



I. APPLICATION DATA

- A. **Case Number:** AX20-14
- B. **Location:**
1. **Addresses:** 6340 123rd Avenue North, 6350 123rd Avenue North, and 6370 123rd Avenue North
 2. **Parcel Numbers:** 08-30-16-70974-300-0305, 08-30-16-70974-300-0304 and 08-30-16-70974-300-0303
- C. **Request:** The Applicant desires to join the City of Pinellas Park to obtain City services. The property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.
- D. **Applicant:** The Lillian C. Axley Trust, Lillian C. Axley, Trustee and The John G. Axley Trust, William C. Axley & Julie A. Axley, Trustees
- E. **Agent:** Ron Pauley 727-409-4940 or axleybros123@gmail.com
- F. **Legal Ad Text:** Not applicable. For Agreement only. Ordinance to be advertised.
- G. **Public Hearings:**

City Council Hearing Date(s): October 8, 2020 and October 22, 2020

Deadline to send public hearing notices: Not applicable

Advertising deadline: September 28, 2020 (Ordinance only)

II. BACKGROUND INFORMATION

- A. **Site Area:** 2.33 acres
- 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:** Vacant industrial and residential. There are two single family homes and a large workshop currently on the lots.
- D. **Proposed Use:** Same as existing use
- E. **Current Zoning District:** "E-1" (Employment-1) Pinellas County

F. Current Land Use: Employment (E) Pinellas County

G. Proposed Land Use: “IL” (Industrial Limited) Pinellas Park

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 limited industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial and industrial/mixed use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.*

2. **Key Standards:**

Primary Uses- Office; Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B)

Secondary Uses- Residential (limited to locations in Gateway Centre developed prior to August 7, 2015, pursuant to Section 2.3.3.14(E) of the Countywide Plan Rules (2018);¹ Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.

3. **Staff Analysis:**

Residential is a secondary use in the IL Future Land Use designation. However, residential is specifically limited to the locations in Gateway Centre. The subject properties are not located in Gateway Centre.

Similar to the zoning situation described previously, the area proposed for annexation has IL designated properties to the east and west and is at the end of a street lined with IL, or County equivalent, properties.

Despite the existing residential use, staff finds that IL Future Land Use designation to be appropriate due to the subject properties' location and proximity relative to other IL designated properties.

H. Proposed Zoning District: “M-1” (Light Industrial) Pinellas Park

1. **Zoning District Purpose / Intent:**

The "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family dwellings, together with accessory uses and public facilities customary to or required for such an environment.

Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Industrial Limited (IL) or Community Redevelopment District (CRD) Land Use Plan Map Categories.

2. **Staff Analysis:**

The M-1 Zoning District is intended for geographic areas appropriate for light industrial development. In limited situations, residential uses are appropriate,

however, the situations deemed appropriate are Mixed-Use Planned Unit Development (MUPUD) that are 100 acres or more. The area proposed for annexation is not part of a MUPUD. As a result, the residential units would be given a nonconforming use status.

The area proposed for annexation has M-1 zoned properties to the east and west and is at the end of a street lined with M-1 zoned, or County equivalent, properties.

Despite the existing residential use, staff finds that M-1 zoning to be appropriate due to subject properties' location and proximity relative to other M-1 zoned properties.

I. **Flood Zone:** The property is located in the X-Shaded Flood Zone, which is a moderate-risk flood zone.

J. **Evacuation Zone:** This property is in Evacuation Zone D, which is the third level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

K. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	R-6	IL	Sun Seair Mobile Home Park
South	P	INS	Pinellas Park High School
East	M-1	IL	Warehouse
West	M-1	IL	Alexander's Property Maintenance

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Comprehensive Plan Policies:**

1. **Relevant Policies:**

POLICY PW 1.3.1

The Public Works Department shall analyze the condition and adequacy of any water distribution system that the City may inherit through annexation and prepare cost estimates for upgrading those systems to meet City requirements.

POLICY SW.1.3.1

The City shall make available at the time of annexation solid waste collection service or require proof of existing service by a licensed solid waste collection service.

OBJECTIVE ICE.1.8

The City will identify, implement, and coordinate joint planning areas for annexation and provision of services.

POLICY ICE.1.8.1

The City will coordinate with the Pinellas Planning Council, and other jurisdictions as appropriate, to establish a more comprehensive and better integrated annexation process that will include consideration of the following:

- a. *Advance Notices* - a procedure that provides for advance notice of all annexations to the respective parties of interest;
- b. *Accurate Legal Descriptions* - a means to review and validate the legal descriptions for annexations;
- c. *State Law Compliance* - definitions and examples by which to determine compliance with the state law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;
- d. *Ability to Serve* - pre-determined or administrative means to establish a municipality's ability to serve the area;
- e. *Service Contracts* - enabling provisions for Pinellas County and each municipality to enter into mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation;
- f. *Consistency* - a requirement for consistency with the Comprehensive Future Land Use Plan at the time of annexation; and
- g. *Coordination with State Plan Amendment Review Process* - to establish eligibility for waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.

