

RESOLUTION NO. 21-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, RELEASING THE PROPERTY LOCATED AT 5580 78TH AVENUE NORTH AND FURTHER DESCRIBED IN EXHIBIT A FROM THE COVENANTS AND PROVISIONS CONTAINED IN THE PROPERTY OWNER'S ACKNOWLEDGEMENT OF UNITY OF TITLE DATED MAY 3, 1999 AND RECORDED IN OFFICIAL RECORDS BOOK 10602, PAGES 2077-2078 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE. (LLA-0921-00046, QT Construction, Inc.)

WHEREAS, the property located at 5580 78th Avenue North and further described in Exhibit A which is attached hereto and made a part hereof was joined by a Unity of Title on May 3, 1999;

WHEREAS, the City of Pinellas Park has received a request to release the property described in Exhibit A from the covenants and provisions contained in that certain Property Owner's Acknowledgment of Unity of Title dated May 3, 1999 and recorded in Official Records Book 10602, pages 2077-2078 of the public records of Pinellas County, Florida, which is attached hereto as Exhibit B and made a part hereof;

WHEREAS, the improvements upon the land requiring the Unity of Title have been removed; and

WHEREAS, the City Council has determined that said Unity of Title will serve no useful public purpose and therefore it will be in the general interest of the public that the same be released.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the property described in Exhibit A be released from the covenants and provisions contained in that certain Property Owner's Acknowledgment of Unity of Title dated May 3, 1999 and attached hereto as Exhibit B.

PUBLISHED THE _____ DAY OF _____, 2021.

FIRST READING _____ DAY OF _____, 2021.

PUBLIC HEARING THE _____ DAY OF _____, 2021.

ADOPTED THIS _____ DAY OF _____, 2021.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2021.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK

Exhibit "A"

Legal Description

PARCEL B:

THE EAST 60 FEET OF THE WEST 130 FEET OF LOTS 14, 15, AND 16 LESS THE NORTH 5 FEET FOR RIGHT-OF-WAY, BLOCK 42, PLAT OF PINELLAS PARK, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, PUBLIC RECORDS FO HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

TOGETHER WITH

PARCEL C:

THE EAST 60 FEET OF LOTS 14, 15, AND 16 LESS THE NORTH 5 FEET FOR RIGHT-OF-WAY, BLOCK 42, PLAT OF PINELLAS PARK, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, PUBLIC RECORDS FO HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

Exhibit "B"

Property Owner's Acknowledgement of Unity of Title

Dated May 3, 1999

O.R. Book 10602, Pages 2077-2078

PROPERTY OWNER'S ACKNOWLEDGEMENT OF UNITY OF TITLE

In consideration of the issuance of a Permit to William R. Owen the owner of the following described property, for construction of Pool and Deck in the City of Pinellas Park, Pinellas County, Florida, and for other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby agrees to restrict the use of Lot(s) --, Block --; -- Subdivision, according to the map or plat thereof recorded at Plat Book --, Page(s) --, of the Public Records of Pinellas County, Florida, or property being otherwise described by metes and bounds or as an EXHIBIT "A" attached:

5580 78th Avenue North

See Exhibit "A" attached

99-247262 JULY-27-1999 3:06PM
PINELLAS CO BK 10602 PG 2077



and in the following manner:

1. That although said properties are lots of record, the same shall hereafter be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the City Council of the City of Pinellas Park, Florida, which such release shall be made upon:
 - (a) the satisfaction of or compliance with, or
 - (b) the granting of an appropriate variance from the requirements of the then current Land Development Code of the City of Pinellas Park.
3. The undersigned further agrees that this instrument may be recorded in the Public Records of Pinellas County, Florida.
4. The undersigned hereby acknowledges that he is the owner of the above-described real property, and he has full authority to execute this Property Owner's Acknowledgement of Unity of Title.
5. As used herein, the term "property owner" or "owner" shall include the heirs, assigns, successors, and legal representatives of the undersigned. The use of the singular number shall include the plural, and the plural the singular. The use of gender shall include all genders.

SIGNED, SEALED, EXECUTED AND ACKNOWLEDGED on this 3 day of May, 1999.

WITNESSES:

PROPERTY OWNER(S):

[Signature]
[Signature]

[Signature]

STATE OF FLORIDA

COUNTY OF Pinellas
My Commission CC468233
Expires Jun. 18, 1999
Bonded by HAI
800-422-1555

(SEAL ABOVE)

The foregoing instrument was acknowledged before me this 5/3/99 (Date)
by Deborah Hitchcox William R. Owen
(Name of person acknowledging and title of position)
who is personally known to me or who has produced DR. LIC.
0500-936.49.270.00 (Type of identification)
as identification and who did (did not) take an oath.

