

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING THE LAND USE DESIGNATION OF INDUSTRIAL LIMITED (IL) FOR CERTAIN LANDS GENERALLY LOCATED AT 5300 ULMERTON ROAD AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; 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.  
(LUPA-1123-00003, 5300 Flex, LLC)

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**WHEREAS**, the City of Pinellas Park, Florida, finds that it is in the public's interest to amend the City's Land Use Plan Map and designate certain lands generally located at 5300 Ulmerton Road and more particularly described in Exhibit "A" attached hereto and made a part hereof as Industrial Limited (IL); 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.

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

**SECTION ONE:** That the City Council of the City of Pinellas Park hereby amends the City's Official Land Use Plan Map and designates the following described property Industrial Limited (IL):

THAT PARCEL LEGALLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

**SECTION TWO:** That the City Council does hereby certify that this Ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Community Planning Act.

**SECTION THREE:** That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

**SECTION FOUR:** That this Ordinance shall become effective immediately upon its final passage and adoption.

PUBLISHED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

FIRST READING \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PUBLIC HEARING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
Sandra L. Bradbury  
MAYOR

ATTEST:

\_\_\_\_\_  
Diane M. Corna, MMC  
CITY CLERK

# Exhibit "A"

THIS IS NOT A SURVEY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC.4&9, TWP.30S., RNG.16E.  
PINELLAS COUNTY, FLORIDA

## DESCRIPTION:

THAT PORTION OF LOT 1, PINELLAS GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PARCEL# 09/30/16/70992/200/0102, ALONG WITH THAT PORTION OF ULMERTON ROAD RIGHT OF WAY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE N89°44'57"W, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING (POB 1); THENCE S00°00'11"E, A DISTANCE OF 658.09 FEET; THENCE N89°44'57"W, A DISTANCE OF 206.00 FEET; THENCE N00°00'10"W, A DISTANCE OF 618.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ULMERTON ROAD; THENCE N89°44'57"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 796.57 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N00°12'42"E, A DISTANCE OF 117.00 FEET TO THE APPARENT CENTERLINE OF ULMERTON ROAD; THENCE S89°44'57"E, ALONG THE APPARENT CENTERLINE OF ULMERTON ROAD, A DISTANCE OF 1002.12 FEET; THENCE LEAVING SAID CENTERLINE, S00°00'34"E, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING (POB 1).

CONTAINING 244,598.70 SQUARE FEET (5.62 ACRES), MORE OR LESS.

REV 1 UPDATED PROPERTY AND DESCRIPTION PER CLIENT TBM 2/3/2023

## NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE SHEETS, HAVING A BEARING OF N89°44'57"W.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

**DEUEL & ASSOCIATES**  
A SEPI COMPANY

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.DEUELENGINEERING.COM  
LICENSED BUSINESS NUMBER 8423

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.



Frederick S.  
Bachmann  
2023.02.06  
10:40:35 -05'00'

FREDERICK S. BACHMANN, PLS, LS 5174

**SKETCH OF DESCRIPTION**  
**5300 ULMERTON ROAD**  
**PINELLAS PARK**

PINELLAS COUNTY

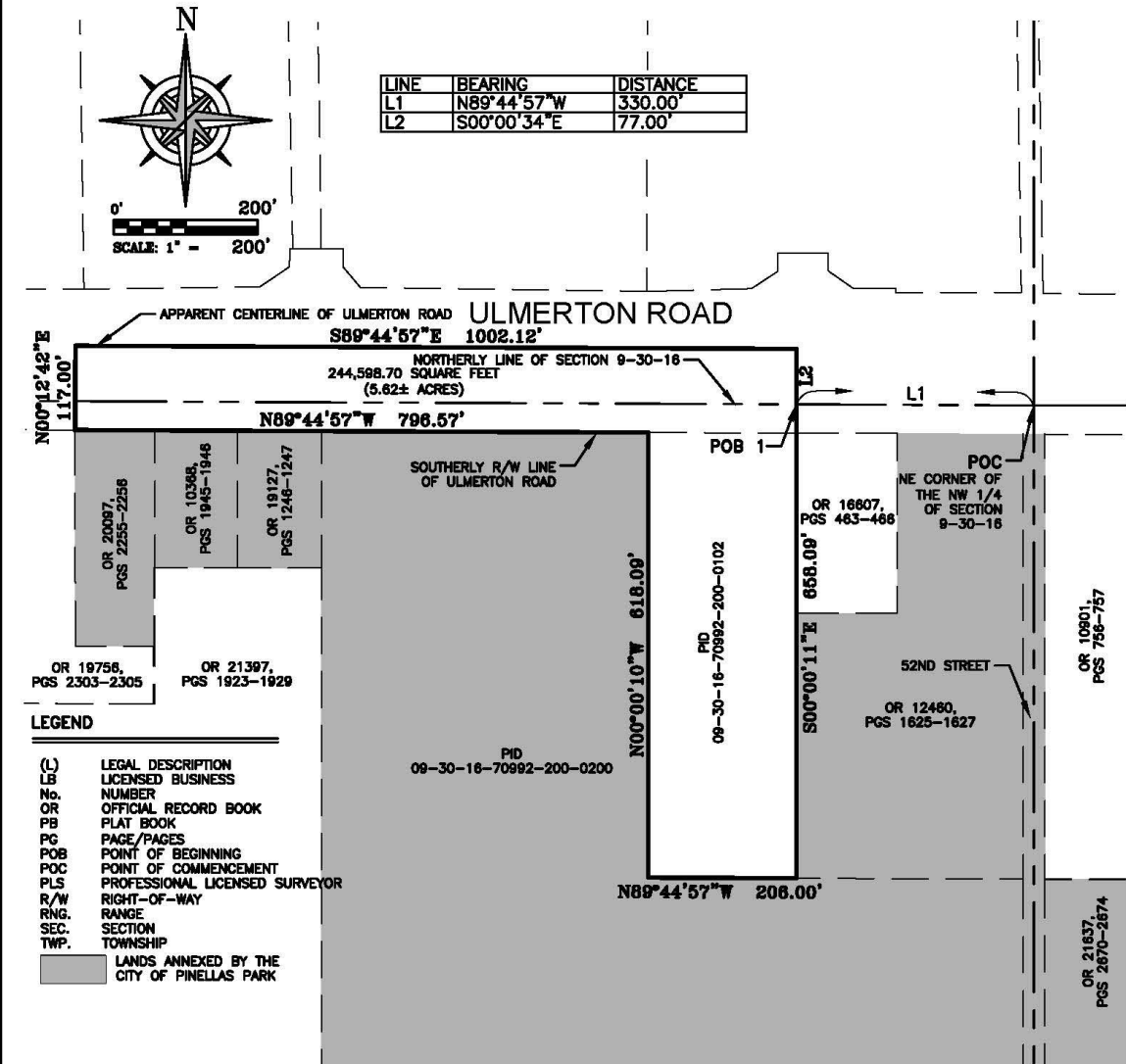
FLORIDA

PROJECT NO.	SE22.461
DATE:	10/11/2022
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	1 OF 3

Feb 03, 2023 - 12:05pm I:\CAD Projects\Projects\SEPI X Drive\2022\SE22.461.00 5300 Ulmerton Road\Survey\Acad\SE22.461-LS REV 1.dwg

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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/200 OR SMALLER.

