



Prepared by: Michael Ciarleglio  
Associate Planner

I. APPLICATION DATA

- A. **Case Number:** TEMP-001470-2024
- B. **Location:** 12111 66<sup>th</sup> St N (Parcel ID: 08-30-16-69498-003-0010)
- C. **Request:** Temporary Use Approval of a Night Market from January 11, 2025, through September 13, 2025, on Saturdays and Sundays only with operating hours of 5:30pm – 11:00pm.
- D. **Applicant/Agent:** Han Nguyen, Thanh Le, & Thanh Nguyen
- E. **Property Owner:** Leduong Investment LLC
- F. **PARC Meeting:** December 30<sup>th</sup>, 2024

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting Temporary Use approval for an event called "Sunset Night Market" on the vacant parcel at 12111 66<sup>th</sup> St N. The applicant previously operated the "Hello Friend Night Market" at 7725 78<sup>th</sup> Street N. which is approved until March 30<sup>th</sup>, 2025 but will conclude at the end of the year due to a partnership dissolution and lack of vendor support.

Details for this event are as follows:

- Approximately 150-200 attendees expected daily
- 30 Licensed food vendors and merchant vendors with 10x10 tents (food only no alcohol)
- A stage for Karaoke and music will be in the center of the event.
- 8 picnic tables with 140 chairs surrounding the stage
- 2 portable restrooms available
- 2 dumpsters will be on site
- Inverter generators and outdoor solar lights will be used
- The area is fenced in
- Parking available directly to the south, at 12061 66<sup>th</sup> St N, a mostly vacant shopping center that with 112 parking spaces.
- Vendor parking will be around the outside of the event
- Please see the detailed site plan.

Sec. 18-1530.14. TEMPORARY USES.

*(A) PURPOSE. Administrative temporary use permits are intended to provide orderly and effective management of temporary land uses which may or may not be permitted in the zoning district where the proposed use is located. Such uses are found to be necessary and desirable for limited periods of time, while they might not be in keeping with the intent and purpose of this Article if allowed on a long-term basis. These provisions allow administrative review of these special types of land uses and offer a method of limiting them to their individual specifications. These provisions are designed to allow certain reasonable temporary uses while minimizing adverse impact upon the public health, safety and welfare.*

*(B) ADMINISTRATION.*

1. Application and fee for a temporary use permit shall be made to the Zoning Division and shall contain the following information:

(a) A detailed plot plan of the property to be used, rented or leased for the temporary use, including all information necessary to show existing conditions such as buildings, parking spaces, driveways, etc. and, showing the location of all proposed activities, any tents or other temporary structures or sales area, off-street parking areas and traffic circulation, temporary signage, and location of sanitary facilities. Such plan shall be reviewed by the Zoning and Building Development Divisions for compliance with all applicable Code requirements

(b) A description of the proposed temporary use.

(c) The proposed dates and hours of operation, including set-up and take-down.

(d) A written statement of permission from the property owner to conduct such use during the time period and in the location requested.

(e) All proposed use of loudspeakers and noisy equipment such as generators. Such noise sources shall be strategically placed and oriented to minimize off-site noise in adjacent residential zoning districts. Additional mitigation shall be identified if the noise levels will exceed the standards for acceptability set forth in Section 16-105, "Noise," of the Code of Ordinances. Sufficient information and assurances to determine the suitability of the proposed use, including all information required for the particular temporary use set forth below.

2. Application for a temporary use permit for all uses should be filed at least fifteen (15) days prior to the beginning date for which the permit is requested, in order to allot sufficient time for City review and approval. Applicants not submitting a complete application at least fifteen (15) days in advance risk not receiving approval in time for the planned starting date, unless the event is periodic in nature, and the location, event character, plans, operating hours, and other conditions do not change from event to event. For such periodic events, the application shall be submitted no fewer than seven (7) working days prior to the starting date of the proposed event.

3. The review criteria for temporary use applications are as follows:

(a) Compliance with the requirements of this Section.

(b) Compatibility with adjacent uses and existing permanent uses on the premises, including but not limited to, noise levels, access considerations, traffic volumes, and outdoor lighting.

(c) Adequacy of directory signage.