Deborah Hitchcox Notary Public, Commission No. CC468233
Deborah Hitchcox (Name of Notary typed, printed or stamped)

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

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other than Named Above _____

PREPARED BY:

City of Pinellas Park Zoning Division
6051 78th Avenue North
Pinellas Park, FL 33781

Return To:
CITY OF PINELLAS PARK
P.O. Box 1100
Pinellas Park, Florida 33780-1100
City Clerk's Office

EXHIBIT "A"

PARCEL B: THE EAST 60 FEET OF THE WEST 130 FEET OF LOTS 14, 15 AND 16, LESS THE NORTH 5 FEET FOR RIGHT-OF-WAY, BLOCK 42, PLAT OF PINELLAS PARK, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

TOGETHER WITH:

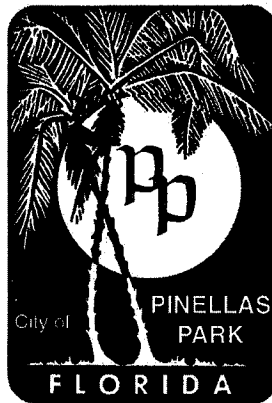
PARCEL C: THE EAST 60 FEET OF LOTS 14, 15 AND 16, LESS THE NORTH 5 FEET FOR RIGHT-OF-WAY, BLOCK 42, PLAT OF PINELLAS PARK, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

NOTE: PARCELS B AND C ARE REFLECTED IN A LOT LINE ADJUSTMENT APPROVED BY THE CITY OF PINELLAS PARK BOARD OF ADJUSTMENT ON OCTOBER 28, 1980, UNDER PETITION #260.

OFFICIAL COPY

City of
PINELLAS PARK

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



FLORIDA

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

Please Respond To:

James W. Denhardt, City Attorney
Lauren Christ Rubenstein, Assistant City Attorney
Denhardt and Rubenstein, Attorneys at Law
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

October 22, 2021

Ms. Erica Lindquist
Planning & Development Services Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #21-280
Resolution to Release of Unity of Title

Dear Ms. Lindquist:

We have received and reviewed the above-referenced Resolution to a Release of Unity of Title dated May 3, 1999 and recorded in Official Records Book 10602, Pages 2077 - 2078 of the Public Records of Pinellas County, Florida. We note that in Section One of the Resolution, it states that the Property Owner's Acknowledgment of Unity of Title dated May 3, 1999 is attached as Exhibit B, however, the Resolution provided to our office only contains Exhibit A with the legal description of the property. A copy of the Property Owner's Acknowledgment of Unity of Title will need to be labeled as Exhibit B and attached to the proposed Resolution prior to City Council's consideration of such Resolution.

Once the Resolution has been updated, our office would approve of the same 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
Bart Diebold, Assistant City Manager
Lisa Hendrickson, Assistant City Manager
Ben Ziskal, Community Development Administrator
Nick Colonna, Planning & Development Services Director

LCR/dh

21-280.10222021.LEL.Res for Release of Unity of Title



PRINTED ON RECYCLED PAPER



RELEASE OF UNITY OF TITLE

City of Pinellas Park
Planning & Development Services
6051 78th Avenue North
Pinellas Park, FL 33781
(727) 369-5631

KNOW ALL MEN BY THESE PRESENTS that the City of Pinellas Park, Florida, hereby releases the following described real property located in Pinellas County, Florida, from the covenants and provisions contained in that certain Property Owner's Acknowledgement of Unity of Title dated May 3, 1999, and recorded in O.R. Book 10602, Page(s) 2077 - 2078, of the Public Records of Pinellas County, Florida:

CITY OF PINELLAS PARK, FLORIDA

Signed, sealed, and delivered in the presence of:

BY: _____
Sandra Bradbury, Mayor, on behalf of the City Council of
the City of Pinellas Park, Florida

Witness

ATTEST:

Witness

Benjamin J. Ziskal, Community Development Administrator

STATE OF FLORIDA COUNTY OF PINELLAS	The foregoing instrument was acknowledged before me this _____, 20____, by _____ <i>(Name of person acknowledging and title of position)</i> who is personally known to me or who has produced _____ <i>(Type of identification)</i> as identification and who did (did not) take an oath. (SEAL ABOVE) _____ Notary Public, Commission No. _____ _____ (Name of Notary typed, printed or stamped)
---	--

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

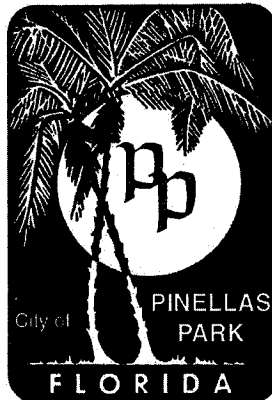
THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT
Title or Type of Document _____
Number of Pages _____
Date of Document _____