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LICENSED SURVEYOR AND MAPPER SHOWN  
HEREON.

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(8) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

**SKETCH OF DESCRIPTION**  
**5300 ULMERTON ROAD**  
**PINELLAS PARK**

PINELLAS COUNTY

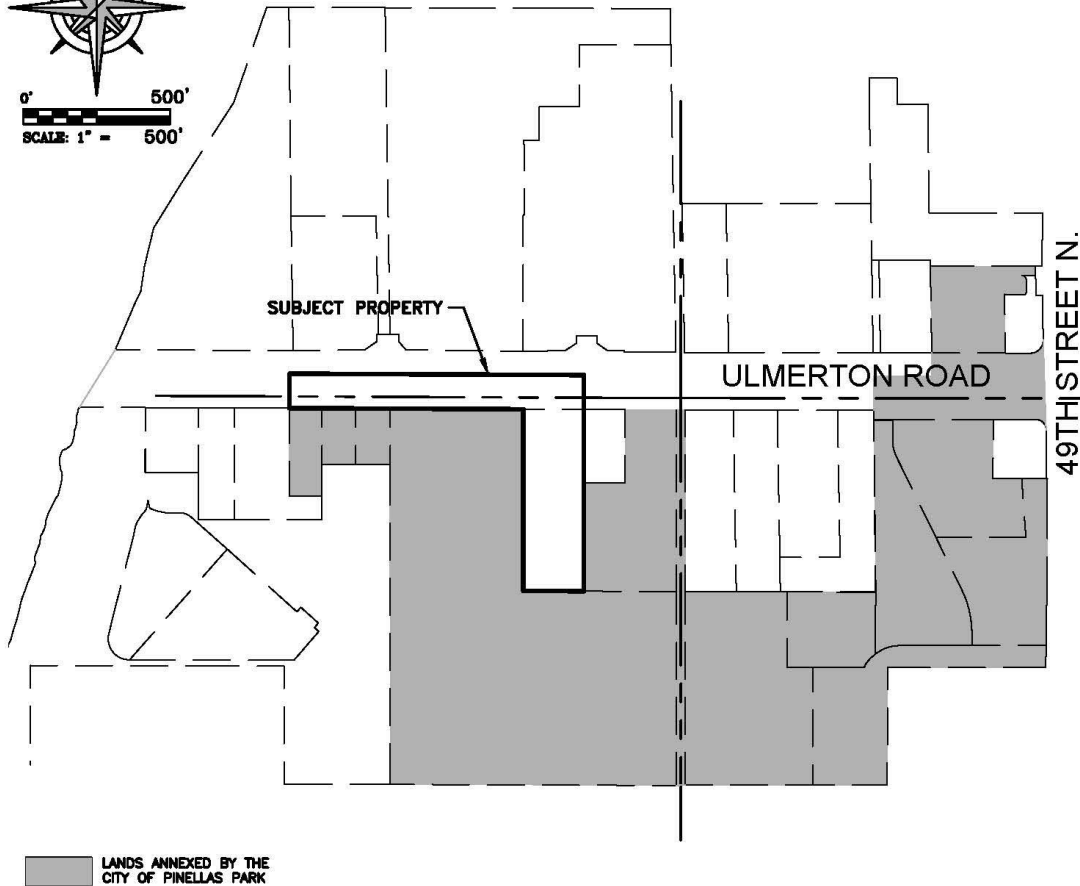
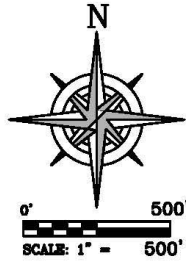
FLORIDA

PROJECT NO.	SE22.461
DATE:	10/11/2022
DRAWN:	TBM
SCALE:	1" = 200'
SHEET NO.	2 OF 3

Feb 03, 2023 - 12:05pm I:\CAD Projects\Projects\SEPI X Drive\2022\SE22.461.00 5300 Ulmerton Road\Survey\Acad\SE22.461-LS REV 1.dwg

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**SKETCH OF DESCRIPTION  
5300 ULMERTON ROAD  
PINELLAS PARK**

PINELLAS COUNTY

FLORIDA

PROJECT NO.	SE22.461
DATE:	10/11/2022
DRAWN:	TBM
SCALE:	1" = 500'
SHEET NO.	3 OF 3

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City of

# PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100  
PINELLAS PARK, FL 33780-1100



# FLORIDA

PHONE • (727) 369-0700  
FAX • (727) 544-7448

**Please Respond To:**

City Attorney's Office  
Lauren C. Rubenstein  
James W. Denhardt  
2700 First Avenue North  
St. Petersburg, Florida 33713  
(727) 327-3400 - Telephone  
(727) 323-0888 - Facsimile

November 29, 2022

Mr. Derek Reeves  
Long Range Planning Manager  
City of Pinellas Park  
P. O. Box 1100  
Pinellas Park, Florida 33780-1100

**RE: City Document #22-317**  
**Land Use Map Amendment Ordinance for LUPA-1123-00003**

Dear Mr. Reeves:

Our office has received and reviewed the above-mentioned Land Use Map Amendment Ordinance concerning the property located at 5300 Ulmerton Road, and would approve of the proposed Ordinance as to form and correctness.

