

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN THE ZONING DISTRICT FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 9308 60TH STREET NORTH AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CHANGING THE ZONING DISTRICT FROM FARM (F) TO RURAL RESIDENTIAL (RR) AND ADOPTING MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY WITH UNDERLYING RURAL RESIDENTIAL (RR) ZONING ON 1.85 ACRES FOR A THREE (3) LOT SINGLE-FAMILY SUBDIVISION; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (REZ-2026-00001 and PUD-0526-00005; Macfarlane, Ferguson & McMullen, P.A.)

WHEREAS, the City Council has received a request to amend the City's Official Zoning Map designation from Farm (F) to the Rural Residential (RR) and adopt a Master Plan and supporting documentation for a Residential Planned Unit Development (RPUD) overlay to redevelop the site into a residential subdivision with three single-family detached homes, for a certain parcel of land generally located at 9308 60th Street North and more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida have reviewed and held public hearings on said request; and

WHEREAS, the City Council has determined that it is in the public interest to change the City's Official Zoning Map designation from Farm (F) to Rural Residential (RR) and adopting a Master Plan and supporting documentation for a Residential Planned Unit Development (RPUD) overlay to redevelop the site into a residential subdivision with three single-family detached homes, generally located at 9308 60th Street North.

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

SECTION 1: That the City Council of the City of Pinellas Park hereby amends the City's Official Zoning Map and changes the following described property from Farm (F) to Rural Residential (RR) with a Residential Planned Unit Development (RPUD) overlay on the 1.85-acre parcel of land described in Exhibit "A", which is attached hereto and incorporated herein.

For the purposes of Section 18-1529, Planned Unit Development District, of the City's Land Development Code, the Rural Residential (RR) Zoning District shall be considered the underlying zoning on the aforementioned property at the time of rezoning to Residential Planned Unit Development (RPUD).

SECTION 2: That the master plan for the Residential Planned Unit Development (RPUD) attached hereto and incorporated herein as **EXHIBIT “B”** are adopted for the purpose of controlling the development of said residential development, and is adopted as part of this Ordinance with the following conditions:

1. Development controls are established through the City’s applicable ordinances and resolutions, as well as the development order, consisting of: (i) the application; (ii) staff report; (iii) preliminary and final site plans, and (iv) any accompanying text or graphics that constitute land development regulations applicable to the subject site. The submitted site plan, prepared by Gulf Coast Consulting, Inc. and last revised on September 25, 2025, and as may be directed by City Council to revise as a result of their review, shall be accepted as the controlling site plan for the development. All regulations not addressed in the site plan and supporting documentation shall default to the Code in effect at the time of MUPUD adoption.
2. Upon written request prior to the expiration of PUD amendment approval, the Planning and Development Services Director may approve the PUD amendment for an extension up to one (1) year.

SECTION 3: The City Council does hereby certify that this ordinance is consistent with the City’s Comprehensive Plan and elements thereof adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

SECTION 4: All Ordinances, resolutions, or other enactments, or parts thereof in conflict herewith are hereby repealed insofar as the same affect this Ordinance.

SECTION 5: This Ordinance shall be in full force and effect immediately after its passage and approval in the manner provided by law.

PUBLISHED THE _____ DAY OF _____, 2026.

FIRST READING THE _____ DAY OF _____, 2026.

PUBLIC HEARING THE _____ DAY OF _____, 2026.

PASSED THIS _____ DAY OF _____, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2026.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, THENCE SOUTH 00 DEGREES 06' 04" WEST 40 FEET, THENCE NORTH 89 DEGREES 47' 51" WEST 30 FEET FOR POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 06' 04" WEST 245.7 FEET, THENCE NORTH 89 DEGREES 48' 31" WEST 100 FEET, THENCE SOUTH 00 DEGREES 06' 04" WEST 70 FEET, THENCE NORTH 89 DEGREES 48' 31" WEST 367.75 FEET, THENCE NORTH 00 DEGREES 03' 47" EAST 85.88 FEET, THENCE SOUTH 89 DEGREES 47' 51" EAST 300 FEET, THENCE NORTH 00 DEGREES 03' 47" EAST 240 FEET, THENCE SOUTH 89 DEGREES 47' 51" EAST 157.96 FEET TO RIGHT-OF-WAY DESCRIBED IN O.R. BOOK 7681 PAGE 2236, THENCE SOUTHEASTERLY 14 FEET ALONG RIGHT-OF-WAY TO THE POINT OF BEGINNING.

Parcel 2:

THAT PORTION OF THE EAST 3/4 OF FARM 35 IN SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY PLAT OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, WAS FORMERLY A PART, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN NORTH 89 DEGREES 47' 51" WEST, 197.97 FEET ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 20; THENCE RUN SOUTH 00 DEGREES 03' 47" WEST, 30 FEET TO THE POINT OF BEGINNING: FROM SAID POINT OF BEGINNING; RUN SOUTH 00 DEGREES 03' 47" WEST, 240 FEET; THENCE NORTH 89 DEGREES 47' 51" WEST, 300 FEET; THENCE SOUTH 00 DEGREES 03' 47" WEST, 85.88 FEET; .. THENCE SOUTH 89 DEGREES 48' 31" EAST, 467.75 FEET; THENCE NORTH 00 DEGREES 06' 04" EAST, 325.79 FEET; THENCE NORTH 89 DEGREES 47' 51" WEST, 167.96 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART CONVEYED TO CITY OF PINELLAS PARK IN O.R. BOOK 7681, PAGE 2236, PUBLIC RECORDS OF PINELLAS COUNTY, DESCRIBED AS: A TRIANGULAR PORTION OF FARM 35, SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN O.R. BOOK 6352, PAGE 1080, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID

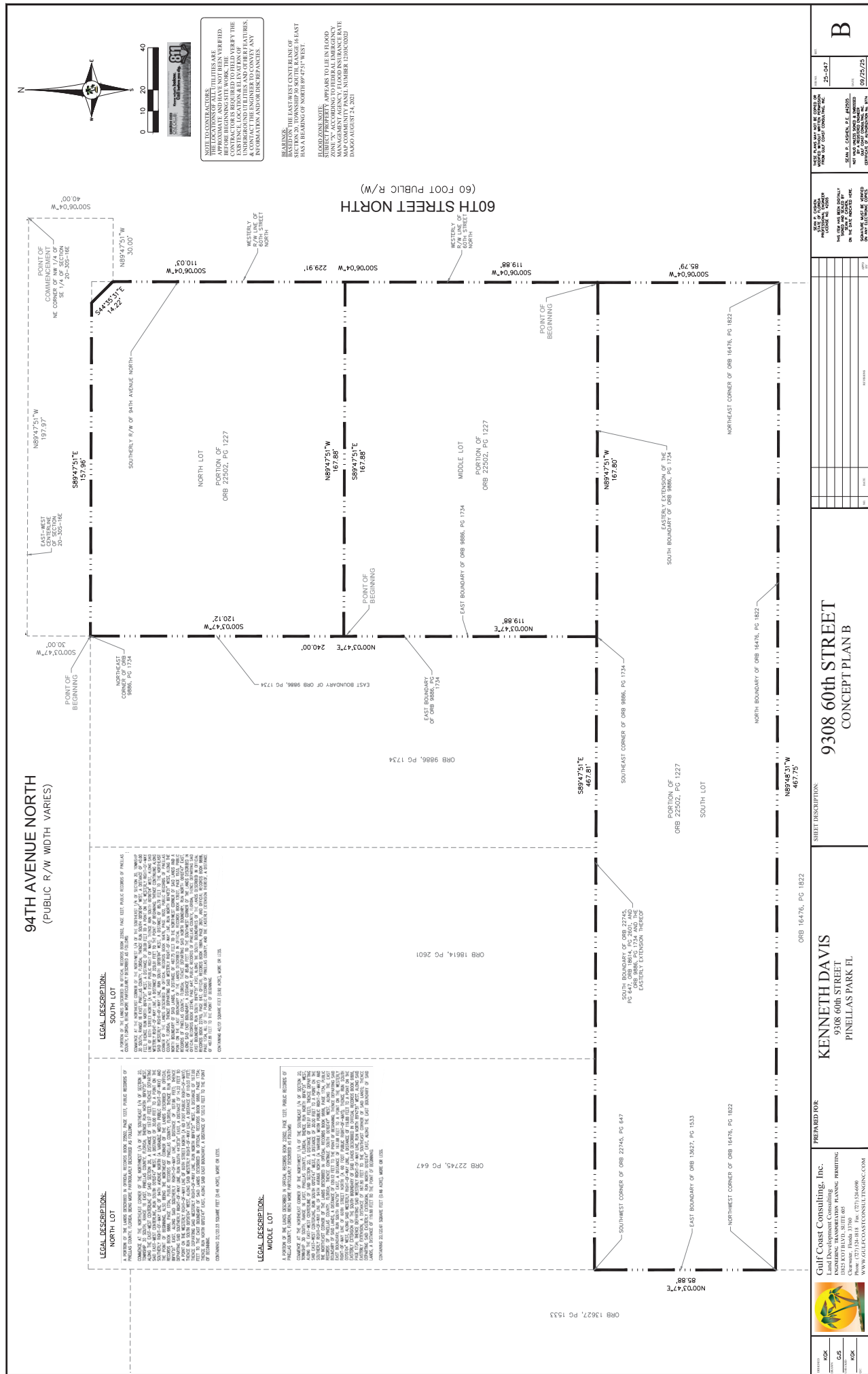
EXTENSION, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST BOUNDARY OF SAID PROPERTY, A DISTANCE OF 10.00 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTH BOUNDARY OF SAID PROPERTY WHICH IS 10.00 FEET WEST OF SAID NORTHEAST PROPERTY CORNER; THENCE EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT “B”

MASTER PLAN

(Prepared by Gulf Coast Consulting, Inc.)

Last revision dated September 25, 2025



Business Impact Estimate

This form must be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed resolution's title/reference: **Ordinance 2026-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN THE ZONING DISTRICT FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 9308 60TH STREET NORTH AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CHANGING THE ZONING DISTRICT FROM FARM (F) TO RURAL RESIDENTIAL (RR) AND ADOPTING MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY WITH UNDERLYING RURAL RESIDENTIAL (RR) ZONING ON 1.85 ACRES FOR A THREE (3) LOT SINGLE-FAMILY SUBDIVISION; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (REZ-2026-00001 and PUD-0526-00005; Macfarlane, Ferguson & McMullen, P.A.)

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is ***not*** required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or

¹ See Section 166.041(4)(c), Florida Statutes.

- ☐ The proposed ordinance is enacted to implement the following:
- a. Development orders and development permits, as those terms are defined in Florida Statutes § 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Florida Statutes § 163.3220-163.3243;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare): **The request is a Residential Planned Unit Development (RPUD) overlay to redevelop the site into a residential subdivision with three single-family detached homes.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;
N/A

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
N/A

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.
N/A

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

N/A

4. Additional information the governing body deems useful (if any):



I. APPLICATION DATA

A. Case Number: REZ-2026-00001; PUD-0526-00005

B. Location: 9308 60th Street North (Parcel Nos. 20-30-16-69804-400-3501 and 20-30-16-69804-400-3508)

C. Request:

REZ-2026-00001: Request to rezone two parcels generally located at 9308 60th Street North from Farm (F) to the Rural Residential (RR) Zoning District.

PUD-0526-00005: Request to develop a Residential Planned Unit Development (RPUD) over two parcels to develop a 3-lot single-family subdivision.

D. Applicant/Authorized Agent: Brian J. Aungst & Clay Gilman (Macfarlane, Ferguson & McMullen, P.A.)

E. Property Owner: Kenneth A. Davis II; Lone Palm Ranch Florida LLC

F. Legal Ad Text: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN THE ZONING DISTRICT FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 9308 60TH STREET NORTH AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CHANGING THE ZONING DISTRICT FROM FARM (F) TO RURAL RESIDENTIAL (RR) AND ADOPTING MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY WITH UNDERLYING RURAL RESIDENTIAL (RR) ZONING ON 1.85 ACRES FOR A THREE (3) LOT SINGLE-FAMILY SUBDIVISION; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (REZ-2026-00001 and PUD-0526-00005; Macfarlane, Ferguson & McMullen, P.A.)

G. PARC Meeting: June 9, 2026

H. Public Hearings:

Planning & Zoning Commission Hearing Date: August 6, 2026

Advertising Date: July 22, 2026

City Council Hearing Date (1st Reading): August 25, 2026

City Council Hearing Date: September 3, 2026

Advertising Date: August 26, 2026

II. BACKGROUND INFORMATION

A. Case Summary:

The applicant is requesting to develop a Residential Planned Unit Development (RPUD) over two parcels to develop a 3-lot single-family subdivision. The two parcels are currently zoned Farm (F); however, the applicant is concurrently requesting to rezone the properties to Rural Residential (RR) via case no. REZ-2026-00001.

