



## CITY OF PINELLAS PARK

# Staff Report

Community Development Department  
Planning & Development Services Division

### I. APPLICATION DATA

- A. **Case Number:** AX21-2
- B. **Location:**
  - 1. **Address:** 6057 105th Avenue North
  - 2. **Parcel Number:** 17-30-16-60786-000-0130
- C. **Request:** The Applicant desires to join the City of Pinellas Park. The property has a mobile home on it and the owner would like to replace it with a single family home.
- D. **Applicant:** NTN Homes, Inc.
- E. **Agent:** Nga Nguyen
- F. **Legal Ad Text:** Not applicable. For Agreement only. Ordinance to be advertised.
- G. **Public Hearings:**
  - City Council Hearing Date(s):** November 24, 2020 and December 10, 2020
  - Advertising Date:** November 18, 2020 (Ordinance only)

### II. BACKGROUND INFORMATION

- A. **Site Area:** 0.14 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:** Residential
- D. **Proposed Use:** Single-family detached dwelling.
- E. **Current Land Use:** RL, Residential Low (Pinellas County)
- F. **Proposed Land Use:** RLM (Residential Low Medium)
  - 1. **Land Use Purpose:**  
*It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a low to moderately intensive residential manner, and to recognize*

such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

**2. Key Standards:**

**Primary Uses-** Residential

**Secondary Uses-** Residential Equivalent; Institutional; Transportation/ Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

**3. Staff Analysis:**

The subject property is developed with a residential use consistent with the proposed Residential Low Medium (RLM) Future Land Use designation.

Staff finds that the proposed RLM Future Land Use designation is consistent with the surrounding area.

**G. Current Zoning District:** “RMH” Residential Mobile Home (Pinellas County)

**H. Proposed Zoning District:** “T-1” Manufactured Home Subdivision

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

*The "T-1" Manufactured Home Subdivision District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are presently platted or developed as manufactured home subdivisions. The district is intended to be used primarily for manufactured home dwellings for residential occupancy upon lots owned by the resident or designated tenant, but conversion of these sites to standard single-family detached dwellings is encouraged as a means of improving these areas over time. It is the intent of the City to strictly limit further rezonings of land into this zoning category. Criteria for acceptance of rezoning petitions are stated in Section 18-1515.6, "Criteria for Acceptance of Rezoning Petitions to "T-1", below. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low Medium (RLM), Residential Medium (RM), Transportation/Utility (T/U) and Community Redevelopment District (CRD).*

**2. Staff Analysis:**

The subject property is currently developed with a manufactured home and the “T-1” Zoning District is the only district that allows a single manufacture home on a lot. Additionally, all of the properties in this neighborhood are zoned “T-1” or RMH, which is the County’s equivalent district for manufactured homes.

Staff finds that the proposed “T-1” Zoning District is consistent with what is currently developed on the subject property as wells as the surrounding area.

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

**J. Evacuation Zone:** The property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be at least 28 feet. However, due to the manufactured home on the property, occupants would be required to evacuate first.

**K. Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	RMH (Unincorporated)	RL (Unincorporated)	Manufactured Home
<b>South</b>	RMH (Unincorporated)	RL (Unincorporated)	Manufactured Home
<b>East</b>	T-1	RL	Manufactured Home

<b>West</b>	RMH (Unincorporated)	RL (Unincorporated)	Manufactured Home
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### 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 former Annexation Planning Area Agreement as coordinated with Pinellas County. 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. 18-1515.3. - PERMITTED AND CONDITIONAL USES.**

*No building or land in the "T-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 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. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1515.3 and other applicable conditions of this district and Article.*

Table 18-1515.3: Authorized Land Uses in T-1 District

Land Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Manufactured Home	P	1 per lot

**Sec. 18-1515.4. - DIMENSIONAL AND AREA REGULATIONS.**

**(A) MINIMUM LOT REQUIREMENTS.**

1. *For lots platted prior to November 24, 1992, the following dimensional regulations shall apply:*
  - (a) *Lot Area: Five thousand (5,000) square feet.*
  - (b) *Lot Width: Fifty (50) feet.*
  - (c) *Lot Depth: Ninety (90) feet.*
2. *For lots platted on or after November 24, 1992, the following shall apply:*
  - (a) *Lot Area: Seven thousand five hundred (7,500) feet.*
  - (b) *Lot Width: Seventy-five (75) feet, except on a corner ninety (90) feet is required.*
  - (c) *Lot Depth: Ninety (90) feet.*
3. *Lots not meeting the lot area, width or depth requirements of this Section and having been of record prior to June 12, 1986 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.*

**(B) MINIMUM YARD SETBACK REQUIREMENTS.**

1. *For lots platted prior to November 24, 1992, the following shall apply:*
  - (a) *Front Yard Setback: Twenty (20) feet.*
  - (b) *Secondary Front Yard Setback: Ten (10) feet.*
  - (c) *Side Yard Setback: Five (5) feet.*
  - (d) *Rear Yard Setback: Fifteen (15) feet, or ten (10) feet if abutting an alley.*
2. *For lots platted on or after November 24, 1992, the following shall apply:*
  - (a) *Front Yard Setback: Twenty-five (25) feet.*
  - (b) *Secondary Front Yard Setback: Twenty-five (25) feet.*
  - (c) *Side Yard Setback: Ten (10) feet.*
  - (d) *Rear Yard Setback: Fifteen (15) feet.*
3. *For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."*
4. *Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.*

5. Refer to Section 18-1504.3(G)(2) for special yard setbacks for additions to buildings in existence as of August 14, 1997.