Very truly yours,

Lauren C. Rubenstein  
City Attorney

cc: Bart Diebold, City Manager  
Diane M. Corna, MMC, City Clerk  
Chief Michael Haworth, Asst. City Manager  
Nick Colonna, Community Development Administrator  
Aaron Petersen, Asst. Community Development Administrator  
Erica Lindquist, Planning & Development Services Director

LCR/zr

22-317.11292022.LDR.Land Use Map Amend Ord 5300 Ulmerton Rd.wpd



PRINTED ON RECYCLED PAPER



Prepared by: Derek Reeves, AICP, CFM  
Long Range Planning Manager

I. APPLICATION DATA

- A. **Case Number:** AX-2023-00002, LUPA-1123-00003
- B. **Location:**
1. **Address:** 5300 Ulmerton Road
  2. **Parcel Numbers:** 09-30-16-70992-200-0102
- C. **Request:** Request for the Annexation of a parcel and adjacent right-of-way located at 5300 Ulmerton Road with associated Annexation Agreement and Future Land Use Map Amendment designating the two parcels as Industrial Limited (IL).
- D. **Applicant:** 5300 FLEX LLC
- E. **Agent:** Mark Blanton
- F. **Property Owner:** 5300 FLEX LLC
- G. **Legal Ad Text:** Request for the Annexation of a parcel and adjacent right-of-way located at 5300 Ulmerton Road with associated Annexation Agreement and Future Land Use Map Amendment designating the two parcels as Industrial Limited (IL).
- H. **PARC Meeting:** November 29, 2022
- I. **Public Hearings:**
- Planning & Zoning Commission Hearing Date:** February 2, 2023  
**Advertising Date:** January 18, 2023
- City Council (1<sup>st</sup> Reading) Date:** March 9, 2023
- City Council (2<sup>nd</sup> Reading) Public Hearing Date:** March 23, 2023  
**Advertising Date:** March 8, 2023

II. BACKGROUND INFORMATION

- A. **Case Summary:** The applicant is proposing the annexation of a 2.98 acre property. The existing development consists of approximately 41,350 square feet of industrial space with multiple tenants. Access is from Ulmerton Road to the north. There is an existing billboard located in the northwest portion of the site. The applicant is request special provisions in the Annexation Agreement to keep the existing billboard, which is nonconforming due to height, setbacks and sign face area, and for the ability to replace the existing billboard with a smaller (10.5 feet by 36 feet) billboard in the same location.
- B. **Site Area:**
1. Parcel Area: 129,870 square feet / 2.98 acres
  2. Annexation Area: 268,583 square feet / 6.17 acres

**C. Property History:**

1. **Land Use Plan or Zoning Amendments:** None.
2. **Previous Permits and Development:** None.
3. **Previous Variances, Waivers:** None.

**D. Existing Use:** Multi-tenant warehouse

**E. Proposed Uses:** Multi-tenant warehouse

**F. Current Future Land Use:** Employment (E) (County)

**G. Proposed Future Land Use:** Industrial Limited (IL)

**H. Current Zoning District:** E-1 and E-2 (County)

**I. Proposed Zoning District:** Light Industrial (M-1)

**J. Flood Zone:** The property is located in Flood Zone X, which is a low-risk flood zone.

**K. Evacuation Zone:** The property is in Evacuation Zone D, which is the third level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

**L. Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	IL (Largo)	IL (Largo)	FDOT, FDOC
<b>South</b>	M-1	T/U	Duke Substation
<b>East</b>	CH/E-2 (County)	IL/E (County)	Office, Stormwater
<b>West</b>	M-1	T/U	Duke Substation

**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); 1 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 PW 1.3.1**

*The Public Works Department shall analyze the condition and adequacy of any water distribution system that the City may inherit through annexation and prepare cost estimates for upgrading those systems to meet City requirements.*

#### **POLICY SW.1.3.1**

*The City shall make available at the time of annexation solid waste collection service or require proof of existing service by a licensed solid waste collection service.*

#### **OBJECTIVE ICE.1.8**

*The City will identify, implement, and coordinate joint planning areas for annexation and provision of services.*

#### **POLICY ICE.1.8.1**

*The City will coordinate with the Pinellas Planning Council, and other jurisdictions as appropriate, to establish a more comprehensive and better integrated annexation process that will include consideration of the following:*

- a. Advance Notices - a procedure that provides for advance notice of all annexations to the respective parties of interest;*
- b. Accurate Legal Descriptions - a means to review and validate the legal descriptions for annexations;*
- c. State Law Compliance - definitions and examples by which to determine compliance with the state law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;*
- d. Ability to Serve - pre-determined or administrative means to establish a municipality's ability to serve the area;*
- e. Service Contracts - enabling provisions for Pinellas County and each municipality to enter into mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation;*
- f. Consistency - a requirement for consistency with the Comprehensive Future Land Use Plan at the time of annexation; and*
- g. Coordination with State Plan Amendment Review Process - to establish eligibility for waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.*

### **4. Staff Analysis:**

The subject property is located within the boundaries of the Annexation Planning Area Agreement as coordinated with Pinellas County, and all procedures are being followed. The subject property is already served by public water, sewer, and solid waste services. Staff finds that the proposed annexation is consistent with the City's 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:**

### **Sec. 18-1501.13. - ZONING OF ANNEXED PROPERTIES.**

*Property heretofore or hereafter annexed to the City shall be given the zoning classification which most closely relates to the Pinellas County zoning classification in effect at the time of such annexation, and the Official Zoning Map shall be amended or posted accordingly. Should a petition for annexation include a request for a zoning classification other than that which most closely relates to the Pinellas County zoning classification in effect for said property at the time said petition is filed, City Council may, in its sole discretion: refer said petition to the Planning and Zoning Commission for its recommendation; pass the proposal for said annexation of the property at the zoning requested in the petition; or deny the proposal. Any rezoning of an annexed area shall be consistent with F.S. § 171.062(2), as may be amended from time to time, which provides that if an annexed area was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.*

### **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.*

#### **Sec. 18-1524.4. - DIMENSIONAL AND AREA REGULATIONS.**

##### **(A) MINIMUM LOT REQUIREMENTS.**

- 1. Lot Area: Fifteen thousand (15,000) square feet.*
- 2. Lot Width: One hundred (100) feet.*
- 3. Lot Depth: One hundred fifty (150) feet.*
- 4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to the adoption of these regulations may be used for a permitted or conditional use provided that all other dimensional regulations will apply.*

##### **(B) MINIMUM YARD SETBACK REQUIREMENTS.**

- 1. Front Yard Setback: Twenty (20) feet.*
- 2. Secondary Front Yard Setback: Ten (10) feet.*
- 3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.*
- 4. Rear Yard Setback: Five (5) feet, ten (10) feet is required if abutting a residential zoning district.*
- 5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."*
- 6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.*