2. Staff Analysis:

The subject properties are located within the Annexation Agreement Area as coordinated with Pinellas County and all procedures are being followed. Additionally, the subject properties are already served by public water, sewer and solid waste services.

Staff finds that the proposed annexation is consistent with the City's adopted Comprehensive Plan.

B. Land Development Code Standards:

1. Key Standards:

Sec. 18-1501.13. - ZONING OF ANNEXED PROPERTIES.

Property heretofore or hereafter annexed to the City shall be given the zoning classification which most closely relates to the Pinellas County zoning classification in effect at the time of such annexation, and the Official Zoning Map shall be amended or posted accordingly. Should a petition for annexation include a request for a zoning classification other than that which most closely relates to the Pinellas County zoning classification in effect for said property at the time said petition is filed, City Council may, in its sole discretion: refer said petition to the Planning and Zoning Commission for its recommendation; pass the proposal for said annexation of the property at the zoning requested in the petition; or deny the proposal. Any rezoning of an annexed area shall be consistent with F.S. § 171.062(2), as may be amended from time to time, which provides that if an annexed area was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

Sec. 18-1504.2. - NONCONFORMING USES.

(A) VESTED RIGHTS. Any building designed for a nonconforming use for which a building permit has been lawfully granted prior to the effective date of this Article, or of amendments thereto, may be completed in accordance with the approved plans; provided construction is started within one hundred and eighty-two (182) days of the date of issue of the building permit and the permit remains valid. Necessary changes during the construction period of the permit will be permitted; such changes need not conform to the newly

adopted Article or amendments thereto but must meet the regulations that were in force at the time of issuance of the building permit. Such building designed for a nonconforming use, shall thereafter be deemed a lawfully established building. Any nonconforming use of the building shall be subject to the provisions of this Section. This Subsection is not intended to extend the effective time of any building permit granted pursuant to this Article, or any ordinance, rule, or regulation of the City.

(B) **DISCONTINUANCE OF USE.** Nonconforming uses shall not be permitted to continue if said use becomes subject to the following conditions:

1. **Period of Discontinuance.** Whenever a nonconforming use has been discontinued for a period of twelve (12) consecutive months, except as provided under (I), "Damage - Destruction" such use shall not be re-established. This condition shall not apply to residential uses, which may continue to exist until the nonconforming residential use is converted to a conforming use.
2. **Discontinuance of Use on Undeveloped Land.** Undeveloped land, used in this context, shall refer to land that does not contain any enclosed building. Discontinuance of a nonconforming use on undeveloped land for a period of one hundred and twenty (120) consecutive days constitutes abandonment, after which use of said undeveloped land shall conform with the regulations of the applicable zoning district, except when the nonconforming use is either farming, agriculture or animal husbandry, such use may be re-established, if done so within a period of twelve (12) months from the date of discontinuance.

(C) **CHANGE OF NONCONFORMING USE.** The nonconforming use of any building, or portion thereof may be changed to another nonconforming use of equal or lesser intensity, if the City Council, or Community Redevelopment Agency if located within the Community Redevelopment Area, determines after the conclusion of a public hearing, that the building is structurally and uniquely designed for a nonconforming use, and/or the site is also designed for a nonconforming use, and that the proposed change in use is of equal or lesser intensity. Notice for the public hearing shall be as prescribed for waivers under Section 18-1534, Public Notice Requirements.

In determining whether a change in nonconforming use is of equal or lesser intensity, the appropriate board shall consider parking requirements and traffic generation, the characteristics of the use itself, infrastructure demand, and compatibility with neighboring uses.

In determining whether a building is structurally and uniquely designed for a nonconforming use, the appropriate reviewing board shall consider the adaptability of the structural building design and site layout for conforming uses, but without consideration of interior partition wall layout, portable furnishings or portable equipment. An example of a building structurally designed for a unique use is an auditorium with sloped floor, fixed seating, balconies, orchestra pit and elevated stage. Other examples of both buildings and their sites designed uniquely for specific uses include some very small fast-food restaurants as characterized by their small shell, small site and drive-thru lanes; marinas; dead/long-term storage warehouses with remote location and insufficient parking area to accommodate other uses; service stations with motor fuel pumps; and, buildings structurally designed for a specific heavy-industrial use, which buildings are not adaptable to other use types.

When reviewing an application for a change of nonconforming use, the appropriate reviewing board may approve, approve with conditions or safeguards, or deny the proposed change of nonconforming use. The approval of the change of nonconforming use shall not become effective

except by a majority vote of the City Council or, if applicable, by the Community Redevelopment Agency.

Violation of such conditions and safeguards, when made a part of the terms under which the change of nonconforming use is granted, shall be deemed a violation of this Article and punishable as such.

- (D) **ADDITIONS—EXPANSIONS.** Buildings containing nonconforming uses may make such additions, or expand the space occupied by a nonconforming use located within a building, in order to provide for the natural expansion of the nonconforming use, as determined by City Council, or if appropriate, by the Community Redevelopment Agency, should the use be located within the Community Redevelopment District. Refer to Subsection (D), above, for public hearing procedures and criteria to be considered by the reviewing agency.