(C) **MINIMUM LIVEABLE FLOOR AREA.**

1. *Manufactured Home Dwellings: Four hundred fifty (450) square feet.*
2. *Single-family Detached Dwellings: Eight hundred (800) square feet.*

(D) **MAXIMUM BUILDING HEIGHT.** *Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.*

(E) **MAXIMUM LOT COVERAGE.** *Nonresidential Uses: Sixty-five (65) percent in RLM; seventy-five (75) percent in RM land use.*

(F) **FLOOR AREA RATIO.**

1. *Nonresidential Uses:*
  - (a) *Forty-hundredths (0.40) in RLM or RM.*

**2. Staff Analysis:**

As required by Section 1501-13 the proposed "T-1" Zoning District is consistent with the County's "RMH" Zoning District for mobile/manufactured homes, which are a permitted use in the "T-1" Zoning District. The subject property is 60 feet by 100 feet with 6,000 square feet, exceeding all of the dimensional requirements of the "T-1" Zoning District for lots platted prior to November 24, 1992.

Staff finds that the proposed "T-1" Zoning District is consistent with the Land Development Code.

**IV. SUMMARY**

**A. Findings**

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

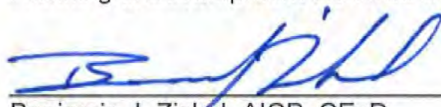
1. The property has no outstanding code enforcement violations with Pinellas County.
2. The parcel is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.

**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 AX21-2.

  
\_\_\_\_\_  
Nick A. Colonna, AICP  
Planning & Development Services Director

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Benjamin J. Ziskal, AICP, CEcD  
Community Development Administrator

  
\_\_\_\_\_  
Date

**V. CITY COUNCIL – MOVE TO:**

- A. APPROVE
- B. APPROVE WITH THE FOLLOWING CONDITIONS:
- C. 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:

**PARCEL: 17-30-16-60786-000-0130**  
**(Located at 6057 105<sup>th</sup> Avenue North)**

LOT 13, NORTHFIELD MANOR SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 4, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Containing 0.14 acres MOL

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

**NTN HOMES, INC.**  
**Care of: Nga Nguyen, President**  
**3651 Arboretum Place**  
**Palm Harbor, FL 34683-3719**

**NTN HOMES, INC.'S SIGNATURE:**

\_\_\_\_\_  
**Witness Signature**

\_\_\_\_\_  
**NGA NGUYEN, PRESIDENT**

\_\_\_\_\_  
**Witness Printed Name**

\_\_\_\_\_  
**Witness Signature**

\_\_\_\_\_  
**Witness Printed Name**

**ANNEXATION AGREEMENT**

LEGAL DESCRIPTION

NTN HOMES, INC.  
PARCEL: 17-30-16-60786-000-0130  
LOCATED AT: 6057 105<sup>th</sup> Avenue North

LOT 13, NORTHFIELD MANOR SECTION "A", ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 56, PAGE 4, OF THE PUBLIC RECORDS OF PINELLAS  
COUNTY, FLORIDA.

A PARCEL CONTAINING 0.14 ACRES M.O.L.



## **ANNEXATION AGREEMENT**

THIS 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 **NTN HOMES, INC.**, hereinafter called the "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.*) "CITY" and "OWNER" are hereinafter collectively referred to as the "Parties" hereto. This Agreement shall be deemed to be entered into, dated and effective upon its execution by the Mayor and approved by the City Attorney of Pinellas Park, after City Council action approving of this Agreement.

**WHEREAS**, the OWNER fully warrants that he is the fee simple OWNER of the real property described in Exhibit "A" attached hereto (hereinafter referred to as "Property"), which is presently located in an unincorporated area of Pinellas County; and

**WHEREAS**, the Parties have determined that annexation of the Property would be beneficial to both Parties, and the Property currently meets the requirements for voluntary annexation into the CITY as required by Florida Statutes, Chapter 171; and

**WHEREAS**, the OWNER desires that the Property be annexed into the municipal boundaries of the CITY, and the CITY desires to annex the Property.

**NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged by both Parties, it is hereby agreed by and between the Parties as follows:

1. All of the above recitals are incorporated herein and made a part hereof.
2. The OWNER shall forthwith execute and deliver to the CITY a Petition for Voluntary Annexation in accordance with Florida Statutes, Chapter 171. Further, the OWNER shall, when requested to do so by the CITY, perform all such actions as may be necessary to execute and complete the Voluntary Annexation by the CITY of the Property. The CITY shall, after the completion of such actions, commence the appropriate voluntary annexation proceedings.
3. Prior to annexation of the said Property by the CITY, the OWNER shall be permitted to commence and/or to proceed with the development of the said Property in strict accordance with the legal requirements of Pinellas County, Florida. However, upon annexation, all further or continuing development of the said Property (regardless of when the same is commenced) shall strictly comply with all applicable CITY ordinances, resolutions, and codes, including site plan review procedures for each individual structure. Nothing herein shall be construed to excuse or release OWNER from compliance with the applicable laws, rules, and regulations of any other governmental entities, including but not limited to legal requirements for obtaining environmental permits.
4. At the time of annexation, the CITY will convert the then-existing County zoning of RMH and land use classification of RL to the CITY zoning of T-1 and land use classification of RL.
5. At the time of annexation of residential property into the City of Pinellas Park, the OWNER shall contact the CITY's Utility Billing Division, within fourteen (14) days, to establish customer solid waste and recycling collection services or, where applicable, shall expeditiously notify all renters who are responsible for establishing their own utility services of the necessity to contact

the CITY's Utility Billing Division to establish customer solid waste and recycling collection services. Details regarding solid waste collection service days will be supplied to the contracting customer at the time service has been established with the CITY. Also, arrangements will be made at that time to have a recycling container delivered to the property at no charge to the customer. The recycling containers will remain the property of the City of Pinellas Park. There will be no deposit required for CITY utilities on owner-occupied properties.

6. Nothing in this Agreement or otherwise shall be construed as requiring the CITY to construct or install any water or sanitary sewer lines or other improvements of any kind upon the above-referenced Property. The OWNER shall install water or sanitary sewer lines without cost to or reimbursement from the City.

**The following constitute the special provisions herein:**

7. The CITY agrees that as part of the consideration of this Agreement, for a period of five (5) years from the date of this Agreement, the CITY shall waive all CITY land development fees applicable for the redevelopment of the subject Property, in an amount not to exceed Three Thousand Dollars (\$3,000). This waiver of fees does not include a waiver of traffic impact fees.

**The following constitute miscellaneous provisions herein:**

1. The OWNER further acknowledges that this Agreement shall be recorded in the Public Records of Pinellas County, Florida, and shall constitute a covenant running with the Property.

2. This Agreement shall be binding upon the Parties, their successors, assigns, and legal representatives; provided, however, that nothing herein shall be construed to prevent the sale or other transfer of the Property by OWNER or any of its successors in title subject to the provisions hereof.

3. This document embodies the whole agreement of the Parties. There are no promises, terms, conditions, or allegations by either Party other than those contained herein; and this document shall supersede all previous communications, representations, and/or agreements, whether written or verbal between the Parties hereto. This Agreement may be modified only in writing executed by the Parties and/or their successors in title, as the case may be.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on the day and year first above written.

**CITY OF PINELLAS PARK, FLORIDA**

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

**ATTEST:**

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

**NTN HOMES, INC.:**

\_\_\_\_\_  
**Witness Signature**

\_\_\_\_\_  
**NANG NGUYEN, PRESIDENT**

\_\_\_\_\_  
**Witness Printed Name**

\_\_\_\_\_  
**Witness Signature**

\_\_\_\_\_  
**Witness Printed Name**

**APPROVED AS TO FORM AND CORRECTNESS:**

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

State of \_\_\_\_\_

County of \_\_\_\_\_

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 Annexation Agreement  
ATTACHED TO THE DOCUMENT Number of Pages 6 Date of Document \_\_\_\_\_ DESCRIBED AT  
RIGHT: Signers Other Than Named Above NONE

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by NTN Homes, Inc., by Nang Nguyen, its President, on behalf of the Agency who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification.

[Notary Seal]