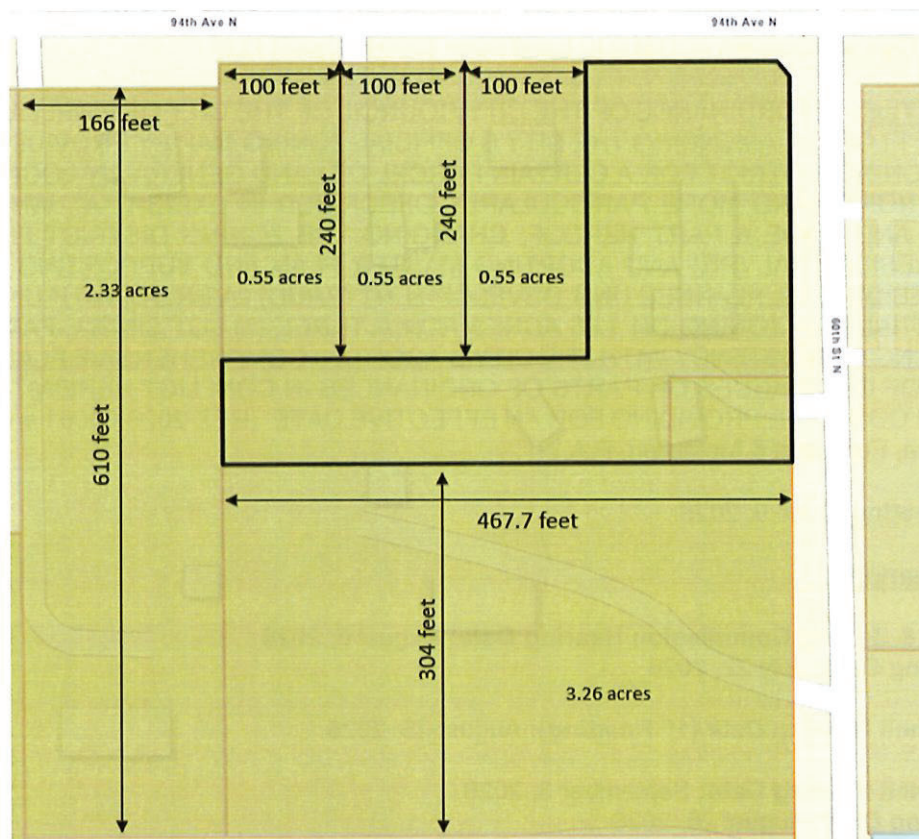
The applicant is specifically requesting to rezone the 1.85-acre parcel from Farm (F) to Rural Residential (RR) to develop a 3-lot single-family subdivision. The existing land use designation is Residential Suburban (RS), which is compatible with the proposed Rural Residential Zoning. The subject property is surrounded primarily by residential lots of various sizes and zoning designations, with Farm (F) Zoning to the south and west; Residential Estate (RE) zoning to the east and Single-Family Residential (R-1) Zoning to the north.

The nearest property with Rural Residential Zoning is located to the north at 58th Street N. and 102nd Ave N. While Rural Residential zoning is not adjacent to the subject property, some neighboring properties are more compatible with the character and intent of the Rural Residential zoning district than Farm zoning district.

The parcels directly to the northwest are zoned Farm and are non-conforming. The map below shows the adjacent lot dimensions and area. Variances were approved for the parcels as the setback requirements hindered their developments (BOA 1992-8, BOA 1993-18 & BOA 1997-14). Farm lots have a minimum lot area requirement of 2.5 acres and the minimum setbacks are as follows:

- Front Yard Setback: 50 feet.
- Side Yard Setback: 25 feet.
- Rear Yard Setback: 50 feet.

Map of Adjacent Parcels with Farm Zoning



The parcels to the northwest conform more to the character of the Rural Residential Zoning than Farm Zoning regulations. The original Pinellas Farms lot 35 was subdivided prior to current subdivision code regulations and future development of the substandard parcels was referenced in a 1992 memo (AD 1992-12). Finally, the subject property itself does not currently meet the minimum requirements for Farm Zoning, so a rezoning to Rural Residential would mitigate the existing non-conformity.

The existing Farm Zoning has a maximum density of 0.4 units per acre, which would allow for a single unit on the subject property. The applicant is proposing to rezone the property to Rural Residential, which has a maximum density of 2.1 units per acre, and would allow for a maximum of 3 units on the property.

The proposed development will be required to dedicate 10 feet of right of way along 94th Avenue N. and 60th Street N., as required by the City's Subdivision regulations. Both roads are collector roads with insufficient widths. A development here would also be required to install sidewalks along 60th Street N., which would connect to existing sidewalks to the south.

The proposed lots meet the majority of the Rural Residential minimum lot requirements, which are as follows:

- Lot Width: 100 feet.
- Lot Depth: 125 feet.
- Lot Area: 20,000 square feet.

The RPUD will include variances to lot area and lot width. Specifically, a variance will be needed for relief from lot width for the south lot (*) and lot area for the north lot (**) and middle lot (***), and the variances will be included within the RPUD. The three lots will have the following approximate measurements (after accounting for right-of-way dedication):

North Lot:

- Lot Width: 110.12 feet
- Lot Depth: 157.88 feet
- Lot Area: 17,385.75 square feet **

Middle Lot:

- Lot Width: 119.88 feet
- Lot Depth: 157.88 feet
- Lot Area: 18,926.65 square feet ***

South Lot:

- Lot Width: 85.79 feet *
- Lot Depth: 457.75 feet
- Lot Area: 39,270.37 square feet

- B. **Site Area:** 80,704 square feet / 1.85 acres
- C. **Property History:** Both parcels are portions of Farm 35 from the original 1911 Plat of Pinellas Farms. The existing single-family home on the southern parcel was built in 1971. There is also an equestrian use on site currently known as Lone Palm Ranch. The property was previously home to Davis Stable.
- D. **Existing Use:** The northern parcel contains equestrian uses while the southern parcel is developed with a single-family home.
- E. **Proposed Uses:** Rural Residential Subdivision (3 units)
- F. **Current Land Use:** Residential Suburban (RS)
- G. **Current Zoning District:** Farm (F)
- H. **Proposed Zoning District:** Rural Residential (RR) with a Residential Planned Unit Development (RPUD) overlay
- I. **Flood Zone:** The subject property is located in Flood Zone X, X-shaded and AE, which are low-risk to high-risk flood zones.
- J. **Evacuation Zone:** This property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

K. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	R-1	RU	Residential (SFR)
South	F	RS	Residential (SFR)
East	RE	RS	Place of Worship
West	F	RS	Residential (SFR)

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 suburban, low-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

2. Key Standards:

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

Primary Uses – *Residential; Agricultural.*

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

Locational Characteristics - *This category is generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are suburban residential in nature; and in areas serving as a transition between more rural and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.*

Traffic Generation Characteristics – *The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 28 trips per day per acre.*

Density/Intensity Standards - *Shall include the following:*

Residential Use - *Shall not exceed two and one-half (2.5) dwelling units per acre.*

Residential Equivalent Use – *Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 2.5 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 ration (FAR) of .30, nor an impervious surface ratio (ISR) of .60. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .18 and an ISR of .45.*

Other Standards – *Shall include the following:*

Acreage Limitations – *The following areas shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds the designated threshold shall require a plan map amendment that shall include such use and all contiguous like uses:*

Ancillary Non-Residential; Transportation/Utility Use – *Shall not exceed a maximum of three (3) acres.*

Institutional Use (except Public Educational Facilities, which are not subject to this threshold) - Shall not exceed a maximum area of five (5) acres.

