



I. APPLICATION DATA

- A. **Case Number:** VAR-0326-00017
- B. **Location:** 12175 46th Street North
- C. **Request:** Variance to reduce the minimum side yard setback from 10 feet to 0.1 feet on a parcel in the Heavy Industrial (IH) zoning district.
- D. **Applicant:** Craig Goldstein
- E. **Authorized Agent:** N/A
- F. **Property Owner:** 46 Street North LLC
- G. **Legal Ad Text:** Variance to reduce the minimum side yard setback from 10 feet to 0.1 feet on a parcel in the Heavy Industrial (IH) zoning district.
- H. **PARC Meeting:** May 26, 2026
- I. **Public Hearings:**

Board of Adjustment Meeting Date: July 2, 2026
Advertising Date: June 17, 2026

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting a reduction to the minimum side yard setback requirement for a structure which is intended for use as part of the proposed waste transfer facility. An illegal lot split also created this nonconformity.

The structure measures 70 ft. x 100 ft. and features a fabric roof mounted on stacked shipping containers on the sides. The structure was installed prior to receiving a permit and variance approval; however, an after-the-fact building permit (BLDC-1026-00023) has since been applied for.

The structure was placed in this specific location because of previously installed infrastructure on site, specifically an industrial scale.

B. **Site Area:** 76,234 / 1.75 acres.

C. **Property History:**

According to the Pinellas County Property Appraiser, the lot was platted in 1912 as a portion of Lot 8 of the Pinellas Groves Subdivision (Book 1, Page 55). The parcel has been modified multiple times and the owner is currently required to replat along with the adjacent parcels due to a lot split that was performed by Pinellas County around 2017.

In 1974, the parcel was developed with a 4,800 square foot structure. The property has obtained multiple permits on record including those for electrical, concrete, and the right-of-way improvements.

D. **Existing Use:** Industrial

- E. **Proposed Use:** Industrial (No change)
- F. **Current Land Use:** Industrial General (IG)
- G. **Current Zoning District:** Heavy Industrial (IH)
- H. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone.
- I. **Evacuation Zone:** This property is in Evacuation Zone C, which is the fourth level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.
- J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	IH	IG	Industrial
South	IH	IG	Industrial
East	IH	IG	Industrial
West	M-1	IL	Industrial

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 general industrial manner, and so as to encourage the reservation and use of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

2. **Key Standards:**

Use Characteristics – Those uses appropriate to and consistent with this category include:

Primary Uses – Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Heavy Manufacturing/Assembly; Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B); Agricultural Processing; Vehicular Salvage

Secondary Uses – Agricultural; Institutional; Transportation/Utility; Commercial Recreation; Solid Waste/Refuse Disposal; Transfer/Recycling; Incinerator Facility; Electric Power Generation Plant; Recreation/Open Space

Locational Characteristics – This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access and adequate buffering of adverse noise, odor, or emissions; with minimal adverse impact on adjoining uses; and served by the arterial and thoroughfare highway network, as well as mass transit.

Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 216 trips per day per acre.

Density/Intensity Standards – Shall include the following:

No use shall exceed a floor area ratio (FAR) of .75 nor an impervious surface ratio (ISR) of .95. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .45 and an ISR of .72.

3. **Relevant Policies:**

POLICY LU.1.2.2

The City shall continue to enforce regulations that will ensure compatibility of adjacent land uses.

POLICY LU.1.2.4

Through the development regulations, protection and buffering shall be provided for incompatible land uses that abut each other.

4. Staff Analysis:

The proposed variance would ensure the applicant does not endure the significant costs associated with relocating previously installed equipment, specifically the industrial scale.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "IH" Heavy Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a heavy industrial environment. This district is intended for a wide variety of industrial activities, including heavy manufacturing, processing, and storage facilities, provided such facilities do not endanger the public health within the City because of air-borne or water-borne materials or other detrimental physical phenomenon.

2. Key Standards:

SECTION 18-1525. – "IH" HEAVY INDUSTRIAL DISTRICT

Sec. 18-1525.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Twenty thousand (20,000) square feet.
2. Lot Width: One hundred (100) feet, except one hundred and twenty (120) feet required on a corner lot.
3. Lot Depth: Two hundred (200) feet.
4. Lots of record not meeting the lot area, width or depth requirements of this section and having been of record prior to the adoption date of this ordinance may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty-five (25) feet.
2. Secondary Front Yard Setback: Twenty-five (25) feet.
3. Side Yard Setback: Ten (10) feet; fifteen (15) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Ten (10) feet; fifteen (15) feet is required if abutting a residential zoning district.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent; Refer to Section 18-1530.18, "Master Stormwater", for maximum lot coverage allowances for master stormwater retention/detention ponds.

(D) MAXIMUM BUILDING HEIGHT. Forty (40) feet (additional height may be granted as a conditional use). See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(E) MAXIMUM FLOOR AREA RATIO. Sixty-five hundredths (0.65).

(F) MINIMUM BUILDING SEPARATION. Must meet Florida Building Code separation requirements.

SECTION 18-1537. – VARIANCES.