In granting approval of any addition or expansion, the City Council or Community Redevelopment Agency may prescribe appropriate conditions and safeguards in conformity with this Article. Violation of such conditions and safeguards, when made a part of the terms under which the addition or expansion of a building containing a nonconforming use is granted, shall be deemed a violation of this Article and punishable as such.

Exception: Nonconforming single-family detached dwellings shall not be required to meet the public hearing requirement noted in (D) above when the proposed expansion involves the following accessory uses customarily found in residential developments: screen rooms, carports, utility sheds, swimming pools, pool cages, decks, and patios. All other expansions to a nonconforming single-family detached dwelling must meet applicable Code requirements, including but not limited to, review and approval at a public hearing by the appropriate reviewing agency.

- (E) **MOVING.** A nonconforming use can be moved within the lot of record upon which situated, as it existed on the effective date of this Article, provided the relocation of the use complies with all property development standards and requirements of this Article, other than those pertaining to lot size and dimensions.
- (F) **ENCROACHMENT NOT PERMITTED.** Nonconforming uses may not be enlarged or extended in such a way as to occupy any land beyond the boundaries of the lot upon which it is situated, as it existed on the effective date of this Article.
- (G) **REPAIR—ALTERATIONS.** Normal maintenance of a building containing a nonconforming use is permitted, including necessary structural repairs and interior or exterior alterations which do not increase the exterior size of the building. This provision shall not be interpreted to prohibit the exterior repair or alteration of a building by means of the use of aluminum siding or similar material or where the installation meets energy efficiency codes.
- (H) **DAMAGE—DESTRUCTION.** If a building containing a nonconforming use is damaged or destroyed by any means beyond the control of the owner, such damaged building can be rebuilt as originally constructed. The building may be restored to its original configuration and the occupancy or use of such building which existed at the time of such destruction may be continued. However, said building must meet current Code requirements of Florida Building Code, as it may be amended from time to time, as well as the requirements of Article 8, Flood Damage Control, Land Development Code. In any event, restoration or repair of the building must have commenced within a period of twelve (12) months from the date of damage or destruction, and diligently pursued to completion, provided that in the event of a natural disaster, the City Manager may extend this timeframe for all buildings within the City as needed to accommodate recovery on a large-scale.

Sec. 18-1524.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "M-1" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use as determined by the Zoning Director shall be permitted in the same manner (i.e. permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted.

In any case where an "M-1" parcel abuts or functionally abuts a residential or mixed use zoning district, City Council shall review and approve a preliminary site plan in accordance with the procedures and requirements of Section 18-1540. City Council may require the developer to install additional buffering in order to reduce or eliminate the adverse impact of the proposed industrial use upon the adjacent residential or mixed use zoned property.

Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1524.3 and other applicable conditions of this district and Article.

Sec. 18-1524.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred fifty (150) feet.
4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to the adoption of these regulations may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty (20) feet.
2. Secondary Front Yard Setback: Ten (10) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Five (5) feet, ten (10) feet is required if abutting a residential zoning district.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent. Refer to Section 18-1530.18 for maximum lot coverage allowances for master stormwater retention/detention ponds.

(D) MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.

1. Nonresidential: Three hundred (300) square feet.
2. Residential: See Table 1524-1.
Single-family Detached: One thousand (1,000) SF.

(E) FLOOR AREA RATIO.

1. Fifty-five hundredths (0.55) in CRD.
2. Fifty-five hundredths (0.55) in IL.

(F) MAXIMUM BUILDING HEIGHT. Forty (40) feet See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

2. Staff Analysis:

Per Section 18-1501.13, the proposed in M-1 zoning is consistent with the current E-1 zoning in the County. However, as stated previously, residential uses are not a permitted or conditional use in M-1 resulting in the properties proposed to be annexed to be nonconforming. Section 18-1504.2 defines how nonconforming uses are to be handled under various scenarios. Any changes to the subject properties will be reviewed under those provisions.

Two of the properties proposed to be annexed comply with lot dimension requirements for the M-1 Zoning District, while the smallest property does not. The third property would be nonconforming and subject to limitations. All of the properties have possible setback violations that would need to be confirmed with a survey. Any setback violations would also be nonconforming. A future request to make any changes to the subject properties may require a Unity of Title. A Unity of Title could rectify the nonconforming lot as well as setbacks.

Subject to applicable nonconforming provisions, staff finds the proposed annexation is consistent with the Land Development Code due to the subject properties' location and proximity relative to other M-1 zoned properties.

IV. SUMMARY

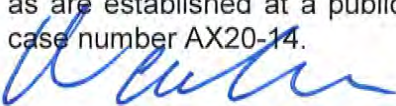
A. Findings

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

1. The properties have no outstanding code enforcement violations with Pinellas County.
2. The parcels are contiguous to the City and meet all of the annexation requirements set forth in Florida Statute 171.044.

B. Staff Recommendation

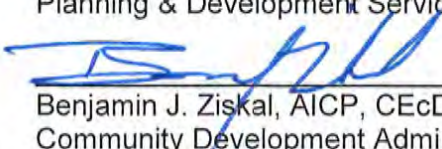
Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case number AX20-14.



