



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 PROPERTY TO BE DEEDED TO THE CITY OF PINELLAS PARK FOR RIGHT OF WAY ARE THOSE PORTIONS OF LAND THAT INCLUDE THE EAST 7.50 FEET OF LOTS 2 AND 8, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK E, CENTRAL PARK, RUN N89°37'20"W ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 7.50 FEET; THENCE RUN N00°22'40"E PARALLEL TO THE EAST PROPERTY LINE OF SAID LOT 2, A DISTANCE OF 40.00 FEET TO A POINT ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2; THENCE ALONG SAID NORTHERLY BOUNDARY LINE RUN S89°37'20"E, A DISTANCE OF 7.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE RUN S00°22'40"W, ALONG THE EAST BOUNDARY LINE OF SAID LOT 2, ALSO KNOWN AS THE WEST RIGHT OF WAY LINE OF 67TH LANE NORTH, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING ALSO KNOWN AS THE SOUTHEAST CORNER OF LOT 2, BLOCK E OF THE AFORESAID PLAT.

A PARCEL CONTAINING 300 SQUARE FEET OR 0.0068 ACRES MORE OR LESS.

AND

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK E, CENTRAL PARK, RUN S00°22'40"W ALONG THE WEST RIGHT-OF-WAY LINE OF 67TH LANE NORTH TO THE SOUTHEAST CORNER OF SAID LOT 8, A DISTANCE OF 40.00 FEET; THENCE RUN S89°37'20"W, ALONG THE SOUTHERLY BOUNDARY OF LOT 8, A DISTANCE OF 7.50 FEET; THENCE DEPARTING FROM SAID SOUTHERLY LINE RUN N00°22'40"E, A DISTANCE OF 40.00 FEET TO THE NORTHERLY LINE OF LOT 8; THENCE ALONG SAID NORTHERLY LINE RUN N89°37'20"E, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING ALSO KNOWN AS THE NORTHEAST CORNER OF LOT 8, BLOCK E OF THE AFORESAID PLAT.

A PARCEL CONTAINING 300 SQUARE FEET OR 0.0068 ACRES MORE OR LESS.

2. Parcel Numbers: Portions of 31-30-16-14598-004-0020 and 31-30-16-14598-004-0080

C. **Request:** The City's Public Works Department is requesting to have these strips of land dedicated to the City to maintain consistency in the width of the right-of-way.

D. **Applicant:** Habitat for Humanity of Pinellas County, Inc.

E. **Agent:** Aaron Petersen, City of Pinellas Park 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): 11/12/2020

Deadline to send public hearing notices: Not applicable

Advertising deadline: Not applicable

II. BACKGROUND INFORMATION

A. Site Area: 0.0136 acres of right-of-way

B. Essential Services:

1. **Staff Analysis**: The deed meets the Comprehensive Plan Objectives for right-of-way acquisition by making the current transportation facilities safer by providing consistency in right-of-way width Sec. 18-105.5 of the Land Development Code (LDC) requires that all local roads have a width of 60 feet. This width allows for all standards in Article 1 of the LDC and the City Engineering Manual to be met such as roadway lane width, curbs, sidewalks, and private and public utilities, etc. The current right-of-way is 45 feet wide and this right-of-way parcel will increase the right-of-way width to 52 ½ feet. This additional width will allow the City to install sidewalks at the end of the development project. It also allows room for Duke Energy infrastructure and other private utilities.

III. SUMMARY

A. Findings

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

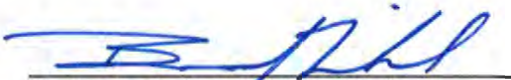
B. Staff Recommendation

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 warranty deed for right-of-way.