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

##### **(D) MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.**

- 1. Nonresidential: Three hundred (300) square feet.*
- 2. Residential: See Table 1524-1.*  
*Single-family Detached: One thousand (1,000) SF.*

##### **(E) FLOOR AREA RATIO.**

- 1. Fifty-five hundredths (0.55) in CRD.*
- 2. Fifty-five hundredths (0.55) in IL.*

##### **(F) MAXIMUM BUILDING HEIGHT.** *Forty (40) feet See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.*

**Sec. 18-630.1. - OFF-PREMISE SIGNS (BILLBOARDS) IN INDUSTRIAL ZONING DISTRICTS.**

Off-premise signs (Billboards) are allowed in the industrial zoning districts "M-1" and "IH" but subject to the following content-neutral criteria as to maximum number, minimum frontage, locational restrictions, maximum sign size (area) limitations, maximum height limitations, minimum separation requirements, and minimum setback requirements:

- (a) Maximum number. A maximum number of one (1) billboard structure per zone lot is permitted.
- (b) Minimum zone lot frontage. A billboard structure may not be located on a zone lot unless the zone lot has at least one hundred (100) feet of frontage.
- (c) Locational restrictions. A billboard structure may only be located along one of the following designated roadways:
  - i. An interstate or federal-aid primary highway.
  - ii. 49th Street (between U.S. 19 and the northern city limits).
  - iii. U.S. Hwy. 19 (between Park Blvd. and the northern city limits).
- (d) Maximum sign size (area) limitation. The billboard structure shall not have a sign face that exceeds three hundred sixty (360) square feet in size per sign face. Two (2) such sign faces may be mounted back-to-back on the same sign structure.
- (e) Maximum height limitation. A billboard structure shall not exceed thirty-five (35) feet in height from the ground level; however, in the case where the off-premise sign is on a parcel contiguous to an overpass or elevated road (excluding service roads) from which the sign is designed to be viewed, the height of the sign shall be measured from the highest point of the overpass or elevated road at that portion of the crown of the roadway surface adjacent to the parcel to the top of the sign.
- (f) Minimum separation requirements. A billboard structure must meet the following minimum separation requirements:
  - i. The billboard structure shall not be located within a fifteen hundred (1,500) foot radius of another billboard on an interstate highway.
  - ii. The billboard structure shall not be located within a one thousand (1,000) foot radius of another billboard on a federal-aid primary highway.
  - iii. The billboard structure shall not be located within five hundred (500) feet of any residentially-zoned property.
- (g) Minimum setback requirements. A billboard structure must meet the following minimum setback requirements:
  - i. The billboard structure shall have a minimum fifty-foot setback in the front yard.
  - ii. The billboard structure shall have a minimum twenty-foot setback in any side yard.
  - iii. The billboard structure shall have a minimum twenty-five-foot setback from all primary structures.

**2. Staff Analysis:**

The current zoning designation of the subject property within Pinellas County is Employment 1 and Employment 2 (E-1 and E-2), which is consistent with the City's "M-1" Light Industrial Zoning District.

The existing billboard on the property is nonconforming under City code due to its sign face area (672 square feet), height (56 feet), primary highway billboard separation (approximately 750 feet), and setbacks (11.4 feet front and 3.8 feet side). The applicant has asked to maintain the existing billboard with the possibility of replacing it with a new smaller billboard (380 square foot sign face) in the same location. The annexation agreement will specify the details should City Council agree to such terms.

Staff finds the "M-1" Light Industrial Zoning District to be the most appropriate and compatible zoning designation for the subject property.

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

The application was discussed at the November 29, 2022 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 subject property has no outstanding code enforcement violations with Pinellas County.
2. The subject property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.
3. The IL Future Land Use designation has been determined the most appropriate for this property
4. The proposed annexation is consistent with the Land Development Code and the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

##### B. Staff Recommendation:

Consistent with the above findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case numbers AX-2023-00002 and LUPA-1123-00003.

  
Erica Lindquist, AICP, CFM  
Planning & Development Services Director

1/19/23  
Date

  
Nick A. Colonna, AICP  
Community Development Administrator

1/19/2023  
Date

#### V. ACTION

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

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
  - That AX-2023-00002 is approved by City Council.
- C. RECOMMEND DENIAL

#### VI. ATTACHMENTS

- Exhibit A: Application Materials
- Exhibit B: Aerial Map
- Exhibit C: Future Land Use Map
- Exhibit D: Zoning Map
- Exhibit E: FIRM



## **ADDENDUM**

**Case Number:** LUPA-1123-00003

### **PLANNING AND ZONING COMMISSION**

On February 2, 2023, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of Case No. LUPA-1123-00003, with the following condition:

- That AX-2023-00002 is approved by City Council.

### **V. ACTION**

#### **CITY COUNCIL– MOVE TO:**

**1: APPROVE**

**2: APPROVE WITH CONDITIONS**

**3: DENY**

... of a request for Future Land Use Map Amendment designating a parcel as Industrial Limited (IL) at 5300 Ulmerton Road.

CITY OF PINELLAS PARK  
PLANNING AND DEVELOPMENT



PETITION TO ANNEX APPLICATION

PROPERTY INFORMATION

Street Address: 5300 Ulmerton Rd

City: Clearwater Zip Code: 33760 State: FL

Parcel ID: 09-30-16-70992-200-0102

Intended Use of Property: Commercial/Light Industrial

PROPERTY OWNER INFORMATION

Owner Name(s): 5300 Flex, LLC - Mark Blanton, Manager

Street Address: 8108 Old Hixon Rd. Ste 110

City: Tampa Zip Code: 33626 State: FL

Phone Number: 813-920-1031 Email Address: mark@alliance-exchange.com

AUTHORIZED AGENT

Note: The owner's authorization form must be signed and submitted

Authorized Agent Name(s): Mark Blanton 

Street Address: 8108 Old Hixon Rd. St. 110

City: Tampa Zip Code: 33626 State: FL

Phone Number: 813-732-3930 (cell) Email Address: markeblanton@gmail.com

ADDITIONAL INFORMATION

Why do you wish to annex? so that we can come within the covering & oversight of Pinellas Park & enjoy the benefits of smaller/more efficient review for construction/development, & signage. We hope to come to an agreement on a digital Billboard as well.

Property Ownership Affidavit

Date: 8/31/22

City of Pinellas Park  
Planning and Development  
6051 78th Ave N,  
Pinellas Park, FL 33781

Re: Property Owner Affidavit for the following site location:

PARCEL ID: 09-30-16-70992-200-0102

Address: 5300 Ulmerton Rd, Clearwater, FL 33760

To Whom it May Concern:

I Mark Blanton, on behalf of 5300 Flex, LLC, hereby certify that I am the Owner of the property described above in connection with filing application(s) for ANNEXATION submitted to the Pinellas Park Planning and Development Department.

