



## CITY OF PINELLAS PARK

# Staff Report

Community Development Department  
Planning & Development Services Division

### I. APPLICATION DATA

- A. **Case Number:** Addendum to AX19-1
- B. **Location:**
1. **Address:** Multiple locations, please see Exhibit "A"
  2. **Parcel Number:** Multiple parcels, please see Exhibit "A"
- C. **Request:** Upon annexation, Habitat for Humanity of Pinellas County, Inc. were granted certain variances to the City's setback requirements for the construction of the first 15 parcels developed as part of the 75 single family home (Tellor Estates) residential development. Habitat for Humanity of Pinellas County, Inc. has applied to the City for a Residential Planned Unit Development (RPUD) that will incorporate those 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. Habitat for Humanity has requested additional variances be granted to the setbacks of the lots ready to be developed until the RPUD has been approved, and all of the parcels incorporated. This Addendum will grant variances to City setback requirements that will prevent further delays in construction.
- D. **Applicant:** Habitat for Humanity of Pinellas County, Inc.
- E. **Agent:** Mike Sutton, CEO 727-536-4755 or [msutton@habitatpinellas.org](mailto:msutton@habitatpinellas.org)
- F. **Legal Ad Text:** Not applicable
- G. **Public Hearings:**
- Board of Adjustment Hearing Date:** N/A
- Planning and Zoning Commission Hearing Date:** N/A
- City Council or CRA Hearing Date(s):** August 13, 2020  
**Deadline to send public hearing notices:** July 22, 2020  
**Advertising deadline:** July 22, 2020

### II. BACKGROUND INFORMATION

- A. **Site Area:** 6.42 acres
- B. **Property History:**
1. **Previous Land Use Plan or Zoning Amendments:** Annexed on July 11, 2019 and changed the zoning designation to R-4 on July 11, 2019.
  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:** "R-4" Duplex Residential

**1. Staff Analysis:**

With the initial annexation of 51 parcels of non-conforming sizes, it was recommended that each lot would require a variance to the setbacks. The first 15 lots proposed to be developed (lots A, B, C, D, E, F, G, H, I, J, K, L, M, N, and O) were given permission to start construction while the RPUD was in the application process. It is impractical to have the applicant go through the variance process for each parcel for an amendment to the setbacks due to the project scope and timeline. With the applicant experiencing delays in applying for the RPUD due to COVID-19, this addendum would enable them to continue to submit for permits and move this project forward as noted in the request.

- F. **Flood Zone:** The properties are located in Flood Zone X, which is not a high-risk flood zone.
- G. **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.
- H. **Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	R-4	RL	Marjorie K. Rawlings Elementary
<b>South</b>	R-3 (County)	RL (County)	Detached Dwellings
<b>East</b>	R-4 (County)	RLM (County)	Detached Dwellings
<b>West</b>	R-A (County)	I (County)	Florida Highway Patrol

### III. SUMMARY

**A. Findings**

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


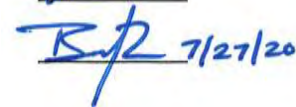
The addendum to the annexation will allow the applicant to continue the building process for families that have already been assigned to the homes, but have had to endure numerous delays due to COVID-19.

**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 the addendum to AX19-1.

Planning & Development Services Director:

Community Development Administrator:

**IV. ACTION:**

**CITY COUNCIL / COMMUNITY REDEVELOPMENT AGENCY**– 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 B1: Map with addendum Subject Parcels**

**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**

## **ADDENDUM TO ANNEXATION AGREEMENT**

This **ADDENDUM TO ANNEXATION AGREEMENT** made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between the **CITY OF PINELLAS PARK, FLORIDA**, a municipal corporation (hereinafter called the "CITY"), and **HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC.** (hereinafter called the "OWNER").