Sec. 18-1537.1. - BOARD OF ADJUSTMENT

(A) The Board of Adjustment is authorized to grant variances as provided herein.

(B) The City Council is authorized to grant variances, provided the variances are associated with an application for conditional use or site plan review on the same property.

(C) For the purpose of this Section, Variances, the Board of Adjustment and City Council shall all be referred to as "the City."

(D) The City may grant variances from the following provisions of this Article:

1. Height.

2. Area requirements, including but not limited to those for open space, pervious area, lot coverage, and dwelling size. Variances may be granted for lot dimensions provided minimum area requirements are maintained.
3. Required quantities, including but not limited to, required landscape materials, parking spaces, vehicular stacking and loading spaces, and signs.
4. Required (including minimum or maximum) dimensions, separations and locations.

Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.

(A) A variance from the terms of this Article shall not be granted unless and until a written application for a variance is submitted demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and
2. That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and
3. That the special conditions and circumstances do not result from the actions of the applicant; and
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and
5. That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and
6. That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

3. Staff Analysis:

The proposed variance would allow the applicant to maximize the use of the property by maintaining the existing onsite infrastructure in its current location. This variance would avoid the significant costs associated with relocating previously installed equipment, specifically the industrial scale. Per Sections 18-1537.1(D)4, the Board of Adjustment may approve variances to reductions in required minimum setbacks.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the May 26, 2026 PARC meeting by all relevant departments/divisions without concern.

IV. SUMMARY

A. Findings:

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

1. The requested variance meets the criteria, per Section 18-1537.2 of the Land Development Code.


 Erica Lindquist, AICP, CFM
 Planning & Development Services Director


 Date


 Nick A. Colonna, AICP, Community Development Administrator
 or Aaron Petersen, Asst. Community Development Administrator


 Date

V. ACTION

BOARD OF ADJUSTMENTS – MOVE TO:

A. APPROVE

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY

...a variance to reduce the minimum side yard setback from 10 feet to 0.1 feet on a parcel in the Heavy Industrial (IH) zoning district.

VI. ATTACHMENTS

Exhibit A: Application

Exhibit B: Affidavit of Ownership

Exhibit C: Survey

Exhibit D: Site Plan

Exhibit E: Aerial Map

Exhibit F: Zoning Map

Exhibit G: Land Use Map

Exhibit H: Flood Insurance Rate Map

Exhibit I: Site Photos

Exhibit A: Application

Plan Number: VAR-0326-00017

Plan Type: Variance

Work Class: Board Approval

Assigned To: Michael Ciarleglio

Apply Date: 3/20/2026

Expire Date: 9/16/2026

Parcel Number	Address Line1	Address Line2	Address Line3
	12175 46 Street N.	Pinellas Park, FL 33762	

Contact Type	Company Name	Last Name	First Name	Business Phone	Mobile Phone	Email
Applicant	Wasteline Solutions	Goldstein	Tina		(954) 554-0423	tina@wastelinesolutions.com
Applicant	Wasteline Solutions, Inc.	Goldstein	Craig		(954) 444-4771	cgoldtow@gmail.com

Specific Request:

To allow for the 10-foot setback to the right of the tipping floor to be removed. The structure was in place while Wasteline Solutions, a woman owned waste company was renting from previous owner who had the entire 5 acres. I wanted to do transfer station, so I purchased the piece of property for my wife and me. We were asked to strap the containers to the hurricane wind loads. My engineer drew up the plans, and we were ready to hire the company to finish up the tie down and because I had purchased the property from my friend the 10-foot easement came up with the tipping floor structure.

General Location of Property:

12175 46 Street N., Pinellas Park 33762.

Property Size:

Square Feet: 76480.53 Acres: 1.76

Current Use (Number and Type of Buildings):

Roll off container storage and trucks as well as the recyclables that come from the cruise ships from Port of Tampa. There is a 5000 Square foot building. One small, covered area. One large, covered area which is the covered area we are referring to.

The Applicant believes that the Board of Adjustment should grant this request because:

We have installed the scales that have already been approved by permits. The electric panel was already approved and installed. The original thought was the tipping floor would be temporary structure. We cannot move to the left unless we removed the scale, electric panel, and the concrete footings for the scale. There is a robotic fire system in place as well. The costs to do this would be extensive and take more time for us to get opened. This site will be a huge help for the city if we go thru another severe storm season.

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same Zoning District:

The building was there. We were renting a portion of the property. Approximately two years later we bought a section of the entire property which after re surveying it shows the building within the 10-foot setback.

2. Why would the literal interpretation of the provisions of the Zoning Code deprive you of rights commonly enjoyed by other properties in the same Zoning District under terms of the Code?

I don't know if there are any other buildings with the same issues.

3. Explain how the special conditions or circumstances of this case do not result from actions of the applicant.

Mentioned above.

4. Will granting the variance requested confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures or buildings in the same Zoning District?

I do not see any special privilege based on our circumstance.

5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?

yes

6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?

It should not be injurious to the neighborhood, or be detrimental to the public welfare? My neighbor who I bought the property from is okay with the removal of the 10-foot set back as well.