If Owner is Individual:

By \_\_\_\_\_

Print Name: \_\_\_\_\_

If Owner is Corporate Entity:\*

Print Corporate Name: 5300 Flex, LLC

By [Signature]

Print Name: Mark E Blanton

Its: Manager

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

Sworn to and subscribed and acknowledged before me this 31<sup>st</sup> day of August 2022, by Mark E. Blanton, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Carolyn Allen

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 07/20/2025

Prepared by and return to:  
Cook & Sadorf, PL dba PLG Law  
1744 N. Belcher Road Suite 150  
Clearwater, FL 33765  
727-726-1514

## Quit Claim Deed

**This Quit Claim Deed** made effective the 30<sup>th</sup> day of April 2020 between **GLW JOINT VENTURE, a Florida joint venture, "Grantor"**, as to its TWENTY PERCENT (20%) ownership interest, whose post office address is 8108 Old Hixon Road, Suite 110, Tampa, FL 33626, and **5300 FLEX, LLC, a Florida limited liability company, "Grantee"**, whose post office address 8108 Old Hixon Road, Suite 110, Tampa, FL 33626:

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

**Witneseth**, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Pinellas County, Florida** to-wit:

**Parcel 1:**

**The West 1/2 of Lot 1, in the Northwest 1/4 of Section 9, Township 30 South, Range 16 East, according to the Plat of Pinellas Groves, Inc., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Less the West 120.00 feet thereof and also Less the North 40.00 feet thereof.**

**Parcel 2:**

**Easement rights for the benefit of Parcel 1 as created in that certain Reciprocal Easement Agreement, recorded in Official Records Book 6157, Page 1123, of the Public Records of Pinellas County, Florida.**

**Parcel Identification Number: 09-30-16-70992-200-0102**

**COMMONLY KNOWN AS: 5300 Ulmerton Road, Clearwater, FL 33760**


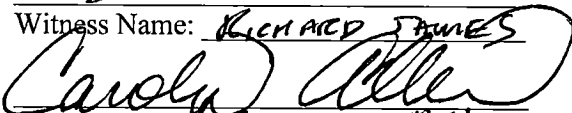
**Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

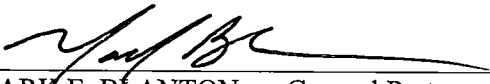
**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GLW JOINT VENTURE, a Florida joint venture

  
 Witness Name: RICHARD JONES  
  
 Witness Name: Carolyn Allen

  
 MARK E. BLANTON, as General Partner

STATE OF FLORIDA  
 COUNTY OF Hillsborough

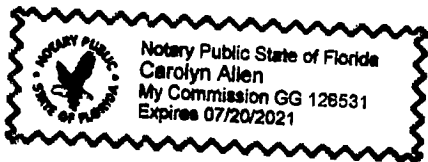
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of June 2020 by MARK E. BLANTON, as General Partner of GLW JOINT VENTURE, a Florida joint venture who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

  
 Notary Public

Printed Name: Carolyn Allen

My Commission Expires: 07/20/2021



TO: Duane Zussy, County Administrator

THROUGH: Paul A. Bergmann, Director  
Department of Planning *PAB*

FROM: Paul T. Cassel, Site Plan Coordinator *PTC*

SUBJECT: Final Site Plan for Gehrand & Gehrand Warehouse

DATE: June 29, 1978

RECOMMENDATION: Recommend Approval

LEGAL DESCRIPTION: The W $\frac{1}{2}$  of Lot 1, less the W 120 ft., Pinellas Groves,  
NW $\frac{1}{4}$ , Section 9, Township 30, Range 16

The above referenced site plan has been processed through the Pinellas County site plan review system to include the following departments: Engineering Department, Water Department, Sewer System Department, Planning Department, Environmental Management Department, and has been found to be in compliance with Pinellas County regulations.

Description: This site consists of about 3 acres lying on the south side of Ulmerton Rd., about 1800 ft. west of 49th St. A 41,000 sq. ft. warehouse is proposed and 50 parking spaces are to be provided. The problem regarding fire protection has now been resolved to the satisfaction of the Water Dept. The property is zoned C-3, and M-1, and identified by the Comprehensive Land Use Plan as Manufacturing.

The applicant received preliminary site plan approval for this project on February 21, 1978, and now submits this plan for final site approval. Due to Commission action of February 26, 1974, all final site plans will be approved administratively by the Pinellas County Administrator.

FINAL SITE PLAN

Approved 30 Jan 78  
by *Mem*  
County Administrator

2-1473



ALTANSPS LAND TITLE SURVEY  
BOUNDARY SURVEY

THE MAP AND REPORT ARE NOT FULL AND  
COMPLETE WITHOUT THE OTHER.

SURVEYORS REPORT  
LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 1/2 OF LOT 1, IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES, INC., RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

EASEMENT RIGHTS FOR THE BENEFIT OF PARCEL 1 AS CREATED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 6167, PAGE 1123 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ACCURACY:

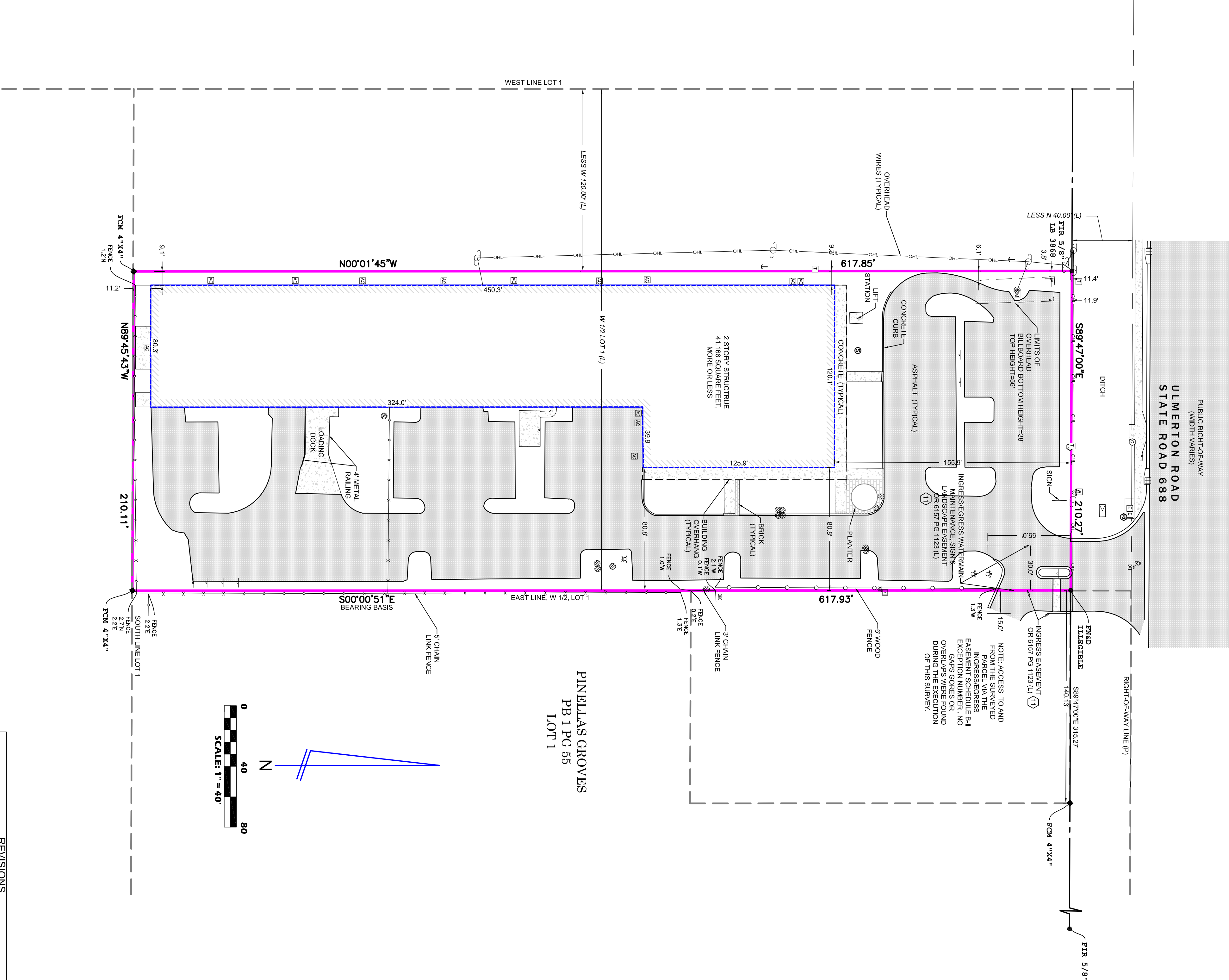
- ALL MEASUREMENTS, DISTANCES, ELEVATIONS (IF SHOWN) AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 53-17 FLORIDA ADMINISTRATIVE CODE (S.A.T.P.C.).
- METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
- THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM STANDARDS OF PRACTICE (S.A.T.P.C.), IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE, ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE MET THIS REQUIREMENT.

DATA SOURCES:

- BASIS OF BEARING IS THE EAST LINE OF THE SURVEYED PARCEL, BEING S00°00'51"E. (STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM, 1983 ADJUSTMENT)
- PLAT OF PINELLAS GROVES, RECORDED PLAT BOOK 1, PAGE 55; PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA.
- COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: MECHANIK NUCCIO HEARNE & WESTER, P.A., COMMITMENT DATE: JANUARY 18, 2022 @ \$50.0M (SCHEDULE B EXCEPTIONS ARE AS FOLLOWS:
  - DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. SURVEYORS COMMENT: NOT A SURVEY RELATED EXCEPTION.
  - ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS, SURVEYORS COMMENT: NOT A SURVEY RELATED EXCEPTION.
  - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. SURVEYORS COMMENT: SHOWN HEREON.
  - ANY LIEN FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR REMEDIATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. SURVEYORS COMMENT: NOT A SURVEY RELATED EXCEPTION.
  - ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIMS OR OTHER MATTERS, PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. SURVEYORS COMMENT: NO WATER BODIES CONTAINED WITHIN OR ADJACENT TO THE SURVEYED PARCEL.
  - TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. SURVEYORS COMMENT: NOT A SURVEY RELATED EXCEPTION.
  - ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
  - THE LIEN OF THE TAXES FOR THE YEAR 2022 AND ALL SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. SURVEYORS COMMENT: NOT A SURVEY RELATED EXCEPTION.
  - MATTERS SHOWN ON PLAT OF PINELLAS GROVES, INC. RECORDED IN PLAT BOOK 1, PAGE 55. SURVEYORS COMMENT: SHOWN HEREON.
  - EASEMENT RECORDED IN DEED, FROM LAKE LARGO CROSS BAYOU DRAINAGE DISTRICT, A PUBLIC CORPORATION, EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, TO GEORGIA JIMMIS, RECORDED IN DEED BOOK 785, PAGE 505. SURVEYORS COMMENT: SUBJECT TO NON-DELIVERABLE BLANKET EASEMENT OVER THE SURVEYED PARCEL, AND THE ADJONNER TO THE EAST.
  - TERMS AND CONDITIONS OF THE RECIPROCAL EASEMENT AGREEMENT BETWEEN WENDY'S INTERNATIONAL, INC., AN OHIO CORPORATION AND CONTINENTAL BUSINESS DEVELOPMENT, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 6167, PAGE 1123. SURVEYORS COMMENT: SHOWN HEREON.
  - THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF LEASE PROVISIONS BY 694 IX 3580 UMBERTON LLC, A DEBARAME LIMITED LIABILITY RECORDED IN OFFICIAL RECORDS BOOK 14891, PAGE 165. SURVEYORS COMMENT: NOT A SURVEY RELATED EXCEPTION.
  - TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASES), AND ALL RIGHTS OF LESSEES) AND ANY PARTIES CLAIMING THROUGH THE LESSEES) UNDER THE LEASES). SURVEYORS COMMENT: NO DOCUMENTATION PROVIDED.