Nick A. Colonna, AICP
Planning & Development Services Director

10-16-2020
Date



Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator

10/16/2020
Date

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

THIS WARRANTY DEED, Made this ____ day of _____, A.D. 2020,

Application with Legal Description

Between **HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC.**, whose mailing address is: 13355 49th Street North, Clearwater, FL 33762, hereinafter called the Grantor, and **THE CITY OF PINELLAS PARK, a Florida municipal corporation**, whose mailing address is: 5141 78th Avenue North, Pinellas Park, FL 33781, hereinafter called the Grantee, of the County of Pinellas in the State of Florida.

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of land in the County of Pinellas and State of Florida, to wit:

PARCEL NO. : A PORTION OF 31-30-16-14598-004-0080 and 31-30-16-14598-004-0020, as further described below and depicted in Exhibit A (sketch of proposed right-of-way Deed area), which is attached hereto and made a part hereof

LEGAL DESCRIPTION

(Portions of land dedicated for Right-of-Way)

THE PROPERTY TO BE DEEDED TO THE CITY OF PINELLAS PARK FOR RIGHT OF WAY ARE THOSE PORTIONS OF LAND THAT INCLUDE THE EAST 7.50 FEET OF LOTS 2 AND 8, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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AND

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A PARCEL CONTAINING 300 SQUARE FEET OR 0.0068 ACRES MORE OR LESS.

AREAS CONTAINING 0.0136 ACRES M.O.L.

This property is not the Homestead Property of the Grantor, nor contiguous to Homestead Property of the Grantor, as such Homestead is defined by Florida Constitution.

Subject to easements and restrictions of record.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for the year 2020 and subsequent. ("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders as contest requires.)

Signed, Sealed and Delivered in our Presence:

(Wit.) _____
PRINT NAME BELOW SIGNATURE

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

(Wit.) _____
PRINT NAME BELOW SIGNATURE

State of _____

County of _____

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: _____

The transfer of the above Property by Warranty deed from HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC., to the CITY OF PINELLAS PARK, is hereby accepted by the CITY OF PINELLAS PARK, this _____ day of _____, 2020.

SANDRA L. BRADBURY, MAYOR

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

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT

Title or Type of Document Deed

Number of Pages 3 Date of Document _____

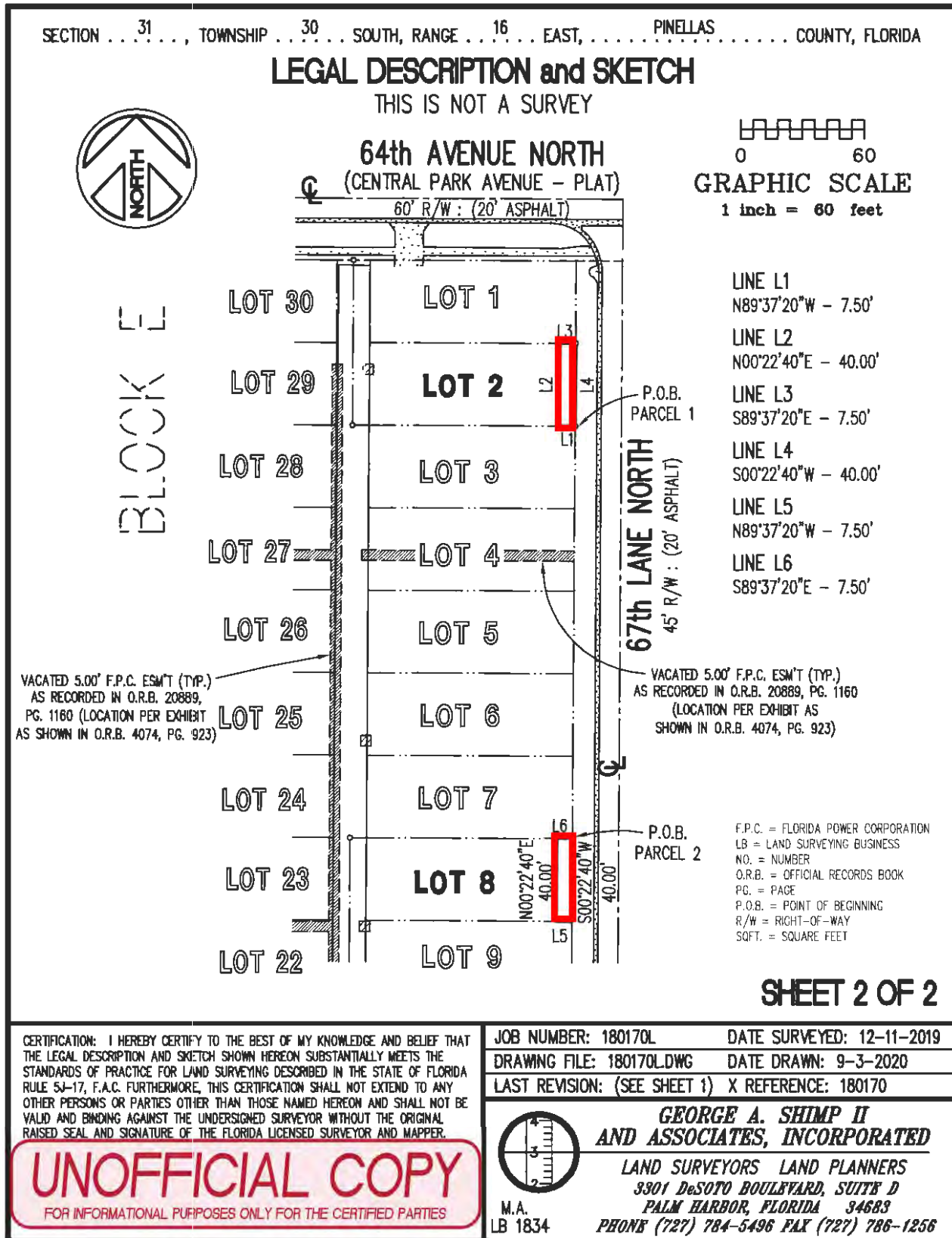
DESCRIBED AT RIGHT: Signers Other Than Named Above NONE