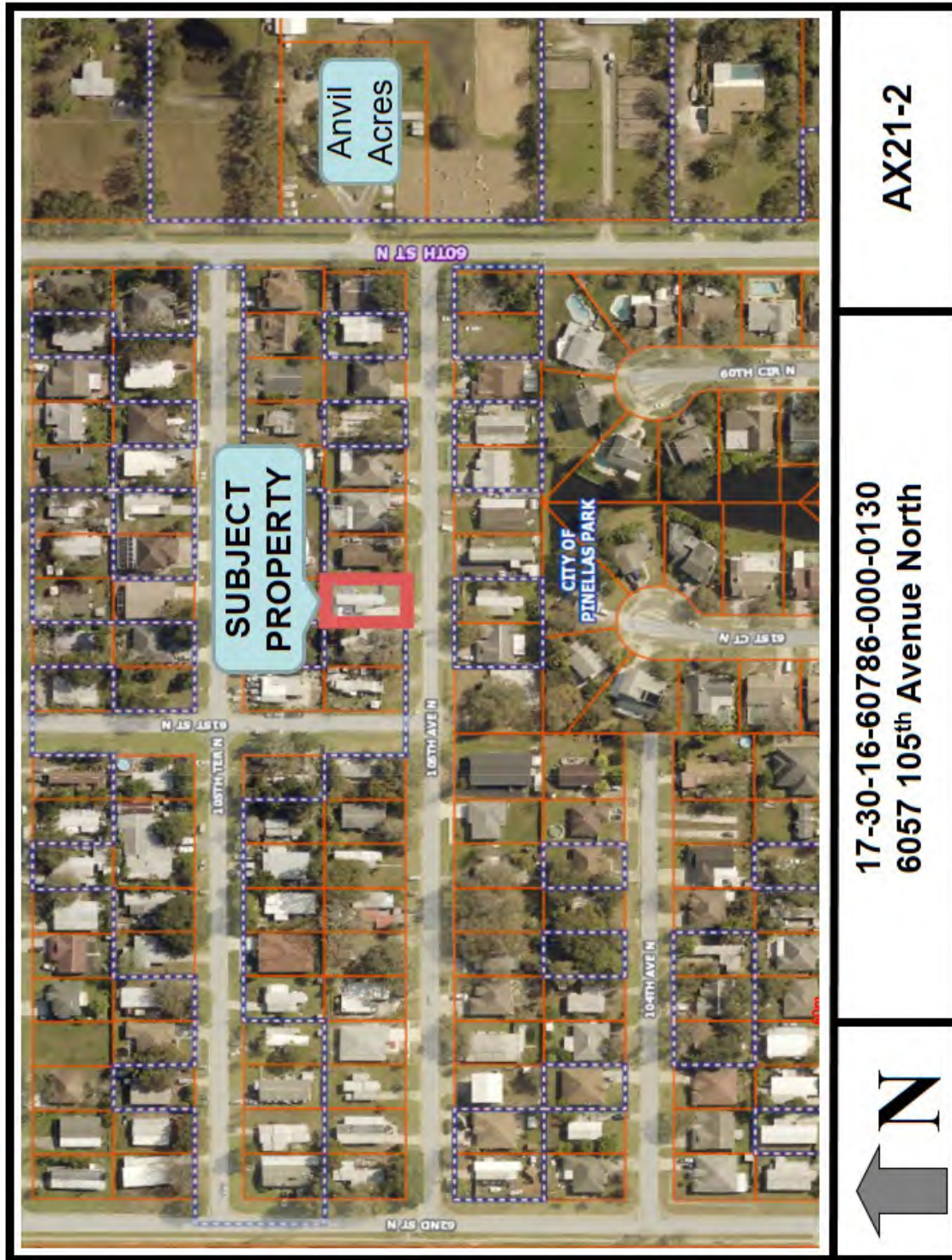
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
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.