DESCRIBED AT RIGHT: Signer(s) Other than Named Above _____

City of

PINELLAS PARK

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



FLORIDA

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

Please Respond To:

James W. Denhardt, City Attorney
Lauren Christ Rubenstein, Assistant City Attorney
Denhardt and Rubenstein, Attorneys at Law
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

October 22, 2021

Ms. Erica Lindquist
Planning & Development Services Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #21-279
Release of Unity of Title

Dear Ms. Lindquist:

We have received and reviewed the above-referenced Release of Unity of Title. We note that the original Unity of Title states that it may only be released in writing by the City Council of the City of Pinellas Park. Therefore, we would recommend updating the signature block on the Release of Unity of Title to read as follows:

CITY OF PINELLAS PARK, FLORIDA

By: _____
Sandra Bradbury, Mayor, on behalf of the
City Council of the City of Pinellas Park,
Florida



PRINTED ON RECYCLED PAPER

Ms. Erica Lindquist
October 22, 2021
Page 2

Once this change is incorporated into the Release of Unity of Title, and assuming that the City Council approves the proposed Resolution to release the Unity of Title, we would approve of the Release as to form and correctness.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lauren C. Rubenstein". The signature is fluid and cursive, with the first name "Lauren" being more prominent and the last name "Rubenstein" following in a similar style.

Lauren C. Rubenstein
Assistant City Attorney

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Bart Diebold, Assistant City Manger
Lisa Hendrickson, Assistant City Manager
Ben Ziskal, Community Development Administrator
Nick Colonna, Planning & Development Services Director

LCR/dh
21-279.10222021.LEL.Release of Unity of Title.wpd



I. APPLICATION DATA

- A. **Case Number:** LLA-0921-00046
- B. **Location:**
 - 1. **Address:** 5580 78th Ave N
 - 2. **Parcel Number:** 28-30-16-71064-042-0140
- C. **Request:** Request to release a unity of title for the property located at 5580 78th Avenue North.
- D. **Applicant:** QT Construction, Inc.
- E. **Agent:** Robert Pergolizzi, AICP, PTP; Gulf Coast Consulting, Inc.
- F. **Property Owner:** QT Construction, Inc.
- G. **PARC Meeting:** October 5, 2021
- H. **Public Hearings:**
City Council Date: November 23, 2021

II. BACKGROUND INFORMATION

- A. **Case Summary:** The applicant is requesting that the City release the Unity of Title recorded in Pinellas County Official Record Book 10602, Pages 2077 and 2078. The Unity of Title combined lots B and C of the Lot Line Adjustment approved by the Board of Adjustment in 1980 under case number 260. The Unity of Title was recorded to allow site improvements in 1999. The home on the site has been demolished and the Unity of Title no longer serves a purpose.
- B. **Site Area:** 28,314 square feet / 0.65 acres
- C. **Property History:**
 - 1. **Land Use Plan or Zoning Amendments:** None.
 - 2. **Previous Permits and Development:** There was a single-family home on the site that was built in 1955. It was demolished in 2021 under permit CBLDR-0821-03157. In 1980 a reconfiguration of the platted lots was approved by the Board of Adjustment under case BOA 260. The property originally comprised three platted lots oriented east-west and the reconfiguration changed them all to be north-south. The approval included two conditions; 1) if and when a house is built on the corner lot, that lot provide for vehicular access only on 56th Street and a minimum of 40 feet from the corner; 2) a ten foot utility easement be given to the City along the entire south 190 feet of the subject property to assure adequate service to the subject lots. Case number AD 94-57 confirmed this reconfiguration. As a result of improvements to the property in 1999, the Unity of Title that is the subject of this request was recorded under case AD 99-102.
 - 3. **Previous Variances, Waivers:** None.
- D. **Existing Use:** Single-family home

- E. **Proposed Uses:** Three single-family homes on three previously approved lots
- F. **Current Future Land Use:** Residential Low Medium (RLM)
- G. **Current Zoning District:** "R-1" Single-family Residential District
- H. **Flood Zone:** The subject parcels are located in Flood Zone X, which is a low-risk flood zone.
- I. **Evacuation Zone:** The subject properties are 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.
- J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	R-1	RU	Single-family homes
South	R-1	RLM	Single-family home
East	R-1	RLM	Single-family homes
West	R-1	RLM	Single-family homes

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Land Use Designation / Comprehensive Plan Policies:**

1. **Land Use Purpose / Intent:**

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.

Density/Intensity - Shall include the following:

Residential Use - Shall not exceed ten (10) dwelling units per acre.

Residential Equivalent Use – Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 10 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.

Non-Residential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .30 and an ISR of .56.

3. **Relevant Policies:**

POLICY LU.1.3.1

The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods.

POLICY LU.1.13.6

Encourage infill residential development that is consistent and compatible with surrounding land uses.