**WHEREAS**, the CITY and HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC., entered into Annexation Agreement AX19-1 dated July 11, 2019 (hereinafter called the "Annexation Agreement"); and

**WHEREAS**, the OWNER has complied with the preliminary requirements of the Annexation

**WHEREAS**, since the time of the approval of the Annexation Agreement, there has been a material change of circumstances such that it is in the public interests to amend the Annexation Agreement; and

**WHEREAS**, the Parties have reached agreement with respect to the terms of the amendment of the Annexation Agreement, and wish to reduce their agreement in this regard to writing.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed by and between the Parties as follows:

1. That the foregoing recitals are incorporated herein and made a part hereof.
2. That the CITY hereby approves the amended paragraph #9 to read as follows: 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 of Parcels P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN, OO, PP, QQ, RR, SS, TT, UU, VV, WW, XX, AND YY on the Map of the Central Park Subdivision Map to provide for front setbacks to be 15 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 as Parcels A, O, U, V, JJ, KK, and YY allowing for the secondary front street setbacks to be 10 feet, versus 12 feet.
3. In the event of a conflict between the terms of the Annexation Agreement and this Addendum to Annexation Agreement, the terms of this Addendum to Annexation Agreement shall control.
4. That except as expressly amended hereby, the Annexation Agreement, AX19-1 shall remain in full force and effect.

\_\_\_\_\_ (Mayor's Initials)

\_\_\_\_\_ (Owner's Initials)

**IN WITNESS WHEREOF**, the Parties hereto have caused this Addendum to Annexation Agreement to be executed on the date first above written.

**CITY OF PINELLAS PARK, FLORIDA**

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

**ATTEST:**

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

**HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC.:**

\_\_\_\_\_  
**MICHAEL SUTTON, CEO**

**APPROVED AS TO FORM AND CORRECTNESS:**

By: \_\_\_\_\_  
**JAMES W. DENHARDT, CITY ATTORNEY**

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by SANDRA L. BRADBURY, Mayor and DIANE M. CORNA, MMC, City Clerk, respectively of the CITY OF PINELLAS PARK, on behalf of the Agency who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name printed, typed or stamped

\_\_\_\_\_  
My Commission Expires:

ATTENTION NOTARY: Although the information requested is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE MUST BE Title or Type of Document Addendum to Annexation Agreement

ATTACHED TO THE DOCUMENT Number of Pages 5 Date of Document \_\_\_\_\_ DESCRIBED AT RIGHT:

Signers Other Than Named Above NONE

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by MICHAEL SUTTON, CEO, respectively of HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC., on behalf of the Agency who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name printed, typed or stamped

\_\_\_\_\_  
My Commission Expires:

ATTENTION NOTARY: Although the information requested is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE MUST BE Title or Type of Document Addendum to Annexation Agreement

ATTACHED TO THE DOCUMENT Number of Pages 5 Date of Document \_\_\_\_\_ DESCRIBED AT

RIGHT: Signers Other Than Named Above NONE

EXHIBIT "A"  
AX19-1

ANNEXATION AGREEMENT

## LEGAL DESCRIPTION

OWNER: HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC.

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

LOCATED AT: 67TH LANE, AND REFERRED TO HEREIN AS PARCEL 3 OF BLOCK E

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**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

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

LOCATED AT: 67TH LANE, AND REFERRED TO HEREIN AS PARCEL 4 OF BLOCK E

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**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

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

LOCATED AT: 67TH LANE, AND REFERRED TO HEREIN AS PARCEL 5 OF BLOCK E

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**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

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

LOCATED AT: 67TH LANE, AND REFERRED TO HEREIN AS PARCEL 6 OF BLOCK E

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**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

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

LOCATED AT: 67TH LANE, AND REFERRED TO HEREIN AS PARCEL 7 OF BLOCK E

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**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-005-0160  
LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 16 OF BLOCK E

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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-005-0170  
LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 17 OF BLOCK E

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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-005-0180  
LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 18 OF BLOCK E

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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-005-0190  
LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 19 OF BLOCK E

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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-005-0200  
LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 20 OF BLOCK E

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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-005-0210  
LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 21 OF BLOCK E



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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-005-0220  
LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 22 OF BLOCK E

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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-005-0230  
LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 23 OF BLOCK E

ALL OF LOT 23, 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#31-30-16-14598-005-0230.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-005-0240  
LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 24 OF BLOCK E

ALL OF LOT 24, 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#31-30-16-14598-005-0240.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-005-0250  
LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 25 OF BLOCK E

ALL OF LOT 25, 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#31-30-16-14598-005-0250.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-005-0260  
LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 26 OF BLOCK E

ALL OF LOT 26, 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#31-30-16-14598-005-0260.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0270

LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 27 OF BLOCK E

ALL OF LOT 27, 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#31-30-16-14598-005-0270.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0280

LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 28 OF BLOCK E

ALL OF LOT 28, 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#31-30-16-14598-005-0280.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0290

LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 29 OF BLOCK E

ALL OF LOT 29, 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#31-30-16-14598-005-0290.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-005-0300

LOCATED AT: 68TH STREET, AND REFERRED TO HEREIN AS PARCEL 30 OF BLOCK E

ALL OF LOT 30, 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#31-30-16-14598-005-0300.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-004-0010

LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 1 OF BLOCK D

ALL OF LOT 1, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0010.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-004-0020

LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 2 OF BLOCK D

ALL OF LOT 2, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0020.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0030  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 3 OF BLOCK D

ALL OF LOT 3, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0030.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0040  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 4 OF BLOCK D

ALL OF LOT 4, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0040.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0050  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 5 OF BLOCK D

ALL OF LOT 5, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0050.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0060  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 6 OF BLOCK D

ALL OF LOT 6, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0060.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0070  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 7 OF BLOCK D

ALL OF LOT 7, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0070.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0080  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 8 OF BLOCK D

ALL OF LOT 8, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0080.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0090  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 9 OF BLOCK D

ALL OF LOT 9, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0090.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0100  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 10 OF BLOCK D

ALL OF LOT 10, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0100.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0110  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 11 OF BLOCK D

ALL OF LOT 11, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0110.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0120  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 12 OF BLOCK D

ALL OF LOT 12, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0120.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0130  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 13 OF BLOCK D

ALL OF LOT 13, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0130.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0140  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 14 OF BLOCK D

ALL OF LOT 14, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0140.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0150  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 15 OF BLOCK D

ALL OF LOT 15, AND THE EAST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE WEST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0150.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-004-0160  
LOCATED AT: 67TH LANE, AND REFERRED TO HEREIN AS PARCEL 16 OF BLOCK D

ALL OF LOT 16, AND THE WEST 1-2 OF A VACATED 16.00 FEET ALLEY ADJACENT ON THE EAST, BLOCK D, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, PARCEL#31-30-16-14598-004-0160.

A PARCEL CONTAINING 0.10 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-003-0160  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 16 OF BLOCK C

LOT 16, 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#31-30-16-14598-003-0160.

A PARCEL CONTAINING 0.09 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-003-0170  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 17 OF BLOCK C

LOT 17, 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#31-30-16-14598-003-0170.

A PARCEL CONTAINING 0.09 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-003-0180  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 18 OF BLOCK C

LOT 18, 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#31-30-16-14598-003-0180.

A PARCEL CONTAINING 0.09 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-003-0190  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 19 OF BLOCK C

LOT 19, 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#31-30-16-14598-003-0190.

A PARCEL CONTAINING 0.09 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-003-0200  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 20 OF BLOCK C

LOT 20, 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#31-30-16-14598-003-0200.

A PARCEL CONTAINING 0.09 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-003-0210  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 21 OF BLOCK C

LOT 21, 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#31-30-16-14598-003-0210.  
A PARCEL CONTAINING 0.09 ACRES M.O.L.

**AND**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-003-0220  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 22 OF BLOCK C

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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-003-0230  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 23 OF BLOCK C

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**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-003-0240

LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 24 OF BLOCK C

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**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-003-0250

LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 25 OF BLOCK C

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**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

PARCEL: 31-30-16-14598-003-0260

LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 26 OF BLOCK C

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**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

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

LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 27 OF BLOCK C

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**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

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

LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 28 OF BLOCK C

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**

AX19-01

HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.

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

LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 29 OF BLOCK C

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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
PARCEL: 31-30-16-14598-003-0300  
LOCATED AT: 67TH WAY, AND REFERRED TO HEREIN AS PARCEL 30 OF BLOCK C

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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
RIGHT OF WAY AT 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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
RIGHT OF WAY AT 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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
RIGHT OF WAY AT 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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
RIGHT OF WAY AT 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**

AX19-01  
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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
RIGHT OF WAY AT 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**