(d) Compliance with all requirements for licenses, including but not limited to, state licenses for alcoholic beverage sales and food preparation and sale.

4. The City Manager is authorized to issue temporary use permits after finding that the above review criteria have been satisfactorily addressed.

5. At the discretion of the City Manager, a temporary use permit may be submitted to City Council for review and approval, based on the nature of the use, proposed location, surrounding uses, hours or days proposed, or other appropriate factors.

6. In issuing a temporary use permit, conditions of approval may be attached to such issuance, including, but not limited to, dates of operation, hours of operation, location, parking and circulation, traffic access, sanitary facilities, date by which temporary structure and trash shall be removed—which shall be no later than three (3) days unless otherwise provided—traffic and/or crowd control, permanent on-site safety requirements and any other conditions as will protect the health, safety, and welfare of the public and which will protect surrounding properties from any adverse effects of the activity.

7. Before business can be conducted at the temporary use site, all temporary structures, including but not limited to tents and trailers, shall be issued a Building Permit where required by the Florida Building Code, and shall be approved by the Fire Department before setup, and inspected and approved after setup.

8. Denial of the permit shall be in writing and provided to the applicant within seven (7) working days of receipt of a complete application. Reasons for the denial shall be included.

9. The City Manager, upon finding that the terms of any temporary use permit are being violated, may revoke the permit and order the immediate cessation of the use activity.

10. Property owners (and tenants of property owners) may conduct an event/sale of goods that is similar to the temporary uses outlined in Paragraph (D) following if the event/sale of goods is directly related to the owner/tenant's business, and does not include outside agencies/businesses. However, said event/sale of goods is still subject to the requirements of the most similar listed temporary use herein. The City Manager may waive one (1) or more application requirements where not applicable to a given application.

(D) AUTHORIZED TEMPORARY USES. The following temporary uses are hereby authorized:

5. Carnival, Circus or Community Special Event.

(a) A temporary use permit may be issued for a carnival, circus, or a community special event of public interest, including but not limited to, outdoor concerts, auctions, automobile, bicycle or foot races, or other events as approved by the Zoning Division.

(b) A temporary use permit may be issued for a time period for a maximum of twenty (20) days and shall be limited to one (1) event per calendar year per site.

(c) The applicant shall provide the anticipated number of persons to attend such use.

(d) Adequate crowd control shall be provided, as approved by the Police Department.

B. **Site Area:** 77,811 square feet / 1.78 acres

C. **Property History:** The property was platted in 1955 with the Pine Lake Estates Subdivision. The property has never been developed

D.

E. **Existing Use:** Vacant

F. **Proposed Use:** Night Market

G. **Current Land Use:** Commercial General (CG)

H. **Current Zoning District:** Heavy Commercial (CH)

I. **Flood Zone:** X

J. **Evacuation Zone:** D

K. **Vicinity Characteristics:**

	ZONING	LAND USE	CURRENT USE
NORTH	M-1	CG	Auto Repair
SOUTH	CH	CG	Retail
EAST	Unincorporated (E-2)	IL	Outdoor Storage
WEST	RPUD	RM	Residential

### III. ATTACHMENTS

- Exhibit A: Letter of Authorization
- Exhibit B: Proposed Site Plan
- Exhibit C: Proposed Parking Plan
- Exhibit D: Aerial Map
- Exhibit E: Land Use Map
- Exhibit F: Zoning Map
- Exhibit G: Flood Map

## Exhibit A Letter of Authorization

**LeDuong Investment LLC**  
10055 Seminole Blvd  
Seminole, FL 33772  
November 15, 2024

### **Subject: Letter of Authorization for Use of Property**

To Whom It May Concern,

This letter serves as official authorization from **LeDuong Investment LLC** ("Owner") to **555 Innovation LLC** ("Authorized Party") to use the property located at **12111 66th St N, Largo, FL 33773** for the purposes outlined below.

#### **Details of Authorization**

**1. Authorized Purpose:**

555 Innovation LLC is permitted to use the property for opening a night market known as "Sunset Night Market."

**2. Authorized Area:**

The use of the property includes the designated area at 12111 66th St N, Largo, FL 33773.

**3. Duration of Use:**

This authorization is valid from **November 15, 2024**, to **February 15, 2025**, unless terminated earlier by written notice.

