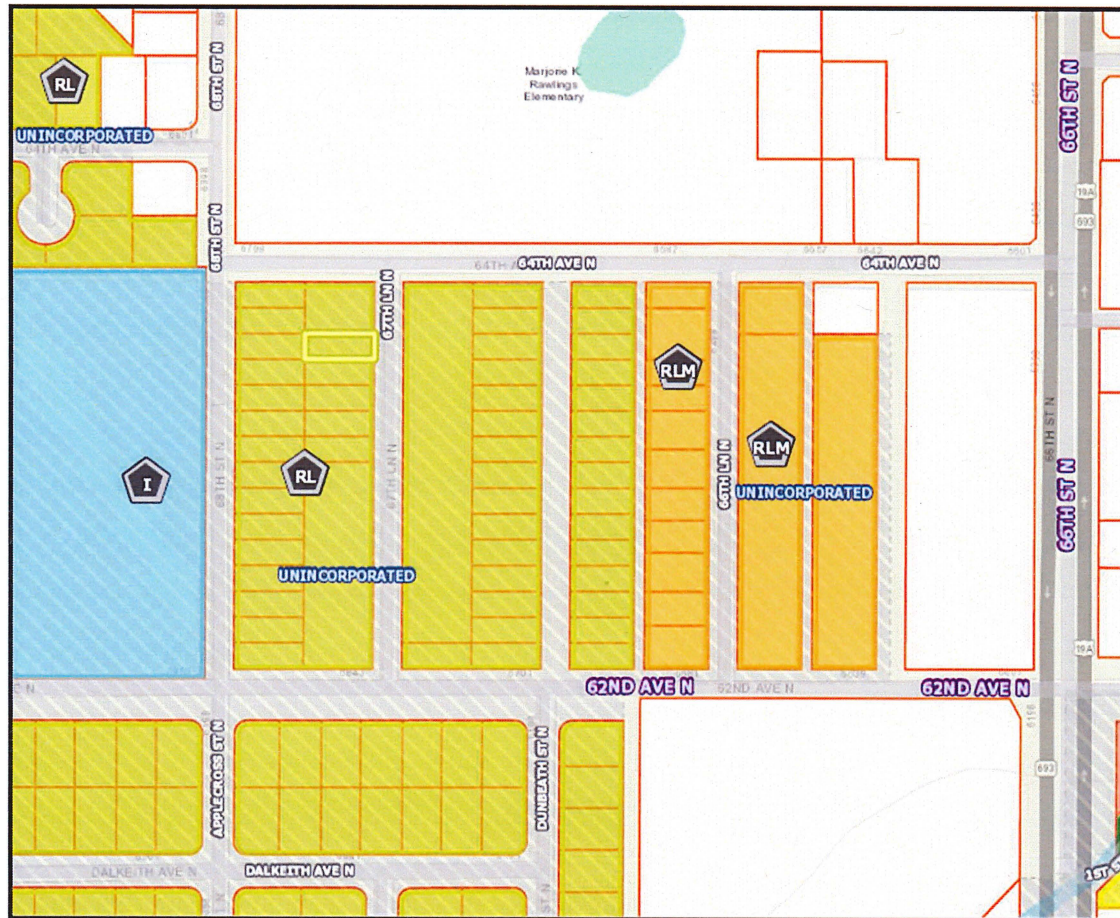
Witness Printed Name

Witness (Signature)

Witness Printed Name



Unincorporated Land Use



237.6 0 118.79 237.6 Feet

1:2,851

Notes:



WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

Master Address Points

Centerlines

Private Roads

Rights of Way

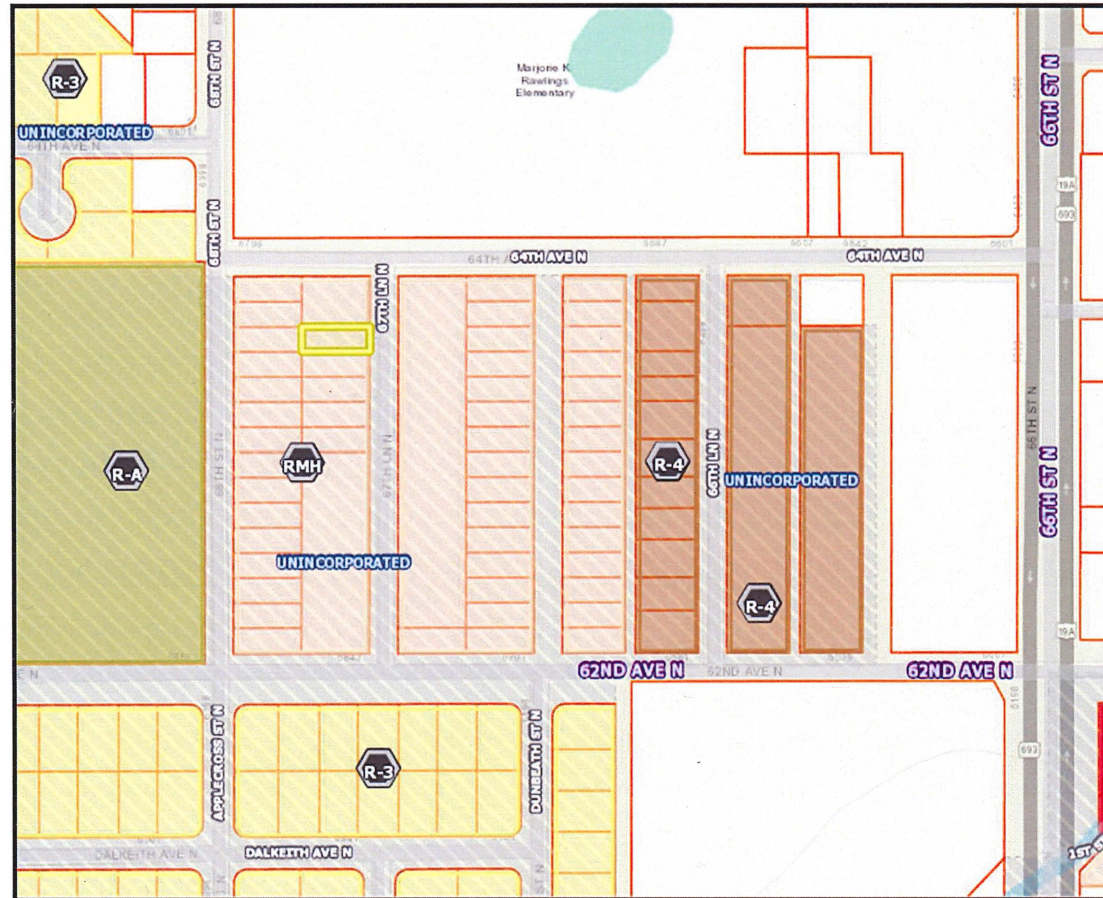
Unincorporated Land Use Borders

- Residential Rural - RR
- Residential Estate - RE
- Residential Suburban - RS
- Residential Low - RL
- Residential Urban - RU
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential High - RH
- Residential/Office/Limited - ROL
- Residential/Office/General - ROG
- Residential/Office/Retail - ROR
- Commercial Neighborhood - CN
- Commercial General - CG
- Commercial Recreation - CR
- Industrial Limited - IL
- Industrial General - IG
- Preservation - P
- Preservation - Resource Management - P-R
- Recreation/Open Space - ROS
- Institutional - I
- Transportation/Utilities - TU
- Water
- Road

Unincorporated Land Use Fill

- Residential Rural - RR
- Residential Estate - RE
- Residential Suburban - RS
- Residential Low - RL
- Residential Urban - RU
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential High - RH
- Residential/Office/Limited - ROL
- Residential/Office/General - ROG
- Residential/Office/Retail - ROR