AX19-01  
HABITAT FOR HUMANITY OF PINELLAS COUNTY INC.  
RIGHT OF WAY AT 64TH AVENUE NORTH

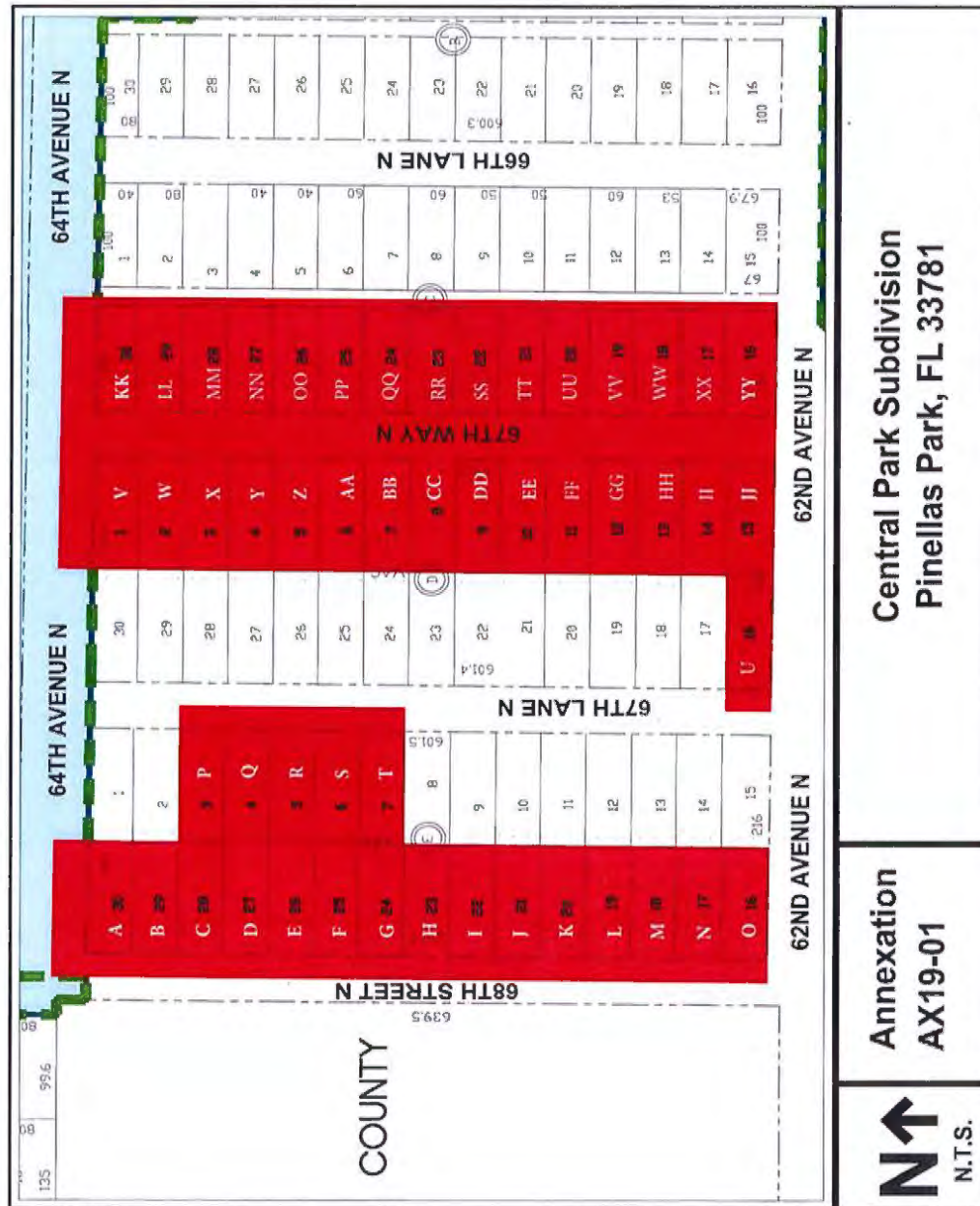
THAT PORTION OF 64TH AVENUE RIGHT OF WAY, BEING FURTHER DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 30, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, 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

PARCELS CONTAINING A TOTAL OF 6.42 ACRES M.O.L

Exhibit "A"  
Application with Legal Description (Continued)