3. Relevant Policies:

OBJECTIVE LU.1.12

The City shall continue to encourage innovative land development techniques, including planned unit developments and other mixed use development and redevelopment techniques, in order to achieve the following objectives:

- a. Encourage development that is compatible with the natural environment and the overall vision of the community*
- b. Provide vibrant and safe walkable areas*
- c. Concentrate growth in relatively discrete areas that are compatible with the community character*
- d. Place housing in proximity to employment opportunities, services, and amenities*
- e. Establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit*
- f. Establish well-designed urban environments that create vibrant, livable places*
- g. Provide locations that create a range of housing opportunities and choices, including the provision of affordable housing*
- h. Provide urban areas that incorporate well-designed open and public spaces*
- i. Encourage a pattern of land use that is more efficient in the use of energy and reduces the emission of greenhouse gases.*

POLICY LU.1.12.2

Through the application of innovative land development regulations, the City will support planned residential developments and mixed land use development techniques that include intensity and use restrictions designed to make these developments more livable and compatible with the natural and built environments.

POLICY LU.1.14.2

Encourage the use of transfers of development rights (TDRs), Planned Unit Developments, and other innovative development techniques to support mixed use development and livable communities.

POLICY LU.1.14.4

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

POLICY LU.1.16.4

Industrial development shall be separated from adjacent incompatible uses, and from residential uses permitted under special area plans, by transition zones, landscaping, parks, open space, or other buffering areas, for the mutual protection of industrial and non-industrial land uses.

POLICY H.1.1.2

Through utilization of Planned Unit Developments, subdivision regulations, and other provisions of the Land Development Code, the City shall continue to encourage innovative housing development techniques that contribute to livability, mobility, cost efficiency, sustainability, and sound construction principles.

POLICY H.1.3.5

Encourage mixed use development, density transfers, density bonuses, Planned Unit Development, and other innovative methods to reduce impediments to affordable housing development.

4. Staff Analysis:

The proposed RPUD would promote redevelopment and urban infill residential development. Staff finds that the PUD is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Proposed Zoning District Purpose / Intent:

The "RR" Rural Residential District is established in order to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low-density, single-family environment in a country-like setting. This district is limited primarily to single-family detached dwellings, together with accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Suburban (RS), Residential Low (RL), or Residential Urban (RU).

2. Key Standards:

SECTION 18-1508. - "RR" RURAL RESIDENTIAL DISTRICT

Sec. 18-1508.2. - DENSITY REGULATIONS.

A maximum density of two and one-tenth (2.1) dwelling units per gross acre shall be permitted in the "RR" Rural Residential District.

Public/semi-public uses (except Public Educational Facilities) shall not exceed a maximum area of five (5) gross acres. Ancillary nonresidential or Transportation/Utility uses shall not exceed a maximum of three (3) acres. Any such use, alone or when added to existing abutting or functionally abutting like uses, which exceeds the threshold stated above, shall require a Land Use Plan Map amendment to Institutional (I), Transportation/Utility (T/U) or other future land use category (as appropriate), which shall include such use and all abutting or functionally abutting like uses.

Sec. 18-1508.3. - PERMITTED AND CONDITIONAL USES.

Land Use	Approval Type	Conditions
Dwellings, Single-family Detached	P	

Sec. 18-1508.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Twenty thousand (20,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred twenty-five (125) feet.
4. Lots not meeting the lot area, width, or depth requirements of this Section and having been of record prior to September 26, 1963 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: Thirty (30) feet.
2. Secondary Front Yard Setback: Thirty (30) feet.
3. Side Yard Setback: Fifteen (15) feet.
4. Rear Yard Setback: Twenty-five (25) feet.
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.
7. Refer to Section 18-1504.3(G)(2) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

(C) MINIMUM LIVEABLE FLOOR AREA. Twelve hundred fifty (1,250) square feet.

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

(E) MAXIMUM LOT COVERAGE. Nonresidential Uses: fifty-five (55) percent in RS, RL or RU.

(F) FLOOR AREA RATIO.

1. Nonresidential Uses:

- (a) Thirty-hundredths (0.30) in RS, RL or RU.

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

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 18-1529.1. - STATEMENT OF INTENT.

The Planned Unit Development District (PUD) serves as an overlay to existing zoning classifications. In this role, the PUD provides an alternative to conventional zoning districts, at the property owner's option. The PUD may be established at appropriate locations and in accordance with the Comprehensive Plan and Land Development Regulations of the City of Pinellas Park. In fulfillment of this intent, the PUD provides standards and guidelines by which flexibility may be accomplished so that:

- (A) A creative approach may be taken for the development of large tracts of land and the redevelopment of older, smaller areas.
- (B) More open space may be accomplished than would be possible through the strict application of the provisions of this Article.
- (C) Land may be used more efficiently, resulting in smaller networks of utilities and streets, consequently reducing construction and maintenance costs.
- (D) Harmonious development of the site and the surrounding areas, community facilities, and traffic circulation can be encouraged.
- (E) Non-traditional lot layout or site design may be permitted.

The development guidelines are provided as a basis from which a typical PUD can proceed. However, City Council retains the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety, and may modify these guidelines based on the merits of the project, the character of the surrounding area and potential adverse impacts on this area, size, configuration, and natural features of the land to be developed, adequacy of off-site improvements, traffic impact and nature of the proposed development. Where there are conflicts between these PUD regulations and general zoning, subdivision, or other applicable regulations of the City of Pinellas Park, those adopted by and shown on an adopted Master Plan, as defined herein, shall govern.

Sec. 18-1529.2. - GENERAL PROCEDURES.

- (A) **CODE AMENDMENT.** All applications for the PUD overlay shall be processed in accordance with Section 18-1539.2 of this Chapter, with the exception that mail notices of the proposed overlay assignment shall be given to all property owners located within five hundred (500) feet of the site.
- (B) **APPLICATION REQUIREMENTS.** The application package shall consist of the following: Application; required fee; necessary copies of plans as established by the Administration from time to time; and such other information deemed necessary for a thorough consideration of the application, including, but not limited to, those items identified in Section 18-1529.3(D) following.

Sec. 18-1529.8. - RESIDENTIAL PUD.

- (A) **LOCATION.** The Residential PUD (RPUD) overlay shall only be assigned to those areas where the underlying zoning district(s) permit residential development and the primary intended use of the property is residential.
- (B) **USES.** The uses permitted in RPUD districts shall be limited to those "permitted" or "conditional uses" allowed by the underlying zoning district and Land Use Plan Map designation existing on the subject property at the time of application to rezone to RPUD. In addition to those "permitted" and "conditional uses", the following uses may be approved:
 - 1. Duplex dwellings.
 - 2. Multifamily dwellings.
 - 3. Zero lot line dwellings.
 - 4. Nursing homes, convalescent homes and sanitariums.
 - 5. Community Residential Home (more than fourteen (14) residents).
 - 6. Attached singled family dwellings.
 - 7. Conditional uses shall adhere to the applicable provisions of Section 18-1531 of this Article.
 - 8. Nonresidential uses are permitted only in RPUD's of five (5) acres or more and shall include only those uses allowed as a permitted or conditional use by the underlying zoning district and Land Use Plan Map category. For parcels located within the Residential/Office/Retail (ROR) land use plan map category, public/semi-public uses shall not exceed a maximum area of three (3) acres for "Transportation/Utility Uses" and five (5) acres for "Institutional Uses" (except that Public Educational Facilities are not subject to this threshold).
- (C) **DIMENSIONAL REGULATIONS.**
 - 1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulation guidelines.

