



## I. APPLICATION DATA

A. **Case Number:** CU-1022-00004

B. **Location:**

1. **Parcel Number:** 22-30-16-30374-000-0801

C. **Request:** Conditional Use approval for a Hospital for physical rehabilitation with 36 beds in the "M-1" Light Industrial Zoning District.

D. **Applicant:** Huntley Properties and Land Holdings, LLC

E. **Agent:** Robert Pergolizzi, AICP, PTP; Gulf Coast Consulting, Inc.

F. **Property Owner:** Huntley Properties and Land Holdings, LLC

G. **Legal Ad Text:** Conditional Use approval for a Hospital for physical rehabilitation with 36 beds in the "M-1" Light Industrial Zoning District.

H. **PARC Meeting:** November 2, 2021

I. **Public Hearings:**

Planning and Zoning Commission Date: December 2, 2021  
Advertising Date: November 17, 2021

City Council Date: January 27, 2022  
Advertising Date: January 5, 2022

## II. BACKGROUND INFORMATION

A. **Case Summary:** The applicant is proposing to construct a new 36 bed physical rehabilitation center in the "M-1" Light Industrial Zoning District on the vacant 6.19 acre lot on the northeast corner of Grand Ave and Gateway Centre Pkwy. Such facilities are classified as hospitals under the Land Development Code, which is a Conditional Use requiring City Council approval in the M-1 district.

B. **Site Area:** 269,636 square feet / 6.19 acres

C. **Property History:**

1. **Land Use Plan or Zoning Amendments:** The subject property is located in the Gateway Center Activity Center, which was established in 1995 based on the Gateway Centre DRI. The current M-1 Zoning District and Industrial Limited (IL) Future Land Use designation were established with the creation of the DRI in 1986. The DRI was rescinded in 2016.

2. **Previous Permits and Development:** None.

3. **Previous Variances, Waivers:** None.

D. **Existing Use:** Vacant

E. **Proposed Uses:** Hospital for physical rehabilitation with 36 beds.

F. **Current Future Land Use:** Industrial Limited (IL)

G. **Current Zoning District:** "M-1" Light Industrial District

H. **Flood Zone:** Portions of the subject parcel around existing drainage facilities are located in Flood Zone AE, which is a high-risk flood zone. The remainder of the subject property is in the X-Shaded and X Flood Zones, which are moderate and low-risk flood zones respectively.

I. **Evacuation Zone:** The subject 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.

J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	M-1	IL	Armed Forces Reserve Center
South	B-1	CG	Multi-family
East	M-1, R-6	IL, R/OG	Multi-family
West	R-1	IL	Multi-family

### 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 limited industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial and industrial/mixed use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.*

2. **Key Standards:**

**Primary Uses** – Office; Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B).

**Secondary Uses** - Residential (limited to locations in Gateway Centre developed prior to August 7, 2015, pursuant to Section 2.3.3.14(E) of the Countywide Plan Rules (2018); Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.

3. **Relevant Policies:**

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 LU.1.21.3

*The City shall prohibit the location of new, or expansion of existing hospitals, nursing homes, and assisted living facilities within the Coastal High Hazard Area.*

POLICY LU.1.21.18

*The City shall require that prior to an occupancy permit being issued for the location of any new, or expansion of existing hospitals, nursing homes, or assisted living facilities within any evacuation zone, that such facility shall have a written evacuation and mitigation plan on file with the City.*

4. **Staff Analysis:**

Hospitals are considered institutional uses, which are permitted within the IL Future Land Use designation. More specifically, the requested hospital will be a physical rehabilitation facility, which will

provide post-surgery/hospitalization care for individuals that no longer need full hospital care, but are not capable of returning home. As a result, the facility will not generate the same level of traffic and noise from emergency vehicles as a traditional hospital with an emergency room. This greatly reduces the impact of the requested hospital on surrounding properties including the nearby residential.

Additionally, the requested Conditional Use for a hospital is not located within the Coastal High Hazard Area. The requested hospital is located within an evacuation zone and will be required to submit an evacuation and mitigation plan to the City.

Staff finds the requested Conditional Use for a hospital to be consistent with the IL Future Land Use designation and the goals, objectives and policies of the adopted Comprehensive Plan.

## **B. Zoning District / Land Development Code Standards:**

### **1. Zoning District Purpose / Intent:**

*Section 18-1524. - "M-1" LIGHT INDUSTRIAL DISTRICT*

*Sec. 18-1524.1. - STATEMENT OF INTENT. The "M-1" Light 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 light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family dwellings, together with accessory uses and public facilities customary to or required for such an environment.*

*Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Industrial Limited (IL) or Community Redevelopment District (CRD) Land Use Plan Map Categories.*

### **2. Key Standards:**

#### **SECTION 18-1531. – CONDITIONAL USE REGULATIONS**

##### **Sec. 18-1531.6. - REVIEW CRITERIA.**

*(A) In granting an application for a conditional use, the City shall find that such approval will not adversely affect the public interest, and shall consider the compatibility criteria listed in Paragraph (C), below, in their decision.*

##### **(C) COMPATIBILITY REVIEW CRITERIA.**

- 1. Whether the use and its proposed scale will be inconsistent with the established character of the immediate neighborhood, to the extent that such character is consistent with the Comprehensive Plan and the provisions of the applicable zoning district(s).*
- 2. Whether the use will diminish the use or enjoyment of other properties and living or working conditions in the neighborhood.*
- 3. Whether the use will impede the normal and orderly development and improvement of surrounding properties for uses permitted in their respective zoning districts and in a manner consistent with the Comprehensive Plan.*
- 4. Whether the establishment, maintenance or operation of the use will be detrimental to, or endanger, the public health, safety, comfort, or general welfare as a result of hours of operation, arrangement of uses on the site, noise, vibration, emission or pollutant, glare, odor, dust, traffic congestion, attractive nuisance, or other condition.*
- 5. Whether the land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.*
- 6. Whether the use and associated improvements will adversely affect a known archaeological, historical, cultural, or landscape resource.*
- 7. Whether the particular traffic generation characteristics of the proposed use, including the type of vehicular traffic associated with such uses is compatible with the traffic generation characteristics of other uses permitted in the zoning district(s) applicable to the neighborhood.*

##### **Sec. 18-1531.10. – LIST OF CONDITIONAL USES AND REQUIREMENTS.**

*(A) The following is an alphabetical listing of the special requirements for all conditional uses. This section authorizes, through the use of the term "administrative approval," the Zoning Director to*

review and approve certain conditional use applications if the applicant complies with all of the applicable criteria. For any application on which the Zoning Director acts, the applicant may choose to have the application reviewed and acted upon by the City Planning and Zoning Commission and City Council.

38. Hospitals, sanitariums and related accessory medical services.

- (a) Review by Planning and Zoning Commission and approval by City Council.
- (b) Four-lane arterial or collector street frontage and direct vehicular access only from an arterial, arterial frontage or four-lane collector street.
- (c) The hospital property shall be limited to any medically related use under control and supervision of the hospital, including but not limited to nurses' homes, physicians' quarters or offices, or medical laboratories directly related to the hospital activities, and such buildings as are necessary to the operation and maintenance of the hospital. In addition, drug stores, gift shops, eating establishments, or such other goods or services providing a convenience for patients, employees and visitors shall be permitted when located inside of any building with no outside separate entrance to such facilities.
- (d) Minimum lot area of one (1) acre.
- (e) Minimum lot width of two hundred (200) feet.
- (f) Minimum setback of one hundred (100) feet of any residential property line.
- (g) Landscaping "C" Standards, pursuant to Section 18-1533.16, when abutting a residential zoning district.

## **2. Staff Analysis:**

The requested Conditional Use request is being considered simultaneously with a request to add Hospitals as a Conditional Use to the M-1 Zoning District of the Land Development Code (LDC). The LDC amendment must be approved to allow the requested Conditional Use for a hospital. As a part of the LDC amendment, staff is recommending the following modifications to the Conditional Use criteria for Hospitals:

- "(b) Frontage and primary vehicular access on an arterial or collector roadway with a minimum of four lanes."*
- "(h) No structure shall be located within the Coastal High Hazard Area, except those accessory structures that are not critical to the operation of the facility such as storage buildings and pavilions."*
- "(i) Any new or expanding hospital located within any evacuation zone shall provide the city with a written evacuation and mitigation plan prior to the issuance of a Certificate of Occupancy."*

As proposed, the requested hospital Conditional Use meets all current and recommended Conditional Use criteria. The applicant will have to provide a written evacuation and mitigation plan prior to the issuance of a Certificate of Occupancy for the facility due to its location in Evacuation Zone C.

Staff finds the requested hospital Conditional Use complies with the requirements of the Land Development Code.

## **C. Project Application Review Committee (PARC) Comments:**

The application was discussed at the November 2, 2021 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

## **IV. SUMMARY**

### **A. Findings:**

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

1. The request complies with the Conditional Use criteria for hospitals of Section 18-1531.10 of the Land Development Code; and,
2. The request is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

**B. Staff Recommendation:**

Consistent with the above findings, staff recommends **APPROVAL** of case number CU-1022-00004.



Nick A. Colonna, AICP  
Planning & Development Services Director

11-29-2021

Date



Benjamin J. Ziskal, AICP, CEcD  
Community Development Administrator

11/29/21

Date

**V. ACTION**

**PLANNING AND ZONING COMMISSION – MOVE TO:**

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
- C. RECOMMEND DENIAL

... of a request for Conditional Use approval for a Hospital for physical rehabilitation with 36 beds in the "M-1" Light Industrial Zoning District conditioned upon City Council approving the proposed Ordinance amending the Land Development Code to add Hospitals as a Conditional Use in the "M-1" Zoning District including the Conditional Use Requirements that pertain to Hospitals in Section 18-1531.10, as presented to this Commission tonight.