Submittal Requirements:

- ☐ Notarized Affidavit of Ownership
- ☐ Survey
- ☐ Legal Description
- ☐ Site Plan

Exhibit B: Affidavit of Ownership

PREPARED BY AND RETURN TO:

William G. Lazenby, Esq.
Ellison & Lazenby, PLLC
150 2nd Ave. N., Suite 17700
St. Petersburg, FL 33701
(727) 362-6151

LIMITED LIABILITY COMPANY AFFIDAVIT (Manager Managed)

Before me the undersigned authority personally appeared CRAIG GOLDSTEIN ("Affiant") as Manager of 46 STREET NORTH LLC, a Florida limited liability company ("Company"), who, after being duly sworn, deposes, says, represents and warrants as follows:

1. Affiant as Manager of the Company and, pursuant to the Company's Articles of Organization is fully authorized to make this Affidavit for and on behalf of the Company with full knowledge of the facts set forth herein.
2. The Company was duly formed as a *Limited Liability Company* pursuant to the applicable laws of the State of Florida on August 19, 2025, has not been dissolved and remains in good-standing as of the date hereof pursuant to and in accordance with the laws of said state.
3. The Company pursuant to the Articles of Organization is a *Manager Managed* limited liability company.
4. The Company is the purchaser of that certain property more particularly described as follows:

PARCEL 1A:

THE WEST 337.00 FEET OF LOT 8 OF PINELLAS GROVES IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 16 EAST, LESS THE SOUTH 420.00 FEET OF THE WEST 337.00 FEET AND LESS THAT PART LYING WITHIN 30 FEET OF THE WEST SECTION LINE OF SECTION 10 FOR ROAD AND LESS THE NORTH 40 FEET FOR ROAD, RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SAID LANDS ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 8 OF PINELLAS GROVES IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 00°07'53" WEST, 40.00 FEET; THENCE NORTH 89°47'06" WEST, 316.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°12'23" WEST ALONG A LINE 352.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 200.78 FEET; THENCE NORTH 89°49'29" WEST, 322.00 FEET; THENCE NORTH 00°12'23" EAST ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 201.00 FEET; THENCE SOUTH 89°47'06" EAST ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 322.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1B:

A STRIP OF LAND, BEING A PORTION OF THE SOUTH 420 FEET OF THE WEST 337 FEET OF LOT 8, PINELLAS GROVES, IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AND LESS THAT PART LYING WITHIN 30 FEET OF THE WEST SECTION LINE FOR ROAD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 16 EAST, THENCE ALONG THE WEST LINE OF SAID SECTION 10, S00°11'45"W 1563.06 FEET, THENCE S89°49'29"E 30.00 FEET TO THE EAST RIGHT-OF-WAY OF 46TH STREET NORTH AND THE POINT OF BEGINNING; THENCE S89°49'29"E 322.00 FEET TO THE EAST LINE OF THE WEST 337 FEET OF SAID LOT 8; THENCE ALONG SAID EAST LINE S00°11'45"W 31.00 FEET; THENCE S88°12'56"W 322.32 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID 46TH STREET; NORTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, N00°11'24"E 42.00 FEET TO THE POINT OF BEGINNING.

5. Neither the Company nor any of its Members are currently in bankruptcy nor has any event occurred causing any Member to become dissociated as a member as provided by the Operating Agreement and/or applicable law.
6. The Company is not one of a family or group of related entities or, if the Company is one of a family or group of related entities, none of such entities is a debtor in bankruptcy.
7. That, pursuant to the Articles of Organization of the Company and/or applicable law, in accordance with the affirmative vote and consent of the Members obtained in accordance with said Articles, Operating Agreement and/or applicable law, AFFIANT, has full power and authority to execute and deliver on behalf of the Company any and all documents required in connection with the purchase of said Property.
8. The Company has neither executed as of the date hereof nor intends at this time to execute and record in Pinellas County, FL, or any of the Public Records of Florida, or otherwise a certified statement or any other instrument limiting the authority of the aforesaid Affiants to execute and deliver on behalf of the Company any instrument affecting the above-described transaction.
9. Affiant with full knowledge and understanding that this Affidavit is made to induce Seller to sell for value the above described Property, hereby agrees on behalf of the Company that Seller is authorized and entitled to rely upon this Affidavit to establish the truth of the factual matters set forth herein as provided under Section 605.04074(3), Florida Statutes, and with the same protection afforded thereby; and, Affiant further acknowledges and understands that this Affidavit is also made to induce First American Title Insurance Company to insure title to the above described Property based upon the representations and warranties set forth herein.

[NOTARY AND SIGNATURE BLOCKS ON FOLLOWING PAGES]

FURTHER AFFIANT SAYETH NAUGHT.

CRAIG GOLDSTEIN

By: 

Craig Goldstein

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of (check one):

☒ physical presence or

☐ online notarization,

on November 24th 2025 by Craig Goldstein

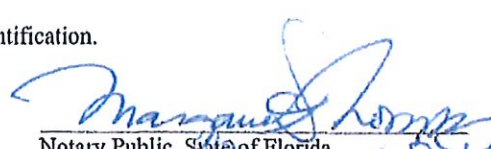
☐ personally known to me

☒ Florida Drivers License OR

☐ produced _____ as identification.

