

4. MISCELLANEOUS ITEMS TO BE RECEIVED FOR FILING:

- a. City of Dunedin Notice of Public Hearing regarding proposed Ordinance No. 14-15 to be held September 25, 2014, annexing certain property.
- b. City of Largo Notice of Public Hearing held August 12, 2014, re proposed Ordinances Nos. 2014-74 through 2014-123 and 2014-125 through 2014-144 annexing certain property.
- c. City of Oldsmar Ordinance No. 2014-07 adopted July 15, 2014, annexing certain property.
- d. City of Seminole Notice of Ordinance Enactment and Public Hearings held August 12, 2014, re proposed Ordinances Nos. 12-2014 through 14-2014 voluntarily annexing certain property.
- e. City of Pinellas Park Notice of Public Hearing held August 14, 2014, regarding proposed Ordinance No. 3891 voluntarily annexing certain property.
- f. City of Pinellas Park Notices of Public Hearings to be held August 28, 2014, regarding proposed Ordinances Nos. 3892 and 3893 voluntarily annexing certain property.

If a copy of a report or CD is desired, please check the web page of the organization/municipality or contact Board Records at 464-3465.

City of

PINELLAS PARK

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



FLORIDA

PHONE • (727) 541-0700
FAX • (727) 544-7448
SUNCOM • 969-1011

July 11, 2014

Board of County Commissioners
Pinellas County
315 Court Street
Clearwater, FL 33756

RE: SUBMITTAL OF VOLUNTARY ANNEXATION PETITION TO PINELLAS COUNTY

Please be advised that the City of Pinellas Park is proceeding with the voluntarily annexation of the following property. The first reading of the annexation ordinance will be at the 7/24/2014, City Council Meeting:

Owner:	EYB, Inc.
Address:	11733 & 11735 66 th Street
Parcel:	17/30/16/71046/200/0602 and 17/30/16/71046/200/0604
Land Use Map Designation:	County = M-1 City = M-1
Ordinance No. (to be assigned):	First Reading — 7/24/2014 Public Hearing — 8/14/2014

Copies of the agreement, petition, annexation ordinance, legal description, and map are enclosed. Please feel free to contact me personally if further information is required.

Sincerely,

Amanda Conte
Community Business Coordinator
City of Pinellas Park, FL
(727) 541-0946

RECEIVED

JUL 15 2014

BOARD OF COUNTY
COMMISSIONERS
PINELLAS COUNTY FLORIDA

2014 JUL 14 PM 4:26

RECEIVED
BOARD OF

BOARD OF COUNTY COMMISSIONERS



PRINTED ON RECYCLED PAPER

ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this 11 day of July, 2014, by and between the **CITY OF PINELLAS PARK, FLORIDA**, a municipal corporation, hereinafter called the "CITY" and **EYB, 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 they are 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 does meet 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 C-3 and land use classification of CG to the CITY zoning of CH and land use classification of CG.
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

(Mayor's Initials)

PS
(Owner's Initials)

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. For a period of three (3) years from the date of execution of this Agreement, the CITY shall waive the CITY's Business Tax Receipt fees for the fifteen (15) tenants' use of the Property estimated to be Fifteen Hundred Dollars (\$1500.00) per year.

The following constitute miscellaneous provisions herein:

8. 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.

9. 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.

10. 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.

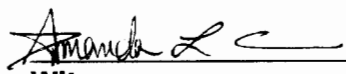
CITY OF PINELLAS PARK, FLORIDA

SANDRA L. BRADBURY, MAYOR

ATTEST:

DIANE M. CORNA, MMC, CITY CLERK

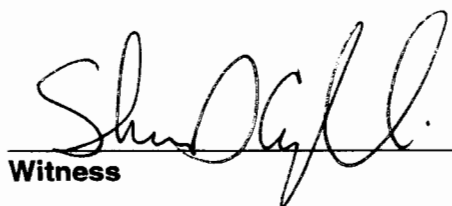
EYB, INC.:



Witness



RUDOLF G. SWOBODA, VICE PRESIDENT



Witness

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____, 2014, by
**SANDRA L. BRADBURY, Mayor, and DIANE M. CORNA, MMC, City Clerk, of the CITY OF PINELLAS
PARK, FLORIDA, a municipal corporation, on behalf of whom the instrument was executed.**

Notary Public signature

(Name of Notary typed, printed or stamped)

Personally known _____ or produced identification _____

(SEAL ABOVE)

Type of identification produced _____

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

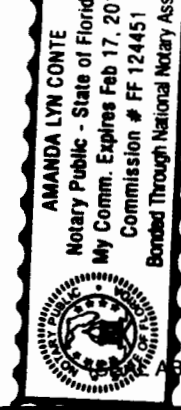
THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Annexation Agreement

Number of Pages 5 Date of Document _____

Signers Other Than Named Above NONE

STATE OF FLORIDA
COUNTY OF PINELLAS



The foregoing instrument was acknowledged before me this July 11, 2014, by
RUDOLF G. SWOBODA, Vice President of EYB, Inc.

(Name of person acknowledging and title of position)

Amanda Lyn Conte
Notary Public signature

Amanda Lyn Conte
(Name of Notary typed, printed or stamped)

Personally known X or produced identification _____

Type of identification produced _____

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
DESCRIBED AT RIGHT:

Title or Type of Document Annexation Agreement

Number of Pages 5 Date of Document _____

Signers Other Than Named Above NONE

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
**JAMES W. DENHARDT, CITY ATTORNEY
CITY OF PINELLAS PARK**

ANNEXATION AGREEMENT

EYB, INC.

LEGAL DESCRIPTION

PARCEL: 17/30/16/71046/200/0602 and 17/30/16/71046/200/0604
LOCATED AT: 11733 and 11735 66th Street

THAT PORTION OF LOT 6, 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 NORTHWEST ¼ OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN SOUTH 00°04'47" EAST ALONG THE WEST LINE OF SAID SECTION 333.55'; THENCE LEAVING THE WEST LINE OF SAID SECTION, RUN SOUTH 89°51'41" EAST 60.00' TO THE POINT OF BEGINNING ; THENCE CONTINUE SOUTH 89°51'41" EAST 610.89'; THENCE NORTH 00°03'28" EAST 150.55'; THENCE NORTH 89°53'11" WEST 170.00'; THENCE NORTH 00°01'27" EAST 143.50' TO THE SOUTH RIGHT OF WAY LINE OF 118TH AVENUE NORTH; THENCE NORTH 89°55'00" WEST ALONG SAID RIGHT OF WAY LINE 146.23'; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN SOUTH 00°00'19" EAST 143.16'; THENCE NORTH 89°53'11" WEST 305.09' TO THE EAST RIGHT OF WAY LINE OF 66TH STREET NORTH; THENCE SOUTH 00°04'47" EAST ALONG SAID RIGHT OF WAY LINE 70.55'; THENCE SOUTH 89°52'39" EAST 10.00'; THENCE SOUTH 00°04'47" EAST 80.00' TO THE POINT OF BEGINNING.

A PARCEL CONTAINING 2.61 ACRES M.O.L.

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: 17/30/16/71046/200/0602 and 17/30/16/71046/200/0604
(Located at 11733 and 11735 66th Street)

PINELLAS GROVES NORTHWEST 1/4, PART OF LOT 6 DESCRIBED FROM NORTHWEST SECTION CORNER; THENCE EAST 345 FEET SCALES; THENCE SOUTH 40 FEET FOR POINT OF BEGINNING; THENCE EAST 146 FEET; THENCE SOUTH 143 FEET; THENCE EAST 170 FEET; THENCE SOUTH 150.55 FEET; THENCE WEST 610.89 FEET; THENCE NORTH 80 FEET; THENCE EAST 15 FEET; THENCE SOUTH 40 FEET; THENCE EAST 170.8 FEET; THENCE NORTH 110.5 FEET; THENCE EAST 109 FEET; THENCE NORTH 143 FEET TO POINT OF BEGINNING.