**VI. ATTACHMENTS**

**Exhibit A: Application Materials**

**Exhibit B: Aerial Map**

**Exhibit C: Future Land Use Map**

**Exhibit D: Zoning Map**

**Exhibit E: FIRM**



## Conditional Use Application

City of Pinellas Park  
Planning and Development Services  
6051 78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781  
(727) 369-5631

### OFFICE USE ONLY

CASE # CU \_\_\_\_\_  
Date Received: \_\_\_\_\_  
Plat Sheet: \_\_\_\_\_  
Related Cases: \_\_\_\_\_  
Receipt Number: \_\_\_\_\_  
Land Use Designation: \_\_\_\_\_  
Zoning District: \_\_\_\_\_  
Public Meetings Required: \_\_\_\_\_  
PZ: \_\_\_\_\_ CRA/CC: \_\_\_\_\_

### REQUEST AND PROPERTY INFORMATION

Specific Request: <b>Conditional Use for "Physical Rehabilitation Hospital" in Public (P) zone</b>	
General Location of property or address: <b>NE Corner Gateway Centre Pkwy/Grand Avenue</b>	
Property Size: <b>6.19 acres +/-</b>	Current Use: <b>Vacant</b>
Parcel Number(s): <b>22-30-16-30374-000-0801</b>	
Lot: _____ Block: _____ Subdivision: _____	
Legal Description or Metes and Bounds Description (attach if lengthy): <b>See attached Legal Description</b>	

### CONDITIONAL USE SPECIAL REQUIREMENTS

Number of conditions required (Section 18-1531.10): <u>7</u>
Have all conditions been met: Yes _____ No <u>X</u>
List special requirement(s) requested to be waived (attach letter explaining reason a waiver should be granted): <b>Meets 6 of 7 criteria. Waiver requested to 38(b) Four-lane arterial/collector frontage.</b>
<b>Both adjacent roads are 4-lanes divided, but are not officially classified as arterials/collectors.</b>

### OWNER/APPLICANT INFORMATION

Property Owner: <b>Huntley Properties and Land Holdings, LLC</b>	Phone: <b>Please use agent</b>
Mailing Address (include city, state, zip code): <b>2033 W. McDermott Dr. Suite 320-228, Allen, TX 75013</b>	Attn to: <b>Dawn Huntley Mattox</b>
Email Address: <b>Please use agent</b>	
Authorized Agent Name: <b>Robert Pergolizzi, AICP/PTP - Gulf Coast Consulting, Inc.</b>	Relationship to Owner: <b>Agent</b>
Email Address: <b>pergo@gulfcoastconsultinginc.com</b>	Phone: <b>524-1818</b>
Authorized Agent Address (include city, state, zip code): <b>13825 ICOT Blvd., Suite 605, Clearwater, FL 33760</b>	

I (we) the undersigned do certify that the information contained in this application is true and correct to the best of my (our) knowledge.

\_\_\_\_\_  
Signature of Property Owner

*Robert Pergolizzi*  
\_\_\_\_\_  
Signature of Agent

City of Pinellas Park  
**APPLICATION CHECKLIST: CONDITIONAL USE (SEC. 18-1531.9 / SEC. 18-1540)**

**Sec. 18-1531.9. - APPLICATION MATERIALS FOR CONDITIONAL USES.**

All applications for conditional use requiring site plan approval shall be in accordance with Section 18-1540, "Preliminary Site Plan Requirements" and shall include any additional materials requested by the Director to determine conformance with, and provide for the enforcement of, this Section.

**Sec. 18-1540.3. - APPLICATION REQUIREMENTS; FORMAT AND GRAPHIC STANDARDS.**

- ☒ All required information shall be submitted electronically. Hard copies may also be submitted on sheets no larger than 24 by 36 inches.
- ☒ All dimensions shall be accurate to the nearest foot. Where exact proposed placement or dimensions of various site improvements has not yet been determined, ranges (ex: 10—15 feet), or minimums or maximums may be used.
- ☒ All drawings shall have a north arrow.
- ☒ Plans shall be prepared at a scale of one inch equals fifty feet (1" = 50') or larger. All drawings shall show the scale at which they are drawn.
- ☒ All plans and drawings shall show the date they were created.
- ☒ A revision record shall be incorporated into each plan sheet and each revision shall be notated and dated.

**Sec. 18-1540.4. - APPLICATION REQUIREMENTS; CONTENT.**

**(A) GENERAL INFORMATION.**

- ☒ 1. Project name, County, State, Section, Township, Range, and a location map at a scale not less than one inch equals two-thousand feet (1" = 2,000'), and indicating State Plane Coordinates, if available.
- ☒ 2. Name and contact information (phone number, email address, and physical address) of the developer, agent, and person(s) who prepared each plan sheet.
- ☐ 3. All plans involving the services of a licensed professional shall be certified by the individual responsible and shall bear the seal, registration number and name and address of said individual. Plans shall be prepared and certified only by those professionals licensed by the State of Florida to prepare and certify such plans.

**(B) SURVEY OF EXISTING CONDITIONS.** A fully-dimensioned, certified boundary survey prepared by a licensed Florida Surveyor showing:

- ☐ 1. Location and type of boundary evidence related to the State Plane Coordinate System, if available.
- ☒ 2. Accurate legal description of the property.
- ☒ 3. Computation of the total acreage of the tract to the nearest hundredth of an acre, with accompanying square-footage.
- ☒ 4. Name, location and width of all existing street rights-of-way, all reservations and easements, and watercourses.
- ☒ 5. The delineation of all flood-prone areas as delineated by the FEMA 100-year Flood Plain, including flood zone(s).
- ☐ 6. Clearly show and delineate all environmentally sensitive areas, indicating square footage and percentage of site, and the source of the delineation.
- ☒ 7. Existing lot lines, with dimensions and bearings.
- ☒ 8. Location and width of driveways and sidewalks within rights-of-way, including swales or parkways, curbs, medians, lanes for acceleration, deceleration, and left turns, and adjacent curb cuts.
- ☒ 9. Location, dimensions, size and height of all buildings and structures, including signs, indicating whether such shall remain or be removed.
- ☒ 10. All existing walkways and vehicular use areas, indicating type of surfacing, stall size, angle and width.
- ☒ 11. Existing tree survey including species, diameter at breast height, (DBH), canopy spread, clear wood height, and condition of all trees over four and one-half (4½") diameter, indicating which trees will be relocated or removed.
- ☒ 12. Zoning, and present use of all adjoining property and buildings within fifty (50) feet of site plan boundary.

(C) PROPOSED SITE DESIGN. Location and dimensions for all features and improvements required to be shown in Subsection (B), above that will remain, and all proposed improvements and site modifications, including the following. All proposed dimensions may be approximate if so indicated on the plan.

- X 1. Proposed buildings and other structures including distance to property lines.
- NA 2. The location of any proposed outdoor storage area(s), including any required screening; outdoor seating; and any outdoor display area(s).
- NA 3. Proposed street right-of-way (location and width).
- NA 4. Proposed reservations and easements (including purpose and width).
- X 5. Proposed sidewalks or pedestrian ways within rights-of-way.
- X 6. Proposed driveway locations and widths, acceleration, deceleration and left turn lanes, and median cuts.
- X 7. Proposed means of stormwater retention and drainage plan indicating the means by which stormwater will be retained. Whether catch basins will be utilized, and if so, where the basins will outfall and proposed connections to the existing drainage system. Rim and invert elevations are not required, and calculations for runoff detention and pipe sizing are not required.
- X 8. Proposed vehicular use areas, including the number of parking, loading and stacking spaces, with dimensions provided between landscape islands, and aisle width dimensions.
- NA 9. Proposed location of overhead doors (commercial/ industrial).
- X 10. Proposed location of solid waste dumpsters.
- X 11. Proposed landscaping, including: Location and width of landscape buffers, any proposed use of berms, proposed street tree and buffer yard species and spacing. See Section 18-1533.16 for minimum buffer yard requirements.

(D) SUPPLEMENTAL INFORMATION.

- X 1. Land Use Plan Map and Official Zoning Map designations for the site. If the site is split by more than one designation, the dividing line(s) shall be shown.
- X 2. Minimum zoning district setbacks (stated or graphically shown).
- X 3. Proposed use(s) and gross floor area for each use (existing and proposed).
- NA 4. Proposed number of dwelling units (including size of units and number of bedrooms), existing and proposed.
- NA 5. Proposed gross and net density for residential development.
- X 6. Proposed number of floors and height of all buildings.
- X 7. Proposed gross floor area and floor area ratio (F.A.R.) for all nonresidential buildings.
- X 8. Proposed building coverage (square footage and percent of site).
- X 9. Parking and loading spaces calculation (including minimum required, existing, and proposed).
- X 10. Proposed percentage of impervious lot coverage and open space (existing and proposed), using net lot area for the calculations.)
- X 11. Proposed development schedule (written and graphic description of phasing).
- NA 12. For multi-building projects, all buildings must be numbered.

## AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

Huntley Properties and Land Holdings, LLC

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

ADDRESS OR GENERAL LOCATION:

6.19 acres on NE corner of Gateway Centre Parkway/Grand Avenue, Pinellas Park

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

Parcel ID# 22-30-16-30374-000-0801

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

Land Use Plan Amendment, Rezoning, PUD, Conditional Use for medical physical rehabilitation hospital.

3. That the undersigned (has/have) appointed and (does/do) appoint Robert Pergollizzi as (his/their) agent(s) to execute any petitions or other documents necessary to affect such application.

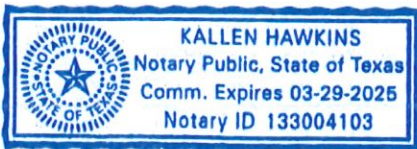
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

SIGNED (PROPERTY OWNER)

**SIGNED (PROPERTY OWNER)**

STATE OF ~~FLORIDA~~ Texas  
COUNTY OF Collin

The foregoing instrument was acknowledged before me this 06/24/2021 (Date)



(SEAL ABOVE)

By Rawn Huntley Mattos  
(Name of person acknowledging and title of position)

who is personally known to me or who has produced Texas Drivers license  
(Type of Identification)

as identification and who did (did not) take an oath.