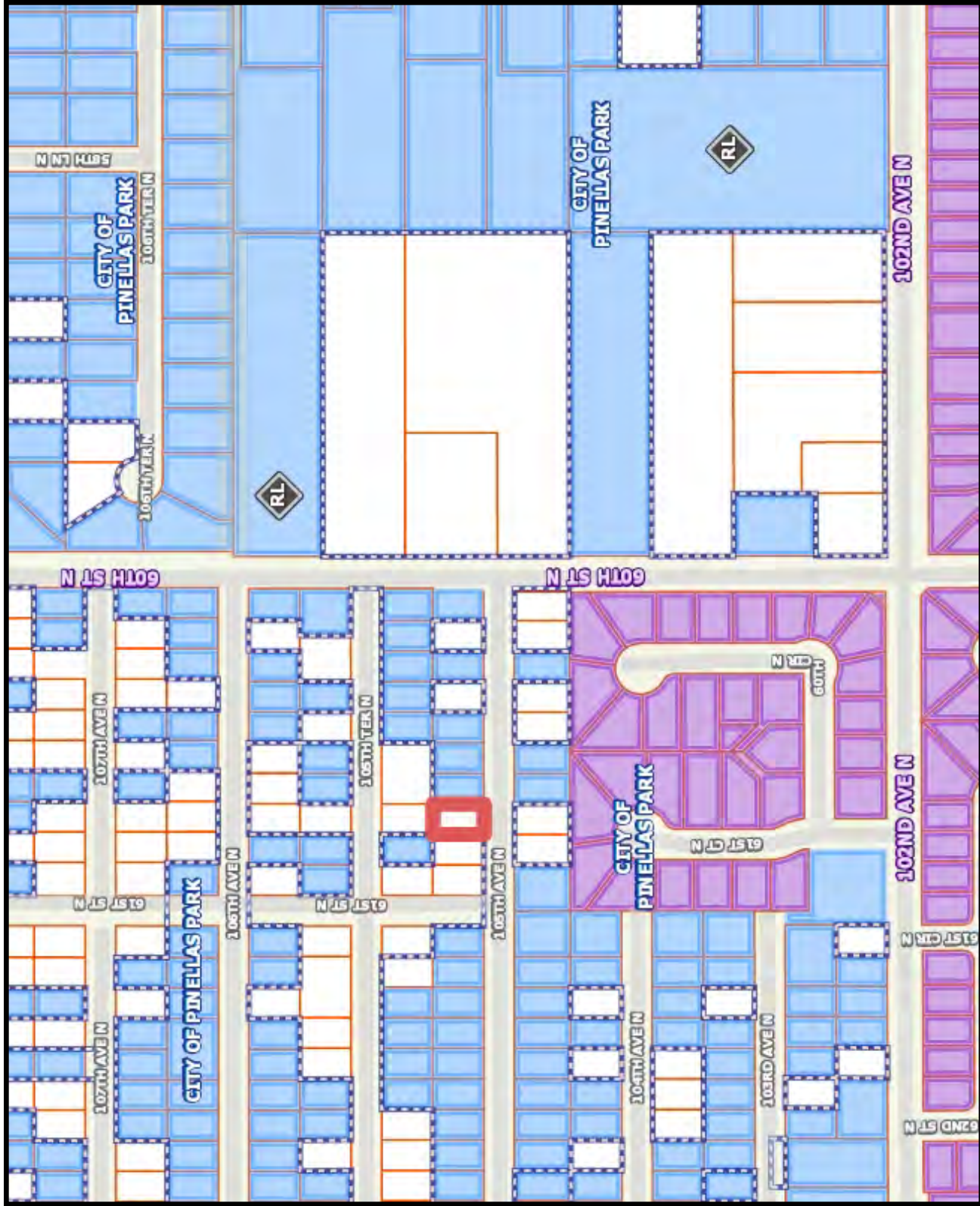
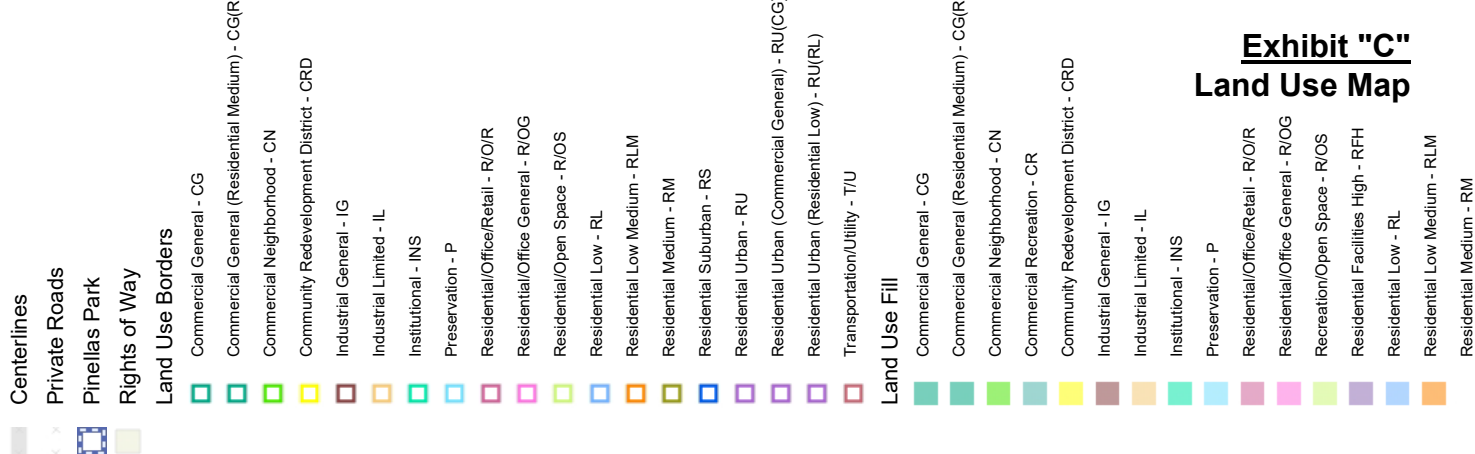
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RIGHT: Signers Other Than Named Above NONE

Exhibit "B"  
Aerial Map





## Legend



1: 3,838

319.8	0	159.92	319.8 Feet
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WGS 1984 Web Mercator Auxiliary Sphere

AX21-2 NTN Homes, Inc. Zoning

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 - CPUD

Farm - F

General Office - GO

Heavy Industrial - IH

Industrial Planned Unit Development - IPUD

Light Industrial - M-1

Residential / Office / Retail - ROR

Mixed Use Development - MXD

Mixed Unit Development - MXD-2

Open Space - O/S

Public - P

Preservation - PRES.

