

Attachment A - REZ

SECTION I

PARCEL LEGAL DESCRIPTION AND OWNERSHIP

THAT PART OF E 1/2 OF NW 1/4 OF SEC 08-29-16 DESC BEG SW COR OF LOT 1, BLK 9 VIRGINIA GROVES EST 1ST ADD TH S89D40'09"E 255.04FT TH S01D12'04"W 204.87FT TH S 190.13FT TH W 420.78FT TH N 288FT TH E 165FT TH N 105FT TO POB CONT 3.4 AC(C)

PIN: 08-29-16-00000-240-0100

Owner: City of Clearwater
100 South Myrtle Avenue
Clearwater, FL 33756

Phone: 727-444-8768

Email: mark.parry@myclearwater.com

SECTION II

REASON FOR REQUEST

The current zoning is Residential Agriculture (R-A) with an underlying Future Land Use (FLU) classification of Residential Low (RL). The proposed initial City zoning is Open Space/Recreation (OS/R) with a corresponding change to the FLU to Recreation/Open Space (R/OS). The site is adjacent to the northeast of Moccasin Lake Park (Park) which is primarily within the OS/R zoning district and the R/OS FLU. Moccasin Lake, generally on the west side of the site is zoned Preservation (P) with an underlying FLU of Water. The subject parcel was purchased by the City as an expansion of the park. Therefore, the proposed FLU change is warranted and appropriate.

The intended use of the overall site is a parks and recreation facility and/or environmental park. Pursuant to CDC article 8. Definitions, a parks and recreation facility means a tract of land which is used for a public park or public beach. The term includes, but it is not limited to, the Pinellas Trail and other publicly owned property used for active or passive recreational uses.

Pursuant to that same CDC Article an environmental park means a recreational area that is typically dependent on natural resources and a natural outdoor environment. Activities shall have little, if any, adverse impact on a site and are compatible with natural and/or cultural resource protection. Uses include, but are not limited to, picnicking, hiking on multipurpose trails and/or boardwalks, outdoor educational nature studies, kayaking/canoeing and launch facilities for same, wildlife viewing, horseback riding on trails, and/or fishing.

Parks & Recreation Department Staff feel that it is best practice to amend the zoning of the site to the OS/R district and corresponding R/OS and P Future Land Use classifications because the proposed district and classification are most consistent with the proposed use of the site; this would eliminate any possible confusion as to permitted uses of the site; a parks and recreation facility and/or environmental park.

Attachment B - REZ

DEED

Prepared By: Mikell L. St. Germain

RECORD & RETURN TO:
SOMERS TITLE COMPANY

1290 Court Street
Clearwater, FL 33756
(727) 441-1088 phone

505

incidental to the issuance of a title insurance policy.

File Number: 2309018C

Parcel ID #: 08-29-16-00000-240-0100

Sales Price: 600,000.00
31.00
4200.00

WARRANTY DEED

This WARRANTY DEED, dated 12/28/2023 by Linda Flahive, a married woman, individually and as Successor Co-Trustee; James Woodring, a single man, individually and as Successor Co-Trustee and Sharon Woodring, a married woman, individually and as Successor Co-Trustee of the Marilyn C. Woodring Revocable Living Trust Agreement, dated November 18, 2003, as amended

whose post office address is:

2888 Cathy Lane, Clearwater, FL 33760

hereinafter called the GRANTOR, to

City of Clearwater, a Municipal corporation of the State of Florida

whose post office address is:

P.O. Box 4748, Clearwater, FL 33758

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Pinellas County, Florida, viz: **Begin at the SW corner of the SE1/4 of the NW1/4 of Section 8, Township 29 South, Range 16 East, and run thence N01°10'41"E, 211.63 feet to the Northerly line of S.A.L.R.R. Right of Way for P.O.B.; thence continue N01°10'41"E, 1043.0 feet, along the 40 acre line, to the SW corner of Lot 16, Block 11, of VIRGINIA GROVES ESTATES 1st ADDITION, as recorded in Plat Book 47, Pages 41 through 43, inclusive, of the public records of Pinellas County, Florida; thence S89°40'09"E, 215.0 feet along the Southerly line of said Lot 16, to the Easterly line of West Virginia Lane in said subdivision; thence N01°10'40"E, 60.0 feet along said Easterly line to the SW corner of Lot 12, Block 10, of said subdivision; thence S89°40'09"E, 270.0 feet along the Southerly line of Lots 12 and 13 to the Easterly line of Pineapple Lane in said subdivision; thence N01°10'40"E, 105.0 feet along the Easterly line of Pineapple Lane to the SW corner of Lot 1, Block 9, said subdivision, thence S89°40'09"E, 255.0 feet along the Southerly line of said Block 9; thence S01°10'41"W 1319.35 feet to the Northerly line of S.A.L.R.R. Right of Way; thence N81°05'31"W, 746.72 feet along said right of way to the P.O.B..**

LESS AND EXCEPT that portion of the subject property as described in those certain Deeds recorded in Official Records Book 4022, Page 1023, Official Records Book 4230, Page 668, Official Records Book 5096, Page 361 and Official Records Book 5741, Page 1253, public records of Pinellas County, Florida.

The property is not the homestead of any of the Successor Co-Trustees shown as grantor as defined by the constitution of the state of Florida.

Seller warrants legal capacity to and shall convey marketable title to the Property, subject only to matters acceptable to Buyer and the Park Covenant described below. Otherwise, title shall be free of liens, easements and encumbrances of record or known to Seller, but subject to property taxes for the year 2024 and subsequent years, if any, a restrictive covenant that the property shall hereafter be used as a park in conjunction with the adjoining property owned and operated by the City of Clearwater and referred to as Moccasin Lake Park (The "Park Covenant"). The Park Covenant may be enforced by Grantor through injunctive action for the applicable period under the Marketable Record Title Act, Florida Statutes Chapter 712, covenants, restrictions and public utility easements of record; and no others provided there exists at closing no violation of the foregoing and none of them prevents the Buyer's intended use of the Property. Seller warrants and represents that there is ingress and egress to the Property sufficient for the intended use as described herein.

**Attachment C - REZ
SURVEY**