Kellie Perkins Notary Public, Commission No. 133004103

Kellen Hawkins Name of Notary typed, printed or stamped)

## LEGAL DESCRIPTION

LEGAL DESCRIPTION: PER O.R. BOOK 18145 PAGE 2015 & 2016

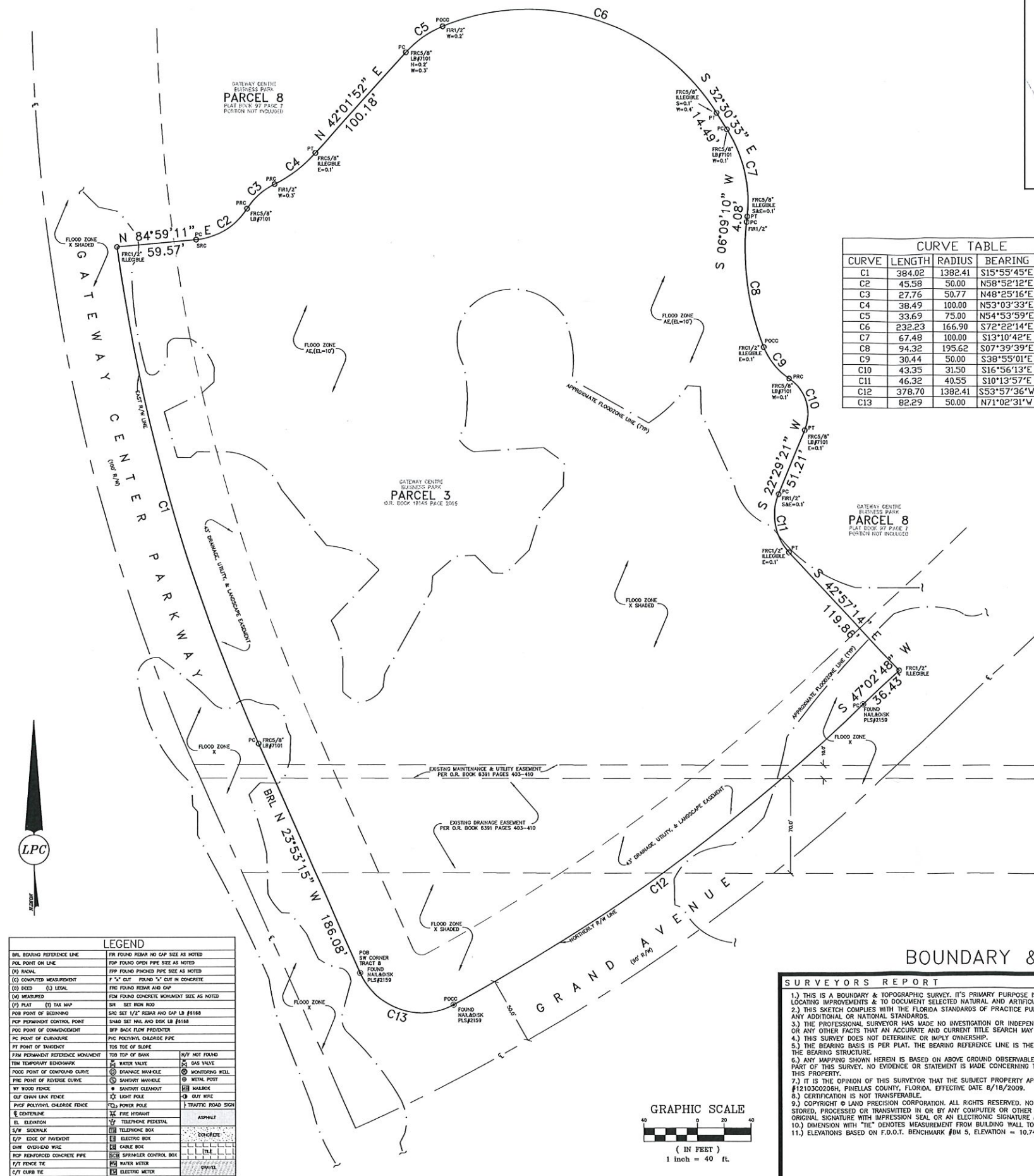
### PARCEL 3:

A PORTION OF PARCEL 8 OF THE PLAT OF GATEWAY CENTRE BUSINESS PARK AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

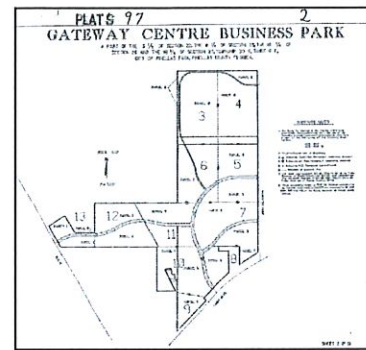
BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL 8, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF GATEWAY CENTRE PARKWAY, AS SHOWN ON SAID PLAT OF GATEWAY CENTRE BUSINESS PARK; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) N 23°53'15" W, 186.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1,382.41 FEET, A CENTRAL ANGLE OF 15°54'59", AN ARC LENGTH OF 384.02 FEET AND A CHORD BEARING AND DISTANCE OF N 15°55'45" W, 382.79 FEET; THENCE N 84°59'11" E, 59.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 52°13'55", AN ARC LENGTH OF 45.58 FEET AND A CHORD BEARING AND DISTANCE OF N 58°52'12" E, 44.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.77 FEET, A CENTRAL ANGLE OF 31°19'57", AN ARC LENGTH OF 27.76 FEET AND A CHORD BEARING AND DISTANCE OF N 48°25'16" E, 27.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 22°03'21", AN ARC LENGTH OF 38.49 FEET AND A CHORD BEARING AND DISTANCE OF N 53°03'33" E, 38.26 FEET TO A POINT OF TANGENCY; THENCE N 42°01'52" E FOR 100.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 25°44'13", AN ARC LENGTH OF 33.69 FEET AND A CHORD BEARING AND DISTANCE OF N 54°53'59" E, 33.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 166.90 FEET, A CENTRAL ANGLE OF 79°43'22", AN ARC LENGTH OF 232.23 FEET AND A CHORD BEARING AND DISTANCE OF S 72°22'14" E, 213.94 FEET TO A POINT OF TANGENCY; THENCE S 32°30'33" E FOR 14.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 38°39'42", AN ARC LENGTH OF 67.48 FEET AND A CHORD BEARING AND DISTANCE OF S 13°10'42" E, 66.20 FEET TO A POINT OF TANGENCY; THENCE S 06°09'10" W FOR 4.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 195.62 FEET, A CENTRAL ANGLE OF 27°37'37", AN ARC LENGTH OF 94.32 FEET AND A CHORD BEARING AND DISTANCE OF S 07°39'39" E, 93.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 34°53'08", AN ARC LENGTH OF 30.44 FEET AND A CHORD BEARING AND DISTANCE OF S 38°55'01" E, 29.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 31.50 FEET, A CENTRAL ANGLE OF 78°51'10", AN ARC LENGTH OF 43.35 FEET AND A CHORD BEARING AND DISTANCE OF S 16°56'13" E, 40.01 FEET TO A POINT OF TANGENCY; THENCE S 22°29'21" W FOR 51.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 40.55 FEET, A CENTRAL ANGLE OF 65°26'35", AN ARC LENGTH OF 46.32 FEET AND A CHORD BEARING AND DISTANCE OF S 10°13'57" E, 43.84 FEET TO A POINT OF TANGENCY; THENCE S 42°57'14" E FOR 119.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND AVENUE, AS SHOWN ON SAID PLAT OF GATEWAY CENTRE BUSINESS PARK; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) S 47°02'48" W FOR 36.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1,382.41 FEET, A CENTRAL ANGLE OF 15°41'44", AN ARC LENGTH OF 378.70 FEET AND A CHORD BEARING AND DISTANCE OF S 53°57'36" W, 377.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST (3) NORTHWESTERLY ALONG THE ARC OF SAID ONE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 94°17'57", AN ARC LENGTH OF 82.29 FEET AND A CHORD BEARING AND DISTANCE OF N 71°02'31" W, 73.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 269,642± SQUARE FEET OR 6.19± ACRES MORE OR LESS.

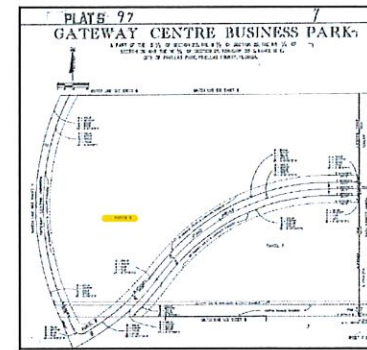
SECTION 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



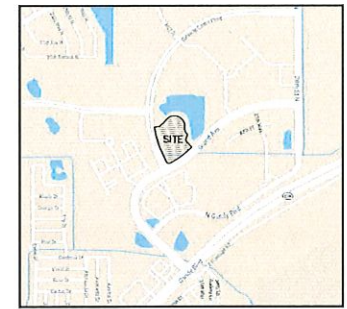
CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	384.02	1382.41	S15°55'45"E	382.79
C2	45.58	50.00	N58°52'12"E	44.02
C3	27.76	50.77	N48°25'16"E	27.42
C4	38.49	100.00	N53°03'33"E	38.26
C5	33.69	75.00	N54°53'59"E	33.41
C6	232.23	166.90	S72°22'14"E	213.94
C7	67.48	100.00	S13°10'42"E	66.20
C8	94.32	195.62	S07°39'39"E	93.41
C9	30.44	50.00	S38°55'01"E	29.98
C10	46.35	31.50	S16°56'13"E	40.01
C11	43.32	40.55	S10°13'57"E	43.84
C12	378.70	1382.41	S53°57'36"W	377.51
C13	82.29	50.00	N1°02'31"W	73.35