Nick A. Colonna, AICP
Planning & Development Services Director



Date



Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator



Date

V. ACTION:

CITY COUNCIL / COMMUNITY REDEVELOPMENT AGENCY– 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

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:

THE LILLIAN C. AXLEY TRUST, LILLIAN C. AXLEY, TRUSTEE AND THE JOHN G. AXLEY TRUST, WILLIAM C. AXLEY & JULIE A. AXLEY, TRUSTEES, THE JOHN G. & LILLIAN C. AXLEY TRUST, LILLIAN C. AXLEY TRUSTEE

PARCELS: 08-30-16-70974-300-0303, -0304, and -0305

Located at: 6340, 6350 and 6370 123RD Avenue (vacant land on the eastern side of 123rd Avenue North and south of 62nd Street North)

OWNERS: THE LILLIAN C. AXLEY TRUST, LILLIAN C. AXLEY, TRUSTEE
THE JOHN G. AXLEY TRUST, WILLIAM C. AXLEY & JULIE A. AXLEY, TRUSTEES

PARCEL: 08-30-16-70974-300-0303

LOCATED AT: 6370 123RD AVENUE NORTH (WEST OF 62ND STREET AT 123RD AVENUE NORTH)
THE WEST 145.00 FEET OF THE SOUTH 302.97 FEET OF LOT 3, PINELLAS GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PARCEL# 08-30-16-70974-300-0303.

A PARCEL CONTAINING 1.01 ACRES M.O.L.

AND

OWNER: THE LILLIAN C. AXLEY TRUST, LILLIAN C. AXLEY, TRUSTEE
PARCEL: 08-30-16-70974-300-0304

LOCATED AT: 6350 123RD AVENUE NORTH
THE NORTH 100.00 FEET OF THE SOUTH 302.97 FEET OF THE WEST 75.00 FEET OF THE EAST 190.00 FEET OF LOT 3, PINELLAS GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PARCEL# 08-30-16-70974-300-0304.

A PARCEL CONTAINING 0.17 ACRES M.O.L.

AND

OWNER: THE LILLIAN C. AXLEY TRUST, LILLIAN C. AXLEY, TRUSTEE AND THE JOHN G. AXLEY TRUST, WILLIAM C. AXLEY & JULIE A. AXLEY, TRUSTEES

PARCEL: 08-30-16-70974-300-0305

LOCATED AT: 6340 123RD AVENUE NORTH
THE EAST 190.00 FEET OF THE SOUTH 302.97 FEET OF LOT 3, LESS THE NORTH 100.00 FEET OF THE WEST 75.00 FEET THEREOF, PINELLAS GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PARCEL# 08-30-16-70974-300-0305.

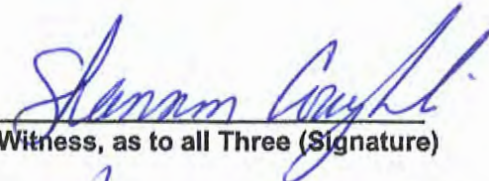
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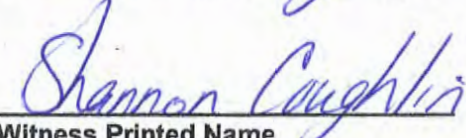
Containing 2.33 acres MOL

(Petition continued)

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

The Lillian C. Axley Trust, Lillian C. Axley, Trustee, The John G. Axley Trust, William C. Axley & Julie A. Axley, Trustees
6350 123rd Avenue North
Largo, FL 33773-3605

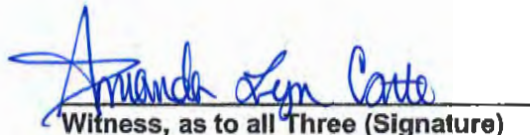

Witness, as to all Three (Signature)


Witness Printed Name


LILLIAN C. AXLEY TRUST:


LILLIAN C. AXLEY, TRUSTEE

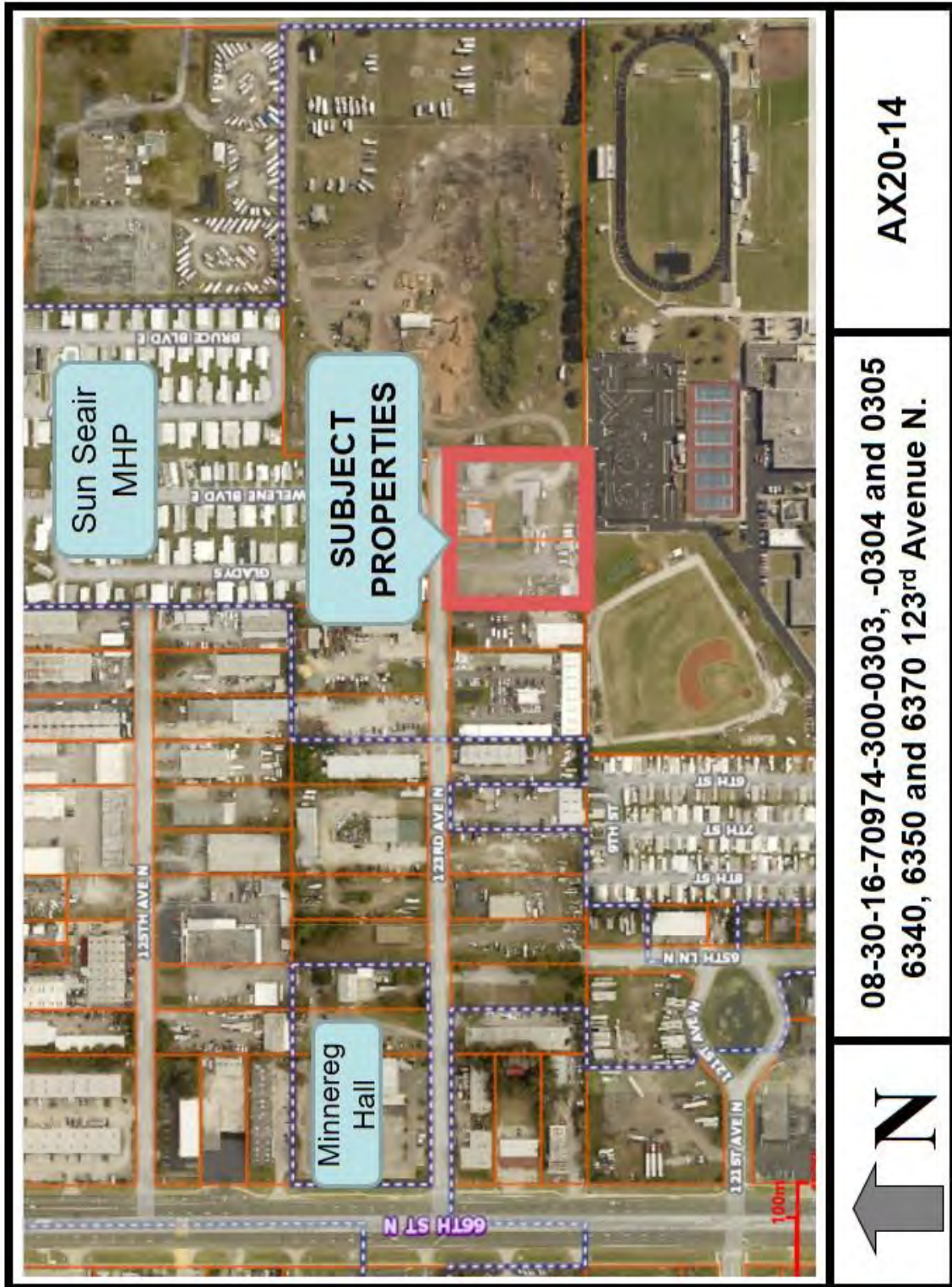
JOHN G. AXLEY & LILLIAN C. AXLEY
TRUST:


Witness, as to all Three (Signature)


