



CITY OF PINELLAS PARK

Staff Report

Community Development Department
Planning & Development Services Division

I. APPLICATION DATA

A. **Case Number:** Not applicable

B. **Location:**

1. Address: THE PARCEL OF LAND TO BE DEEDED AS (RIGHT OF WAY) IS THAT PORTION OF PARCEL ID# 27-30-16-69840-200-2801, IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AND HAS A LEGAL DESCRIPTION AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, SCHOFIELD'S EXTENSION NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 46, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, RUN SOUTH 89°48'50" EAST ALONG THE NORTH RIGHT OF WAY LINE OF 78TH AVENUE NORTH A DISTANCE OF 150.615 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN NORTH 00°00'50" WEST 10.00 FEET; THENCE NORTH 89°48'50" WEST 150.615 FEET; THENCE SOUTH 00°00'50" EAST 10.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS (FOR RIGHT OF WAY ONLY).

A PARCEL CONTAINING 0.03 ACRES M.O.L.

2. Parcel Number: 27-30-16-69840-200-2801

C. **Request:** The Public Works Department has recommended that the City accept a Quit Claim Deed from the City of Pinellas Park for a ten (10) foot by one hundred fifty (150) foot segment of right-of-way. 78th Avenue N. is a collector road and by code collector roads are required to be eighty (80) feet wide (40 feet each side of centerline). The south side already is forty (40) feet wide. The north side is ten (10) feet short. Public works is requesting to deed the needed ten (10) feet prior to the development of the fire station at this site.

D. **Applicant:** City of Pinellas Park

E. **Agent:** Aaron Petersen, Construction Services Director

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): 12/12/2019

Deadline to send public hearing notices: Not applicable

Advertising deadline: Not applicable

II. BACKGROUND INFORMATION

A. **Site Area:** 0.03 acres of right-of-way

B. **Essential Services:**

1. **Staff Analysis:** The deed has been reviewed by all relevant departments and it would not cause any undue strain on City resources.

III. SUMMARY

A. Findings


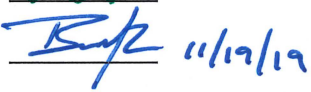
Based on the information and analysis contained in this report, staff finds as follows: The City will now own the area that the road infrastructure is within and legally be able to maintain it.

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 **acceptance** of this quit-claim deed for right-of-way.

Planning & Development Services Director:

Community Development Administrator:

IV. ACTION:

CITY COUNCIL – MOVE TO:

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

V. 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: Site Photographs

Exhibit G: Attorney Letter

Exhibit "A"

Application & Legal Description

~~THIS INSTRUMENT~~ - ~~CLAIM DEED~~, Executed this _____ day of _____,

A.D. 2019, by **THE CITY OF PINELLAS PARK, a Florida Municipal Corporation,**

first party: **THE CITY OF PINELLAS PARK**

whose post office address is: 5141 78th Avenue
Pinellas Park, FL 33781

second party: **THE CITY OF PINELLAS PARK**
5141 78th Avenue
Pinellas Park, FL 33781

(Whenever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said First Party, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the said Second Party, the receipt of which is hereby acknowledged, does hereby remise, release and quit claim unto the said Second Party, all the right, title, interest, claim and demand which the said First Party has in and to, except as to a multi-purpose easement over, under, across and through the entire property that the First Party hereby retains, the following described lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

Legal Description:

THE PARCEL OF LAND TO BE DEEDED AS (RIGHT OF WAY) IS THAT PORTION OF PARCEL ID NUMBER 27-30-16-69840-200-2801, IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AND HAS A LEGAL DESCRIPTION AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, SCHOFIELD'S EXTENSION NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 46, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, RUN SOUTH 89°48'50" EAST ALONG THE NORTH RIGHT OF WAY LINE OF 78TH AVENUE NORTH A DISTANCE OF 150.615 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN NORTH 00°00'50" WEST 10.00 FEET; THENCE NORTH 89°48'50" WEST 150.615 FEET; THENCE SOUTH 00°00'50" EAST 10.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS (FOR RIGHT-OF-WAY ONLY).

A PARCEL CONTAINING 0.03 ACRES M.O.L.