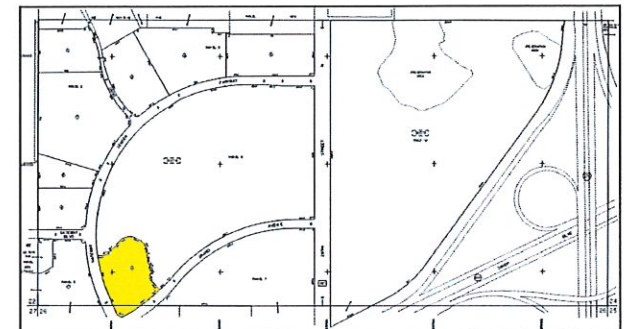
EXCERPT OF PLAT (NOT TO SCALE)  
VIA PLAT BOOK 97 PAGE 2



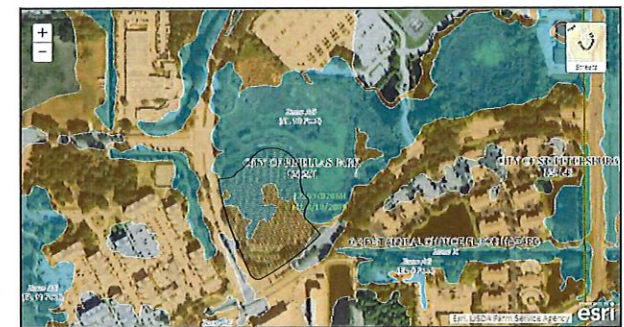
EXCERPT OF PLAT (NOT TO SCALE)  
VIA PLAT BOOK 97 PAGE 7



VICINITY MAP (NOT TO SCALE)  
VIA GOOGLE MAPS



EXCERPT OF TAX MAP (NOT TO SCALE)  
VIA COUNTY WEBSITE



EXCERPT OF FEMA MAP (NOT TO SCALE)  
VIA FEMA WEBSITE

LEGAL DESCRIPTION: PER O.R. BOOK 18145 PAGE 2015 & 2016

PARCEL 3:  
A PORTION OF PARCEL 8 OF THE PLAT OF GATEWAY CENTRE BUSINESS PARK AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

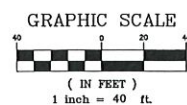
BEGAN AT THE SOUTHWEST CORNER OF SAYS PLAT. SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF GATEWAY CENTRE PARKWAY, AS SHOWN ON SAID PLAT OF GATEWAY CENTRE BUSINESS PARK; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S 23°51'31" W, 186.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1,382.41 FEET, A CENTRAL ANGLE OF 15°54'58", AN ARC LENGTH OF 384.02 FEET AND A CHORD BEARING AND DISTANCE OF S 15°55'45" W, 382.79 FEET; THENCE N 84°59'11" E, 59.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1,382.41 FEET, A CENTRAL ANGLE OF 15°54'58", AN ARC LENGTH OF 384.02 FEET AND A CHORD BEARING AND DISTANCE OF S 15°55'45" W, 382.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.77 FEET, A CENTRAL ANGLE OF 31°19'57", AN ARC LENGTH OF 27.76 FEET AND A CHORD BEARING AND DISTANCE OF N 48°25'16" E, 27.142 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 61°53'51", AN ARC LENGTH OF 30.44 FEET AND A CHORD BEARING AND DISTANCE OF S 13°10'42" E, 26.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 75.50 FEET, A CENTRAL ANGLE OF 25°44'13", AN ARC LENGTH OF 33.69 FEET AND A CHORD BEARING AND DISTANCE OF N 54°53'59" E, 33.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 166.90 FEET, A CENTRAL ANGLE OF 79°45'22", AN ARC LENGTH OF 52.23 FEET AND A CHORD BEARING AND DISTANCE OF S 72°22'14" E, 51.13 FEET TO A POINT OF TANGENCY; THENCE S 72°22'14" E, 51.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 38°59'42", AN ARC LENGTH OF 67.48 FEET AND A CHORD BEARING AND DISTANCE OF S 13°10'42" E, 66.82 FEET TO A POINT OF TANGENCY; THENCE S 06°09'10" W, 4.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 155.62 FEET, A CENTRAL ANGLE OF 27°37'37", AN ARC LENGTH OF 49.32 FEET AND A CHORD BEARING AND DISTANCE OF S 07°39'38" E, 93.41 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 155.62 FEET, A CENTRAL ANGLE OF 27°37'37", AN ARC LENGTH OF 49.32 FEET AND A CHORD BEARING AND DISTANCE OF S 07°39'38" E, 93.41 FEET TO A POINT OF TANGENCY; THENCE S 07°39'38" E, 93.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.44 FEET AND A CHORD BEARING AND DISTANCE OF S 38°55'01" E, 29.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 31.50 FEET, AN ARC LENGTH OF 78°51'0", AN ARC LENGTH OF 43.35 FEET AND A CHORD BEARING AND DISTANCE OF S 18°56'13" E, 43.01 FEET TO A POINT OF TANGENCY; THENCE S 22°29'11" E, 43.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.77 FEET, A CENTRAL ANGLE OF 65°28'35", AN ARC LENGTH OF 46.32 FEET AND A CHORD BEARING AND DISTANCE OF S 10°13'57" E, 43.84 FEET TO A POINT OF TANGENCY; THENCE S 42°57'14" E, 119.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND AVENUE, AS SHOWN ON SAID PLAT OF GATEWAY CENTRE BUSINESS PARK; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S 47°02'48" W, 36.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 71°02'31", AN ARC LENGTH OF 30.44 FEET AND A CHORD BEARING AND DISTANCE OF S 53°57'10" E, 75.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST (3) NORTHEASTERLY ALONG THE ARC OF SAID ONE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 94°17'57", AN ARC LENGTH OF 82.29 FEET AND A CHORD BEARING AND DISTANCE OF N 71°02'31" W, 73.31 FEET TO THE POINT OF BEGINNING.



CONTAINING 269,642± SQUARE FEET OR 6.19± ACRES MORE OR LESS

## BOUNDARY & TOPOGRAPHIC SURVEY

## SURVEYORS REPORT

- 1) THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY. ITS PRIMARY PURPOSE IS TO OCCUPY THE PERIMETER OF THE DESCRIBED LANDS BY ESTABLISHING OR REESTABLISHING CORNERS AND LOCATING IMPROVEMENTS & TO DOCUMENT SELECTED NATURAL AND ARTIFICIAL FEATURES OF THE SITE SURFACE TO DETERMINE HORIZONTAL AND VERTICAL SPATIAL RELATIONS.
- 2) THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 34-117 FLOIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET ANY ADJUDICATORY OR NON-ADJUDICATORY PURPOSES.
- 3) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
- 5) THE BEARING BEING IS PER PLAT. THE BEARING REFERENCE LINE IS THE WEST RIGHT-OF-WAY LINE OF GATEWAY CENTER PARKWAY BEING N 27°53'15" W. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
- 6) THE DATA SHOWN HEREIN IS BASED ON ABOVE GROUND OBSERVABLE EVIDENCE. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 7) X) IS THE OPINION OF THIS SURVEYOR THAT THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X". "X SHADED", AND "AE (EL '10)" IN ACCORDANCE WITH F.I.R.M. MAP #121030202H, PINELAS COUNTY, FLORIDA. EFFECTIVE DATE 8/18/2009.
- 8) CERTIFICATION IS NOT TRANSFERABLE.
- 9) ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR BY ANY INFORMATION STORAGE, RETRIEVAL, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SKETCH/MAP WITHOUT AN ORIGINAL SIGNATURE WITH IMPRESSION SEAL OR AN ELECTRONIC SIGNATURE AND SEAL BY SECURE AUTHENTICATION CODE ARE NOT VALID.
- 10) DATUMS WITH REFERENCE FROM BUILDING WALL TO PROPERTY LINE.  
ELEVATION BASED ON F.D.O.T. BENCHMARK #W 5. ELEVATION = 10.74, DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.



CERTIFY TO:  EVEREST REALTY TWELVE, LLC	GATEWAY CENTER BUSINESS PARK PINELLAS PARK, FL
DRAWN BY: WT & JRElll      CHECKED BY: VEC	
UPDATES/HISTORY:                      SHEET 1 OF 4	LAND PRECISION CORPORATION
	<div data-bbox="2601 1812 2713 1846">           2685 SUNSET POINT ROAD            CLEARWATER, FL 33759            727-795-2737            FAX 727-795-3326         </div> <div data-bbox="2713 1812 2887 1901">  </div> <div data-bbox="2601 1905 2887 1925">           LB#6168                      SURVEYING               MAPPING – PLANNING         </div> <div data-bbox="2601 1937 2887 1947">           JOB NUMBER: 21164                      DATE SURVEYED: 6/4/2021         </div>

**LEGEND**

BNL BEARING REFERENCE LINE	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
BNL POINT ON LINE	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
(R) RADIAL	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
(C) COMPUTED MEASUREMENT	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
(S) SLOPE	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
(M) MEASURED	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
(P) PLAT	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
POB POINT OF BEGINNING	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
POF POINT OF FINISH	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
POC POINT OF COMMENCEMENT	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
POI POINT OF INTERSECTION	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
PPM PERMANENT REFERENCE MONUMENT	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
TRM TEMPORARY REFERENCE MONUMENT	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
TDVA DOUBLE CHECK VALVE ASSEMBLY	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
CONTRAILINE	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
BY WOOD FENCE	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
CLF CHAIN LINK FENCE	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
POF POLYETHYLENE CHLORIDE FENCE	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
TOP VERIFIED CLAY PIPE	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED
EL. ELEVATION	FR FOUND FERR. NO CAP SIZE AS NOTED	TOP FOUND OPEN PIPE SIZE AS NOTED