POLICY LU.1.14.4

Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.

4. Staff Analysis:

The requested Release of Unity of Title would result in three single-family zoned lots, each more than 9,400 square feet, which far exceed a lot size of 4,356 square feet at the maximum 10 units per acre allowed within the RLM Future Land Use designation.

The request will allow for residential infill development consistent with the intensity and scale of the surrounding area. Staff finds the request consistent with the RLM Future Land Use designation as well as the goals, objectives and policies of the Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

Section 18-1509. - "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 18-1509.1. - STATEMENT OF INTENT. The "R-1" Single-family Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are presently platted or developed for urban low density and low medium density, single-family residential use. This district is limited primarily to single-family detached dwellings, together with accessory uses and public facilities customary for such an environment, on an individual lot(s) typically platted for such use. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Urban (RU), Residential Low Medium (RLM) or Community Redevelopment District (CRD).

2. Key Standards:

Sec. 18-1503.5. - DIVISION OF LOTS/UNITY OF TITLE DOCUMENTS.

- (A) *No lot improved with a building or buildings shall hereafter be divided into two (2) or more lots, and no portion of any lot shall be divided or sold separately from the entirety of the lot, unless all lots and improvements thereon, following any division or sale, shall conform with all the regulations of the zoning district in which the property is located.*
- (B) *The City may require owners of developed lots comprising: 1) more than one (1) lot of record; or 2) one (1) lot of record large enough to be subdivided in compliance with minimum required lot area and dimensions of this Article, to execute a "Lot Line Adjustment" or "Unity of Title" document pursuant to Section 18-101.5 of the Land Development Code, which shall be recorded through the City Clerk's Office. This shall be required when the City Manager determines it to be necessary in order to ensure that the lot(s) shall not subsequently be subdivided, transferred, conveyed or sold in any manner that creates or exacerbates a violation of the provisions of this Article.*
- (C) *The recorded document required above shall stipulate that a lot or lots shall be held under single ownership, shall not be eligible for further subdivision and shall not be transferred, conveyed, sold or divided in any unit other than in its entirety. If a lot or lots are controlled by a Unity of Title, the City Manager may release the Unity of Title for justified cause. In any case where a waiver or variance, other than an administrative exception, of any provision of Chapter 18 would be necessary prior to release of the Unity of Title, then City Council shall approve or deny the release of the recorded Unity of Title. Lot(s) that are controlled by a Unity of Title document may be subdivided if the Unity of title is released and all requirements of this Article are met.*

2. Staff Analysis:

The Land Development Code (LDC) states that the City Manager may release the unity of title for a justified cause, but includes no specific criteria pertaining to the approval or denial of releases of unities of title. The LDC does, however, include the above referenced sections, which detail the process for releasing unities of title.

City Council must approve the release of the unity of title for the property located at 5580 78th Avenue North per the Property Owner's Acknowledgement of Unity of Title, which states:

The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the City Council of the City of Pinellas Park, Florida, which such release shall be made upon:

- (a) *The satisfaction or compliance with, or*

- (b) *The granting of an appropriate variance from the requirements of the then current land development code of the City of Pinellas Park.*

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the October 5, 2021 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

A. Findings:

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

1. The request complies with Section 18-1503.5 of the Land Development Code; and,
2. The request is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case number LLA-0921-00046.



Nick A. Colonna, AICP
Planning & Development Services Director

11-9-2021

Date



Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator

11/9/21

Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
- C. RECOMMEND DENIAL

... of a request to release a unity of title for the property located 5580 78th Avenue North.

VI. ATTACHMENTS

Exhibit A: Application Materials

Exhibit B: Aerial Map

Exhibit C: Future Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

QT Construction, Inc.Mr. Quynh Tran

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATION:

5580 78th Avenue N.

LEGAL DESCRIPTION OF PROPERTY. Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:

Parcel ID# 28-30-16-71064-042-0140

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida (NATURE OF REQUEST):

Variance application & Preliminary Plat

3. That the undersigned (has/have) appointed and (does/do) appoint Robert Pergolizzi as (his/their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

SIGNED (PROPERTY OWNER)

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this

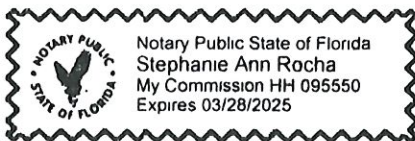
8/13/2021

(Date)

By

Quynh Tran

(Name of person acknowledging and title of position)



(SEAL ABOVE)

who is personally known to me or who has produced

known

(Type of identification)

as identification and who did (did not) take an oath.