NOTARY STAMP




Notary Public, State of Florida

Printed Name: Margaret S. Thompson

My Commission Expires: 2/8/2029

SELLER AND BUYER HAVE EXECUTED THIS CLOSING STATEMENT AS OF THE CLOSING DATE.

Buyer:

46 Street North LLC

a Florida limited liability company

By: 

Craig Goldstein

Its: Manager

Seller:

Gulfcoast Financial Partners, LLP, a Florida limited liability partnership

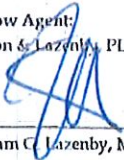
By: 

Brian Wiley

Its: Manager

Escrow Agent:

Ellison & Lazenby, PLLC

By: 

William C. Lazenby, Manager



ИЛЮСТРАЦИИ И ПОСЛОВИЦЫ

P.O.C.
OF PARCEL 1A
NE CORNER Q
OF LOT 8

LEGAL DESCRIPTION:

THE WEST 337.00 FEET OF LOT 8 OF PINELLAS GROVES IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 16 EAST, LESS THE SOUTH 420.00 FEET OF THE WEST 337.00 FEET AND LESS THAT PART LYING WITHIN 30 FEET OF THE WEST SECTION LINE OF SECTION 10 FOR ROAD AND LESS THE NORTH 40 FEET FOR ROAD, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF

SAME LANDS ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 6 OF PINELLAS GROVES IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT HEREOF, AS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF PINELLAS, FLORIDA, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 07°07'53" WEST, 40.00 FEET; THENCE NORTH 89°47'00" WEST, 332.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07°23'31" WEST, 40.00 FEET; THENCE NORTH 89°47'00" WEST, 332.00 FEET TO THE WEST LINE OF SAID SECTION 10; A DISTANCE OF 200.00 FEET; THENCE NORTH 89°47'59" WEST, 332.00 FEET; THENCE NORTH 89°47'59" WEST, 332.00 FEET TO THE WEST LINE OF SAID SECTION 10; A DISTANCE OF 200.00 FEET; THENCE NORTH 89°47'59" WEST, 332.00 FEET; THENCE NORTH 89°47'59" WEST, 332.00 FEET TO THE WEST LINE OF SAID SECTION 10; A DISTANCE OF 200.00 FEET; THENCE SOUTH 07°07'53" WEST, 40.00 FEET; THENCE SOUTH 07°07'53" WEST, 40.00 FEET TO THE WEST LINE OF SAID LOT 6, A DISTANCE OF 200.00 FEET; THENCE NORTH 89°47'00" WEST, 332.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1B:

A STRIP OF LAND, BEING A PORTION OF THE SOUTH 420 FEET OF THE WEST 137 FEET OF LOT 5, PINELAS GROVES, IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 18 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE LINE FOR ROAD 1, ACCORDING TO THE MAP OR PLAN THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 53, OF THE PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

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COINCIDE AT THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{2}$ OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 16 EAST, THENCE ALONG THE WEST LINE OF SAID SECTION 10, S.00°11'45"E, 1583.00 FEET, THENCE ALONG THE WEST LINE OF SAID SECTION 10, S.00°11'45"E, 1583.00 FEET, THENCE S.89°49'29"E, 30.00 FEET TO THE EAST RIGHT-OF-WAY OF THE 46TH STREET RAMP, THENCE S.00°11'24"W, 42.00 FEET, THENCE ALONG THE 46TH STREET RAMP, THENCE S.00°11'24"W, 42.00 FEET, THENCE N.88°13'08"E, A DISTANCE OF 205.44 FEET FOR A POINT OF BEGINNING; THENCE N.00°07'19"E, A DISTANCE OF 1.87 FEET; THENCE S.69°32'45"E, A DISTANCE OF 56.45 FEET; THENCE S.88°13'08"E, 56.40 FEET TO THE POINT OF BEGINNING, CONTAINING