Unincorporated Zoning



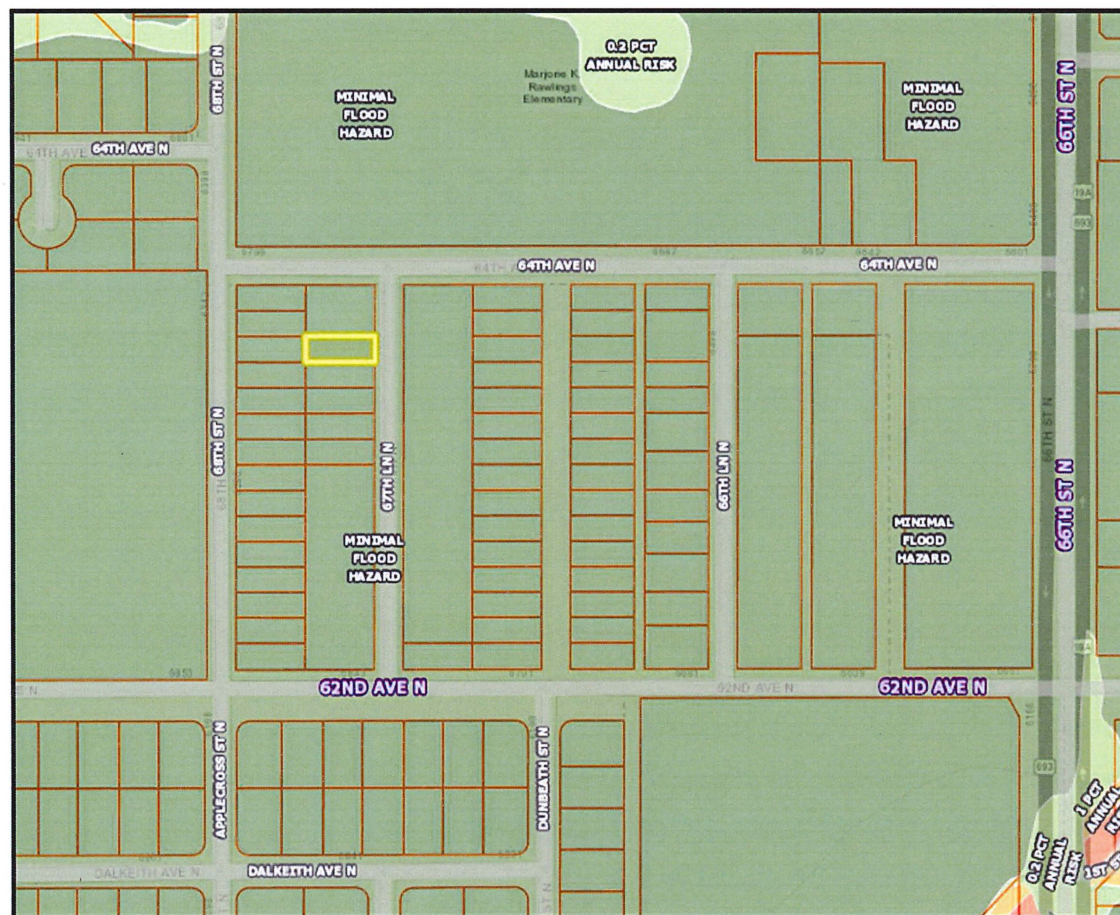
237.6 0 118.79 237.6 Feet
1:2,851
WGS_1984_Web_Mercator_Auxiliary_Sphere

Notes:

Legend

- Master Address Points
- Centerlines
- Private Roads
- Rights of Way
- Unincorporated Zoning Border
- Commercial Parkway - CP
- Commercial Recreation - CR
- General Retail Commercial And Limited Serv
- Employment-2 - E-2
- Neighborhood Commercial - C-1
- Residential Agriculture - R-A
- General Office - GO
- Limited Office - LO
- P.C.AIRPORT
- Heavy Industry - I
- Industrial Planned Development - IPD
- Employment-1 - E-1
- One, Two, Three Family Residential - R-4
- Facilities-Based Recreation - FBR
- Limited Institutional - LI
- General Institutional - GI
- Preservation Conservation - P-C
- Aquatic Lands - AL
- Single Family Residential (6,000 SF MIN) - F
- Residential (7,500 SF MIN) - R-2; Single Far (9,500 SF MIN) - R-1
- Multi-family Residential - RM
- Residential Estate - R-E
- Residential Planned Development - RPD
- Rural Residential - R-R
- Residential Mobile Home/Manufactured Hom
- Unincorporated Zoning Fill
- Unknown
- Commercial Parkway - CP
- Commercial Recreation - CR
- General Retail Commercial And Limited Serv
- Employment-2 - E-2
- Neighborhood Commercial - C-1
- Residential Agriculture
- General Office - GO
- Limited Office - LO