Stephanie RochaNotary Public, Commission No. HH 095550Stephanie Rocha

Name of Notary typed, printed or stamped)

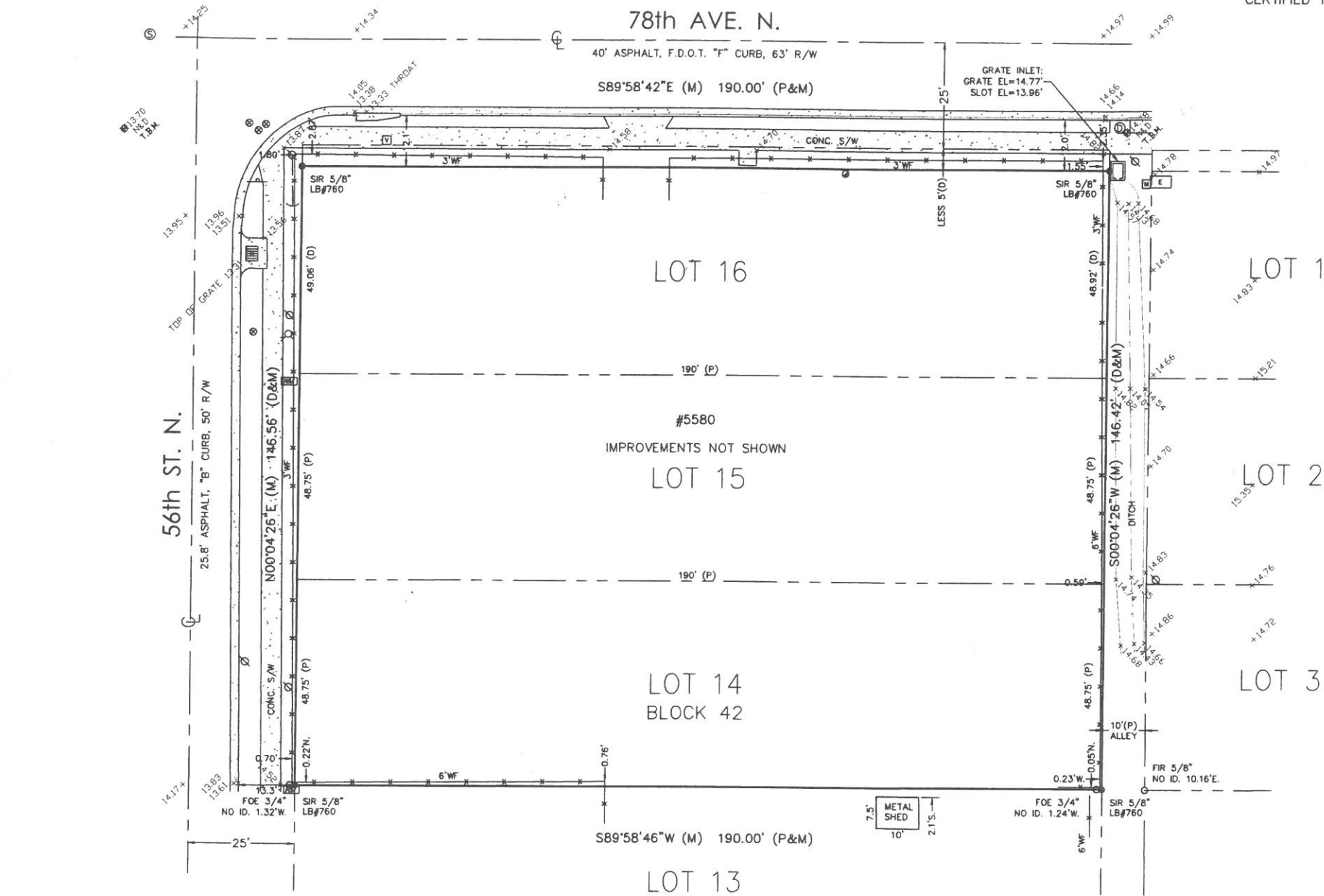
SECTION 28, TOWNSHIP 30S, RANGE 16E

CERTIFIED TO: LISA PARKER
CRISTINA STURMS
Q.T. CONSTRUCTION



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

T.B.M.
RIVET & DISK K-73
S.E. CURB 55 ST. N.
EL=15.34'