Witness Printed Name


WILLIAM C. AXLEY, TRUSTEE


JULIE A. PAULEY F/K/A JULIE A.
AXLEY, TRUSTEE



AX20-14 Land Use

Legend

- Centerlines

Private Roads

Pinellas Park

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-RM

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

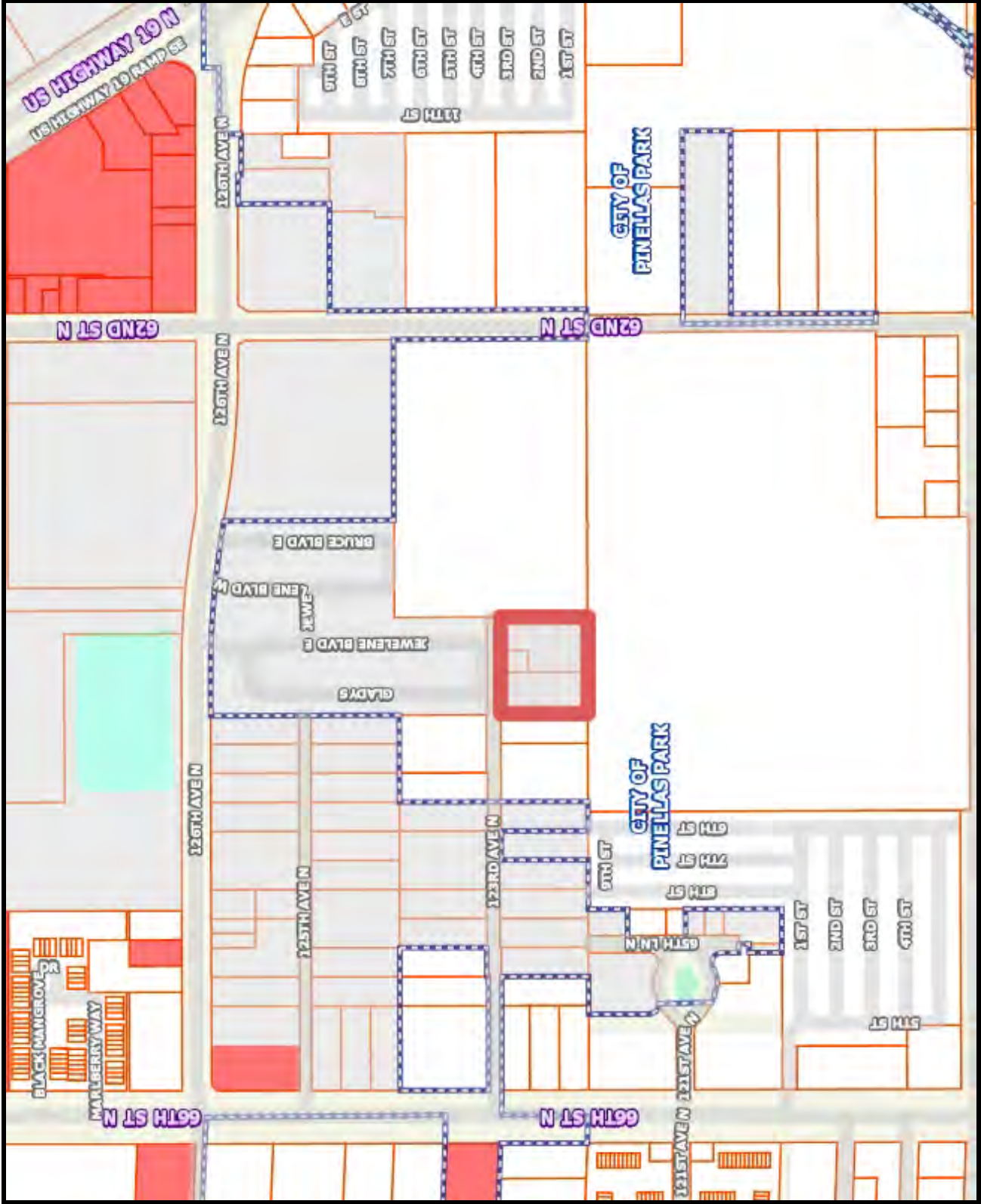
Residential/Office/Limited - ROL

Residential/Office/General - ROG

Residential/Office/Retail - ROR

Commercial Neighborhood - CN

Exhibit "C" Land Use Map



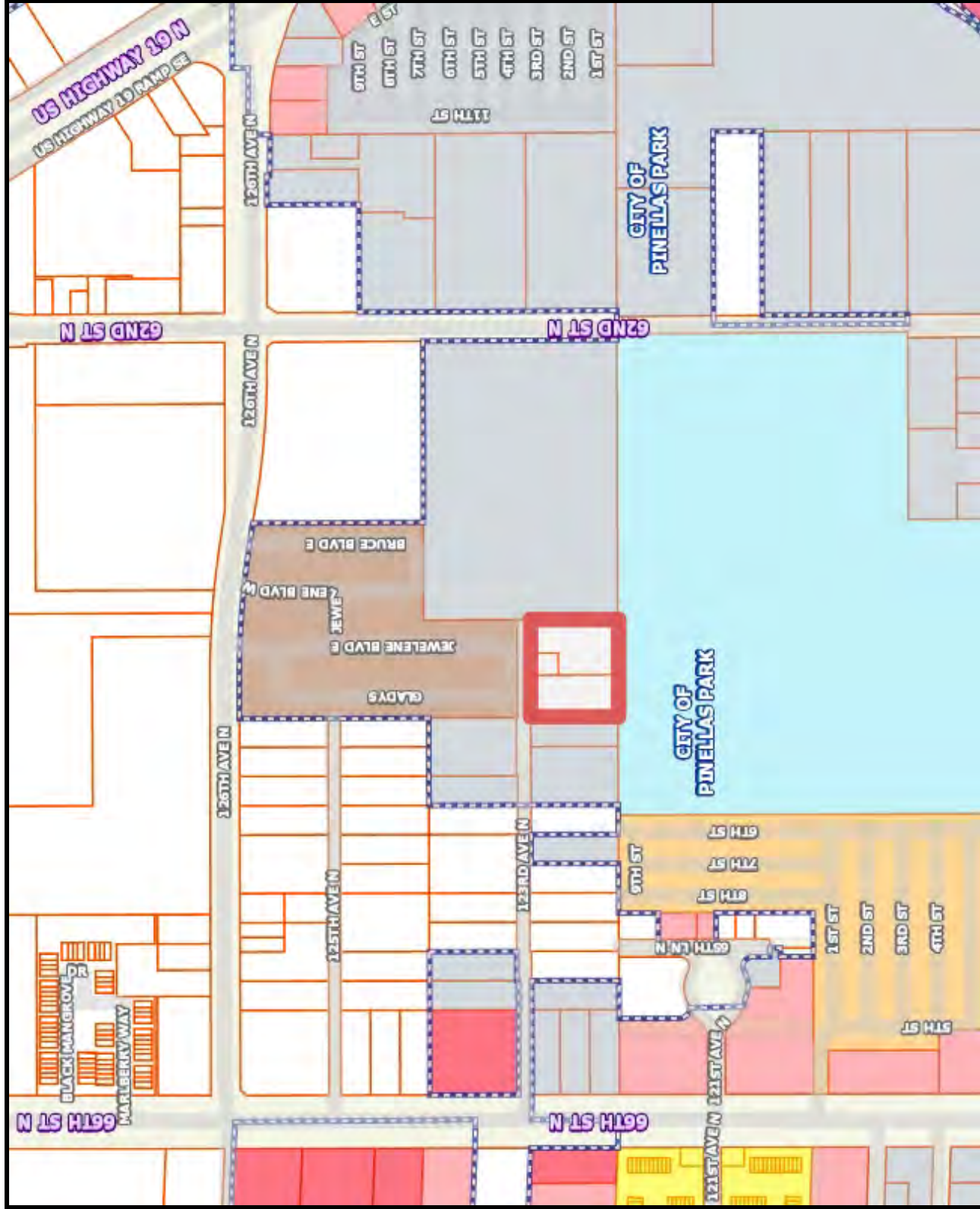
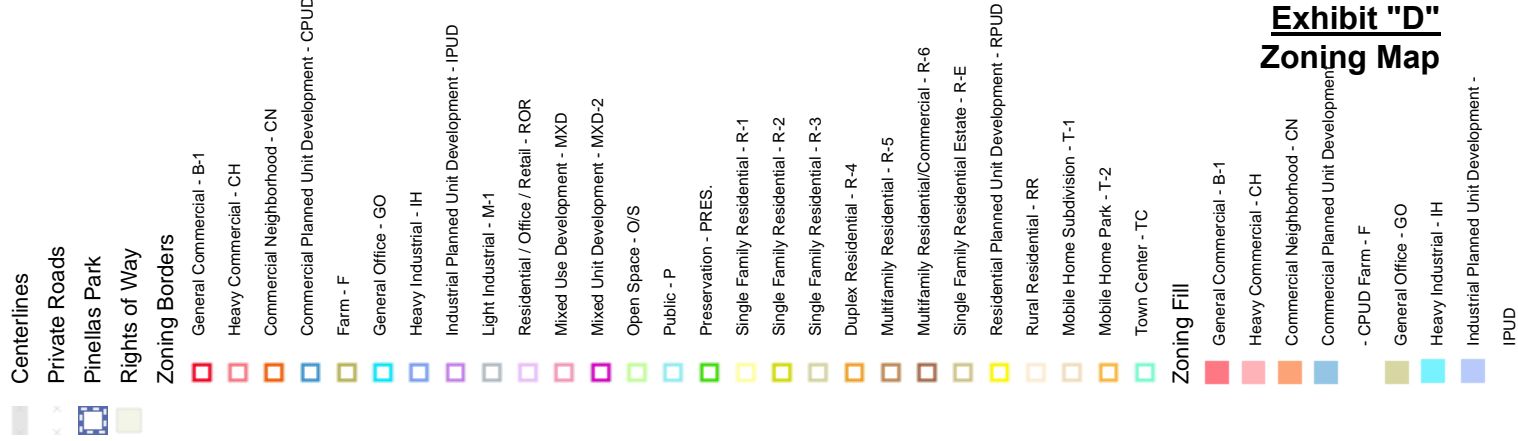
Notes:

1: 6,709

559.1 0 279.53 559.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend



1:6,709

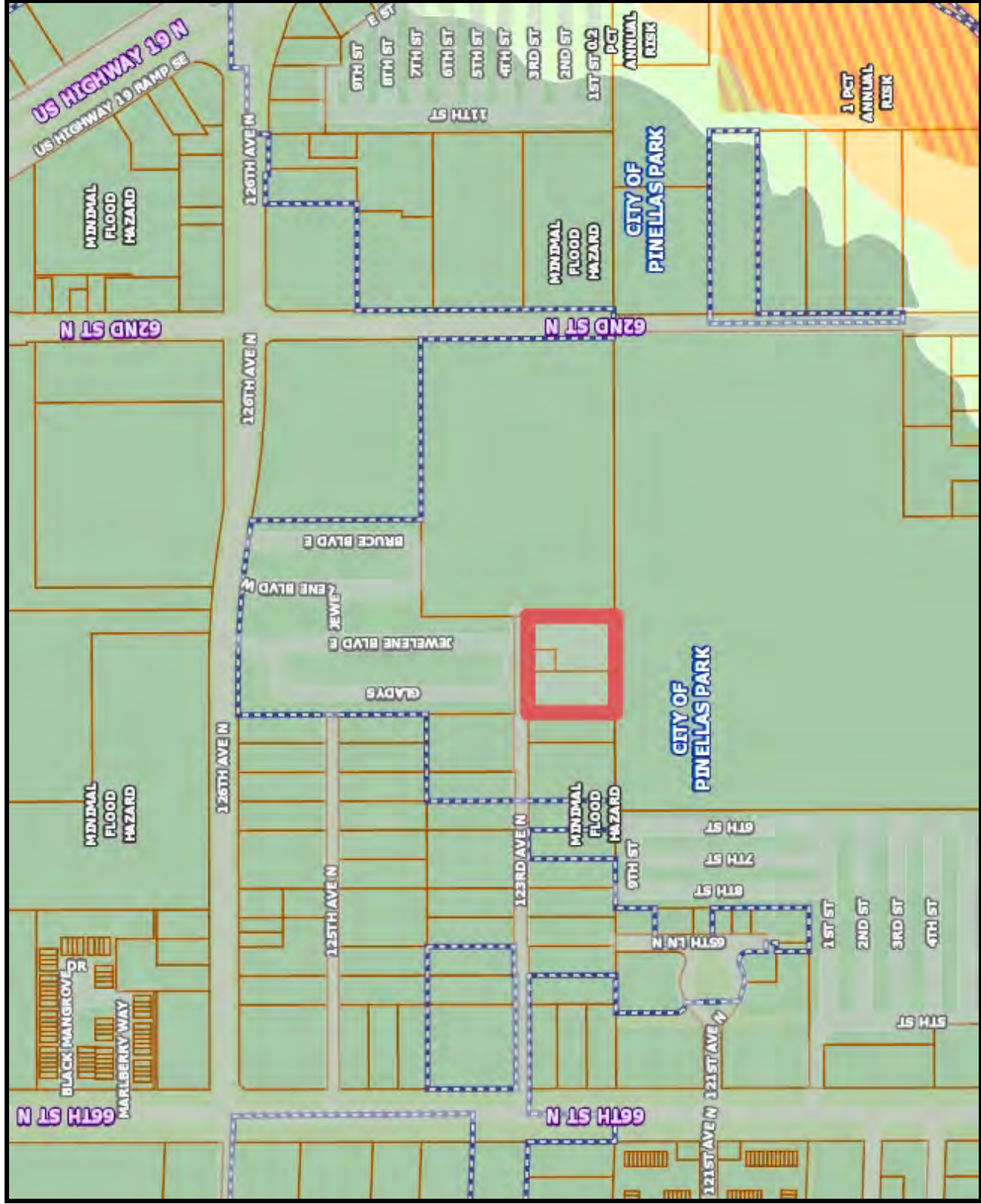


559.1	0	279.53	559.1 Feet
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AX20-14 FIRM

- 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



Notes:



1: 6,709



Annexation Revenue Analysis Commercial / Industrial		
Annexation Number: AX20-14		Date: July 24, 2020
Owners' Name: THE LILLIAN C. AXLEY TRUST, LILLIAN C. AXLEY, TRUSTEE AND THE JOHN G. AXLEY TRUST, WILLIAM C. AXLEY & JULIE A. AXLEY, TRUSTEES		
Property Addresses: 6340, 6350 and 6370 123rd Avenue (vacant land on the eastern side of 123rd Avenue North and south of 62nd Street North)		
Ad Valorem Taxes:	Millage	Amount
*Information obtained from the Pinellas County Property Appraiser's records.		
Current Assessed Value	NA	\$473,377
Taxes Received by Pinellas Park	0.00549	\$2,598.84
Tangible Personal Property Taxes:		
Assessed Asset Value (Exempt below \$25,000)	NA	\$0.00
Tangible Taxes Received by Pinellas Park	0.00549	\$0.00
Business Tax Receipt		\$0.00
Est. Franchise Fees and/or Utility Taxes after development:		
Water (10% Utility Tax) - property is not in our service area	\$0.00	
Electric (\$600 monthly bill estimate)	\$720.00	
Gas	\$0.00	
Communication Services Tax	\$240.00	
Franchise Fees and/or Utility Taxes Received by Pinellas Park	\$960.00	
Taxes Received by Pinellas Park		\$2,598.84
Tangible Personal Property Tax Received by Pinellas Park		\$0.00
Business Tax Receipt Fee		\$0.00
Est. Franchise Fees and/or Utility Taxes Received by Pinellas Park		\$960.00
Anticipated Annual Revenues to Pinellas Park After Annexation		\$3,558.84

Current Est. Annual Revenues to Pinellas Park as Unincorporated Property:		
PF Fire District	0.0030163	\$1,427.85
Total Est. Annual Revenues to Pinellas Park as Unincorporated Property		\$1,427.85

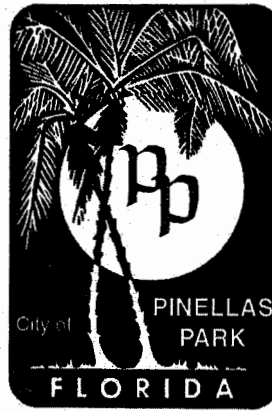
New Money (est.) to Pinellas Park Received Thru Annexation	\$2,130.99
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Exhibit "H"
Site Photographs



City of
PINELLAS PARK

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



FLORIDA

PHONE • (727) 369-0700
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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 24, 2020

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

RE: City Document #20-194
Annexation Agreement for AX20-14, Axley Trusts

Dear Ms. Coughlin:

I have received and reviewed the above-referenced Annexation Agreement and corresponding Petition. I note that paragraph 6 of the Annexation Agreement contains a fee waiver with two conflicting numbers (Forty Thousand Dollars (\$6,000.00)). Once that conflict is resolved, I would approve of the Agreement and Petition as to form and correctness.

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

20-194.07242020.LSC.Annex Agmt AX20-14 Axley Trusts.wpd



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