AND

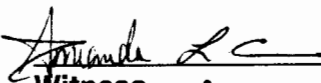

PINELLAS GROVES NORTHWEST 1/4, THAT PART OF LOT 6 DESCRIBED AS FROM NORTHWEST CORNER OF SECTION 17; THENCE SOUTH 183 FEET; THENCE EAST 50 FEET FOR POINT OF BEGINNING; THENCE EAST 195.89 FEET; THENCE SOUTH 110.55 FEET; THENCE WEST 170.89 FEET; THENCE NORTH 40 FEET; THENCE WEST 25 FEET; THENCE NORTH 70.55 FEET TO POINT OF BEGINNING.

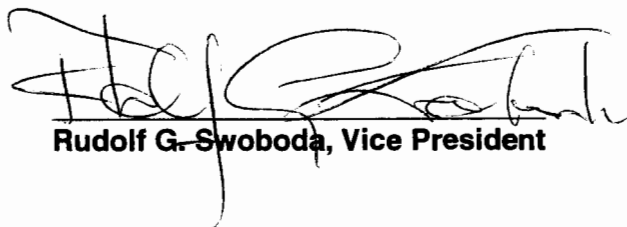
Containing 2.6116 acres MOL

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

EYB, Inc.
8338 36th Avenue North
St Petersburg, FL 33710-1018

OWNER'S SIGNATURE:


 Witness

 Witness


 Rudolf G. Swoboda, Vice President

ANNEXATION DATA SHEET

1. **PARCEL:**
17/30/16/71046/200/0602 and 17/30/16/71046/200/0604
2. **OWNER:**
EYB, Inc.
3. **STREET ADDRESSES OF PROPERTY:**
Located at 11733 and 11735 66th Street
4. **SIZE OF PROPERTY:**
Agreement = 2.61 Acres MOL
Ordinance = 2.61 Acres MOL
5. **COUNTY ZONING / LAND USE:**
C-3/CG
6. **CITY ZONING / LAND USE:**
CH/CG
7. **EXISTING PROPERTY IMPROVEMENTS:**
18, 884 square foot, and 3,850 square foot buildings
8. **EXISTING BUSINESS ON PROPERTY:**
Advanced Auto & Truck Parts, Richard L. Ferguson, G.S. Custom Guns & Ammo, A.D. Auto Painting, Street Productions, Inc., Modern Performance, Forspeed Racing, Independent Medical Association, All American Street Car Performance, Automedics of Tampa Bay, Apple Tees, Mike Abbott's Cabinets, 66th Street Auto Parts, Grease Monkey, Clutch City Auto Parts
9. **EXISTING PROPERTY USE:**
Commercial
10. **ANNEXATION AGREEMENT PROVISIONS:**
 - ◆ For a period of three (3) years from the date of execution of this Agreement, the City shall waive the City's Business Tax Receipt fees for the fifteen (15) tenants' use of the Property estimated to be Fifteen Hundred Dollars (\$1500.00) per year.
11. **OTHER PERTINENT INFORMATION:**
Contiguous
12. **PROPOSED PROPERTY USE:**
Same
13. **PROPOSED PROPERTY IMPROVEMENTS:**
None

ORDINANCE NO. _____

AN ORDINANCE ANNEXING INTO THE CITY OF PINELLAS PARK, FLORIDA, A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 11733 AND 11735 66TH STREET, LEGALLY DESCRIBED AS ATTACHED HERETO IN EXHIBIT "A" AND MADE A PART HEREOF, LYING WITHIN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; PROVIDING FOR AMENDMENT OF THE LEGAL DESCRIPTION OF THE CORPORATE BOUNDARIES OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR THE ASSIGNMENT OF CITY ZONING CLASSIFICATION; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HERewith; PROVIDING FOR AN EFFECTIVE DATE. (EYB, INC AX14-17)

WHEREAS, the Owner of a certain parcel of land lying in an unincorporated area of Pinellas County, Florida, and contiguous to the City of Pinellas Park have petitioned City Council requesting that said land be annexed into the City of Pinellas Park, Florida; and

WHEREAS, all requirements of Florida Statutes, Chapter 171, pertaining to the voluntary annexation have been complied with.