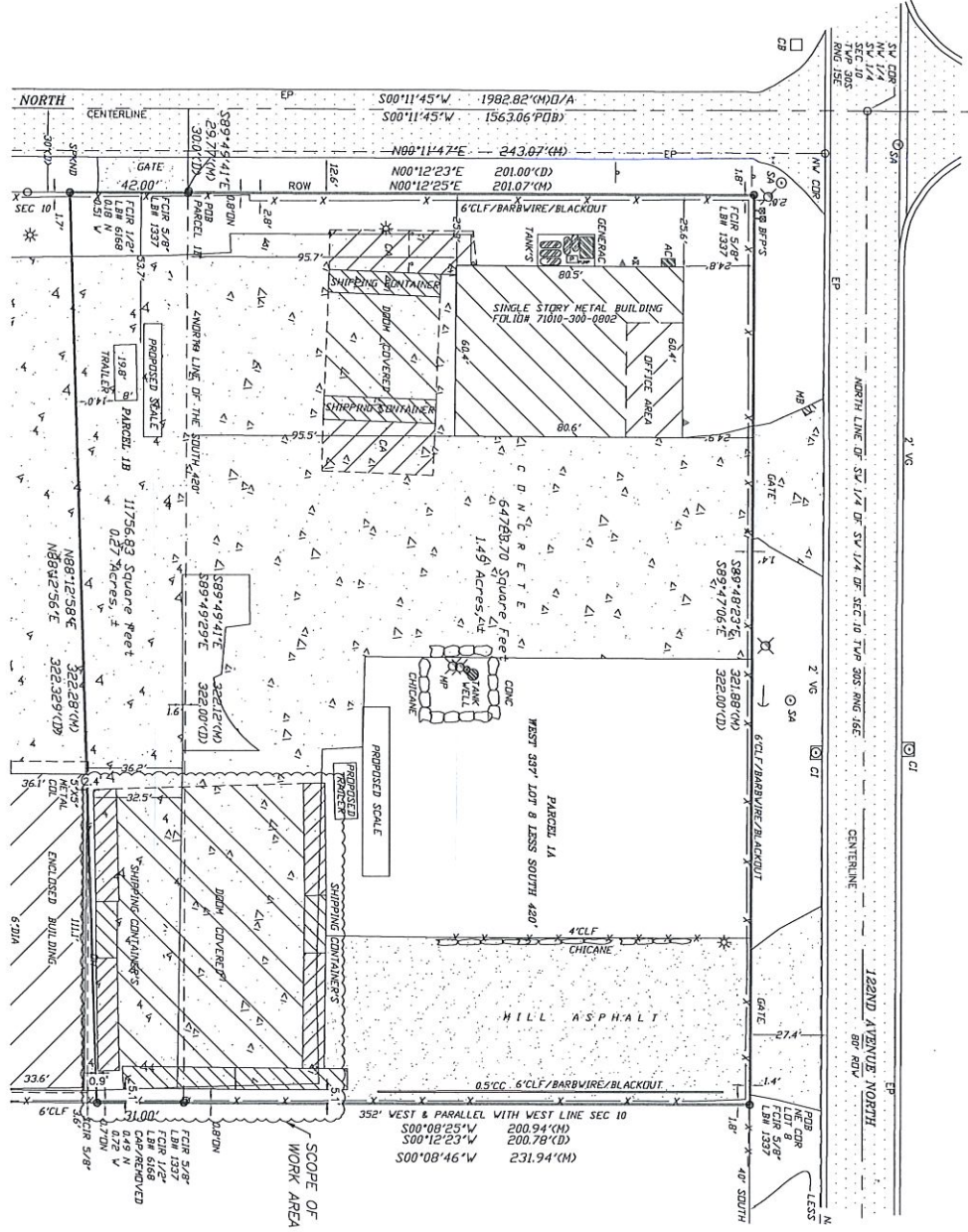
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040

D. J. VANDER ZAND

BEARINGS ARE BASED ON THE SOUTH R/W LINE OF 122ND AVENUE NORTH AS "SUBSTANTIAL" PER DTD.