FIRM Map



Legend

- Master Address Points
- Centerlines
- Private Roads
- Rights of Way
- Floodplain Delineations
 - Minimal Flood Hazard
 - 500 Year Floodplain (0.2% Annual Risk)
 - 100 Year Floodplain (1% Annual Risk)
- Floodway
- Parcel Lines

237.6 0 118.79 237.6 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

1:2,851



Notes:

ANNEXATION DATA SHEET

- 1. PARCELS:**
See attached list in Exhibit "B"
- 2. OWNER:**
Habitat for Humanity of Pinellas County, Inc.
- 3. STREET ADDRESSES OF PROPERTY:**
Located between 62nd Avenue North and 64th Avenue North, and 68th Street North and 66th Lane North
- 4. SIZE OF PROPERTY:**
Agreement = 6.42 Acres MOL
Ordinance = 6.42 Acres MOL
- 5. COUNTY ZONING - LAND USE:**
RLH / RLM
- 6. CITY ZONING - LAND USE:**
R-4 / RLM
- 7. EXISTING PROPERTY IMPROVEMENTS:**
None
- 8. EXISTING BUSINESS ON PROPERTY:**
None
- 9. EXISTING PROPERTY USE:**
Vacant land
- 10. ANNEXATION AGREEMENT PROVISIONS:**
 - ◆ The City agrees to accept the lots as existing nonconforming parcels.
 - ◆ As of the date of execution of this Agreement, the City agrees to allow the Owner to begin construction on the first 15 parcels, further depicted and labeled as Parcels A, B, C, D, E, F, G, H, I, J, K, L, M, N and O on the Map of the Central Park Subdivision attached hereto and incorporated herein as Exhibit B, with the understanding that the OWNER will, within 180 days of the execution of this Agreement, apply for a Residential Planned Unit Development (RPUD) incorporating these 15 parcels, as well as the remaining parcels described in this Agreement and any other future acquired parcels by the OWNER that are within the City of Pinellas Park, and set to be developed as part of this project.
 - ◆ The City agrees to grant variances to the setback requirements for construction of Parcels A, B, C, D, E, F, G, H, I, J, K, L, M, N and O on the Map of the Central Park Subdivision Map (Exhibit B), to provide for front setbacks to be 20 feet, versus 25 feet, rear setbacks to be 10 feet, versus 20 feet. The City further agrees to grant variances to the setback requirements for construction on parcels depicted on the Central Park Subdivision Map (Exhibit B), as Parcel A and Parcel O, allowing for the secondary front street setbacks to be 10 feet, versus 12 feet.
 - ◆ For a period of ten (10) years from the date of execution of this Agreement, the City agrees to waive a portion of the City land development fees for future redevelopment of the properties listed in Exhibit "A" of this Agreement. This waiver of fees shall not exceed One Hundred Fifty Thousand Dollars (\$150,000.00) total, will include any variance and-or waiver application fees if applicable, but will not include a waiver of traffic impact fees.
 - ◆ For a period of two (2) years from the date of execution of this Agreement, the City shall waive any required zoning related application fee(s) (i.e. Zoning change, Land Use Plan Amendment, waiver(s), variance(s)) that may be needed to redevelop the Property in the future.
 - ◆ The City agrees to initiate the installment process for street lights along 67th Lane North, 67th Way North and 68th Street North as part of this Agreement within one (1) year.
 - ◆ Within 180 days of the execution of this Agreement by the Parties herein, the Owner shall make application to the City for the vacation of the west half of the platted alley located in Block C. Said vacation shall be initiated at no expense to the Owner.