LIMITATIONS:

- PURPOSE OF SURVEY: TO DOCUMENT THE PERIMETERS, OR ANY ONE OF THEM, OF A PARCEL, OR TRACT OF LAND, BY ESTABLISHING OR RE-ESTABLISHING CORNERS, MONUMENTS, AND BOUNDARY LINES FOR THE PURPOSES OF DESCRIBING THE PARCEL, LOCATING FIELD IMPROVEMENTS ON THE PARCEL, DIVIDING THE PARCEL, OR PLATTING.
  - USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR, CERTIFIED TO, WILL BE THE RE-USER'S SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.
  - SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP, PINELLAS COUNTY, FLORIDA, MAP NUMBER 12102031962. COMMUNITY: PINELLAS COUNTY, 12039. MAP NUMBER: 12102031962. SURVEYORS COMMENT: SURVEYORS HAVE VISUALLY INSPECTED THE PROPERTY AND HAVE NOT OBSERVED ANY EVIDENCE OF FLOODING. SURVEYORS HAVE ADVISED THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY ADJUDICANTS BEING MADE FROM THE ZONE AS NOTED.
  - IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN MAPPED.
  - THERE MAY EXIST ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT CAN BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE READILY APPARENT FROM GROUND LEVEL, TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
  - THERE MAY BE ADDITIONAL UTILITY STRUCTURES (DRAINAGE, SANITARY, ELECTRIC, COMMUNICATIONS, ETC.) THAT WERE NOT READILY APPARENT AT THE TIME OF THE SURVEY.
- BOUNDARY INCONSISTENCIES:**
- ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE DESCRIPTION AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS, ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY. ALL PERIMETER BEARINGS AND DISTANCES ARE BY FIELD MEASUREMENT UNLESS SO NOTED.



REVISIONS		
#	DATE	DESCRIPTION
1	1/27/2022	UPDATE BOUNDARY
2	1/28/2022	UPDATE BOUNDARY/ FLOOD ZONE INFO
3	1/28/2022	ADDED BILLBOARD HEIGHT & TIES

**BULLSEYE SURVEYING, INC.**  
LB 7818  
2198 NE COACHMAN ROAD, UNIT F  
CLEARWATER, FL 33765  
PHONE: 727-475-8088  
FAX: 727-264-0457

**PARCEL INFORMATION:**  
SECTION 09, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA  
**PARCEL ADDRESS:**  
2198 NE COACHMAN ROAD, CLEARWATER, FL 33765  
**PARCEL ID:**  
09-00-16-10995-200-0102  
123,870 SQUARE FEET OR 2.88 ACRES, MORE OR LESS

ABBREVIATIONS

DEMOTES

- (F)=FIELD
- (P)=PLAT INFORMATION
- (L)=LEGAL DESCRIPTION INFORMATION
- (I)=INFORMATION FROM DATA SOURCES
- (S)=SCHEDULE B1 EXCEPTION
- FM=FOUND CONCRETE MONUMENT
- FIR=FOUND IRON REBAR (SIZE AS NOTED)
- FN&D=FOUND NAIL & DISK
- LB=LICENSED BUSINESS
- LS=LICENSED SURVEYOR
- OR=OFFICIAL RECORDS BOOK
- PB=PLAT BOOK
- PG=PAGE
- PS=PROFESSIONAL LICENSED SURVEYOR
- POC=POINT OF BEGINNING
- PLS=PROFESSIONAL LICENSED SURVEYOR
- PSM=PROFESSIONAL SURVEYOR AND MAPPER
- R/W=RIGHT-OF-WAY
- RS=REGISTERED LICENSED SURVEYOR
- SIR=SET 1/2" REBAR AND CAP LB 7818
- SN&D=SET NAIL AND DISK LB 7818

SYMBOL LEGEND

DEMOTES

- ☒ AIR CONDITIONING EQUIPMENT
- ☒ BACKFLOW PREVENTION DEVICE
- ☒ BOLLARD OR POST
- ☒ ELECTRIC EQUIPMENT
- ☒ ELECTRIC METER
- ☒ FIBER OPTIC WARNING MARKER
- ☒ FIRE ANCHOR
- ☒ GUY HITCH
- ☒ GRATE INLET
- ☒ GAS WARNING MARKER (UNDERGROUND)
- ☒ LIGHT POLE (METAL)
- ☒ LIGHT POLE (WOOD)
- ☒ SANITARY MANHOLE
- ☒ SIGN
- ☒ TELEPHONE EQUIPMENT
- ☒ UTILITY POLE (WOOD)
- ☒ WATER METER
- ☒ WATER VALVE

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY REPORTS OR MAPS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED TO:

- 5300 FLEX, LLC
- FIRST CITIUS BANK
- FIRST AMERICAN TITLE INSURANCE COMPANY
- MECHANIK NUCCIO HEARNE & WESTER, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2017/2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CMS/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6, 7a)(b), 8 & 11 (VISIBLE ABOVE GROUND) OF TABLE A THEREOF. THE FIELDWORK FIELD WORK WAS COMPLETED ON 07/10/2019. UPDATED 01/27/2022.

DATE OF PLAT OR MAP: 07/10/2019. UPDATED 01/27/2022

FIELD BOOK PAGE			SCALE	SHEET NUMBER
0191008-09	T=40'			
DRAWN BY			SURVEY FIELD DATE	1 of 1
GRI			UPDATED 12/23/2022	
PROJECT NUMBER			FILE NAME	
19-031			19-031.dwg	

GEORGE R. MARTIN  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NUMBER LS 6019  
STATE OF FLORIDA  
gmartin@bullseyesurveying.com

19-031

THIS IS NOT A SURVEY.

SEC.4&9, TWP.30S., RNG.16E.  
PINELLAS COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### DESCRIPTION:

THAT PORTION OF LOT 1, PINELLAS GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PARCEL# 09/30/16/70992/200/0102, ALONG WITH THAT PORTION OF ULMERTON ROAD RIGHT OF WAY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE N89°44'57"W, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING (POB 1); THENCE S00°00'11"E, A DISTANCE OF 658.09 FEET; THENCE N89°44'57"W, A DISTANCE OF 206.00 FEET; THENCE N00°00'10"W, A DISTANCE OF 618.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ULMERTON ROAD; THENCE N89°44'57"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 796.57 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N00°12'42"E, A DISTANCE OF 117.00 FEET TO THE APPARENT CENTERLINE OF ULMERTON ROAD; THENCE S89°44'57"E, ALONG THE APPARENT CENTERLINE OF ULMERTON ROAD, A DISTANCE OF 1002.12 FEET; THENCE LEAVING SAID CENTERLINE, S00°00'34"E, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING (POB 1).

CONTAINING 244,598.70 SQUARE FEET (5.62 ACRES), MORE OR LESS.