**4. Conditions of Use:**

The Authorized Party agrees to:

- Use the property strictly for the authorized purpose.
- Comply with all applicable laws, regulations, and property rules.
- Maintain the property in good condition and assume responsibility for any damages caused during its use.

#### **Revocation Clause**

LeDuong Investment LLC reserves the right to revoke this authorization at any time with a 15-day written notice.

#### **Liability Clause**

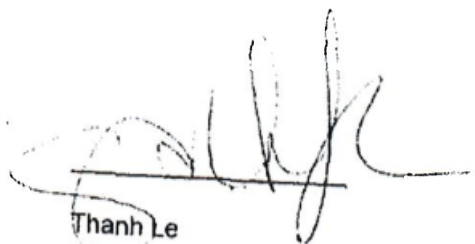
555 Innovation LLC assumes all liability for their activities on the property and agrees to indemnify and hold LeDuong Investment LLC harmless from any claims, damages, or losses resulting from their use of the property.

Should you have any questions or require further clarification, please contact us at:

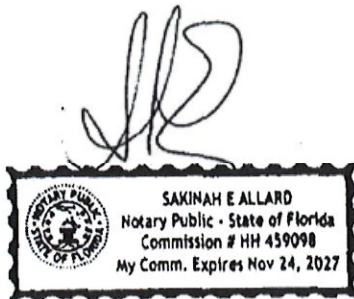
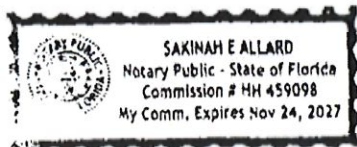
**Contact Information:**

LeDuong Investment LLC  
Thanh Le  
10055 Seminole Blvd  
Seminole, FL 33772  
(727) 753 7613  
Accounting@zurno.com