- ◆ The City agrees to initiate the installment process for street lights along 67th Lane North, 67th Way North and 68th Street North as part of this Agreement within one (1) year.
- ◆ The Owner shall convey to the City by Warranty Deed, within 180 days of the execution of this Agreement, 7.5 feet of frontage for each lot on 67th Way N., and 67th Lane N., which shall thereafter be a City right-of-way and the City shall thereafter assume responsibility for maintenance of same.
- ◆ The Owner agrees to follow the Southwest Florida Water Management District (SWFWMD) guidelines for drainage and stormwater management.

11. OTHER PERTINENT INFORMATION:

Contiguous

12. PROPOSED PROPERTY USE:

Residential

13. PROPOSED PROPERTY IMPROVEMENTS:

Redevelopment of parcels into 51 single family homes

Annexation Revenue Analysis Residential (Actual)		
Annexation No. AX19-1	Date: April 12, 2019	
Owner's Name: Habitat for Humanity of Pinellas County, Inc.		
Property Address: Located between 62nd Avenue North and 64th Avenue North, and 68th Street North and 66th Lane North		
Ad Valorem Taxes:	<u>Millage</u>	<u>Amount</u>
Assessed Value (cap value)	NA	\$919,831.00
Homestead Exemption	NA	\$0.00
Taxable Value	NA	\$919,831.00
Anticipated Taxes Received by City	0.0054900	\$5,049.87
<i>*Information obtained from the Pinellas County Property Appraiser's records.</i>		
Franchise Fees and/or Utility Taxes:		
Water (10% Utility Tax) - not in service area		\$0.00
Electric (vacant land)		\$0.00
Stormwater Fees (\$4.00 per month)		\$48.00
Communication Services Tax (vacant land)		\$0.00
Anticipated Franchise Fees and/or Utility Taxes Received by the City		\$48.00
Anticipated Taxes Received by City		\$5,049.87
Anticipated Franchise Fees and/or Utility Taxes Received by City		\$48.00
Anticipated Annual Revenues to be Received by City		\$5,097.87

Current Est. Annual Revenues to Pinellas Park as Unincorporated Property:		
PFW Fire District Tax	0.0031976	\$2,941.25
Anticipated Total Est. Annual Revenues to City as Unincorporated Property		\$2,941.25
Anticipated New Money (est.) to City Received Thru Annexation - Current Millage		
		\$2,156.62

Annexation Revenue Analysis (Proposed Development)		
Annexation No. AX19-1		Date: April 12, 2019
Owner's Name: Habitat for Humanity of Pinellas County, Inc.		
Property Address: Located between 62nd Avenue North and 64th Avenue North, and 68th Street North and 66th Lane North		
	<u>Millage</u>	<u>Amount</u>
Ad Valorem Taxes:		
Assessed Value (cap value) 51 homes at \$200,000	NA	\$10,200,000.00
Homestead Exemption	NA	\$2,550,000.00
Taxable Value	NA	\$7,650,000.00
Anticipated Taxes Received by City	0.0054900	\$41,998.50
<i>*Information obtained from the Pinellas County Property Appraiser's records.</i>		
Franchise Fees and/or Utility Taxes:		
Water (10% Utility Tax) - not in service area		\$0.00
Electric (estimate based on \$100 monthly average bill)		\$6,120.00
Stormwater Fees (\$4.00 per month)		\$2,448.00
Communication Services Tax (average \$50 per month bill)		\$1,836.00
Anticipated Franchise Fees and/or Utility Taxes Received by the City		\$10,404.00
Anticipated Taxes Received by City		\$41,998.50
Anticipated Franchise Fees and/or Utility Taxes Received by City		\$10,404.00
Anticipated Annual Revenues to be Received by City		\$52,402.50
Current Est. Annual Revenues to Pinellas Park as Unincorporated Property:		
PFW Fire District Tax	0.0031976	\$24,461.64
Anticipated Total Est. Annual Revenues to City as Unincorporated Property		\$24,461.64
Anticipated New Money (est.) to City Received Thru Annexation - Current Millage		
		\$27,940.86

Exhibit "H"
Site Photographs



62nd Avenue North and 67th Way North



62nd Avenue North and 68th Street North



64th Avenue North and 68th Street North

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:

HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC.