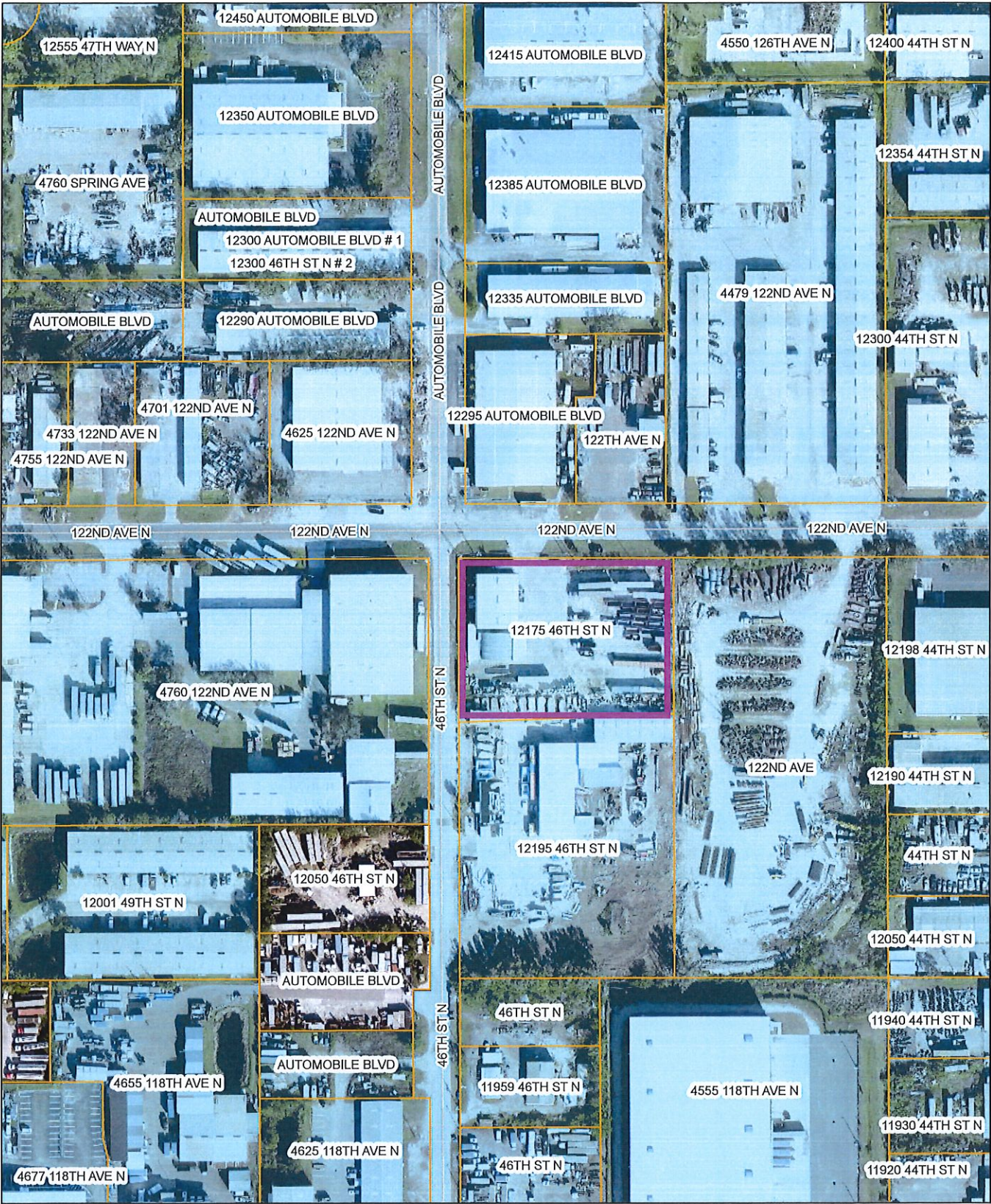
Exhibit D

N
SITE PLAN
SCALE 1"=10'



C-1	12175 46th St N, Clearwater, Florida, 33762			DMD & COMPANY STRUCTURAL ENGINEERS 16610 Ricoseville Blvd., Clearwater, FL 34610 727.553.0073 dmd-company.com
	PROJECT: 12175 46th St N, Clearwater, Florida, 33762			
	SHEET NUMBER: C-1			
	SHEET TITLE: SITE PLAN			

Exhibit E: Aerial Map



4/9/2026, 1:33:52 PM

Parcel (Polygon)