Sincerely,



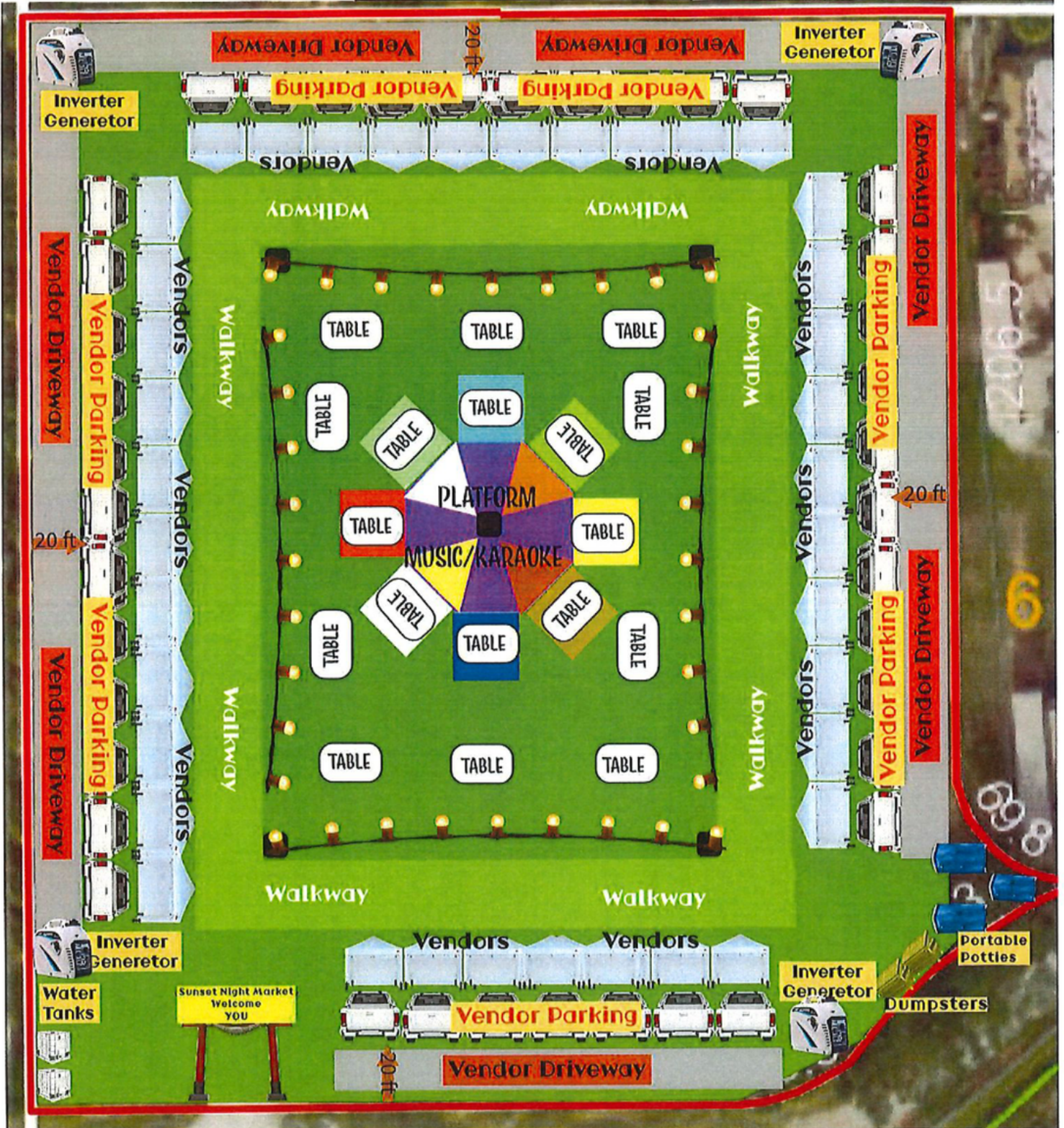
Thanh Le  
CEO  
LeDuong Investment LLC



# Exhibit B Site Plan



-  **4 Inverter Generators**
-  20 ft Vendor Driveway
-  10x10 tent

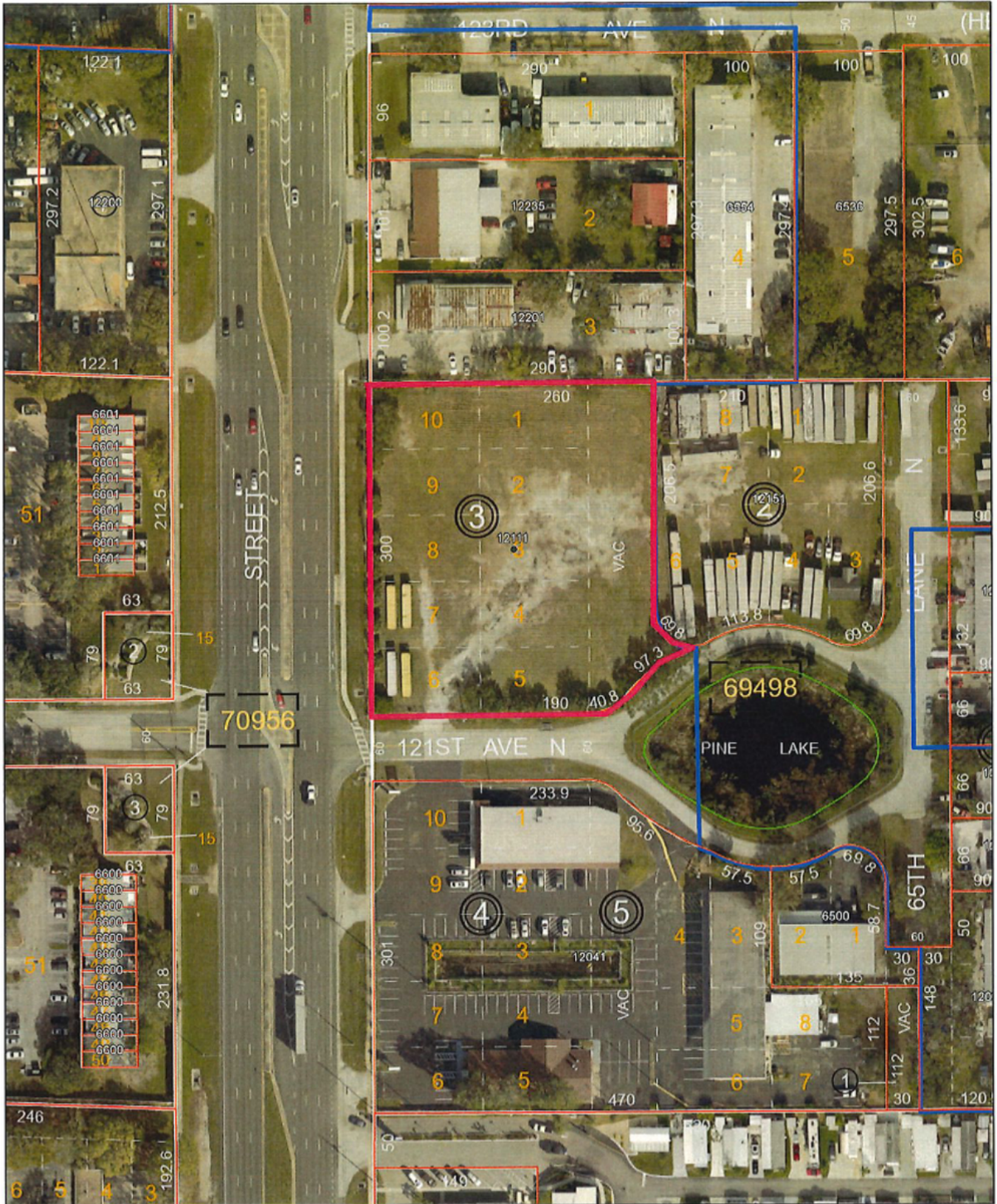


# Exhibit C Parking Map



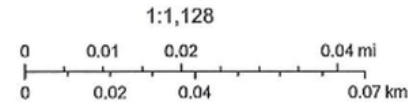


# Exhibit D Aerial Map



12/19/2024, 9:40:32 AM