2. Should the established regulations be inappropriate for non-traditional lot layout or site design (i.e. mixed use development, cluster homes, zero lot line, etc.) the following guidelines are established.
 - (a) No minimum lot size. However, justification for the deviation from established regulations of the underlying zoning district shall be provided. In addition, residential developments which propose lot areas less than the minimum lot sizes shall provide usable open space based on the difference between the stated minimum lot area and the proposed lot area, said open space to be located within said plat or phase where the alternative style is proposed.
 - (b) Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered including, but not limited to, the character of the surrounding area (zoning and existing land uses), size, configuration and natural features of the land to be developed, potential impact on abutting development, and the nature of the proposed development.
Exception: Zero lot line development shall meet the following minimum setback requirements:
 - (1) Side Yard Setbacks: Zero (0) feet on one side and five (5) feet on the other.
 - (2) No openings may be located in the on-the-line-wall.
 - (3) The on-the-line-wall shall be constructed with low maintenance decorative masonry or masonry veneer, or any other material as permitted by the adopted Florida Building Code based on type of construction.
 - (4) The on-the-line wall shall not be located adjacent to a public right-of-way.
 - (5) An easement for maintenance purposes shall be provided.
 - (c) Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.
 - (d) Minimum Liveable Floor Area.

Single-family Attached		Multifamily	
# of bedrooms	Required interior floor space	# of bedrooms	Required interior floor space
Efficiency	650	Efficiency	500
One (1)	750	One (1)	650
Two (2)	850	Two (2)	750
Three (3) or more	1,000	Three (3)	900

Single-Family Detached: One thousand (1,000) square feet.

Zero Lot Line: Eight hundred fifty (850) square feet.

- (D) DENSITY. The net density of the PUD shall not exceed that allowed by the underlying zoning districts unless subject to a density bonus authorized by this Chapter in conformance with the comprehensive plan.

(E) RECREATIONAL FACILITIES.

1. At the time of consideration of the Master Plan for an RPUD, City Council will review the suitability of any recreational facilities proposed for the development. This review will be based on the size of the development, the demographics of the anticipated population, and proximity to existing or proposed public recreational facilities.
2. The location, type, and size of the proposed recreational facilities as well as their development schedule shall be incorporated into the Master Plan.
3. After review of the proposed recreational facilities, City Council may approve the recreational facilities as proposed or may approve alternative types and locations of recreational facilities.
4. Parkland dedication credit for any recreational facilities provided as part of the RPUD shall be calculated pursuant to Article 3 of this Land Development Code.
5. Onsite Meeting Hall.
 - (a) In any RPUD of eighty (80) residential units or more and which has a homeowners or condominium association which requires an annual meeting, an onsite meeting hall shall be provided.
 - (b) The meeting hall shall be large enough to accommodate the number of unit owners which constitute a quorum as established in Florida Statutes or by the bylaws of the homeowners association or condominium.
 - (c) The requirement for an onsite meeting hall may be waived by City Council upon a finding that the size and nature of the development, the demographics of the anticipated population,

and the availability of adequate alternative meeting locations render the requirement of an onsite meeting hall unnecessary.

Section 18-1539. - AMENDMENTS TO ARTICLE 15, "ZONING CODE" & OFFICIAL ZONING MAP

Sec. 18-1539.1. - APPLICABILITY.

The regulations, restrictions, and boundaries set forth in this Article 15 "Zoning Code" may from time to time be amended, supplemented, changed, or repealed in accordance with the following regulations.

Sec. 18-1539.2. - PROCEDURE.

(A) **APPLICATION FILING.** Petitions for amendment to Article 15 and the Official Zoning Map shall be filed on forms provided by the City and shall be submitted to the Zoning Division.

1. An application for amendment to the text of Article 15 may be filed only by the City Council or the City Manager. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to Article 15.
2. An application for amendment to the Official Zoning Map may be filed only by the City Council, City Manager, or by an owner of real property that is located within the City. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to the Official Zoning Map.

(B) **PUBLIC NOTICE.** Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".

(C) **PUBLIC HEARING PROCEDURE.**

1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency when required by F.S. ch. 163, pt. II. The Planning and Zoning Commission shall submit written reasons for its recommendations, and its determinations related to the application review criteria listed in Section 18-1539.3, "Review Criteria", below.
2. The City Council shall hear the application during a separate public hearing and shall consider the recommendation of the Local Planning Agency if applicable in its decision to approve or deny the application.
3. Public hearings for map amendments shall be conducted pursuant to the quasi-judicial procedures set forth in Resolution No. 94-65 unless otherwise determined by the City Attorney. Public hearings for text amendments are legislative in nature, and are not subject to quasi-judicial procedures.

(D) **BURDEN OF PROOF.** The applicant shall bear the burden of demonstrating, by competent substantial evidence that the evidence on the record demonstrates that a map amendment should be granted.

(E) **ADOPTION.** Amendments to the Official Zoning Map and to Article 15 shall be by Ordinance of the City Council.

Sec. 18-1539.3. - REVIEW CRITERIA.

(A) For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.

(B) For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:

1. Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.
2. Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.
3. Whether the amendment will constitute a grant of special privilege to an individual owner.
4. Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.
5. Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.
6. Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.

7. *Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.*
8. *Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.*
9. *Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.*
10. *Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.*

3. Staff Analysis:

The applicant is requesting a Residential Planned Unit Development (RPUD) overlay with the proposed underlying Rural Residential (RR) Zoning District. The two parcels are currently zoned Farm (F); however, the applicant is concurrently requesting to rezone the properties to Rural Residential (RR).

The proposed zoning map amendment is compatible with the existing and planned uses in the area, and is proposed to comply with the requirements of the Rural Residential (RR) Zoning District. There are no adjacent Rural Residential (RR) zoning districts, but the proposed district is consistent with the character of the surrounding developments.

There are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal. The Pinellas Park Public Works Department has approved the request to rezone. Vehicular access to the site is from 60th Street N. and/or 94th Ave N. Both roads are City-maintained Collector Roads. Helen Howarth Community Park and Freedom Lake Park, and Granada Circle Park are all within approximately 1-1.25 miles from the subject properties. Public transit (bus) is available along US Highway 19, 49th Street and 66th Street, each within 1.5 miles from the site. The three zoned schools for this area are Skyview Elementary School, Pinellas Park Middle School, and Pinellas Park High School. District boundaries are appropriate based on locations and classifications of streets, property lines, and existing improvements.