To Have and to Hold the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity and claim what-soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

CITY OF PINELLAS PARK, FLORIDA

Witness _____ print name

SANDRA BRADBURY, MAYOR

Witness _____ print name

STATE OF FLORIDA,
COUNTY OF: PINELLAS

}

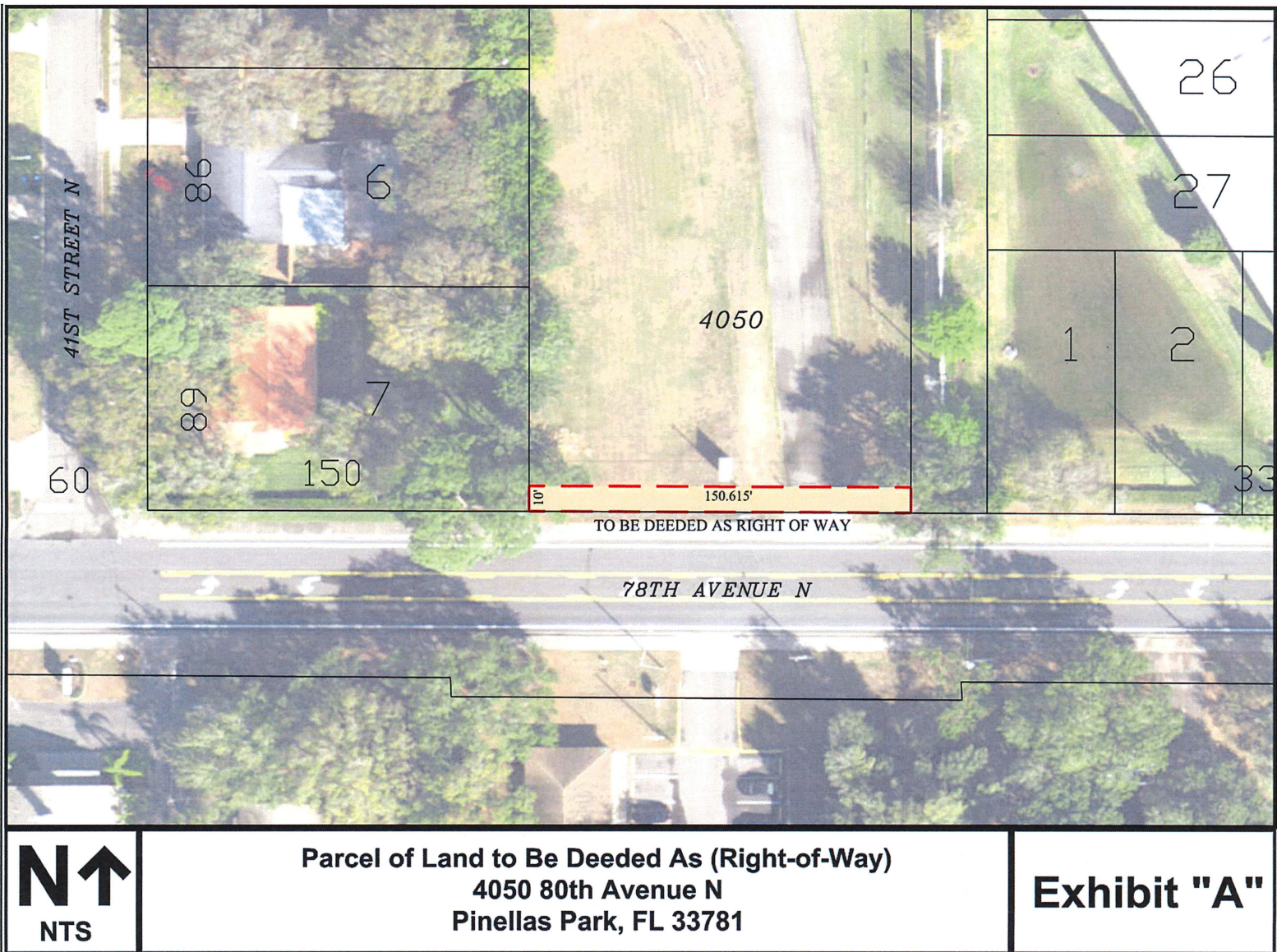
I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, appeared **SANDRA BRADBURY, Mayor, of the CITY OF PINELLAS PARK, a Florida Municipal Corporation**, to me known to be the person described in and who executed the foregoing instrument and he has acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this _____ day of _____, A.D. 2019