PARCEL: 31-30-16-14598-005-0030

LOCATED AT: 67TH LANE

ALL OF LOT 3, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0030.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0040

LOCATED AT: 67TH LANE

ALL OF LOT 4, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0040.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0050

LOCATED AT: 67TH LANE

ALL OF LOT 5, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0050.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0060

LOCATED AT: 67TH LANE

ALL OF LOT 6, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0060.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0070

LOCATED AT: 67TH LANE

ALL OF LOT 7, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0070.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0160

LOCATED AT: 68TH STREET

ALL OF LOT 16, AND THE WEST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0160.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0170

LOCATED AT: 68TH STREET

ALL OF LOT 17, AND THE WEST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0170.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0180

LOCATED AT: 68TH STREET

ALL OF LOT 18, AND THE WEST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0180.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0190

LOCATED AT: 68TH STREET

ALL OF LOT 19, AND THE WEST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-005-0190.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0200

LOCATED AT: 68TH STREET

LOCATED AT: 67TH WAY

A PAE

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-003-0270

LOCATED AT: 67TH WAY

LOT 27, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-003-0270.

A PARCEL CONTAINING 0.09 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-003-0280

LOCATED AT: 67TH WAY

LOT 28, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-003-0280.

A PARCEL CONTAINING 0.09 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-003-0290

LOCATED AT: 67TH WAY

LOT 29, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-003-0290.

A PARCEL CONTAINING 0.09 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-003-0300

LOCATED AT: 67TH WAY

LOT 30, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-003-0300.

A PARCEL CONTAINING 0.09 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

RIGHT OF WAY @ 67TH WAY NORTH

THAT 45.00' RIGHT OF WAY, WEST OF AND ADJACENT TO LOTS 16 THROUGH 30, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID RIGHT OF WAY IS BOUND ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF 64TH AVENUE NORTH, AND BOUND ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF 62ND AVENUE NORTH. THIS RIGHT OF WAY IS LOCATED IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 16 EAST.

A PARCEL CONTAINING 0.62 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

RIGHT OF WAY @ 68TH STREET NORTH

THAT 22.50' PORTION OF 68TH STREET RIGHT OF WAY, (CEDAR AVENUE PER PLAT), WEST OF AND ADJACENT TO LOTS 16 THROUGH 30, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID RIGHT OF WAY IS BOUND ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF 64TH AVENUE NORTH, AND BOUND ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF 62ND AVENUE NORTH. THIS RIGHT OF WAY IS LOCATED IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 16 EAST.

A PARCEL CONTAINING 0.31 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

RIGHT OF WAY @ 67TH LANE NORTH

THAT 22.50' PORTION OF 67TH LANE RIGHT OF WAY, (PINE AVENUE PER PLAT), EAST OF AND ADJACENT TO LOTS 3 THROUGH 7, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS RIGHT OF WAY IS LOCATED IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 16 EAST.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

RIGHT OF WAY @ 67TH LANE NORTH

THAT 22.50' PORTION OF 67TH LANE RIGHT OF WAY, (PINE AVENUE PER PLAT), WEST OF AND ADJACENT TO LOT 16, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS RIGHT OF WAY IS LOCATED IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 16 EAST.

A PARCEL CONTAINING 0.02 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

ALLEYWAY BETWEEN 62ND AVENUE AND 64TH AVENUE

THE WEST 8.00' OF A 16.00' ALLEYWAY, EAST OF AND ADJACENT TO LOTS 16 THROUGH 30, BLOCK C, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID PORTION OF ALLEYWAY IS BOUND ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF 64TH AVENUE NORTH, AND BOUND ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF 62ND AVENUE NORTH. THIS ALLEYWAY IS LOCATED IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 16 EAST.

A PARCEL CONTAINING 0.11 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

RIGHT OF WAY @ 64TH AVENUE NORTH

THAT PORTION OF 64TH AVENUE RIGHT OF WAY, BEING FURTHER DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, RUN NORTH 89°45'05" WEST 108.00'; THENCE NORTH 00°31'26" EAST 30.00'; THENCE SOUTH 89°45'05" EAST 261.00'; THENCE SOUTH 00°31'26" WEST 30.00'; THENCE NORTH 89°45'05" WEST 153.00'; TO THE POINT OF BEGINNING.