In order to increase density and allow the proposed 3 single-family dwellings, it would be necessary for the applicant to rezone. The subject properties abut two single-family lots of the same or smaller dimensions than those proposed. To the south and west is Farm (F) Zoning, to the north is Single-Family Residential (R-1) and to the east is Residential Estate (RE) Zoning. Additionally, the site is not located within designated wetland or preservation areas.

The proposed RR Zoning District allows for "Dwellings, Single-family Detached" as a permitted use with a density of 2.1 dwelling units per acre. The applicant is proposing 3 units, which would be the maximum number allowed. Staff finds that the proposed rezoning and PUD are consistent with the purpose and intent of the RR Zoning District and the City's Land Development Code.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the March 31, 2026 PARC meeting by all relevant departments/divisions.

IV. SUMMARY

A. Findings:

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

1. Rezoning from Farm (F) to Rural Residential (RR) would make this parcel similar to surrounding properties;
2. The proposed rezoning and Residential PUD meet the intent of the Land Development Code;
3. Development of a residential subdivision with four single-family detached homes would meet intent and requirements of the Land Development Code;
4. The request is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.


Erica Lindquist, AICP, CFM
Planning & Development Services Director

7/17/26
Date


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

7/20/2026
Date

V. ACTION

PLANNING & ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):

C. RECOMMEND DENIAL

...of a request to rezone from Farm (F) to Rural Residential (RR) Zoning District with a Residential Planned Unit Development (RPUD) overlay to develop a 3-lot single-family subdivision.

VI. ATTACHMENTS

Exhibit A: Affidavit of Ownership
Exhibit B: Legal Description
Exhibit C: Master Plan
Exhibit D: Aerial Map
Exhibit E: Land Use Map
Exhibit F: Zoning Map
Exhibit G: Flood Insurance Rate Map

**CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

LONE PALM RANCH FLORIDA LLC

KENNETH A. DAVIS, II

being first duly sworn, depose(s) and say(s):

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

ADDRESS OR GENERAL LOCATION:

20-30-16-69804-400-3501 AND 20-30-16-69804-400-3508

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

SEE ATTACHED EXHIBIT "A".

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

REZONING AND PARCEL SPLIT/COMBINATION

3. That the undersigned (has / have) appointed and (does / do) appoint Brian J. Aungst and Clay Gilman 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 entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.


KENNETH A. DAVIS, II, PRESIDENT
LONE PALM RANCH FLORIDA LLC
SIGNED (PROPERTY OWNER 1)


KENNETH A. DAVIS, II
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

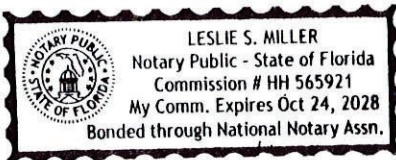
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 10th day of February 2020

By Kenneth Davis, II, who is
(Name of person acknowledging and title of position)

personally known to me, or who has produced _____
(Type of identification)
as identification and who DID / DID NOT take an oath.



(SEAL ABOVE)

Notary Public, Commission No. HH 565921

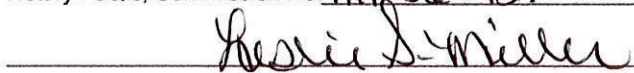

(Name of Notary- typed, printed or stamped)

EXHIBIT 'A'

Parcel 1:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, THENCE SOUTH 00 DEGREES 06' 04" WEST 40 FEET, THENCE NORTH 89 DEGREES 47' 51" WEST 30 FEET FOR POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 06' 04" WEST 245.7 FEET, THENCE NORTH 89 DEGREES 48' 31" WEST 100 FEET, THENCE SOUTH 00 DEGREES 06' 04" WEST 70 FEET, THENCE NORTH 89 DEGREES 48' 31" WEST 367.75 FEET, THENCE NORTH 00 DEGREES 03' 47" EAST 85.88 FEET, THENCE SOUTH 89 DEGREES 47' 51" EAST 300 FEET, THENCE NORTH 00 DEGREES 03' 47" EAST 240 FEET, THENCE SOUTH 89 DEGREES 47' 51" EAST 157.96 FEET TO RIGHT-OF-WAY DESCRIBED IN O.R. BOOK 7681 PAGE 2236, THENCE SOUTHEASTERLY 14 FEET ALONG RIGHT-OF-WAY TO THE POINT OF BEGINNING.

Parcel 2:

THAT PORTION OF THE EAST 3/4 OF FARM 35 IN SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY PLAT OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, WAS FORMERLY A PART, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN NORTH 89 DEGREES 47' 51" WEST, 197.97 FEET ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 20; THENCE RUN SOUTH 00 DEGREES 03' 47" WEST, 30 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; RUN SOUTH 00 DEGREES 03' 47" WEST, 240 FEET; THENCE NORTH 89 DEGREES 47' 51" WEST, 300 FEET; THENCE SOUTH 00 DEGREES 03' 47" WEST, 85.88 FEET; .. THENCE SOUTH 89 DEGREES 48' 31" EAST, 467.75 FEET; THENCE NORTH 00 DEGREES 06' 04" EAST, 325.79 FEET; THENCE NORTH 89 DEGREES 47' 51" WEST, 167.96 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART CONVEYED TO CITY OF PINELLAS PARK IN O.R. BOOK 7681, PAGE 2236, PUBLIC RECORDS OF PINELLAS COUNTY, DESCRIBED AS: A TRIANGULAR PORTION OF FARM 35, SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN O.R. BOOK 6352, PAGE 1080, PUBLIC

RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID EXTENSION, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST BOUNDARY OF SAID PROPERTY, A DISTANCE OF 10.00 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTH BOUNDARY OF SAID PROPERTY WHICH IS 10.00 FEET WEST OF SAID NORTHEAST PROPERTY CORNER; THENCE EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

Parcel 1:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, THENCE SOUTH 00 DEGREES 06' 04" WEST 40 FEET, THENCE NORTH 89 DEGREES 47' 51" WEST 30 FEET FOR POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 06' 04" WEST 245.7 FEET, THENCE NORTH 89 DEGREES 48' 31" WEST 100 FEET, THENCE SOUTH 00 DEGREES 06' 04" WEST 70 FEET, THENCE NORTH 89 DEGREES 48' 31" WEST 367.75 FEET, THENCE NORTH 00 DEGREES 03' 47" EAST 85.88 FEET, THENCE SOUTH 89 DEGREES 47' 51" EAST 300 FEET, THENCE NORTH 00 DEGREES 03' 47" EAST 240 FEET, THENCE SOUTH 89 DEGREES 47' 51" EAST 157.96 FEET TO RIGHT-OF-WAY DESCRIBED IN O.R. BOOK 7681 PAGE 2236, THENCE SOUTHEASTERLY 14 FEET ALONG RIGHT-OF-WAY TO THE POINT OF BEGINNING.