Exhibit "B"  
AX19-1



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

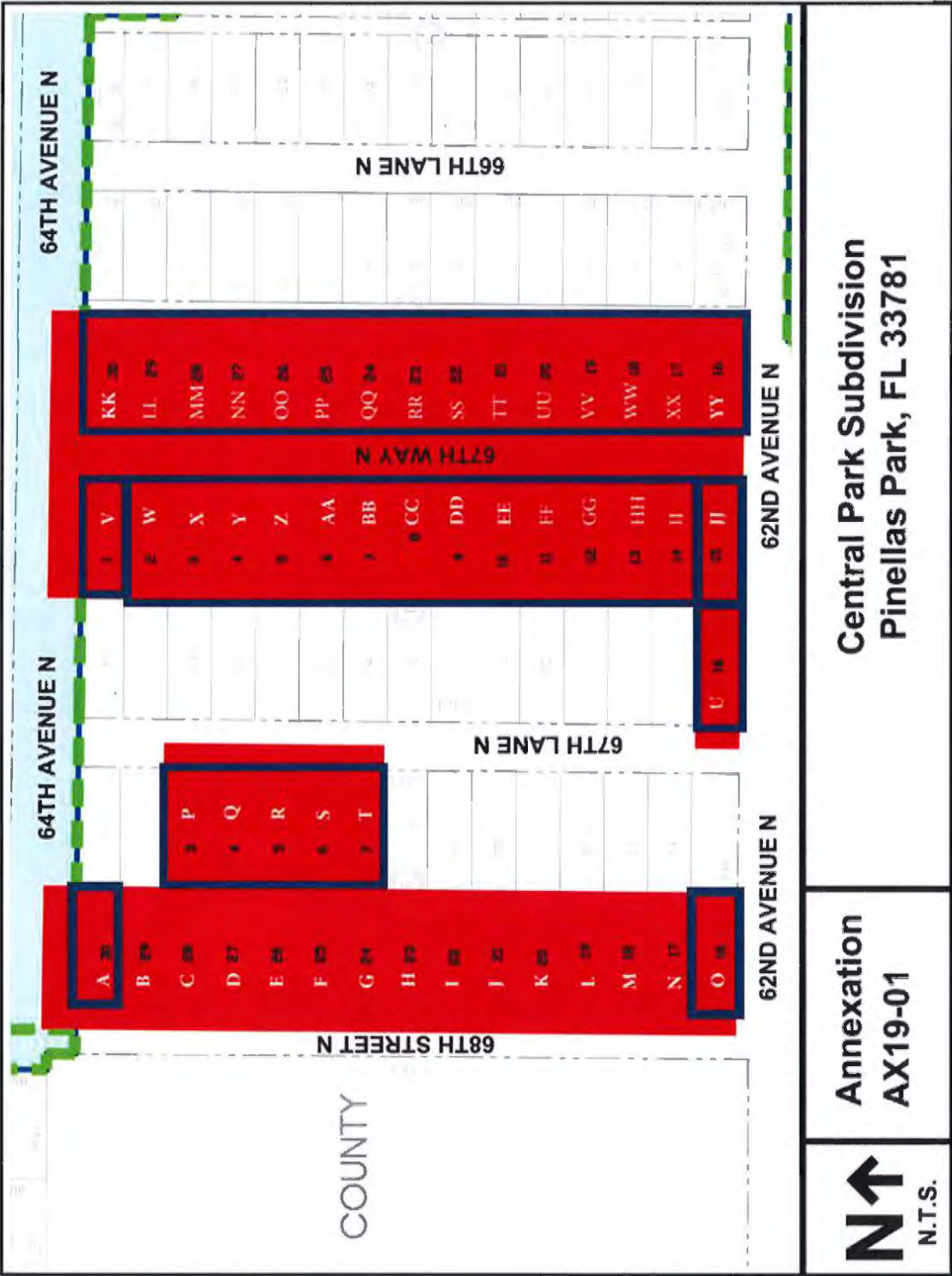
**Annexation**  
**AX19-01**

**N**  
N.T.S.





Exhibit "B1"  
 Map with addendum  
 Subject Parcels



Central Park Subdivision  
 Pinellas Park, FL 33781

Annexation  
 AX19-01






Notes:






