Road Centerlines

Public

PP City Boundary

Aerials2025

Red: Band_1

Green: Band_2

Blue: Band_3

World_Hillshade

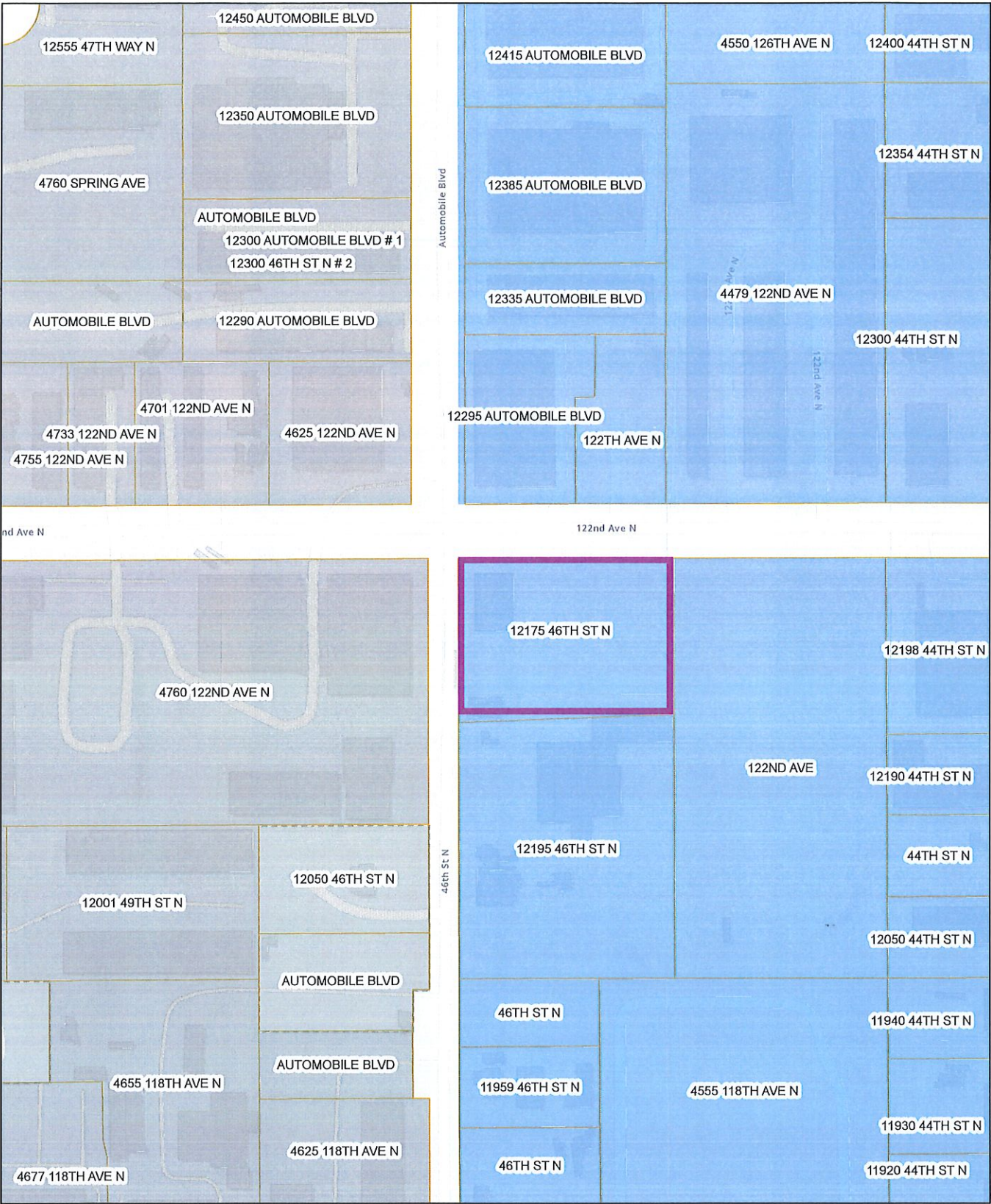
1:1,836

00.020.040.07 mi

00.030.060.11 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Exhibit F: Aerial Map



4/9/2026, 1:35:13 PM

Zoning (Pinellas Park)

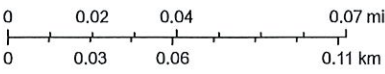
- HEAVY INDUSTRIAL IH
- LIGHT INDUSTRIAL M-1

Zoning (Unincorporated County)

- LIGHT INDUSTRIAL - M-1
- Parcel (Polygon)

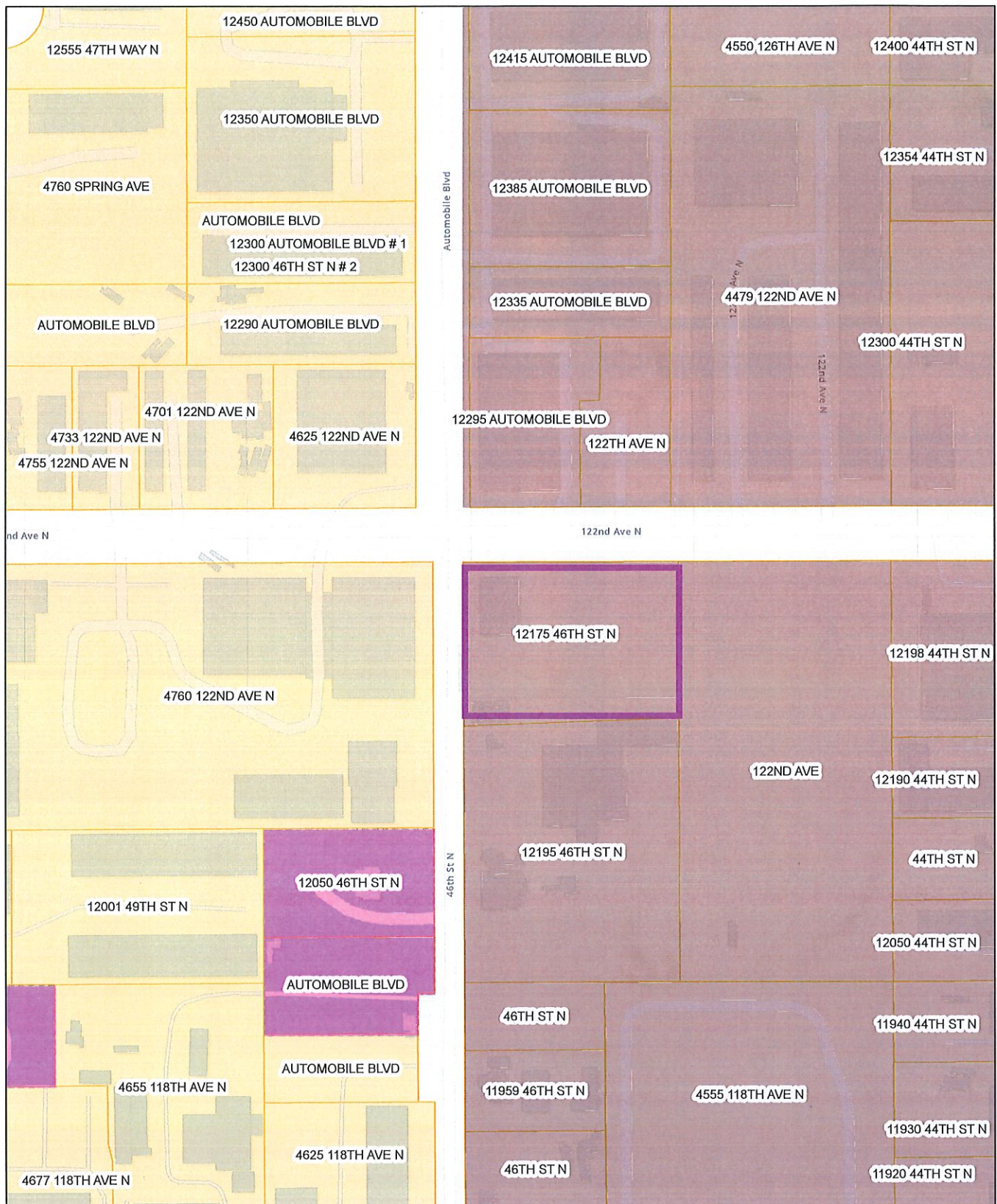
World_Hillshade

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Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastylelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Exhibit G: Land Use Map