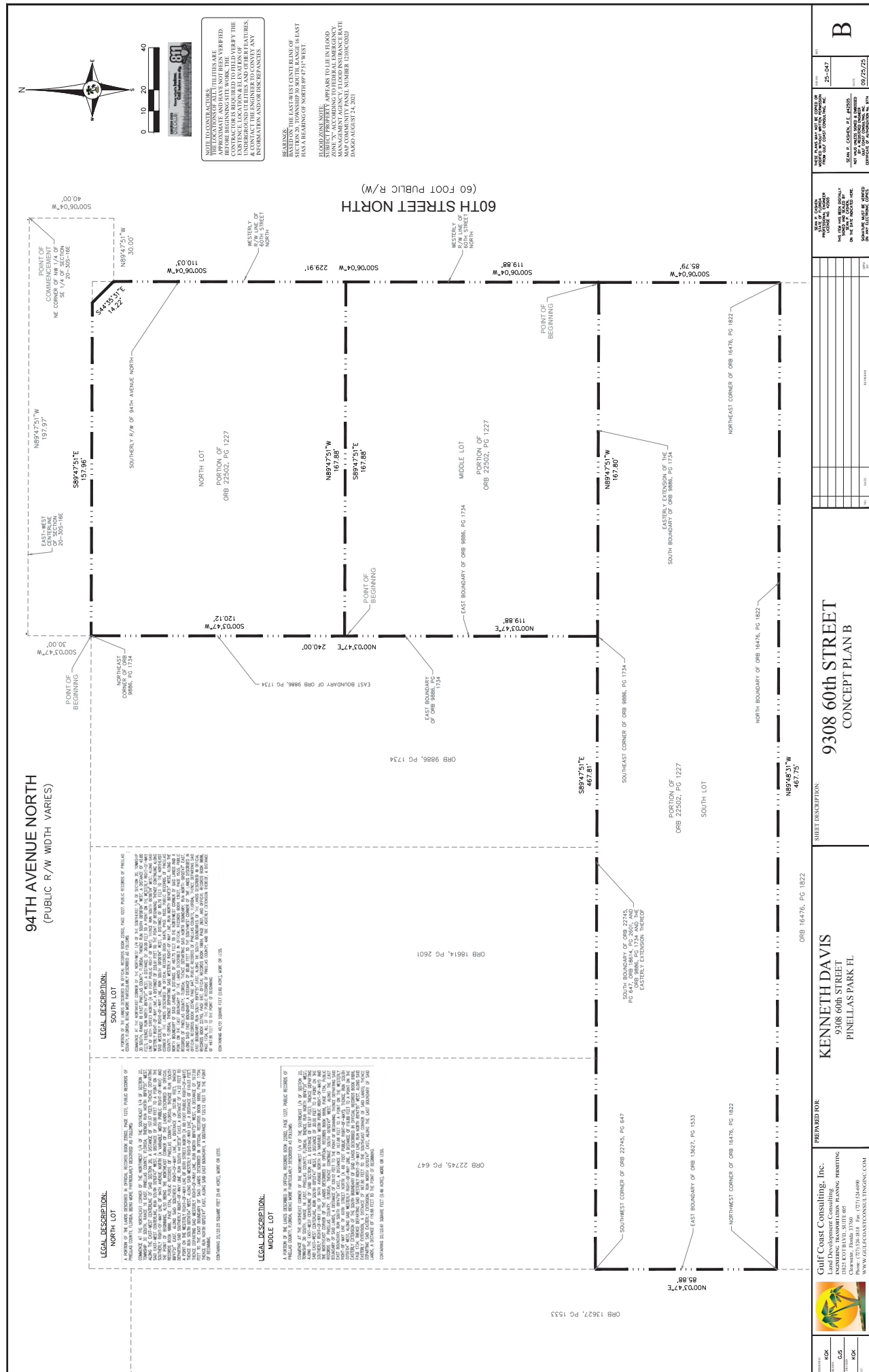
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THAT PORTION OF THE EAST 3/4 OF FARM 35 IN SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY PLAT OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, WAS FORMERLY A PART, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN NORTH 89 DEGREES 47' 51" WEST, 197.97 FEET ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 20; THENCE RUN SOUTH 00 DEGREES 03' 47" WEST, 30 FEET TO THE POINT OF BEGINNING: FROM SAID POINT OF BEGINNING; RUN SOUTH 00 DEGREES 03' 47" WEST, 240 FEET; THENCE NORTH 89 DEGREES 47' 51" WEST, 300 FEET; THENCE SOUTH 00 DEGREES 03' 47" WEST, 85.88 FEET; .. THENCE SOUTH 89 DEGREES 48' 31" EAST, 467.75 FEET; THENCE NORTH 00 DEGREES 06' 04" EAST, 325.79 FEET; THENCE NORTH 89 DEGREES 47' 51" WEST, 167.96 FEET TO THE POINT OF BEGINNING.

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COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN O.R BOOK 6352, PAGE 1080, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID

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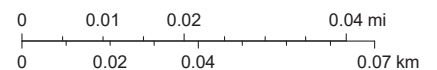




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- Centerlines
- Parcels
- Pinellas Park
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:1,128