Centerlines

Private Roads

 Pinellas Park

Rights of Way

Land Use Borders

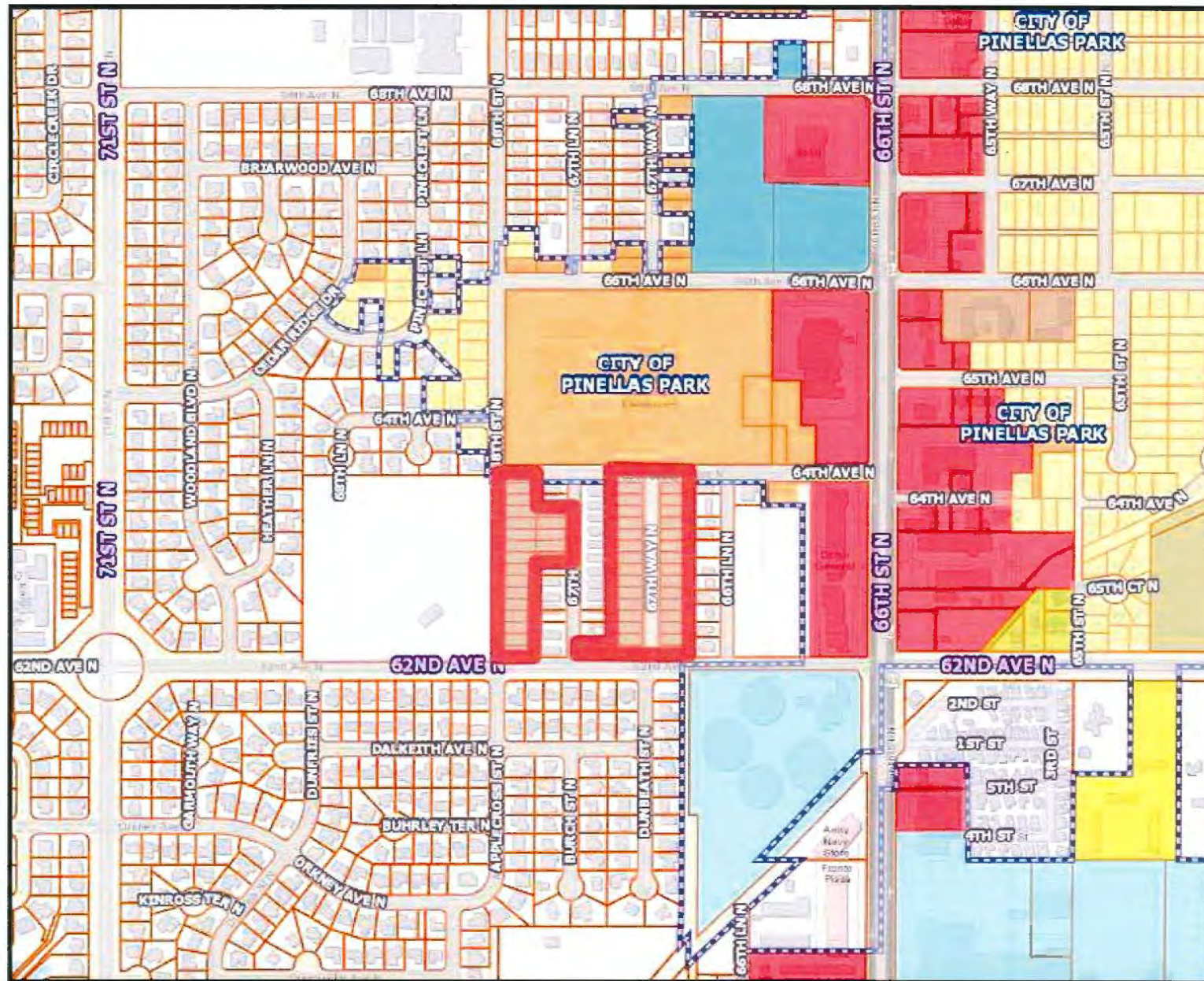
-  Commercial General - CG
-  Commercial General (Residential Medium) -
-  Commercial Neighborhood - CN
-  Community Redevelopment District - CRD
-  Industrial General - IG
-  Industrial Limited - IL
-  Institutional - INS
-  Preservation - P
-  Residential/Office/Retail - R/O/R
-  Residential/Office 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) - F
-  Residential Urban (Residential Low) - RU(R
-  Transportation/Utility - T/U

	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/OG
	Recreation/Open Space - R/OS
	Residential Facilities High - RFH
	Residential Low - RL
	Residential Low Medium - RLM