**TREE LEGEND**

○ OAK TREE	○ OAK TREE
○ SYCAMORE TREE	○ SYCAMORE TREE

**GRAPHIC SCALE**

**SHET 2 OF 2**







**GATEWAY CENTER BUSINESS PARK PINELLAS PARK, FL**

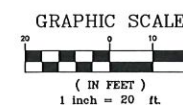
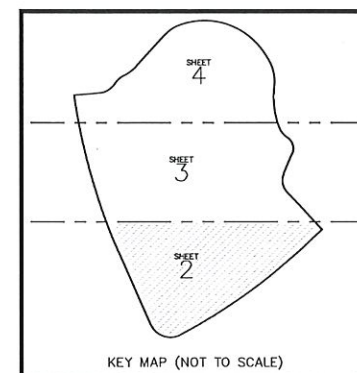
**LAND PRECISION CORPORATION**

2845 SUNSET POINT ROAD  
CLEARWATER, FL 33759  
727-796-7331  
FAX 727-796-3316

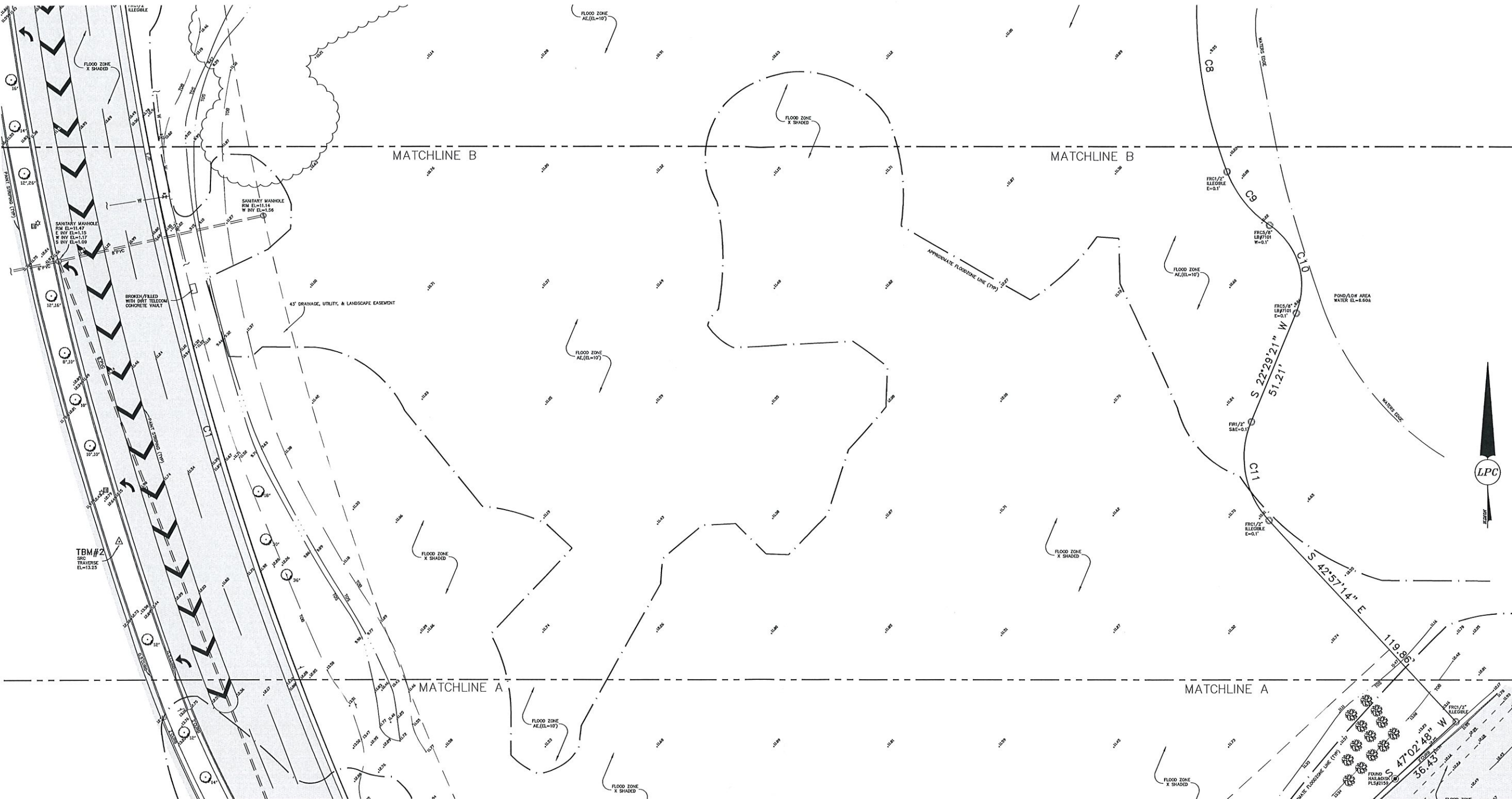


**TREE LEGEND**

-  OAK TREE
-  SYCAMORE TREE
-  MYRTLE TREE
-  MULTI STALK  
2"-8"
-  PINE TREE
-  ELM TREE

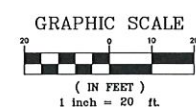
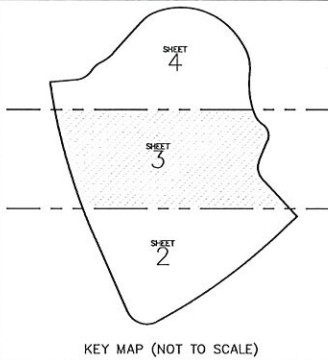


SECTION 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



LEGEND		
B/L BEARING REFERENCE LINE	FR FOUND REBAR NO CAP SIZE AS NOTED	
POL POINT ON LINE	FR FOUND OPEN PIPE SIZE AS NOTED	
(C) BACKL	FR FOUND FINISHED PIPE SIZE AS NOTED	
(C) COMPUTED MEASUREMENT	FR FOUND FINISHED PIPE SIZE AS NOTED	
(C) DEED	FR FOUND REBAR AND CAP	
(C) MEASURED	FR FOUND CONCRETE MONUMENT SIZE AS NOTED	
(C) PLAT (1) X MAP	FR SET IRON ROD	
FOR POINT OF BEGINNING	FR SET 1/2" REBAR AND CAP L# 15188	
FOR PERMANENT CONTROL POINT	FR SET 1/2" REBAR AND CAP L# 15188	
FOR POINT OF COMMENCEMENT	FR SET 1/2" REBAR AND CAP L# 15188	
PC POINT OF CURVATURE	FR SET 1/2" REBAR AND CAP L# 15188	
PI POINT OF INTERSECTION	FR SET 1/2" REBAR AND CAP L# 15188	
PPM PERMANENT REFERENCE MONUMENT	FR SET 1/2" REBAR AND CAP L# 15188	
TRM TEMPORARY MONUMENT	FR SET 1/2" REBAR AND CAP L# 15188	
DOVA DOUBLE CHECK VALVE ASSEMBLY	FR SET 1/2" REBAR AND CAP L# 15188	
E CENTERLINE	FR SET 1/2" REBAR AND CAP L# 15188	
W/ WOOD FENCE	FR SET 1/2" REBAR AND CAP L# 15188	
CUT CHAIN LINK FENCE	FR SET 1/2" REBAR AND CAP L# 15188	
PPF PRECAST CONCRETE FENCE	FR SET 1/2" REBAR AND CAP L# 15188	
VCP VERIFIED CLAY PIPE	FR SET 1/2" REBAR AND CAP L# 15188	
EL ELEVATION	FR SET 1/2" REBAR AND CAP L# 15188	
S/W SLOPE	FR SET 1/2" REBAR AND CAP L# 15188	
C/P EDGE OF PAVEMENT	FR SET 1/2" REBAR AND CAP L# 15188	
OW OVERHEAD WIRE	FR SET 1/2" REBAR AND CAP L# 15188	
RFP REINFORCED CONCRETE PIPE	FR SET 1/2" REBAR AND CAP L# 15188	
F/T FENCE TIE	FR SET 1/2" REBAR AND CAP L# 15188	
C/T CURB TIE	FR SET 1/2" REBAR AND CAP L# 15188	
	FR SET 1/2" REBAR AND CAP L# 15188	