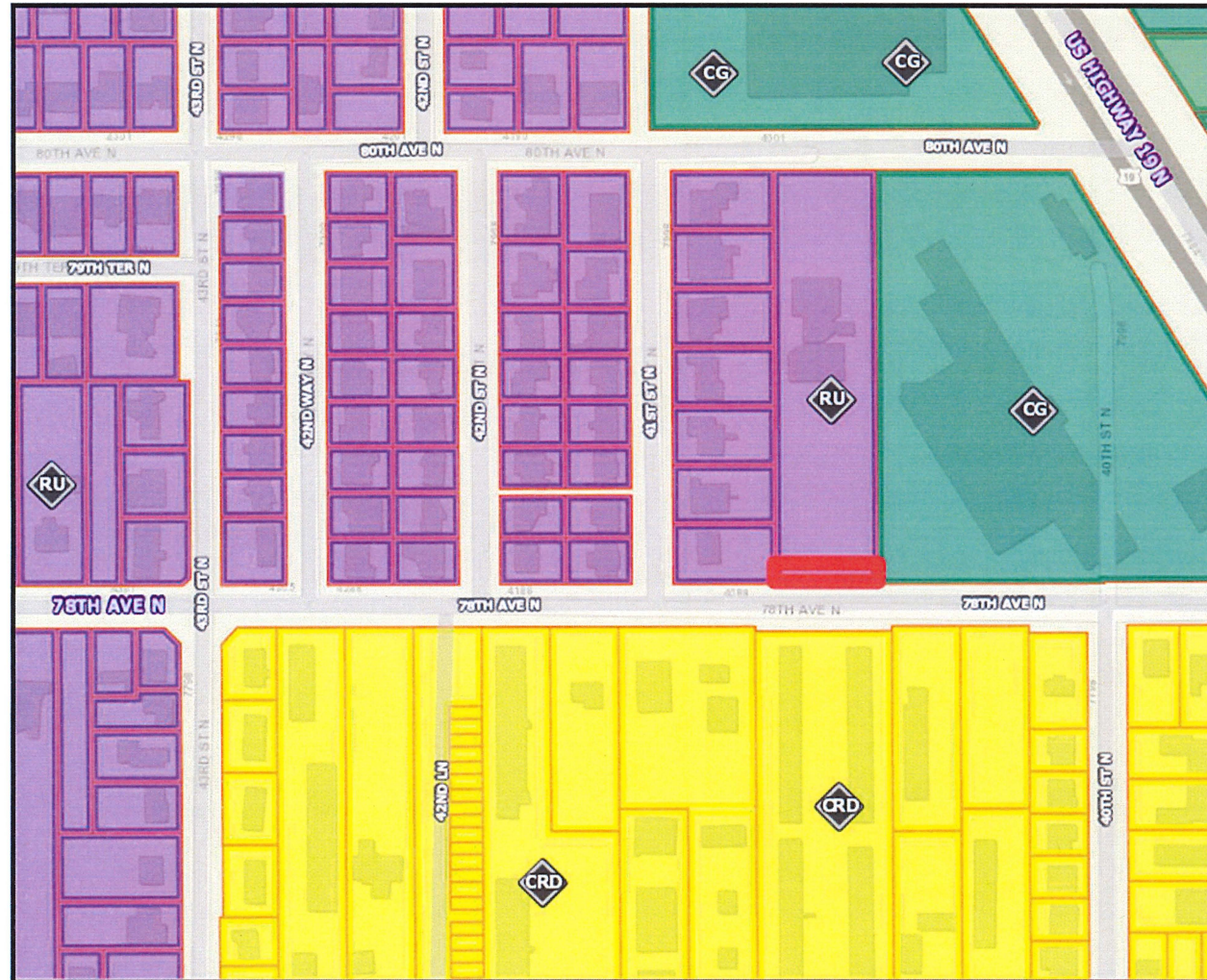
SANDRA BRADBURY, Mayor

This instrument prepared by:
(Please Return To :)

Community Development Division
City of Pinellas Park
6051 78th Avenue North
Pinellas Park, Florida 33781



4050 80th Avenue Land Use



239.5 0 119.73 239.5 Feet

1:2,874



Notes:

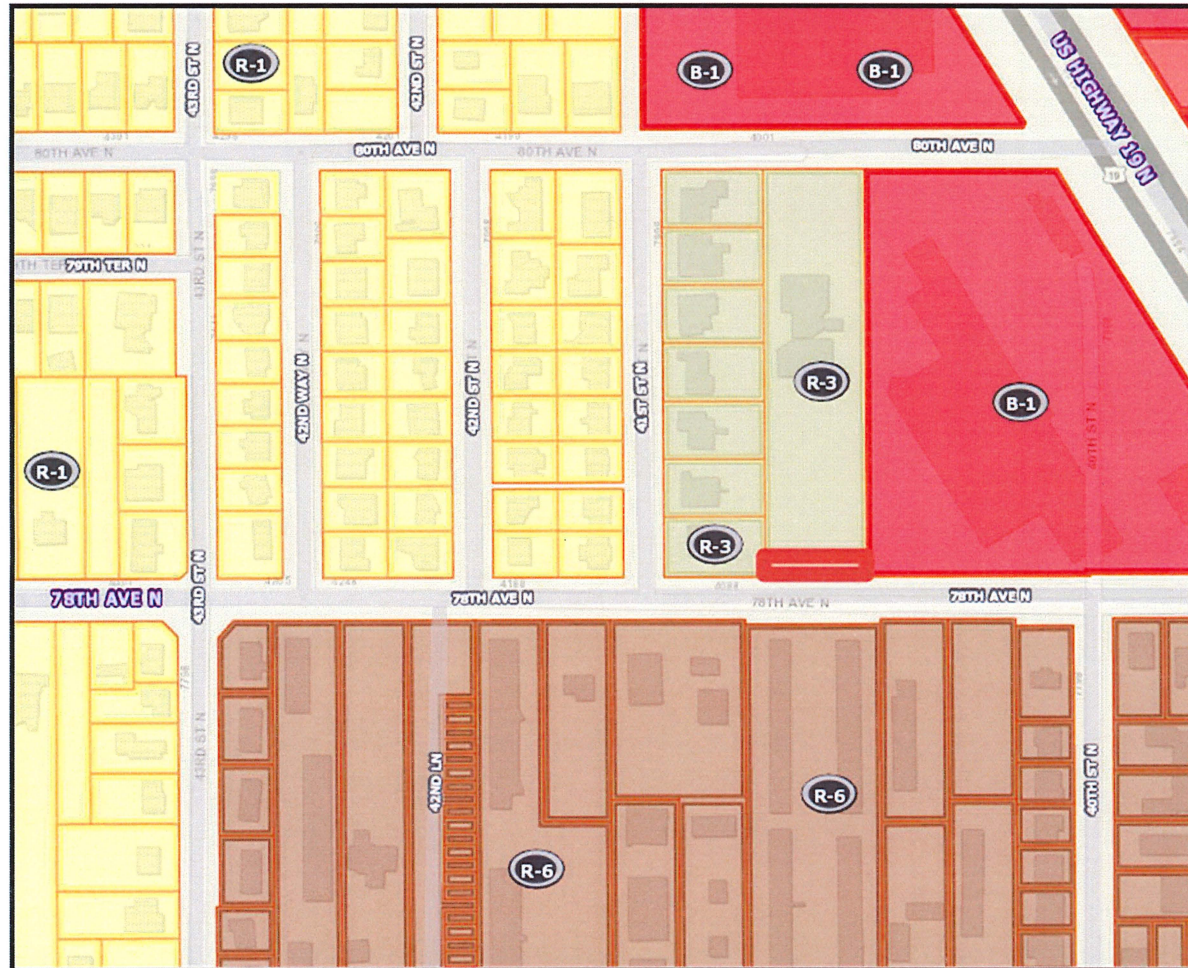
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Legend

- Centerlines
- Private Roads
- Rights of Way
- Land Use Borders
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Residential/Open Space - R/O/S
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - R
- Residential Urban (Residential Low) - RU/RL
- Transportation/Utility - T/U
- Land Use Fill
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Recreation/Open Space - R/O/S
- Residential Facilities High - RFH
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM

Exhibit "C"
Land Use Map

4050 80th Avenue Zoning



239.5 0 119.73 239.5 Feet

1: 2,874

Notes:

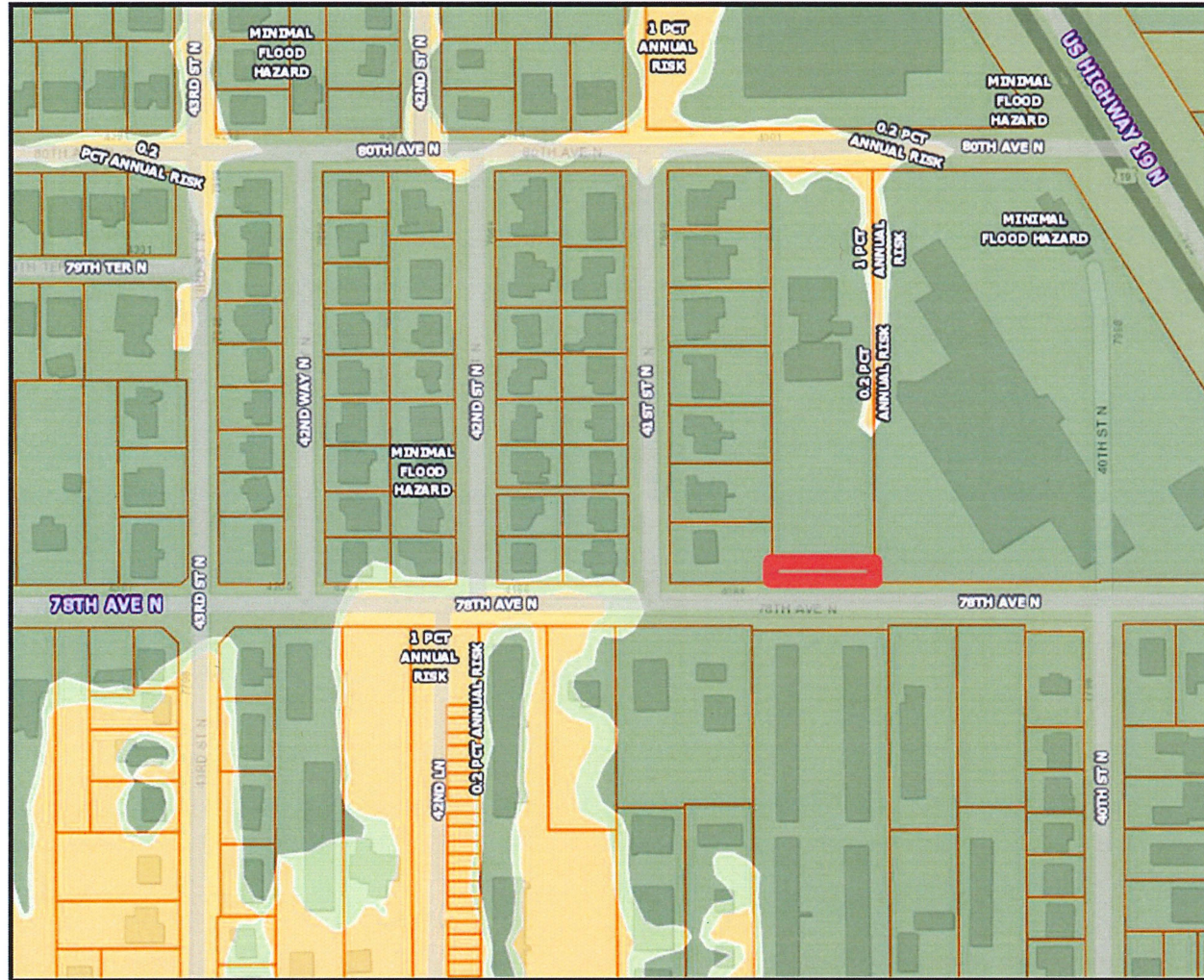


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Legend

- Centerlines
- Private Roads
- Rights of Way
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CP
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUD
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Open Space - O/S
- Public - P
- Preservation - PRES.
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multi-family Residential - R-5
- Multi-family Residential/Commercial - R-6
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RPU
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2
- Town Center - TC
- Zoning Fill
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CP
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUD

4050 80th Avenue FIRM



Legend

- 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
- Coastal High Hazard Area
- Parcel Lines

239.5 0 119.73 239.5 Feet

1:2,874



Notes:

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Exhibit "E"
FIRM Map

Exhibit "F"
Site Photographs



Street view from 78th Avenue



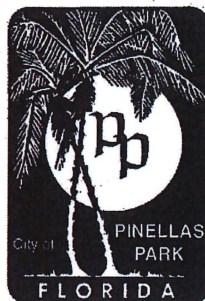
Street view from 80th Avenue



Street view from 80th Avenue towards US Highway 19 North

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 13, 2019

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

RE: City Document #19-351
Deed to Pinellas Park for Right-of-Way

Dear Ms. Coughlin:

I have received and reviewed the above-referenced Deed for Right-of-Way. I would approve of the Deed 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
Patrick Murphy, Deputy City Manager
Benjamin Ziskal, Community Development Administrator

LCR/dh

19-351.11132019.LSC.Deed to City for ROW.wpd



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