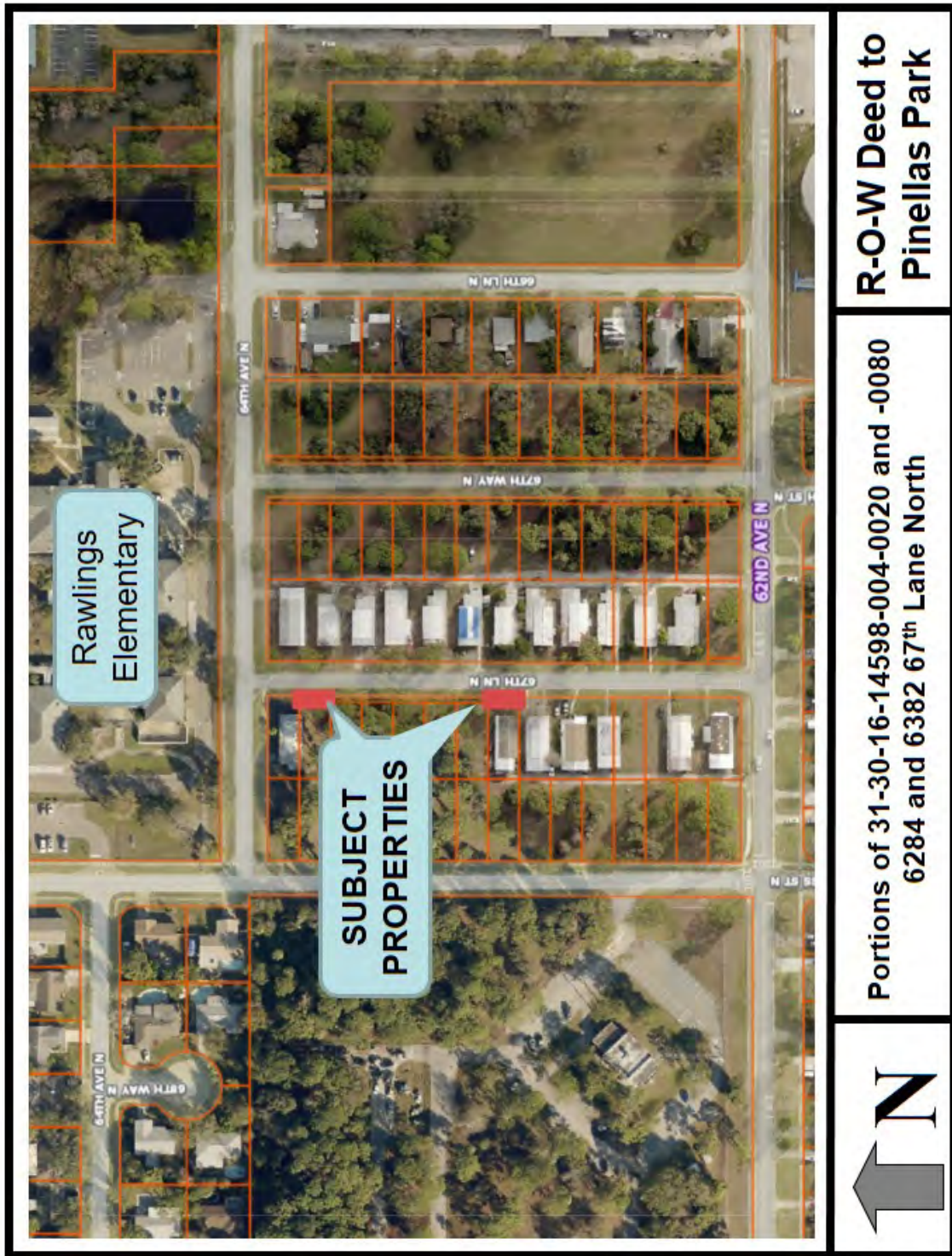
This Instrument was prepared by:

PLANNING & DEVELOPMENT SERVICES DIVISION

Please return this instrument to:

CITY OF PINELLAS PARK, 6051 78th Avenue N., Pinellas Park, FL 33781-1100



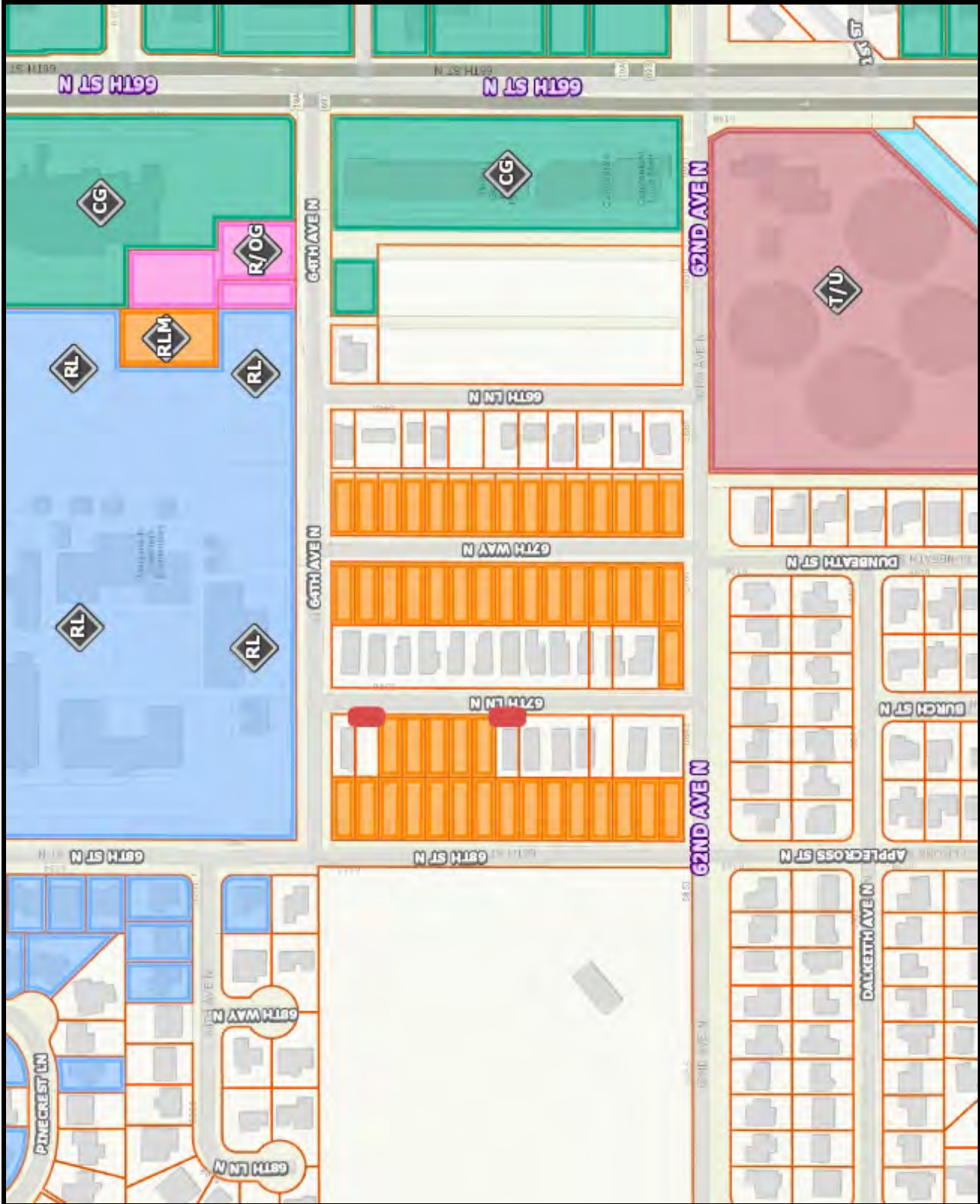


Lots 2 and 8 ROW Deed to Pinellas Park Land Use

Legend

- Centerlines
- Private Roads
- Rights of Way
- Land Use Borders
- Commercial General - CG
- Commercial General (Residential Medium) - CN
- 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/OG
- Residential/Open Space - R/OS
- 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
- Land Use Fill
- Commercial General - CG
- Commercial General (Residential Medium) - CN
- 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
- Residential Medium - RM

Exhibit "C"
Land Use Map



Notes:



1: 3,354

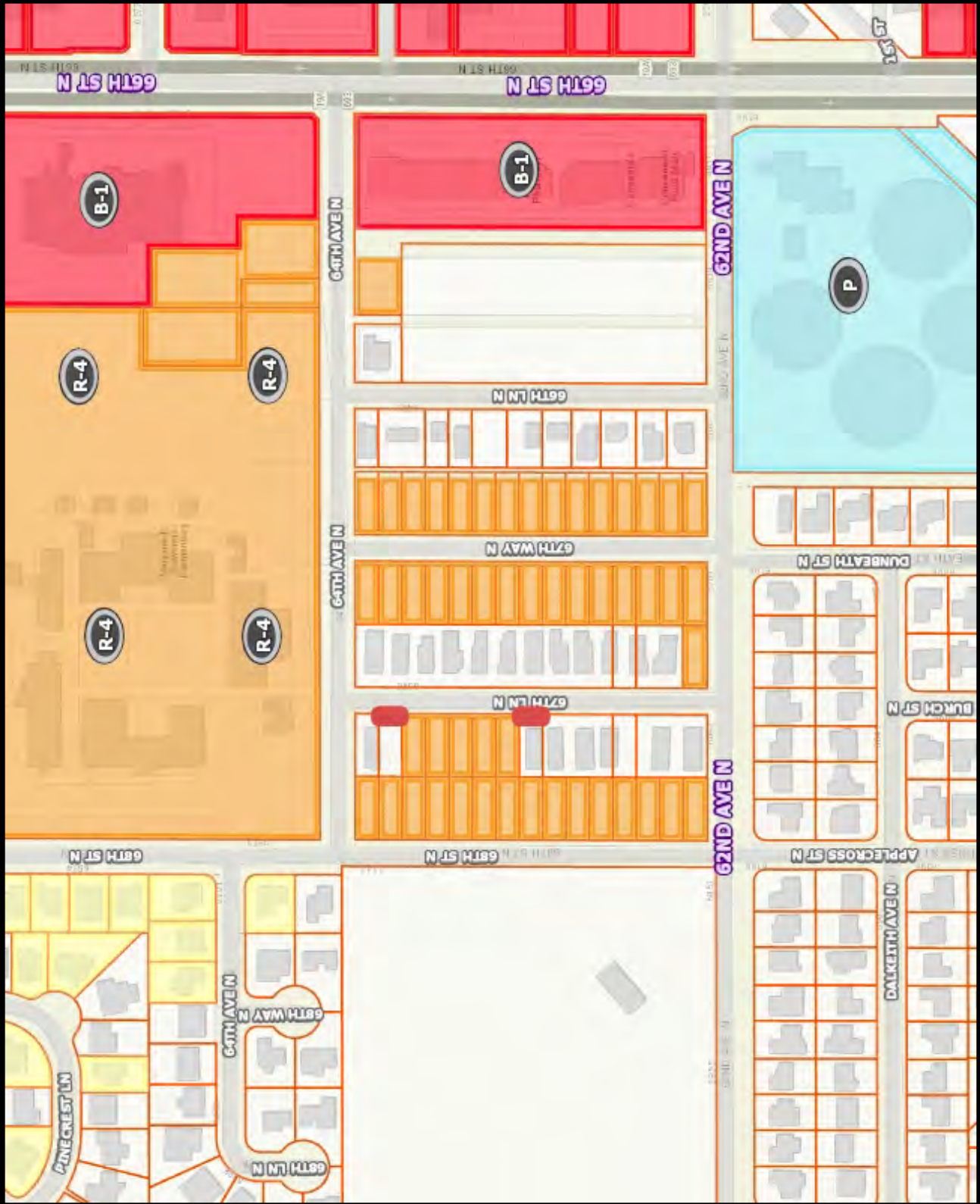


Lots 2 and 8 ROW Deed to Pinellas Park Zoning

Legend

- Centerlines
- Private Roads
- Rights of Way
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C-P
- 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-P
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUC

Exhibit "D"
Zoning Map



Notes:

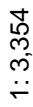
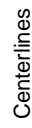


1: 3,354

279.5 0 139.77 279.5 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend



279.5	0	139.77	279.5 Feet

Exhibit "F"
Site Photographs

6284 67th Lane North ROW prior to redevelopment:



6284 67th Lane North ROW redevelopment progress:



6382 67th Lane North ROW prior to redevelopment:



6382 67th Lane North ROW redevelopment progress:



City of

PINELLAS PARK

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

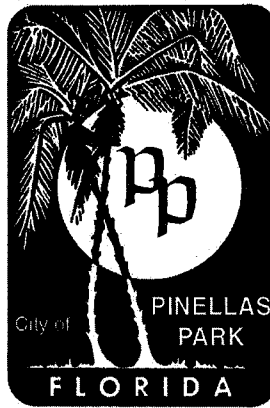


Exhibit "G"
Attorney Letter

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

October 6, 2020

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

RE: City Document #20-272
Habitat for Humanity ROW Deed to PP - lots 2 & 8

Dear Ms. Coughlin:

I have received and reviewed the above-mentioned Warranty Deed from Habitat for Humanity. Assuming the legal description contained in the Deed is correct, I would approve of the Deed 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
Benjamin Ziskal, Community Development Administrator
Nick Colonna, Planning & Development Services Director

JWD/cb

20-271.10062020.LSC.Habitat Humanity Row Deed - lts 2&8.wpd



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