- LEGEND:
- N&D = NAIL & DISK
 - FIR = FOUND IRON ROD
 - FOE = FOUND OPEN END PIPE
 - FCM = FOUND CONC. MONUMENT
 - SIR = SET IRON ROD
 - (D) = DEED
 - (M) = FIELD MEASUREMENT
 - (P) = PLAT
 - CONC. = CONCRETE
 - R/W = RIGHT OF WAY
 - S/W = SIDEWALK
 - P.O.L. = POINT ON LINE
 - T.B.M. = TEMPORARY BENCHMARK
 - C/C = COVERED CONCRETE
 - PVC = VINYL FENCE
 - CLF = CHAIN LINK FENCE
 - WF = WOOD FENCE
 - [Symbol] = WATER METER
 - [Symbol] = RECLAIMED WATER METER
 - [Symbol] = CLEANOUT
 - [Symbol] = CABLE T.V.
 - [Symbol] = VAULT
 - [Symbol] = ELECTRIC STAND
 - [Symbol] = POWER METER ON POST
 - [Symbol] = CONC. LIGHT POLE
 - [Symbol] = WATER VALVE
 - [Symbol] = FIRE HYDRANT
 - [Symbol] = TRAFFIC SIGN
 - [Symbol] = POWER POLE
 - [Symbol] = SANITARY MANHOLE
 - [Symbol] = STORM MANHOLE
 - [Symbol] = OAK TREE
 - [Symbol] = PALM TREE
 - [Symbol] = UNKNOWN TREE
 - + 0.00 = SPOT ELEVATION

Zoning
R-1
Flood Zone
"X"
COMMUNITY PANEL #120251 12103C0204 H, REVISED 8/18/09
Basis of Bearings:
NORTH BOUNDARY LOT 1
ASSUMED EAST
Benchmark:
COUNTY #1416 414 SRD
EL = 16.289' N.G.V.D., ADJUSTED TO
EL = 15.67' N.A.V.D. M.S.L. = 0.00'

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

NOTE: This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way and other matters of record. Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

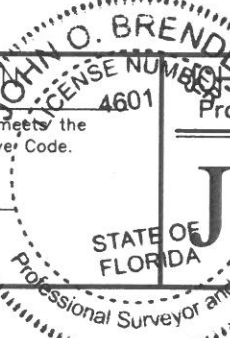
LEGAL DESCRIPTION

LOTS 14, 15 AND 16, BLOCK 42, LESS THE NORTH 5 FEET FOR ROAD RIGHT-OF-WAY, ACCORDING TO THE PLAT OF PINELLAS PARK, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

CERTIFICATION

I hereby certify that the survey represented herein meets the requirements of Chapter 5J-17, Florida Administrative Code.

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760



JOHN O. BRENDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers



4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932

LB 760

BOUNDARY SURVEY
WITH T.B.M.'S

1107-13.CRD

REVISIONS

No.	DESCRIPTION	DATE

FB: 45-46
PG: 12
FB: 893
Job Number: 2107-38
Survey date: 8/6/2021
DWN: JM
CHK: JOB

PROPERTY OWNER'S ACKNOWLEDGEMENT OF UNITY OF TITLE

In consideration of the issuance of a Permit to William R. Owen the owner of the following described property, for construction of Pool and Deck in the City of Pinellas Park, Pinellas County, Florida, and for other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby agrees to restrict the use of Lot(s) --, Block --; -- Subdivision, according to the map or plat thereof recorded at Plat Book --, Page(s) --, of the Public Records of Pinellas County, Florida, or property being otherwise described by metes and bounds or as an EXHIBIT "A" attached:

5580 78th Avenue North

See Exhibit "A" attached

99-247262 JULY-27-1999 3:06PM
PINELLAS CO BK 10602 PG 2077



and in the following manner:

1. That although said properties are lots of record, the same shall hereafter be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the City Council of the City of Pinellas Park, Florida, which such release shall be made upon:
 - (a) the satisfaction of or compliance with, or
 - (b) the granting of an appropriate variance from the requirements of the then current Land Development Code of the City of Pinellas Park.
3. The undersigned further agrees that this instrument may be recorded in the Public Records of Pinellas County, Florida.
4. The undersigned hereby acknowledges that he is the owner of the above-described real property, and he has full authority to execute this Property Owner's Acknowledgement of Unity of Title.
5. As used herein, the term "property owner" or "owner" shall include the heirs, assigns, successors, and legal representatives of the undersigned. The use of the singular number shall include the plural, and the plural the singular. The use of gender shall include all genders.

SIGNED, SEALED, EXECUTED AND ACKNOWLEDGED on this 3 day of May, 1999.

WITNESSES:

PROPERTY OWNER(S):

STATE OF FLORIDA

COUNTY OF Pinellas
My Commission CC468233
Expires Jun. 18, 1999
Bonded by HAI
800-422-1555

(SEAL ABOVE)

The foregoing instrument was acknowledged before me this 5/3/99

by DSH Deborah Hitchcox William R. Owen (Date)

(Name of person acknowledging and title of position)
who is personally known to me or who has produced DR. LIC.

0500-936.49.270.00 (Type of identification)
as identification and who did (did not) take an oath.