TREE LEGEND	
	OAK TREE
	MATURE TREE
	ELM TREE



GATEWAY CENTER  
BUSINESS PARK  
PINELLAS PARK, FL

LAND PRECISION CORPORATION

2645 SUNSET POINT ROAD  
CLEARWATER, FL 33759  
727-798-2737  
FAX 727-798-3326

LB#6168

JOB NUMBER: 21164

SURVEYING  
MAPPING - PLANNING

DATE SURVEYED: 6/23/2021

# GATEWAY CENTRE PHYSICAL REHABILITATION HOSPITAL

## PRELIMINARY SITE PLAN

SECTIONS 22, TOWNSHIP 30 S, RANGE 16 E  
PINELLAS COUNTY, FLORIDA

### LEGAL DESCRIPTION

LEGAL DESCRIPTION:PER O.R. BOOK 18145 PAGE 2015 & 2016

PARCEL 3:  
A PORTION OF PARCEL 8 OF THE PLAT OF GATEWAY CENTRE BUSINESS PARK AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL 8, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF GATEWAY CENTRE PARKWAY, AS SHOWN ON SAID PLAT OF GATEWAY CENTRE BUSINESS PARK; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING:  
TWO (2) COURSES; (1) N 23°53'15" W, 186.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1,382.41 FEET, A CENTRAL ANGLE OF 15°54'59", AN ARC LENGTH OF 384.02 FEET AND A CHORD BEARING AND DISTANCE OF N 15°55'45" W, 382.79 FEET; THENCE N 84°59'11" E, 59.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 52°13'55", AN ARC LENGTH OF 45.58 FEET AND A CHORD BEARING AND DISTANCE OF N 58°52'12" E, 44.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.77 FEET, A CENTRAL ANGLE OF 31°19'57", AN ARC LENGTH OF 27.76 FEET AND A CHORD BEARING AND DISTANCE OF N 48°25'16" E, 27.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 22°03'21", AN ARC LENGTH OF 38.49 FEET AND A CHORD BEARING AND DISTANCE OF N 53°03'33" E, 38.26 FEET TO A POINT OF TANGENCY; THENCE N 42°01'52" E FOR 100.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 25°44'13", AN ARC LENGTH OF 33.69 FEET AND A CHORD BEARING AND DISTANCE OF N 54°53'59" E, 33.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 166.90 FEET, A CENTRAL ANGLE OF 79°43'22", AN ARC LENGTH OF 232.23 FEET AND A CHORD BEARING AND DISTANCE OF S 72°22'14" E, 213.94 FEET TO A POINT OF TANGENCY; THENCE S 32°30'33" E FOR 14.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 38°39'42", AN ARC LENGTH OF 67.48 FEET AND A CHORD BEARING AND DISTANCE OF S 13°10'42" E, 66.20 FEET TO A POINT OF TANGENCY; THENCE S 06°09'10" W FOR 4.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 195.62 FEET, A CENTRAL ANGLE OF 27°37'37", AN ARC LENGTH OF 94.32 FEET AND A CHORD BEARING AND DISTANCE OF S 07°39'39" E, 93.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 34°53'08", AN ARC LENGTH OF 30.44 FEET AND A CHORD BEARING AND DISTANCE OF S 38°55'01" E, 29.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 31.50 FEET, A CENTRAL ANGLE OF 78°51'10", AN ARC LENGTH OF 43.35 FEET AND A CHORD BEARING AND DISTANCE OF S 16°56'13" E, 40.01 FEET TO A POINT OF TANGENCY; THENCE S 22°29'21" W FOR 51.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 40.55 FEET, A CENTRAL ANGLE OF 65°26'35", AN ARC LENGTH OF 46.32 FEET AND A CHORD BEARING AND DISTANCE OF S 10°13'57" E., 43.84 FEET TO A POINT OF TANGENCY; THENCE S 42°57'14" E FOR 119.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND AVENUE, AS SHOWN ON SAID PLAT OF GATEWAY CENTRE BUSINESS PARK; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) S 47°02'48" W FOR 36.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1,382.41 FEET, A CENTRAL ANGLE OF 15°41'44", AN ARC LENGTH OF 378.70 FEET AND A CHORD BEARING AND DISTANCE OF S 53°57'36" W, 377.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST (3) NORTHWESTERLY ALONG THE ARC OF SAID ONE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 94°17'57", AN ARC LENGTH OF 82.29 FEET AND A CHORD BEARING AND DISTANCE OF N 71°02'31" W, 73.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 269,642± SQUARE FEET OR 6.19± ACRES MORE OR LESS.

### LOCATION MAP



## EVEREST REALTY TWELVE, LLC

5100 BELTLINE ROAD  
SUITE 310  
DALLAS, TX 75254  
PHONE (972) 679-1715

### DRAWING INDEX

#### SHEET

#### TITLE

C1

COVER SHEET

C2

PRELIMINARY SITE PLAN

### SITE DATA TABLE

PARCEL ID	22-30-16-30374-000-0801		
SITE AREA	±6.19 AC (±269,642 SF)		
EXISTING LAND USE DESIGNATION	INDUSTRIAL LIMITED (IL)		
EXISTING ZONING	M-1		
PROPOSED USE	PHYSICAL REHABILITATION HOSPITAL*		

	EXISTING	PROPOSED	MIN/MAX
FLOOR AREA	NA	40,000 SF (0.15 FAR)	0.55 MAX
IMPERVIOUS SURFACE (LOT COVERAGE)	NA	119,024 SF (44.1%)	75% MAX
OPEN SPACE	NA	150,618 SF (55.9%)	25% MIN
MINIMUM LOT AREA	6.19 AC	6.19 AC	1 ACRE MIN PER C.U.
MINIMUM LOT WIDTH (ALONG GATEWAY CENTRE PARKWAY)	570 FT	570 FT	200 FT MIN PER C.U.
BUILDING SETBACKS			
FRONT (WEST)	NA	116.8 FT	20' MIN FOR M-1 PER C.U. 100' MIN FROM RESIDENTIAL PER C.U.
FRONT (SOUTH)	NA	164.2 FT	20' MIN FOR M-1 PER C.U. 100' MIN FROM RESIDENTIAL PER C.U.
SIDE (EAST)	NA	85.1 FT	5' MIN FOR M-1 PER C.U. 100' MIN FROM RESIDENTIAL PER C.U.
SIDE (NORTH)	NA	98.6 FT	5' MIN FOR M-1 PER C.U. 100' MIN FROM RESIDENTIAL PER C.U.
BUILDING HEIGHT		1-STORY***	72 FT PER CC&R
PARKING		95 SPACES** 2.64 PER BED	270 SPACES 7.5 PER BED PER CODE

\* CITY DEFINITION OF HOSPITAL IS A "CONDITIONAL USE" IN M-1 ZONING DISTRICT

\*\* PARKING VARIANCE PER ACTUAL USAGE AT OTHER EVEREST FACILITIES

\*\*\* 24 FT TO FLAT ROOF, 37 FT TO HIGHEST POINT OF ARCHITECTURAL FEATURE

THE LANDSCAPE & IRRIGATION PLANS SHALL BE SUBMITTED WITH THE FINAL ENGINEERING IMPROVEMENT PLANS

THE PARCEL LIES IN FLOOD ZONES X, X-SHADED & AE, ELEVATION 10, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, 12103C0206H, EFFECTIVE DATE AUGUST 18, 2009

#### PROJECT DIRECTORY

##### OWNERS

HUNTLEY PROPERTIES, LLC  
2033 W McDERMOTT DR  
SUITE 320-228  
ALLEN, TX 75013

##### APPLICANT

EVEREST REALTY TWELVE, LLC  
5100 BELTLINE RD  
SUITE 310  
DALLAS, TX 75254

##### PLANNER/CIVIL ENGINEER

GULF COAST CONSULTING, INC  
13825 ICOT BOULEVARD  
SUITE 605  
CLEARWATER, FL 33760

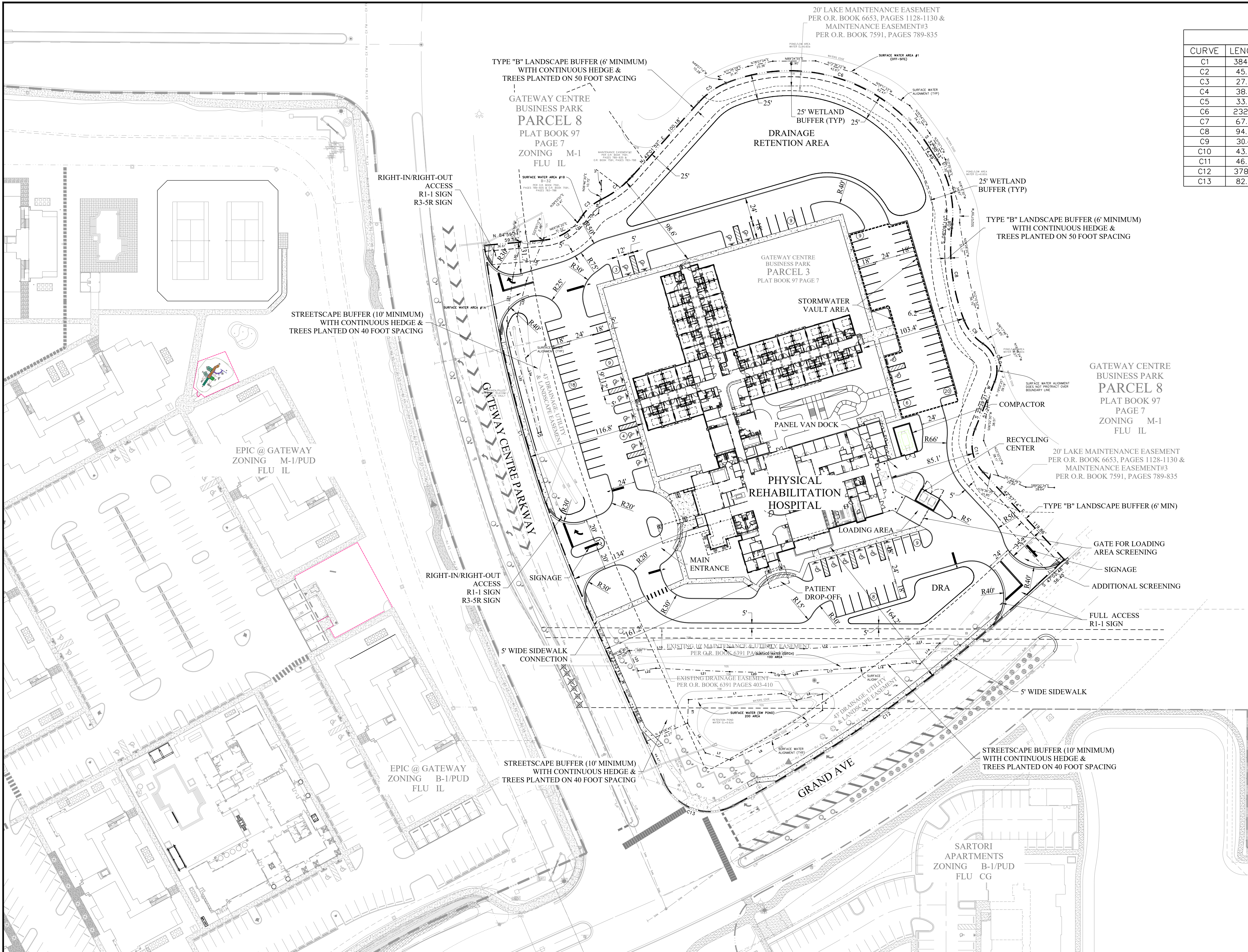


### Gulf Coast Consulting, Inc.

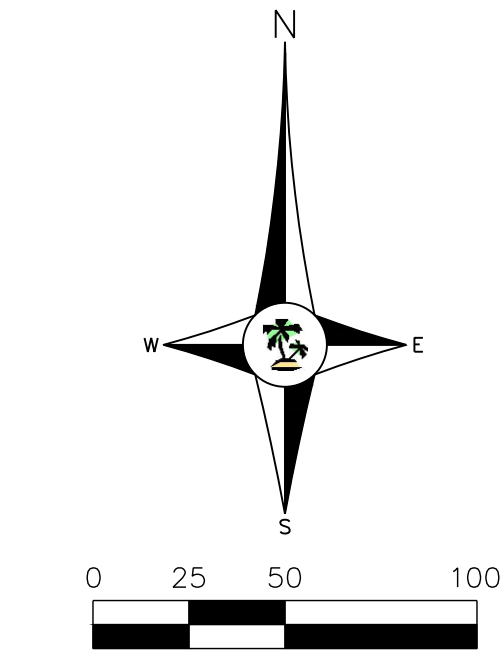
Land Development Consulting  
ENGINEERING TRANSPORTATION PLANNING PERMITTING  
13825 ICOT BLVD., SUITE 605  
Clearwater, Florida 33760  
Phone: (727) 524-1818 Fax: (727) 524-6090  
[www.gulfcoastconsultinginc.com](http://www.gulfcoastconsultinginc.com)

SEAN P. CASHEN  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
LICENSE NO. 42360  
  
THIS ITEM HAS BEEN ELECTRONICALLY  
SIGNED AND SEALED BY SEAN P. CASHEN,  
ON THE DATE INDICATED HERE USING A SHA  
AUTHENTICATION CODE.  
  
PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED AND  
THE SHA AUTHENTICATION CODE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES.

21-049  
DATE: 07/02/2021  
REV: 11/10/2021  
GATEWAY CENTRE PHYSICAL REHABILITATION HOSPITAL



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	384.02	1382.41	S15°55'45"E	382.79
C2	45.58	50.00	N58°52'12"E	44.02
C3	27.76	50.77	N48°25'16"E	27.42
C4	38.49	100.00	N53°03'33"E	38.26
C5	33.69	75.00	N54°53'59"E	33.41
C6	232.23	166.90	S72°22'14"E	213.94
C7	67.48	100.00	S13°10'42"E	66.20
C8	94.32	195.62	S07°39'39"E	93.41
C9	30.44	50.00	S38°55'01"E	29.98
C10	43.35	31.50	S16°56'13"E	40.01
C11	46.32	40.55	S10°13'57"E	43.84
C12	378.70	1382.41	S53°57'36"W	377.51
C13	82.29	50.00	N71°02'31"W	73.31



TREE LEGEND

- OAK TREE
- MAGNOLIA TREE
- BAY TREE
- PINE TREE
- MAPLE TREE
- UNKNOWN TREE
- PALM TREE
- CEDAR TREE
- MIMOSA TREE
- PODOCARPUS
- MULBERRY TREE
- BOTTLE BRUSH
- TALLOW TREE
- AVOCADO TREE
- PECAN TREE
- CAMPOR TREE
- CITRUS TREE



**NOTE TO CONTRACTORS:**  
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

FLOOD ZONE NOTE:

THE SITE APPEARS TO BE IN FLOOD ZONES "X", "X-SHADED", & "AE". ELEVATION 10, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0206H INDEX DATED AUGUST 18, 2009.

DATUM NOTE :

ALL ELEVATIONS ARE BASED ON FDOT BENCHMARK #BM 5, 420 FLHD, HAVING AND ELEVATION OF 10.74 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGEND

BRL BEARING REFERENCE LINE	FIR FOUND REBAR NO. CAP SIZE AS NOTED
POL POINT ON LINE	FOP FOUND OPEN PIPE SIZE AS NOTED
(R) RADIAL	FPP FOUND PINCHED PIPE SIZE AS NOTED
(C) COMPUTED MEASUREMENT	F "x" CUT FOUND "x" CUT IN CONCRETE
(D) DEED	FR FOUND REBAR AND CAP
(M) MEASURED	FCM FOUND CONCRETE MONUMENT SIZE AS NOTED
(P) PLAT	SR SET IRON ROD
POB POINT OF BEGINNING	SRC SET 1/2" REBAR AND CAP LB #6168
POP PERMANENT CONTROL POINT	SNAB SET NAIL AND DISK LB #6168
POC POINT OF COMMENCEMENT	RD ROOF DRAIN
PC POINT OF CURVATURE	GV GAS VALVE
PI POINT OF INTERSECTION	WV WATER VALVE
PRM PERMANENT REFERENCE MONUMENT	FX FIRE HYDRANT
TRM TEMPORARY BENCHMARK	DM DRAINAGE MANHOLE
C/T CURB TIE	SM SANITARY MANHOLE
F/T FENCE TIE	TOS TOE OF SLOPE
EV ELECTRIC VAULT	TOS TOP OF BANK
EQ CENTERLINE	LP LIGHT POLE
WTF WOOD FENCE	TPU POWER POLE
CLF CHAIN LINK FENCE	TP TELEPHONE PEDESTAL
EL ELEVATION	BH BORING HOLE
ET ELECTRIC TRANSFORMER	EB ELECTRIC BOX
E/P EDGE OF PAVEMENT	CB CABLE BOX
OHW OVERHEAD WIRE	SCB SPRINKLER CONTROL BOX
FDC FIRE DEPARTMENT CONNECTION	WM WATER METER

VILLA @ GATEWAY  
APARTMENTS  
ZONING R-6  
FLU R/OG

SIGN LEGEND



R1-1




R3-5R

DESIGNED RP

DRAWN MKC

CHECKED SPC

QC:



Gulf Coast Consulting, Inc.

Land Development Consulting  
ENGINEERING TRANSPORTATION PLANNING PERMITTING  
13825 ICOT BLVD., SUITE 605  
Clearwater, Florida 33760  
Phone: (727) 524-1818 Fax: (727) 524-6090  
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:

EVEREST REALTY TWELVE, LLC  
5100 BELTLINE ROAD  
SUITE 310  
DALLAS, TX 75254

SHEET DESCRIPTION:

GATEWAY CENTRE PHYSICAL REHABILITATION HOSPITAL  
  
PRELIMINARY SITE PLAN

NO.	DATE	REVISIONS
2	11/10/21	REVISED PER PINELLAS PARK COMMENTS
1	08/23/21	REVISED PER PINELLAS PARK COMMENTS

APPROVED BY:

SEAN P. CASHEN, P.E. #2505  
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER  
GULF COAST CONSULTING, INC.  
CERTIFICATE OF AUTHORIZATION No. 9774

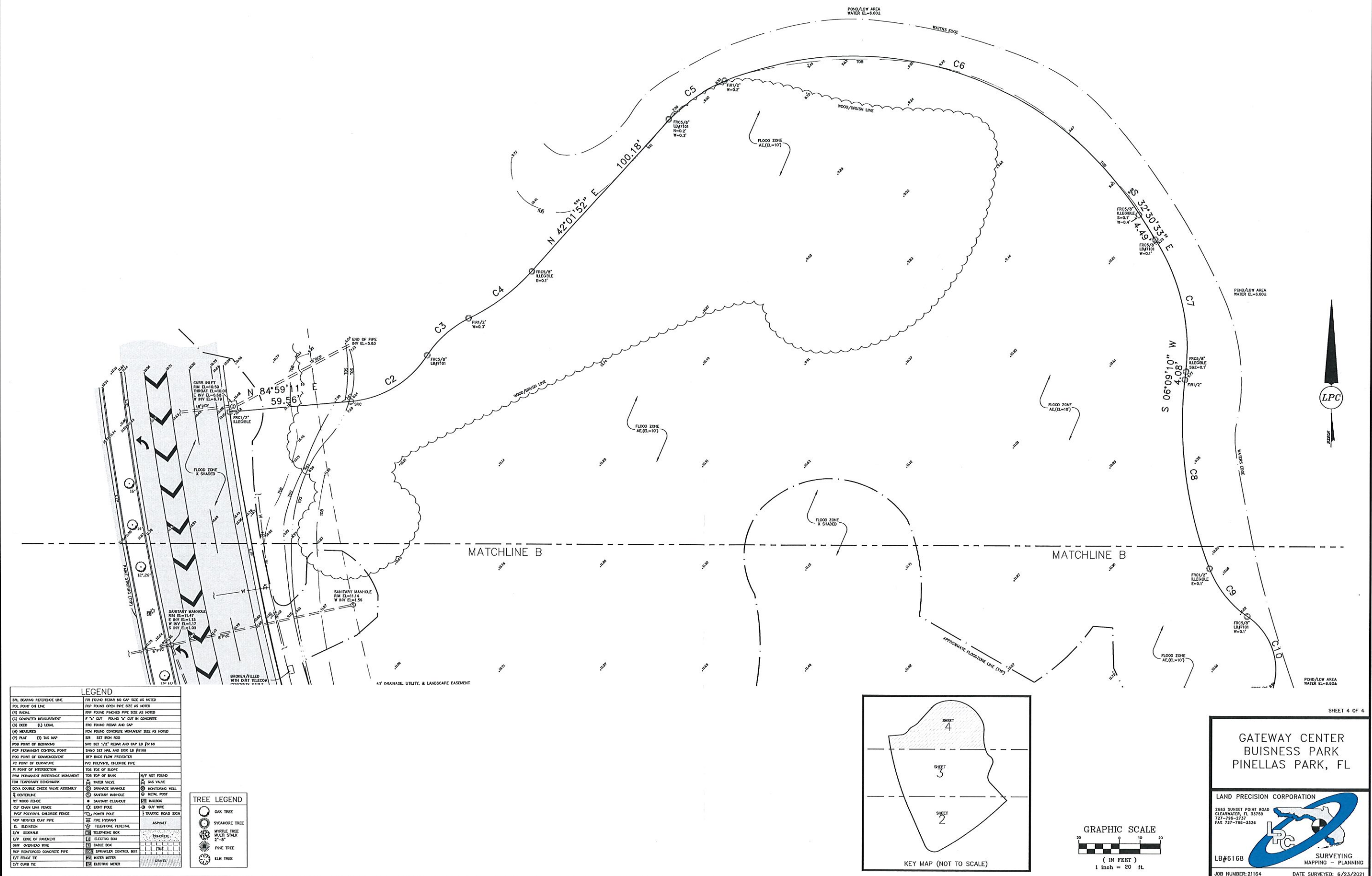
PROJ. NO.