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

SECTION ONE: That the land lying in an unincorporated area of Pinellas County, Florida, and contiguous to the City of Pinellas Park, generally located at 11733 and 11735 66th Street, and legally described as attached hereto in Exhibit "A" and made a part hereof, lying within Section 17, Township 30 South, Range 16 East, Pinellas County, Florida, is hereby annexed into the City of Pinellas Park.

SECTION TWO: That the legal description of the corporate boundaries of the City of Pinellas Park, Florida, is hereby amended to include the land herein annexed. The legal description of the City of Pinellas Park, Florida, contained in the City Charter, and all official City maps and other official documents shall be amended accordingly.

SECTION THREE: That the land herein annexed shall be assigned the City zoning classification of CH which is the closest compatible to the County C-3 zoning on the subject parcel at the time of annexation.

SECTION FOUR: That the City Zoning Map is hereby amended to conform to the provisions of this Ordinance.

SECTION FIVE: That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be, and they are hereby, repealed insofar as the same affects this Ordinance.

SECTION SIX: That this Ordinance shall become effective immediately upon its final passage and adoption.

FIRST READING _____ DAY OF _____, 2014

PUBLISHED MAP & TITLE _____ DAY OF _____, 2014

PUBLISHED MAP ONLY _____ DAY OF _____, 2014

PUBLIC HEARING _____ DAY OF _____, 2014

PASSED THIS _____ DAY OF _____, 2014

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2014

ATTEST:

SANDRA L. BRADBURY, MAYOR

DIANE M. CORNA, MMC, CITY CLERK

ANNEXATION ORDINANCE LEGAL

EYB, Inc. AX14-17

PARCEL: 17/30/16/71046/200/0602

Located at 11733 and 11735 66th Street North

THAT PORTION OF LOT 6, 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 NORTHWEST ¼ OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

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A PARCEL CONTAINING 2.61 ACRES M.O.L.



17-30-16-71046-200-0602 and 0604
11733 and 11735 66th Street

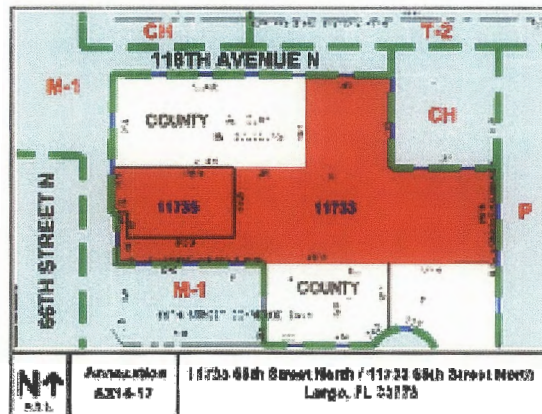
AX14-17

**CITY OF PINELLAS PARK
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City Council of Pinellas Park, Florida, will hold a **PUBLIC HEARING** upon **ORDINANCE NO. 3891** at City Hall, 5141 78th Avenue, Pinellas Park, Florida on the **14** day of **AUGUST 2014**, at 7:30 P.M., the title of said item being as follows:

ORDINANCE NO. 3891

AN ORDINANCE ANNEXING INTO THE CITY OF PINELLAS PARK, FLORIDA, A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 11733 AND 11735 66TH STREET, LEGALLY DESCRIBED AS ATTACHED HERETO IN EXHIBIT "A" AND MADE A PART HEREOF, LYING WITHIN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; PROVIDING FOR AMENDMENT OF THE LEGAL DESCRIPTION OF THE CORPORATE BOUNDARIES OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR THE ASSIGNMENT OF CITY ZONING CLASSIFICATION; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HERewith; PROVIDING FOR AN EFFECTIVE DATE. (E.Y.B., INC AX14-17)



These documents are available for review in the City Clerk's Office. Interested parties are invited to attend this meeting and be heard. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Physically handicapped person who require special assistance or accommodations to attend the hearing should contact the City in writing at least 48 hours in advance to ensure that such accommodations are made available.

**DIANE M. CORNA, MMC
CITY CLERK
CITY OF PINELLAS PARK**

To be published in the St. Petersburg Times – Local News Section

on the following date(s) Friday July 25, 2014 and August. 1, 2014

Date: Friday, July 11, 2014