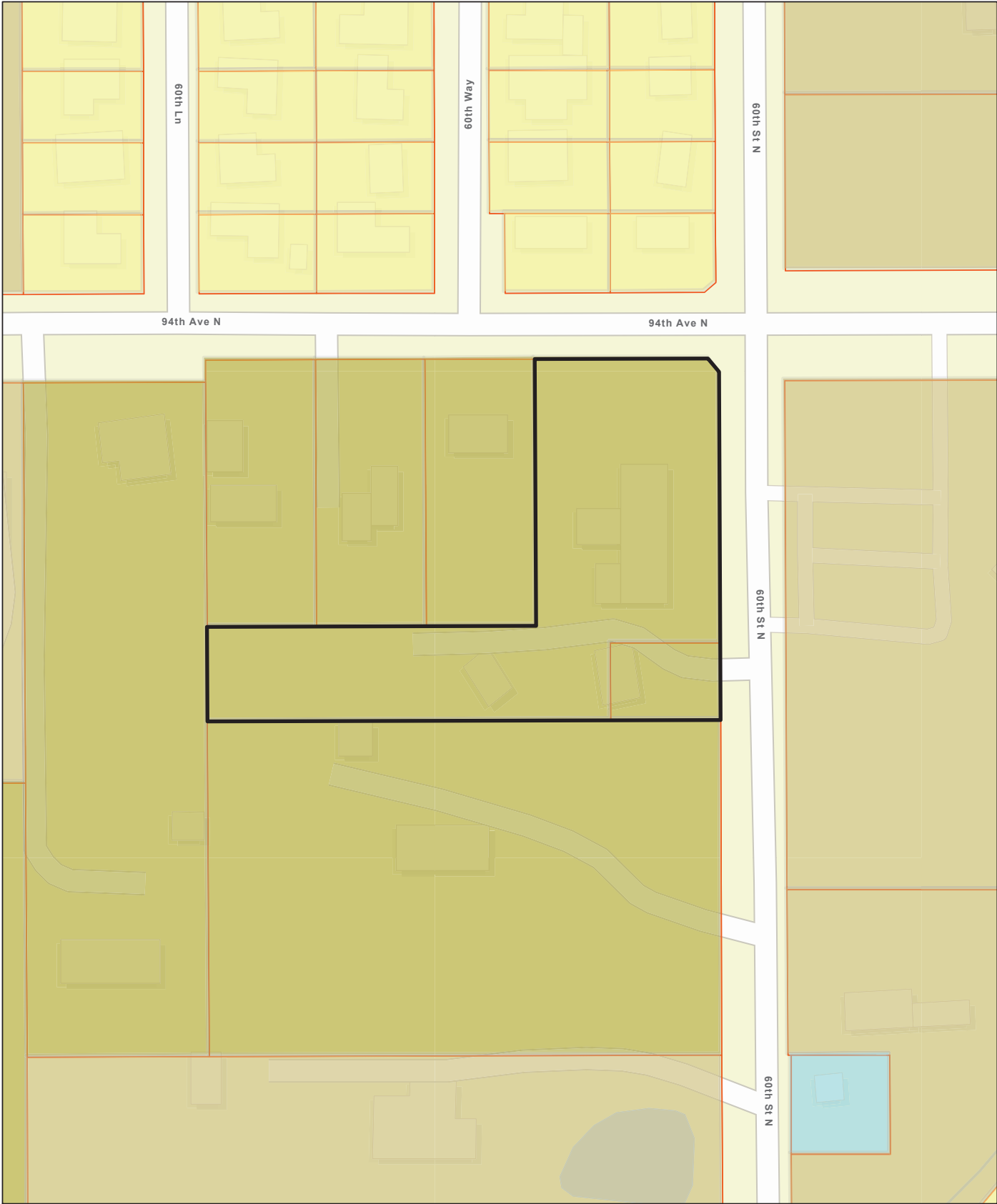


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Exhibit E



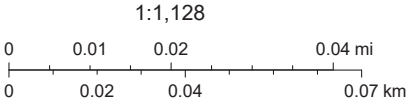
Zoning Map



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Zoning (Pinellas Park)

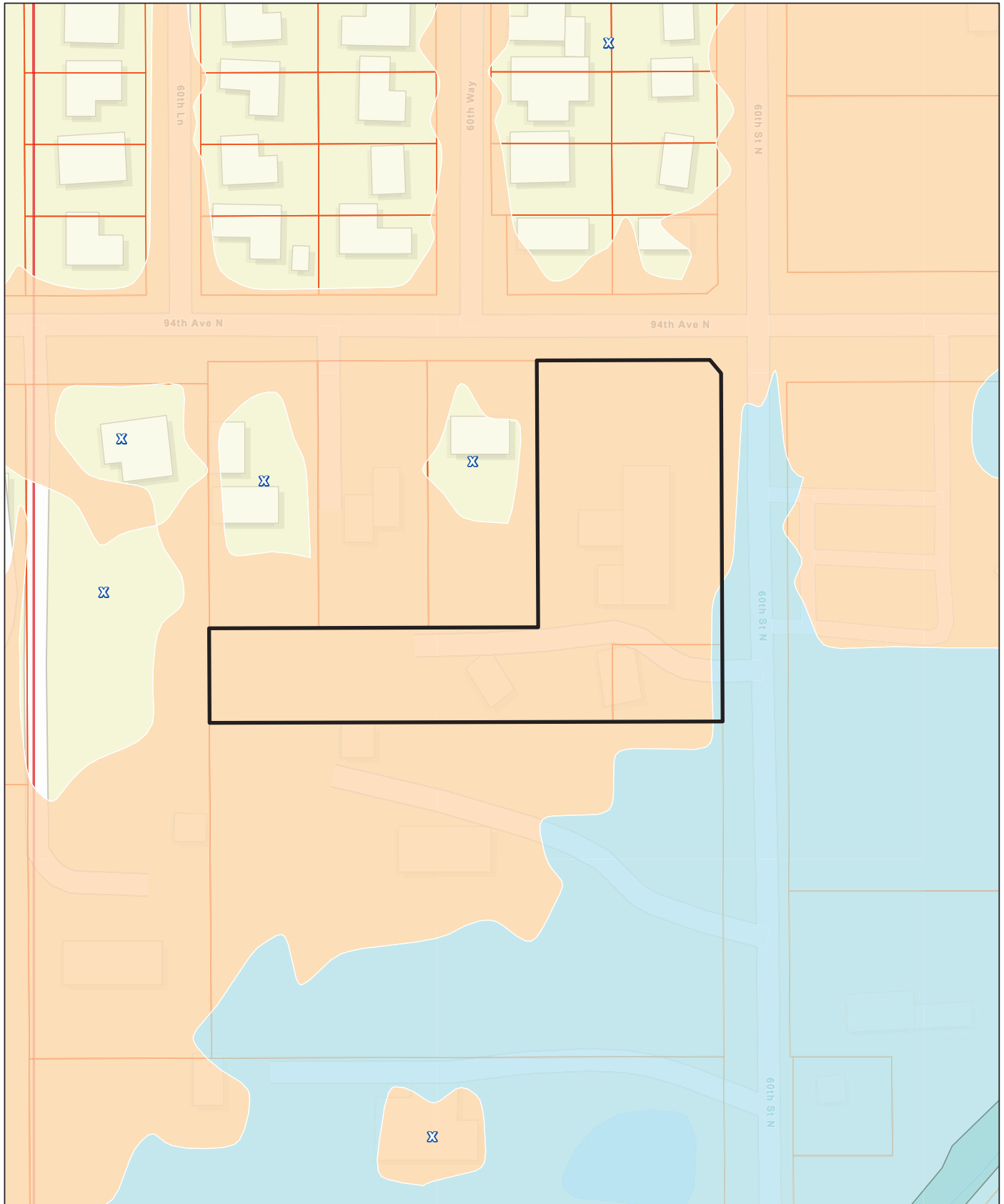
-  Farm - F
-  Public - P
-  Single Family Residential - R-1
-  Single Family Residential Estate - R-E
-  Parcels
-  Pinellas Park



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Flood Insurance Rate Map

Exhibit G



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Section 163.3178(6)(h), Florida Statutes

FEMA Flood Hazard Areas

1% Annual Chance Flood Hazard (A, AE, AH, VE)

0.2% Annual Chance Flood Hazard (X)

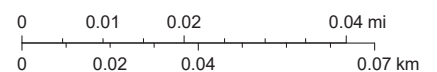
Area of Minimal Flood Hazard (X)

Panel Extent

Parcels

Pinellas Park

1:1,128



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