Deborah Hitchcox Notary Public, Commission No. CC468233

Deborah Hitchcox (Name of Notary typed, printed or stamped)

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

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other than Named Above _____

PREPARED BY:

City of Pinellas Park Zoning Division
6051 78th Avenue North
Pinellas Park, FL 33781

Return To:
CITY OF PINELLAS PARK
P.O. Box 1100
Pinellas Park, Florida 33780-1100
City Clerk's Office

EXHIBIT "A"

PARCEL B: THE EAST 60 FEET OF THE WEST 130 FEET OF LOTS 14, 15 AND 16, LESS THE NORTH 5 FEET FOR RIGHT-OF-WAY, BLOCK 42, PLAT OF PINELLAS PARK, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

TOGETHER WITH:

PARCEL C: THE EAST 60 FEET OF LOTS 14, 15 AND 16, LESS THE NORTH 5 FEET FOR RIGHT-OF-WAY, BLOCK 42, PLAT OF PINELLAS PARK, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

NOTE: PARCELS B AND C ARE REFLECTED IN A LOT LINE ADJUSTMENT APPROVED BY THE CITY OF PINELLAS PARK BOARD OF ADJUSTMENT ON OCTOBER 28, 1980, UNDER PETITION #260.

OFFICIAL COPY

City of Pinellas Park

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Private Roads
- Pinellas Park
- Community Redevelopment Area 20;
- Rights of Way
- Unincorporated



Notes:

1: 1,128

94.0 0 47.02 94.0 Feet



WGS_1984_Web_Mercator_Auxiliary_Sphere

City of Pinellas Park

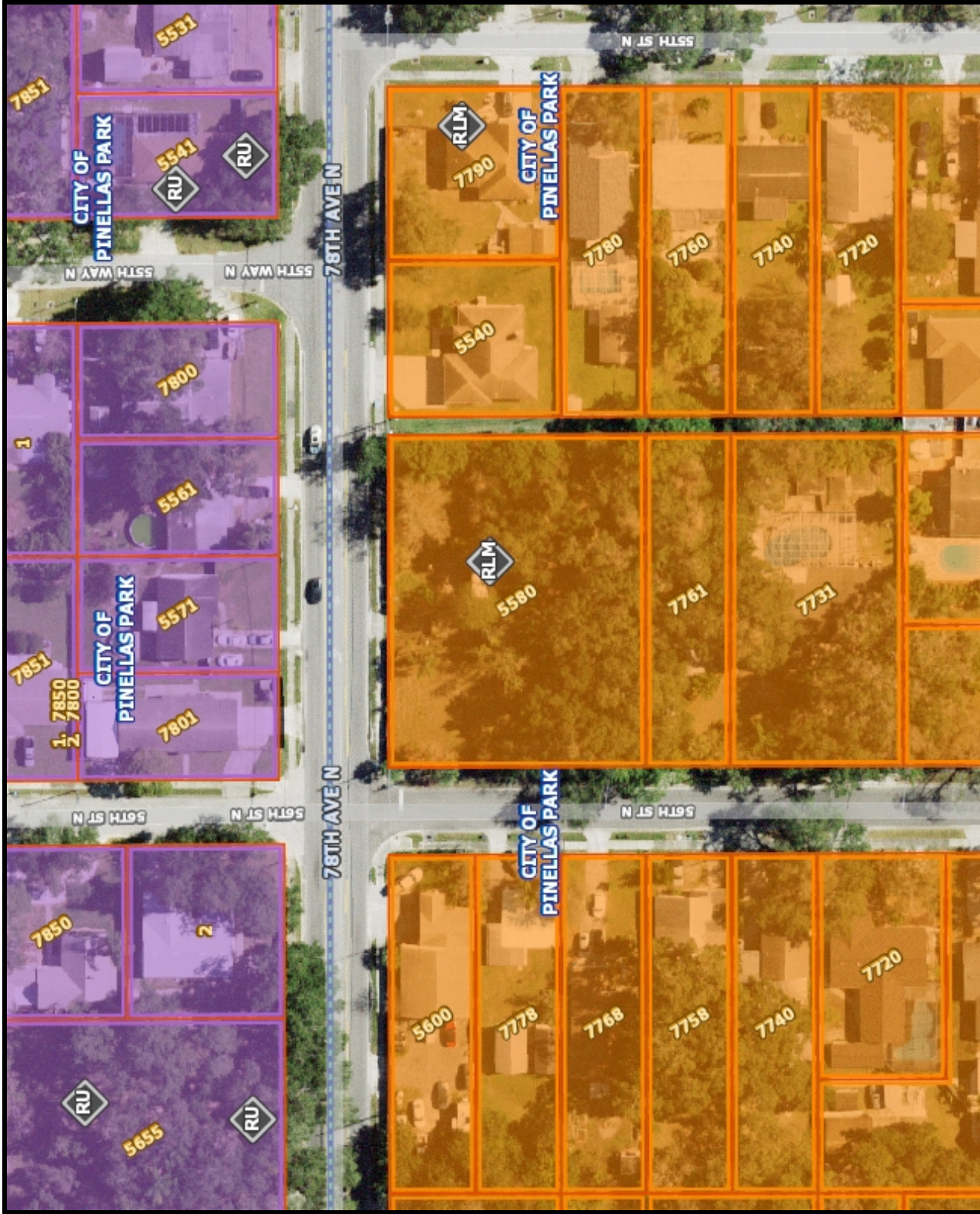
Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Community Redevelopment Area 20:
- 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