Single Family Residential - R-1

Single Family Residential - R-2

Single Family Residential - R-3

Duplex Residential - R-4

Multifamily Residential - R-5

Multifamily Residential/Commercial - R-6

Single Family Residential Estate - R-E

Residential Planned Unit Development - RPUD

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 - CI

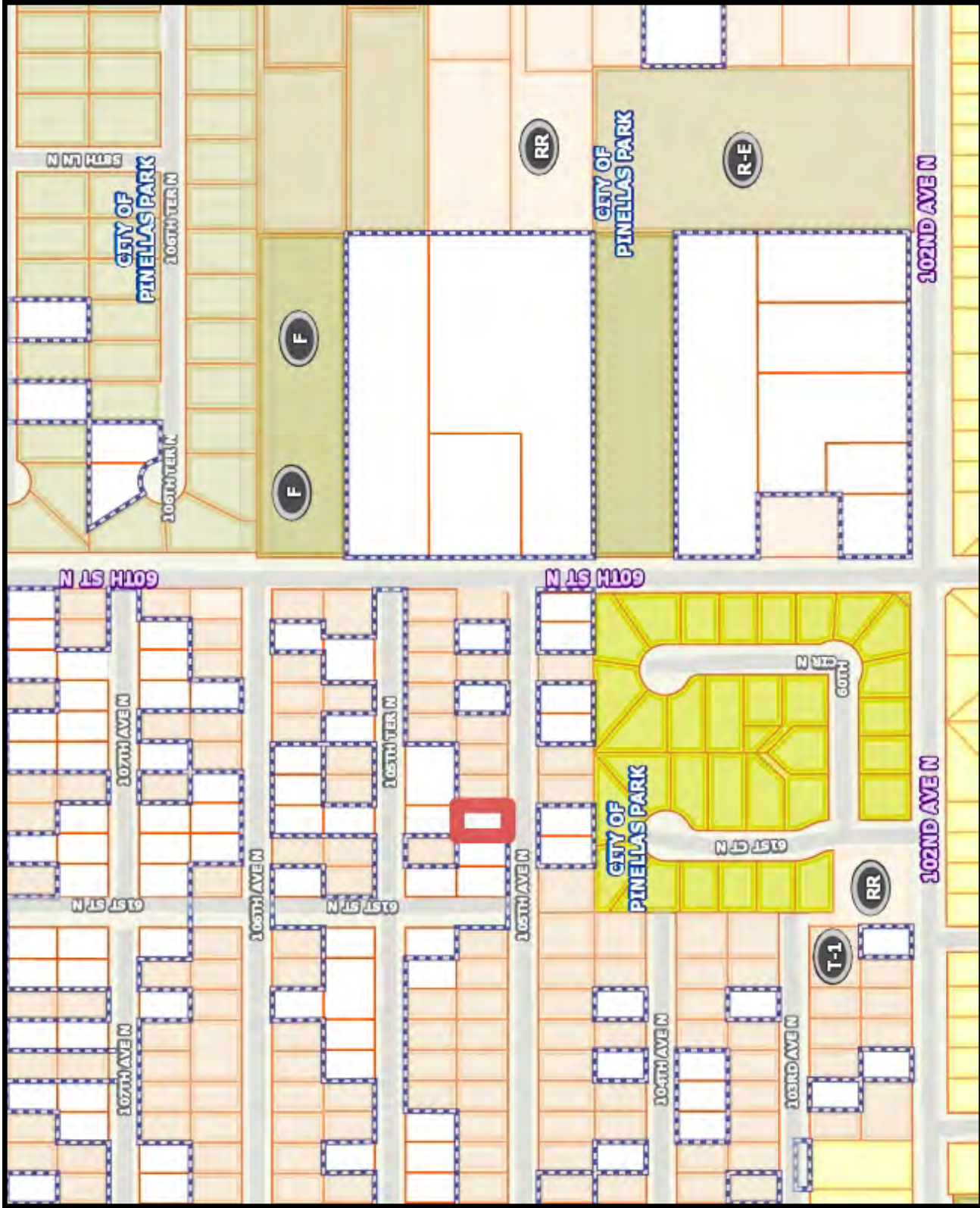
Farm - F

General Office - GO

Heavy Industrial - IH

Industrial Planned Unit Development

Exhibit "D"  
Zoning Map



Notes:



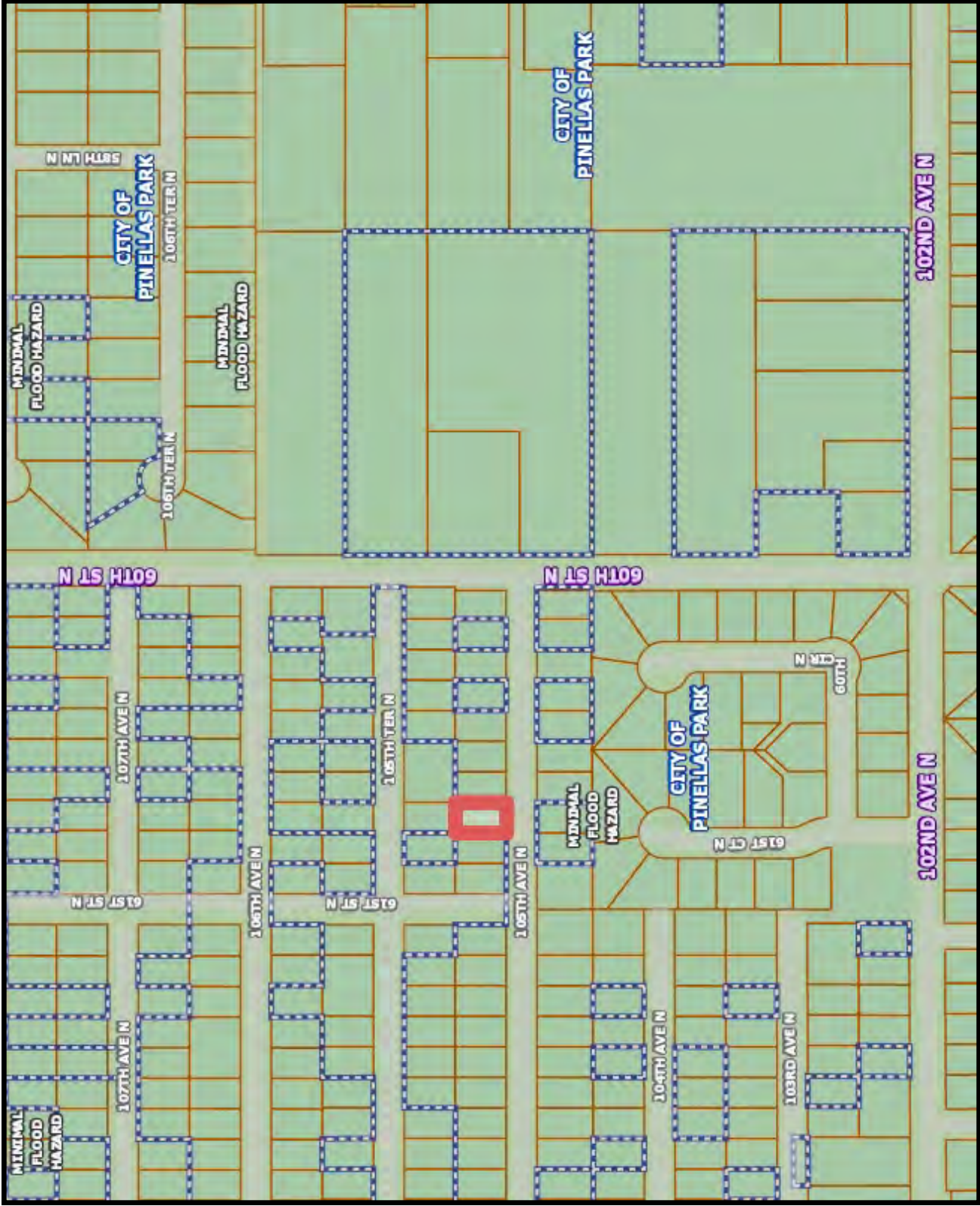
1: 3,838

319.8 0 159.92 319.8 Feet



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: 3,838

319.8 0 159.92 319.8 Feet



**ANNEXATION DATA SHEET**

- 1. PARCEL:**  
17-30-16-60786-000-0130
- 2. OWNER:**  
NTN HOMES, INC.
- 3. STREET ADDRESS OF PROPERTY:**  
Located at 6057 105<sup>th</sup> Avenue North
- 4. SIZE OF PROPERTY:**  
Petition = 0.14 Acres MOL  
Ordinance = 0.14 Acres MOL
- 5. COUNTY ZONING / LAND USE:**  
RMH/RL
- 6. CITY ZONING / LAND USE:**  
T-1/RLM
- 7. EXISTING PROPERTY IMPROVEMENTS:**  
A manufactured home is currently on the site
- 8. EXISTING BUSINESS ON PROPERTY:**  
None
- 9. EXISTING PROPERTY USE:**  
Residential
- 10. ANNEXATION AGREEMENT PROVISIONS:**
  - ♦ The City agrees that as part of the consideration of this Agreement, for a period of five (5) years from the date of this Agreement, the City shall waive all City land development fees applicable for the redevelopment of the subject Property, in an amount not to exceed Three Thousand Dollars (\$3,000). This waiver of fees does not include a waiver of traffic impact fees.
- 11. OTHER PERTINENT INFORMATION:**  
Contiguous
- 12. PROPOSED PROPERTY USE:**  
Same
- 13. PROPOSED PROPERTY IMPROVEMENTS:**  
Demo the existing trailer and build a single-family home on the site