**Exhibit "C"**  
**Land Use Map**



# Addendum to AX19-1 Zoning



559.1 0 279.53 559.1 Feet

1: 6,709

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



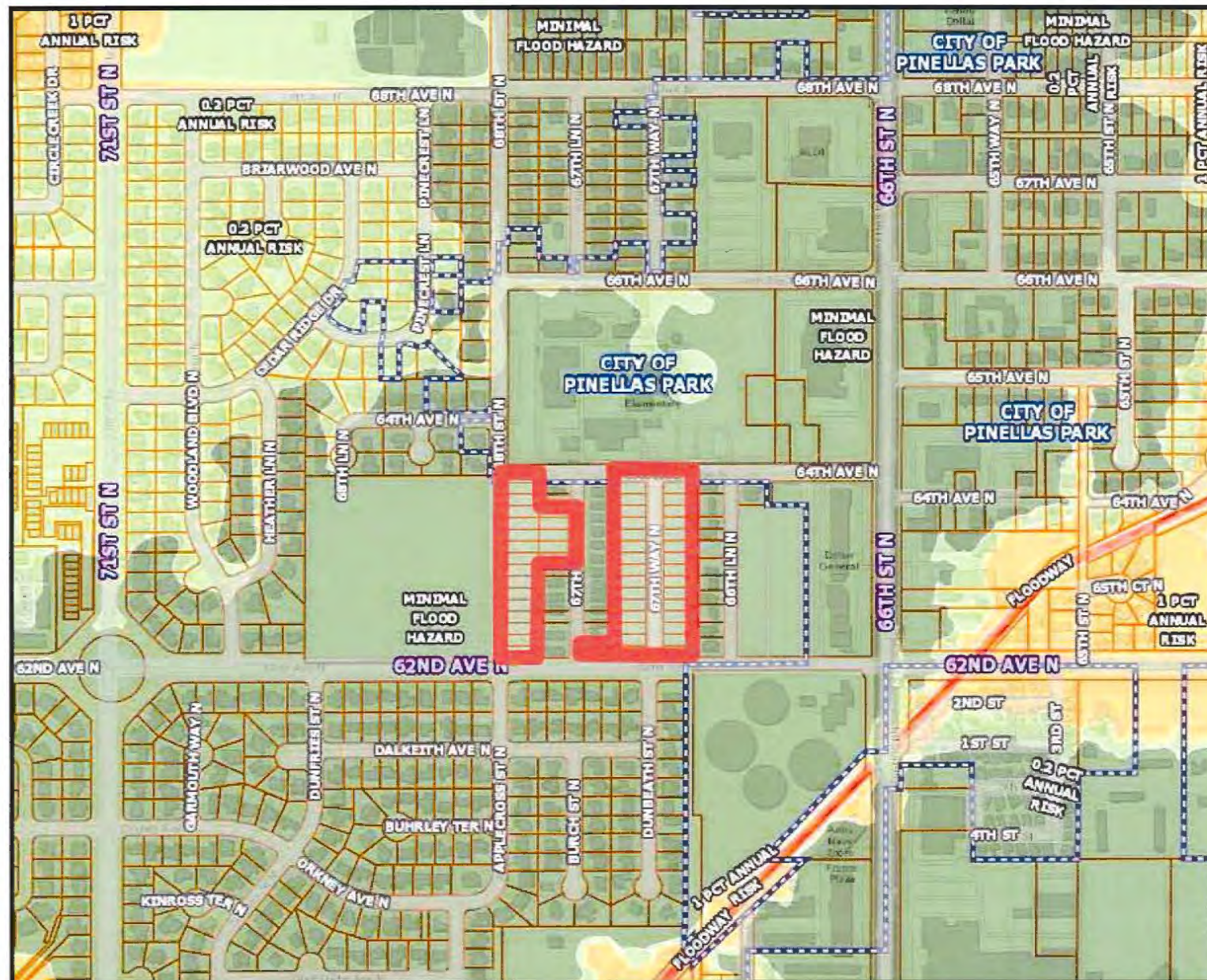
Notes:

## Legend

- Centerlines
- Private Roads
- Pinellas Park
- Rights of Way
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C-I
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUC
- 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
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RP
- 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 - C-I
- Farm - F
- General Office - GO
- Heavy Industrial - IH



# Addendum to AX19-1 FIRM



## Legend

- Centerlines
- Private Roads
- Pinellas Park
- 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

559.1 0 279.53 559.1 Feet

1: 6,709

Notes:

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



Exhibit "E"  
FIRM Map

**ANNEXATION DATA SHEET**

1. **PARCELS:**  
See attached list in Exhibit "A"
2. **OWNER:**  
Habitat for Humanity of Pinellas County, Inc.
3. **STREET ADDRESSES OF PROPERTY:**  
Located between 62<sup>nd</sup> Avenue North and 64<sup>th</sup> Avenue North, and 68<sup>th</sup> Street North and 66<sup>th</sup> Lane North
4. **SIZE OF PROPERTY:**  
Agreement = 6.42 Acres MOL  
Ordinance = 6.42 Acres MOL
5. **COUNTY ZONING - LAND USE:**  
R-5 / 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 ten (10) years from the date of execution of this Agreement, the City shall waive any required City Zoning application fee(s) (i.e. Residential Planned Urban Development (RPUD), Zoning change, waiver(s) and/or variance(s)) that may be needed to redevelop the Property in the future.
- ♦ 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 67<sup>th</sup> Way N., and 67<sup>th</sup> 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.
- ♦ The City agrees to waive the requirement of the installation of sidewalks. Within 180 days of the issuance of a Certificate of Occupancy for each residential unit, the CITY shall install sidewalks within the public rights-of-way within the development.

**11. OTHER PERTINENT INFORMATION:**

Contiguous

**12. PROPOSED PROPERTY USE:**

Residential

**13. PROPOSED PROPERTY IMPROVEMENTS:**

Redevelopment of 51 vacant parcels into single family homes.

<b>Annexation Revenue Analysis</b> <b>Residential (Actual)</b>		
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		
<b>Ad Valorem Taxes:</b>	<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>		
<b>Franchise Fees and/or Utility Taxes:</b>		
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
<b>Anticipated Taxes Received by City</b>		<b>\$5,049.87</b>
<b>Anticipated Franchise Fees and/or Utility Taxes Received by City</b>		<b>\$48.00</b>
<b>Anticipated Annual Revenues to be Received by City</b>		<b>\$5,097.87</b>
<b>Current Est. Annual Revenues to Pinellas Park as Unincorporated Property:</b>		
PFW Fire District Tax	0.0031976	\$2,941.25
<b>Anticipated Total Est. Annual Revenues to City as Unincorporated Property</b>		<b>\$2,941.25</b>
<b>Anticipated New Money (est.) to City Received Thru Annexation - Current Millage</b>		
		<b>\$2,156.62</b>

## Proposed Development Revenue Analysis

## 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		
	<b>Millage</b>	<b>Amount</b>
<b>Ad Valorem Taxes:</b>		
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>		
<b>Franchise Fees and/or Utility Taxes:</b>		
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
<b>Anticipated Taxes Received by City</b>		<b>\$41,998.50</b>
<b>Anticipated Franchise Fees and/or Utility Taxes Received by City</b>		<b>\$10,404.00</b>
<b>Anticipated Annual Revenues to be Received by City</b>		<b>\$52,402.50</b>
<b>Current Est. Annual Revenues to Pinellas Park as Unincorporated Property:</b>		
PFW Fire District Tax	0.0031976	\$24,461.64
<b>Anticipated Total Est. Annual Revenues to City as Unincorporated Property</b>		<b>\$24,461.64</b>
<b>Anticipated New Money (est.) to City Received Thru Annexation - Current Millage</b>		
		<b>\$27,940.86</b>

Exhibit "H"  
Site Photographs



62<sup>nd</sup> Avenue North and 67<sup>th</sup> Way North



62<sup>nd</sup> Avenue North and 68<sup>th</sup> Street North



64<sup>th</sup> Avenue North and 68<sup>th</sup> Street North



City of

# PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100

PINELLAS PARK, FL 33780-1100



Exhibit "I"  
Attorney Letter

## 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

July 16, 2020

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

**RE: City Document #20-177**  
**Addendum to Annexation Agreement AX19-1 Habitat for Humanity**

Dear Ms. Coughlin:

I have received and reviewed the above-referenced Addendum to Annexation Agreement. As we discussed on our telephone conference, since this Addendum provides additional variances to setback requirements for numerous parcels, it will need to be advertised and treated as a quasi-judicial item when it comes before City Council during the public hearing portion of the agenda. Additionally, the meeting before Council should be noticed to the surrounding property owners in the same manner that interested parties are notified of hearings for a Variance application.

I would approve of the proposed Addendum as to form and correctness, to be considered by Council in accordance with the procedures set forth above.

Very truly yours,

James W. Denhardt  
City Attorney

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

JWD/dh

20-177.07162020.LSC.Add to Annex Agmt AX19-1 Habitat for Humanity.wpd



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