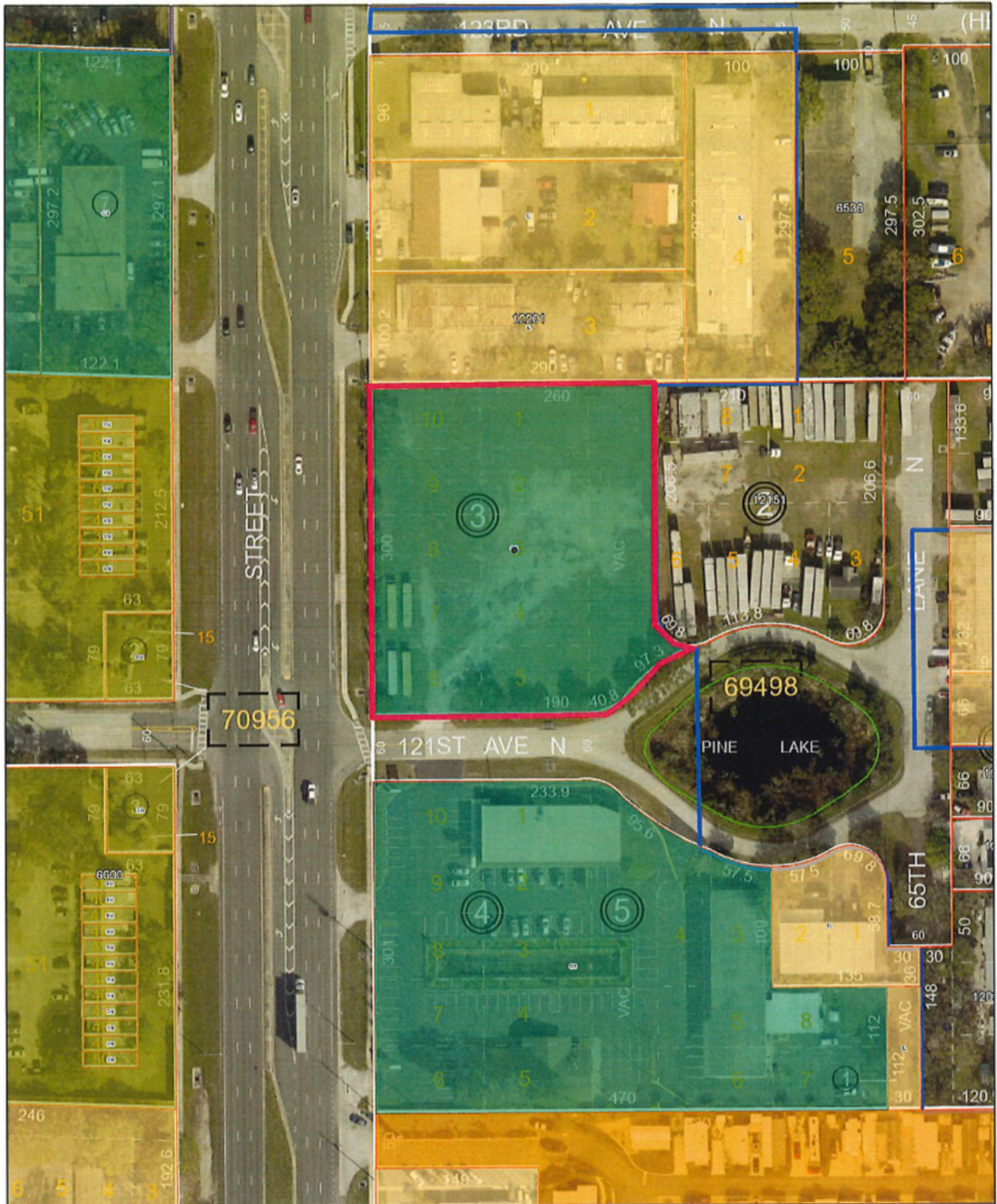
- |                                     |               |                       |
|-------------------------------------|---------------|-----------------------|
| Platted Lot Lines                   | Subdivision   | Master Address Points |
| Road Railroad Lines                 | Tax Parcels   | Parcels               |
| Travel Paths Within ROW 2023 Aerial | Red: Band_1   | Pinellas Park         |
| Annotation Leader Line              | Green: Band_2 |                       |
| Subs And Condos                     | Blue: Band_3  |                       |
| Condominium                         |               |                       |



Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

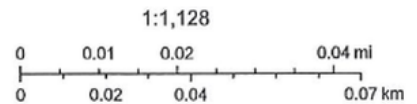
ArcGIS Web AppBuilder

# Exhibit E Land Use Map



12/19/2024, 9:43:33 AM

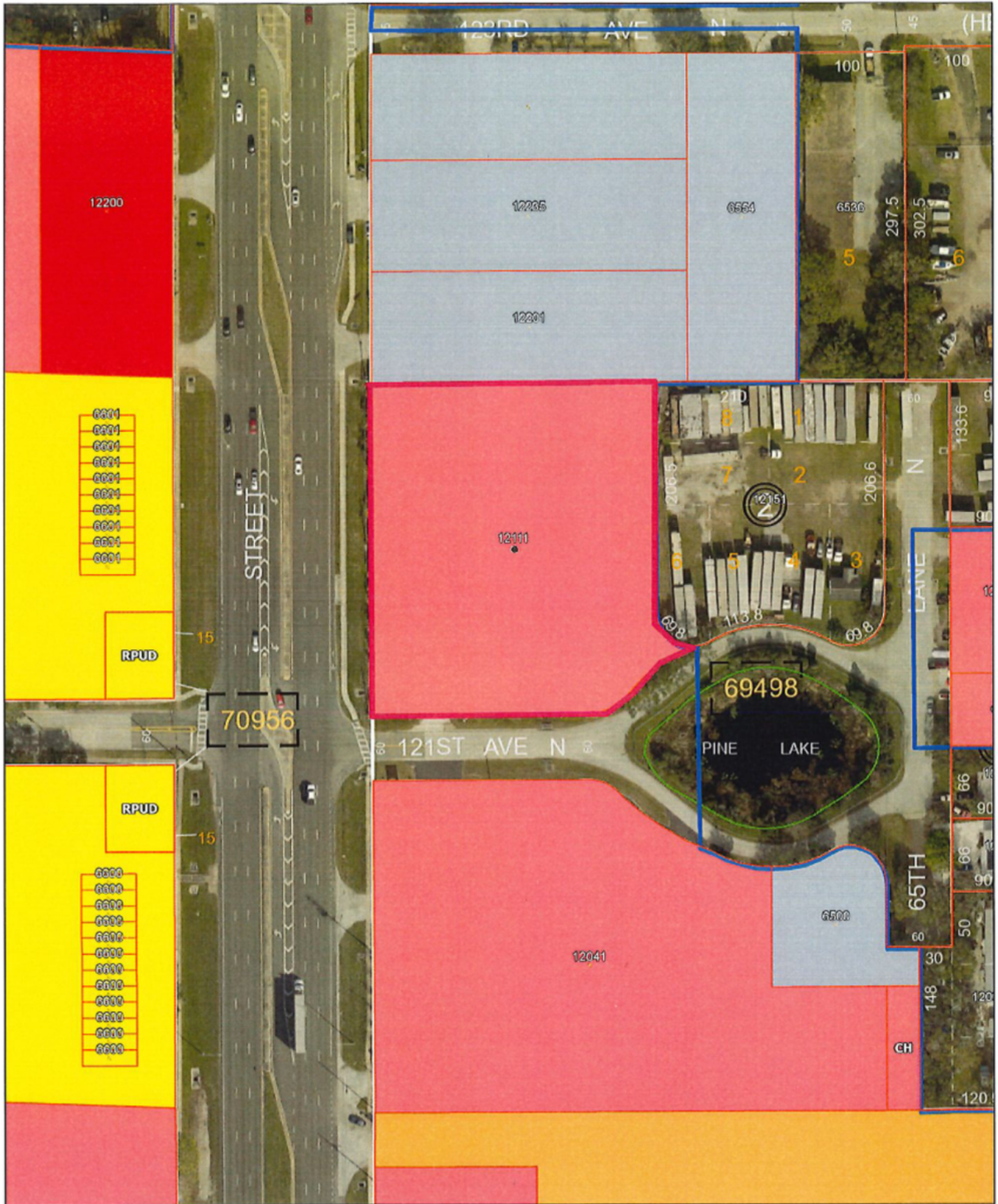
- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| Platted Lot Lines       | Tax Parcels              | Industrial Limited - IL      |
| Road Railroad Lines     | 2023 Aerial              | Residential Low Medium - RLM |
| Travel Paths Within ROW | Red: Band_1              | Residential Medium - RM      |
| Annotation Leader Line  | Green: Band_2            | Master Address Points        |
| Subs And Condos         | Blue: Band_3             | Parcels                      |
| Condominium             | Land Use (Pinellas Park) | Pinellas Park                |
| Subdivision             | Commercial General - CG  |                              |



Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

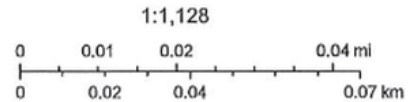
ArcGIS Web AppBuilder

# Exhibit F Zoning Map



12/19/2024, 9:42:20 AM

- |                         |                       |                                             |
|-------------------------|-----------------------|---------------------------------------------|
| Platted Lot Lines       | Tax Parcels           | Pinellas Park                               |
| Road Railroad Lines     | 2023 Aerial           | Zoning (Pinellas Park)                      |
| Travel Paths Within ROW | Red: Band_1           | General Commercial - B-1                    |
| Annotation Leader Line  | Green: Band_2         | Heavy Commercial - CH                       |
| Subs And Condos         | Blue: Band_3          | Light Industrial - M-1                      |
| Condominium             | Master Address Points | Residential Planned Unit Development - RPUD |
| Subdivision             | Parcels               | Mobile Home Park - T-2                      |



Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

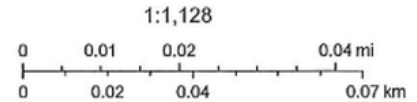
ArcGIS Web AppBuilder

# Exhibit G Flood Map



12/19/2024, 11:43:07 AM

Platted Lot Lines	Subdivision	FEMA Flood Hazard Areas
Road Railroad Lines	Tax Parcels	Area of Minimal Flood Hazard (X)
Travel Paths Within ROW 2023 Aerial		Master Address Points
Annotation Leader Line	Red: Band_1	Parcels
Subs And Condos	Green: Band_2	Pinellas Park
Condominium	Blue: Band_3	



Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

ArcGIS Web AppBuilder

Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census