Land Use Fill

- Commercial General - CG
- Commercial General (Residential Medium)
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Recreation/Open Space - R/O/S
- Residential Facilities High - RFH
- Residential Low - RL



Notes:

1: 1,128

94.0 0 47.02 94.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

City of Pinellas Park

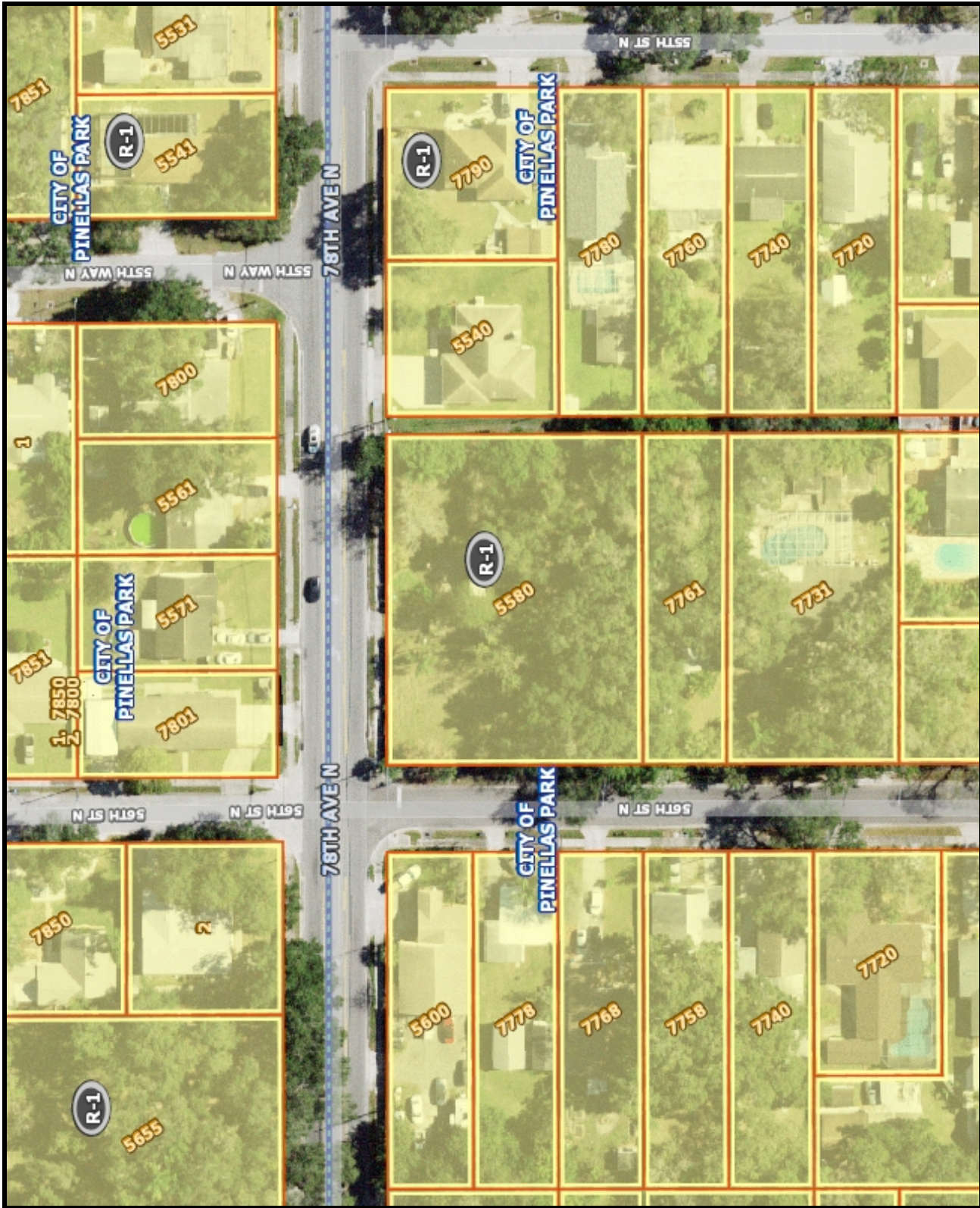
Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Community Redevelopment Area 20:
- Zoning Borders

- 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 - IPUD
- IN REVIEW
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Mixed Use Planned Unit Development - MU
- 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



Notes:



1: 1,128

94.0 0 47.02 94.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