A PARCEL CONTAINING 0.18 ACRES M.O.L.

AND

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

RIGHT OF WAY @ 64TH AVENUE NORTH

THAT PORTION OF 64TH AVENUE RIGHT OF WAY, BEING FURTHER DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 30, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, RUN NORTH 89°45'05" WEST 22.50'; THENCE NORTH 00°31'26" EAST 30.00'; THENCE SOUTH 89°45'05" EAST 130.5'; THENCE SOUTH 00°31'26" WEST 30.00'; THENCE NORTH 89°45'05" WEST 108.00'; TO THE POINT OF BEGINNING.

A PARCEL CONTAINING 0.09 ACRES M.O.L.

Containing 6.42 acres MOL

(Petition continued)

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

Habitat for Humanity of Pinellas County, Inc.
Care of: Michael Sutton, CEO
13355 49th Street North
Clearwater, FL 33762


Witness (Signature)

Camila Gonzalez
Witness Printed Name


Witness (Signature)

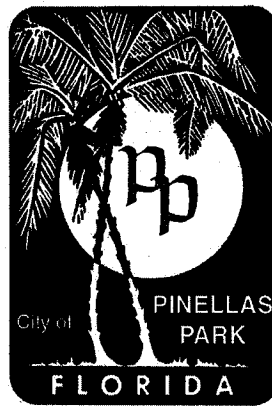
Valerie Brinkley
Witness Printed Name

CEO's Signature: 

**MICHAEL SUTTON, CEO of Habitat for
Humanity of Pinellas County, Inc.**

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

June 10, 2019

Ms. Shannon Coughlin
Economic Development Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Documents #19-170 and #19-164
AX19-1 Habitat for Humanity Agreement

Dear Ms. Coughlin:

I have received and reviewed the revised Habitat for Humanity Annexation Agreement, and would request that Special Provisions 8 and 9 of the Agreement be updated as follows:

8. As of the date of execution of this Agreement, the CITY agrees to allow the OWNER to begin construction on the first 15 parcels, further depicted and labeled as Parcels A, B, C, D, E, F, G, H, I, J, K, L, M, N and O on the Map of the Central Park Subdivision attached hereto and incorporated herein as Exhibit B, with the understanding that the OWNER will, within 180 days of execution of this Agreement, apply for a Residential Planned Unit Development (RPUD) incorporating these 15 parcels, as well as the remaining parcels described in this Agreement and any future acquired parcels by the OWNER that are within the City of Pinellas Park, and set to be developed as part of this project.
9. The CITY agrees to grant variances to the setback requirements for construction of Parcels A, B, C, D, E, F, G, H, I, J, K, L, M, N and O depicted on the Central Park Subdivision Map (Exhibit B), to provide for front setbacks to be 20 feet, versus 25 feet, and rear setbacks to be 10 feet, versus 20 feet. The CITY further agrees to grant



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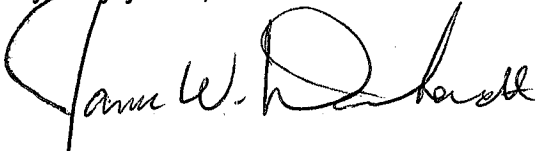
Ms. Shannon Coughlin
Economic Development Manager
June 10, 2019
Page 2

variances to the setback requirements for construction on parcels depicted on the Central Park Subdivision Map (Exhibit B), as Parcel A and Parcel O, allowing for the secondary front street setbacks to be 10 feet, versus 12 feet.

I have attached to this response a .pdf of the Map that should be attached to the Agreement as Exhibit B and labeled as such, which we have further revised to include assigned Parcel letters to each Parcel being annexed by this Agreement.

Once the above revised Special Provisions (Paragraph 8 and Paragraph 9) are incorporated into the Agreement and the revised Map is attached to the Agreement and incorporated therein as Exhibit B, I would approve of the Annexation Agreement as to form and correctness.