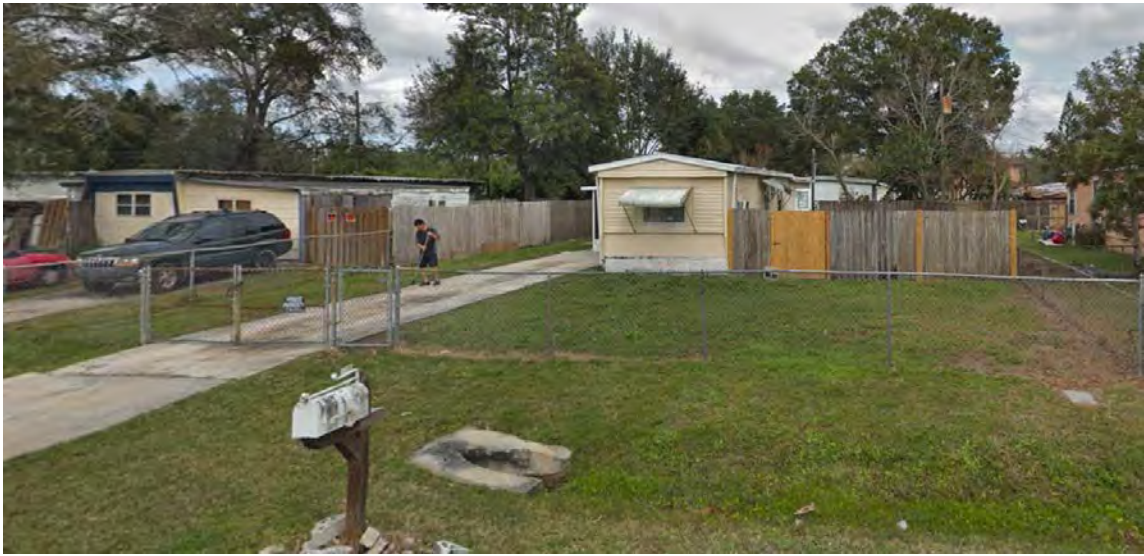
## Annexation Revenue Analysis Residential

Annexation Number: AX21-2		Date: October 30, 2020
Owner's Name: NTN Homes, Inc.		
Property Address: 6057 105th Avenue North		
	<u>Millage</u>	<u>Amount</u>
<b>Ad Valorem Taxes:</b>		
Current Assessed Value (cap value)	NA	\$59,237.00
Homestead Exemption	NA	\$0.00
Taxable Value	NA	\$59,237.00
Taxes Received by the City	0.00549	\$325.21
Est. Assessed Value After Development of a Single-Family Home	NA	\$225,000.00
Est. Homestead Exemption	NA	\$50,000.00
Est. Taxable Value After Development	NA	\$175,000.00
Anticipated Taxes Received After Development	0.00549	\$960.75
<b>Est. Franchise Fees and/or Utility Taxes After Development</b>		
Water (10% Utility Tax) (Estimate)		\$110.00
Electric (Estimate)		\$310.00
Gas		\$48.00
Communication Services Tax (Estimate)		\$35.00
Stormwater Fees (\$4.00 per month)		\$48.00
Anticipated Franchise Fees and/or Utility Taxes After Development		\$551.00
<b>Anticipated Taxes Received by the City After Development</b>		<b>\$960.75</b>
<b>Anticipated Franchise Fees and/or Utility Taxes Received After Development</b>		<b>\$551.00</b>
<b>Anticipated Annual Revenues to be Received by the City</b>		<b>\$1,511.75</b>

<b>Current Est. Annual Revenues to Pinellas Park as Unincorporated Property:</b>		
PF (PFW) Fire District Tax (est. currently received)	0.0031976	\$189.42
25% Water and Sewer Surcharge (est. currently received)		\$150.00
<b>Anticipated Total Annual Revenues to the City as Unincorporated Property</b>		<b>\$339.42</b>

<b>Anticipated New Money (est.) to the City Received Thru Annexation</b>	<b>\$1,172.33</b>
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**Exhibit "H"**  
**Site Photographs**

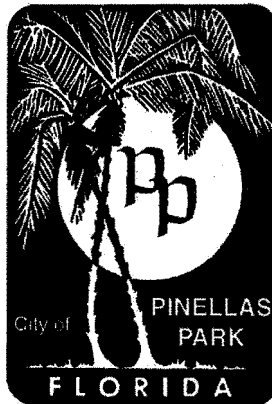


City of  
**PINELLAS PARK**

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

**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



**Exhibit "I"**  
**Attorney Letter**

**FLORIDA**

PHONE • (727) 369-0700  
FAX • (727) 544-7448

November 9, 2020

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

**RE: City Document #20-329**  
**Annexation Agreement - NTN Homes, Inc.**

Dear Ms. Coughlin:

I have received and reviewed the above-mentioned Annexation Agreement with NTN Homes, Inc. I note that the Division of Corporations' records (which were sent with the document) indicate that the President's name is spelled Nang Nguyen. However, both the Agreement and the Petition for Annexation spell Mr. Nguyen's first name as "NGA". Please confirm the spelling of Mr. Nguyen's name, and update the documents accordingly.

Once the above-mentioned changes are incorporated into the Agreement and Petition, I would approve of them as to form and correctness.

Very truly yours,

Lauren C. Rubenstein  
Assistant City Attorney

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

LCR/cb

20-329.11092020.LSC.Annexation Agmt. NTN Homes, Inc.wpd



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