21-049

SIT.

C2

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- Legend
- Parcel Lines
  - Centerlines
  - Pinellas Park
  - Rights of Way
  - Unincorporated

City of Pinellas Park



Notes:



1: 4,514

376.2

0

188.08

376.2 Feet

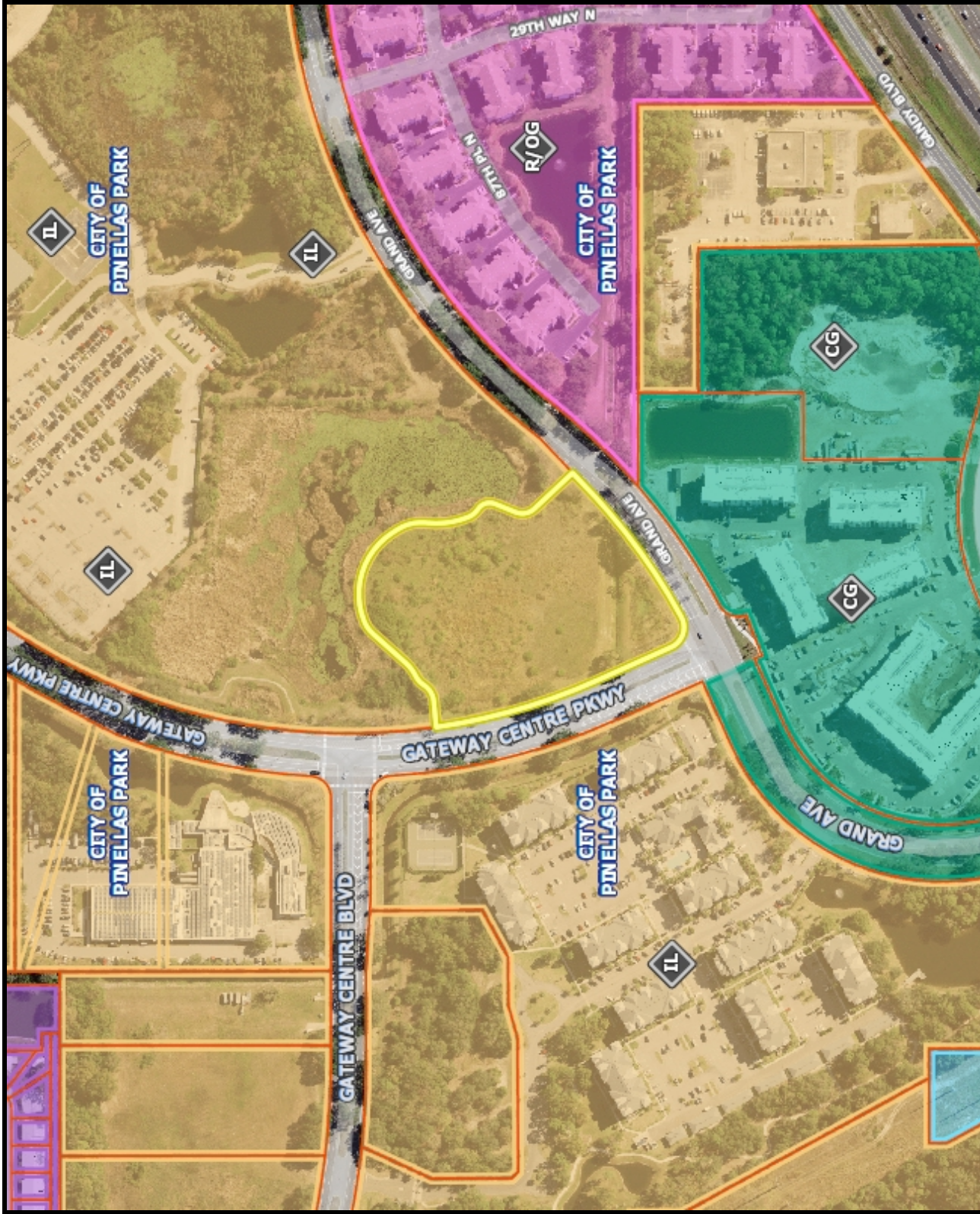
Legend

- Parcel Lines
- Centerlines
- Pinellas Park
- Annexation Amendment Agreement
- Land Use Borders

- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Residential/Open Space - R/O/S
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - F
- Residential Urban (Residential Low) - RU(R)
- Transportation/Utility - T/U

Land Use Fill

- Commercial General - CG
- Commercial General (Residential Medium)
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Recreation/Open Space - R/O/S
- Residential Facilities High - RFH
- Residential Low - RL
- Residential Low Medium - RLM



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet



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# City of Pinellas Park

## Legend

- Parcel Lines

Centerlines

Pinellas Park

Annexation Amendment Agreement

Zoning Borders
- General Commercial - B-1

Heavy Commercial - CH

Commercial Neighborhood - CN

Commercial Planned Unit Development - Ci

Farm - F

General Office - GO

Heavy Industrial - IH

Industrial Planned Unit Development - IPUC

IN REVIEW

Light Industrial - M-1

Residential / Office / Retail - ROR

Mixed Use Development - MXD

Mixed Unit Development - MXD-2

Mixed Use Planned Unit Development - MU

Open Space - O/S

Public - P

Preservation - PRES.

Single Family Residential - R-1

Single Family Residential - R-2

Single Family Residential - R-3

Duplex Residential - R-4

Multifamily Residential - R-5

Multifamily Residential/Commercial - R-6

Single Family Residential Estate - R-E

Residential Planned Unit Development - RP

Rural Residential - RR

Mobile Home Subdivision - T-1

Mobile Home Park - T-2

Town Center - TC
- Zoning Fill

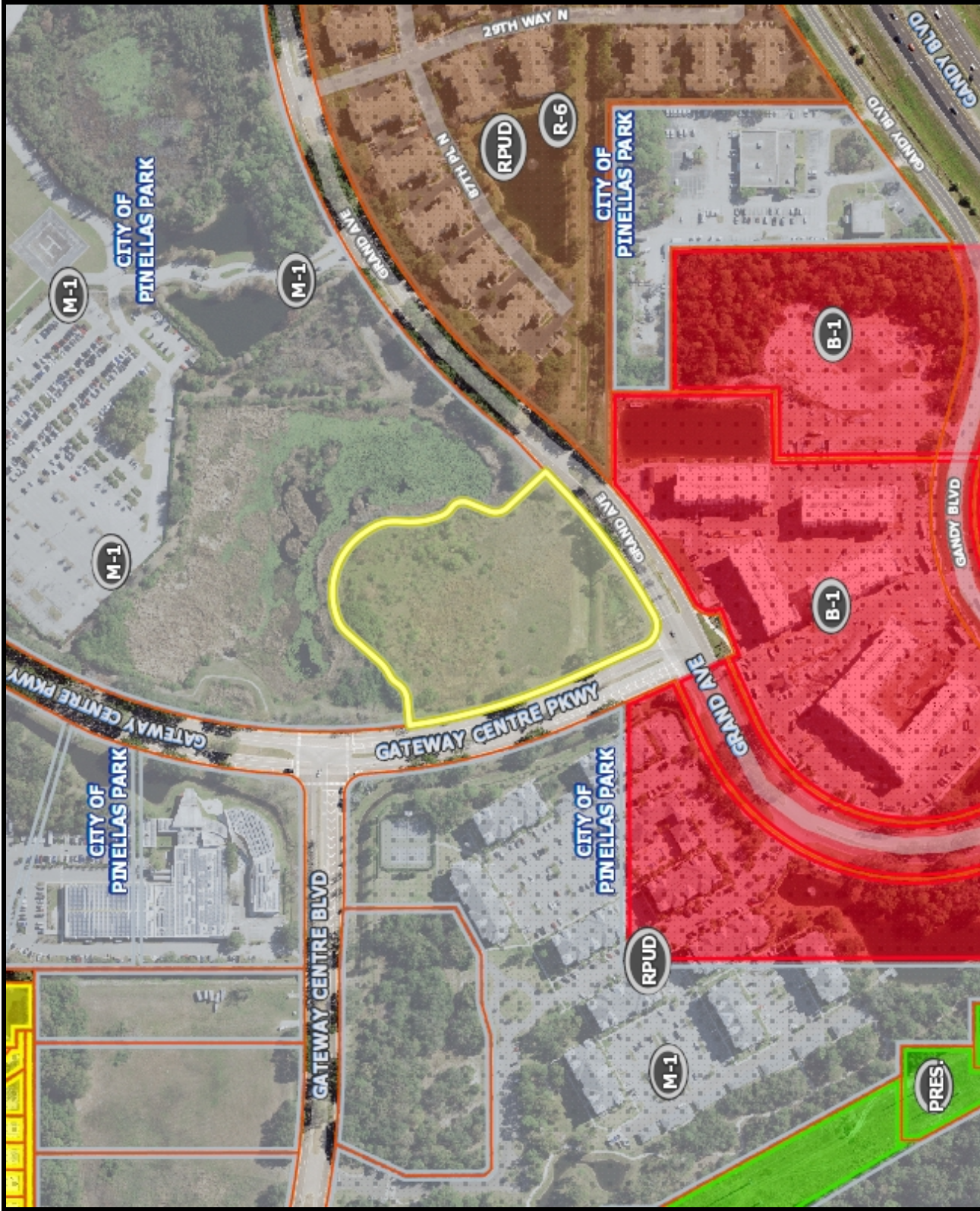
General Commercial - B-1

Heavy Commercial - CH

Commercial Neighborhood - CN

Commercial Planned Unit Development - Ci

Farm - F



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere





A vertical number line with tick marks at 0, 188.08, and 376.2. The line is labeled "Feet" at the top.