Very truly yours,

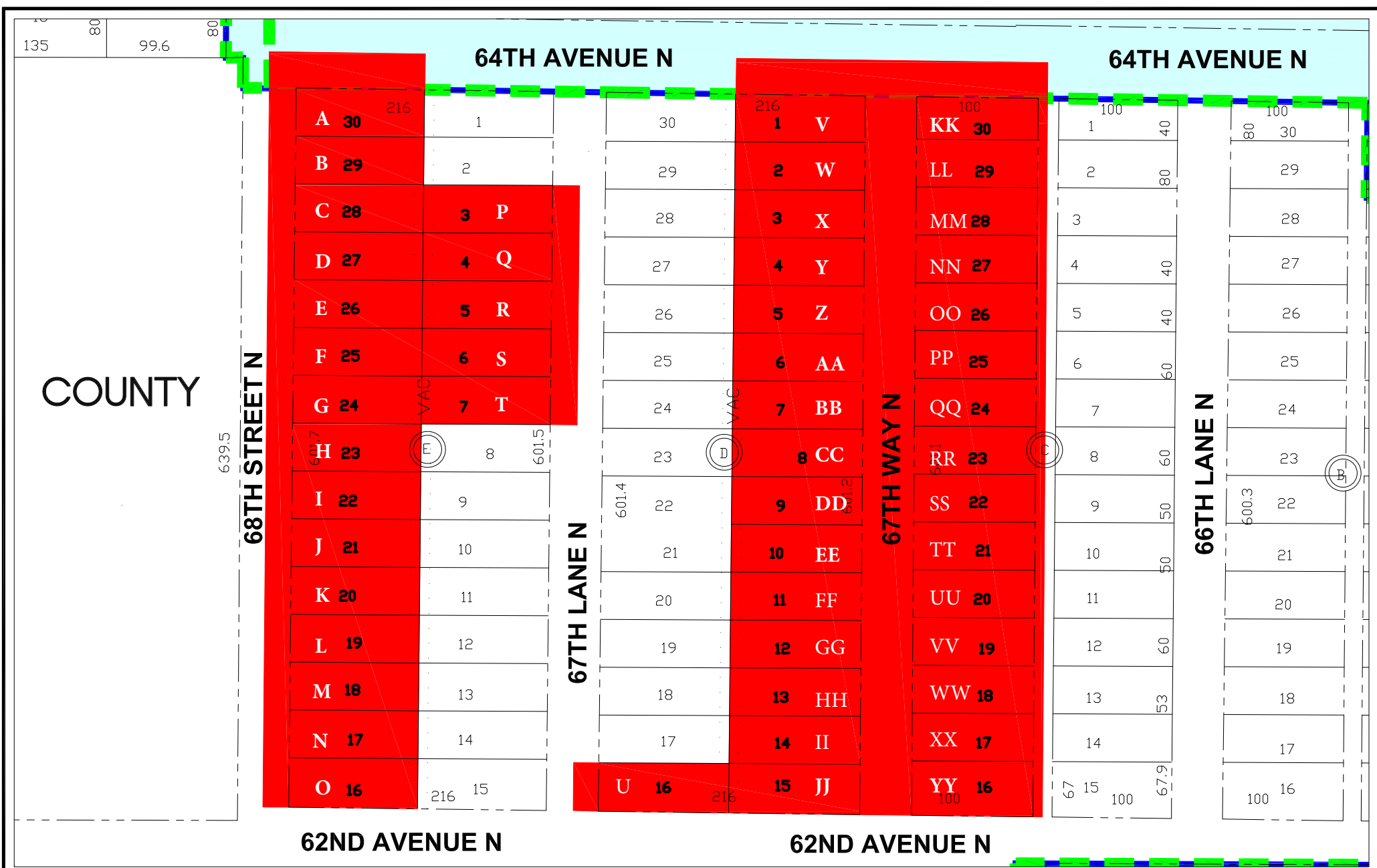
A handwritten signature in black ink, appearing to read "James W. Denhardt", written over a horizontal line.


James W. Denhardt
City Attorney

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Patrick Murphy, Deputy City Manager
Susan Walker, Community Development Administrator
Benjamin Ziskal, Planning & Development Services Director

JWD/dh

19-164-170.06102019.LSC.Habitat.wpd





N.T.S.

**Annexation
AX19-01**

**Central Park Subdivision
Pinellas Park, FL 33781**