4/9/2026, 1:36:19 PM

Land Use (Unincorporated County)  INDUSTRIAL LIMITED

 Employment

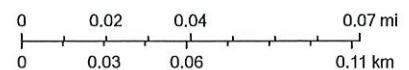
Land Use (Pinellas Park)

 INDUSTRIAL GENERAL

 Parcel (Polygon)

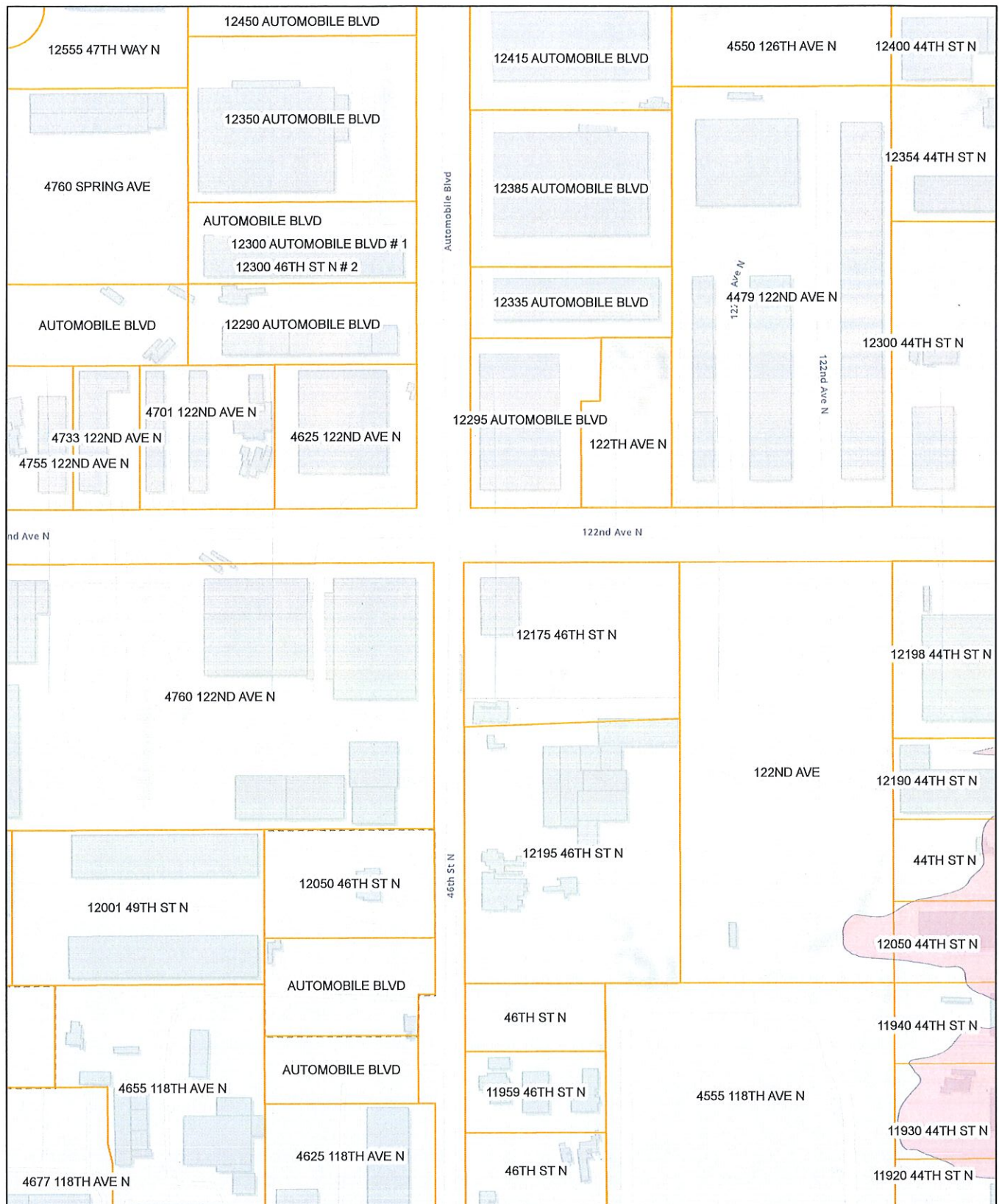
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Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Exhibit H: Flood Insurance Rate Map



4/9/2026, 1:37:23 PM

Flood Zone

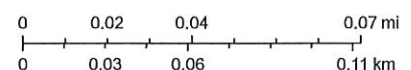
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☐ Flood Insurance Rate Map (FIRM) Panel

 Parcel (Polygon)

World_Hillshade

1:1,836



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Exhibit I: Site Photos