AND

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE S89°57'22"E, ALONG THE NORTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING (POB 2); THENCE S00°00'25"E, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ULMERTON ROAD; THENCE N89°57'22"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, N89°44'57"W, A DISTANCE OF 190.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N00°00'11"W, A DISTANCE OF 117.00 FEET TO THE APPARENT CENTERLINE OF ULMERTON ROAD; THENCE S89°44'57"E, ALONG THE APPARENT CENTERLINE OF ULMERTON ROAD, A DISTANCE OF 204.99 FEET; THENCE LEAVING SAID CENTERLINE, S00°00'25"E, A DISTANCE OF 76.95 FEET TO THE POINT OF BEGINNING (POB 2).

CONTAINING 23,983.91 SQUARE FEET (0.55 ACRE), MORE OR LESS.

### NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE SHEETS. HAVING A BEARING OF N89°44'57"W.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

**DEUEL & ASSOCIATES**

SEPI COMPANY

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.DEUELENGINEERING.COM  
LICENSED BUSINESS NUMBER 8423

THIS DOCUMENT IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL RAISED SEAL OR  
THE DIGITAL SIGNATURE OF THE FLORIDA  
LICENSED SURVEYOR AND MAPPER SHOWN  
HEREON.

*Frederick S. Bachmann* 10/14/22

FREDERICK S. BACHMANN, PLS, LS 5174

**SKETCH OF DESCRIPTION**  
**5300 ULMERTON ROAD**  
**PINELLAS PARK**

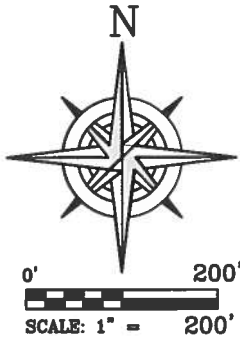
PINELLAS COUNTY

FLORIDA

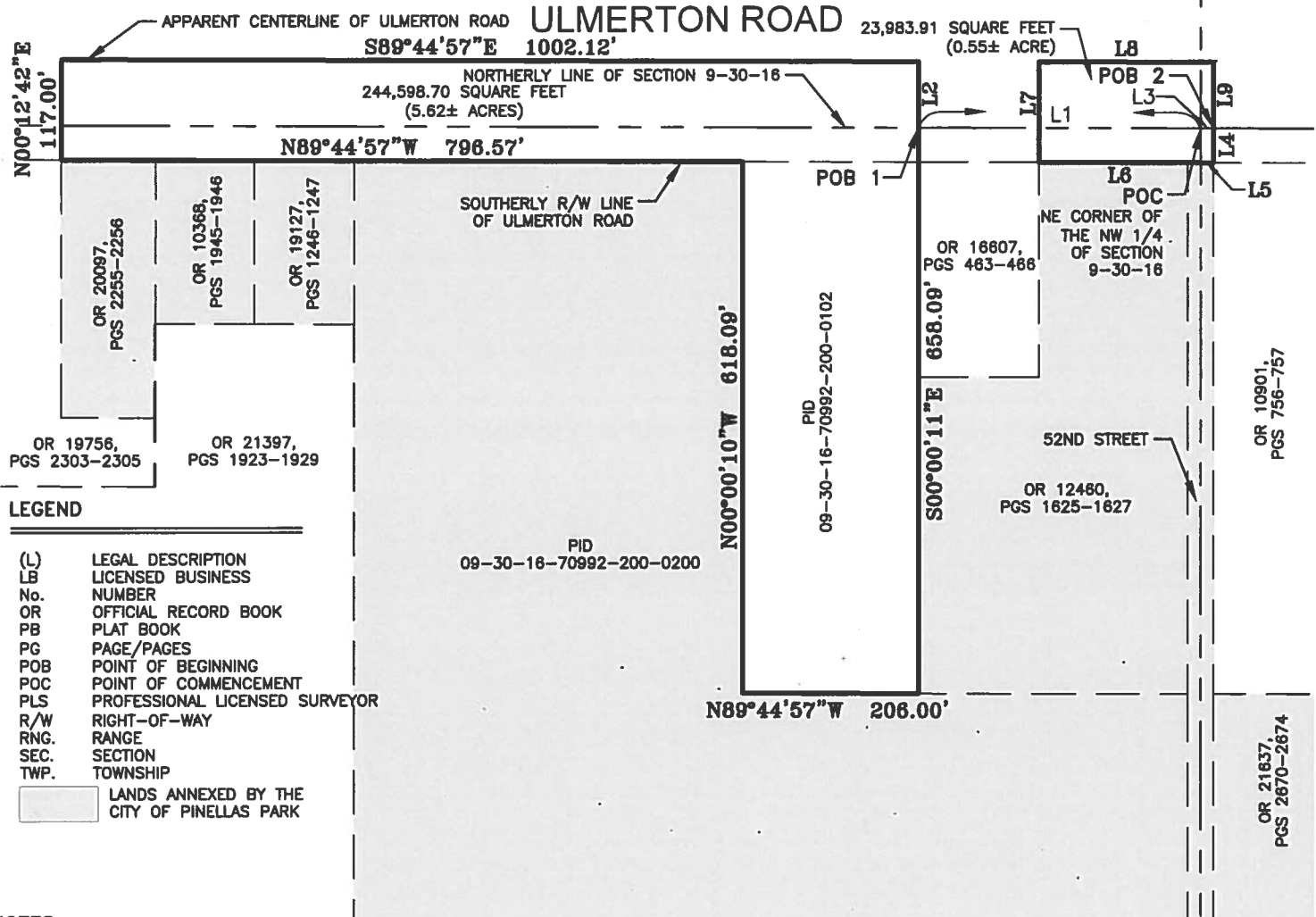
PROJECT NO.	SE22.461
DATE:	10/11/2022
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	1 OF 3

THIS IS NOT A SURVEY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC.4&9, TWP.30S., RNG.16E.  
PINELLAS COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L1	N89°44'57"W	330.00'
L2	S00°00'34"E	77.00'
L3	S89°57'22"E	15.00'
L4	S00°00'25"E	40.00'
L5	N89°57'22"W	15.00'
L6	N89°44'57"W	190.00'
L7	N00°00'11"W	117.00'
L8	S89°44'57"E	204.99'
L9	S00°00'25"E	76.95'



# LEGEND

(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
No.	NUMBER
OR	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LICENSED SURVEYOR
R/W	RIGHT-OF-WAY
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

LANDS ANNEXED BY THE  
CITY OF PINELLAS PARK

## NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE SHEETS. HAVING A BEARING OF N89°44'57"W.
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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/200 OR SMALLER.

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**SKETCH OF DESCRIPTION**  
**5300 ULMERTON ROAD**  
**PINELLAS PARK**

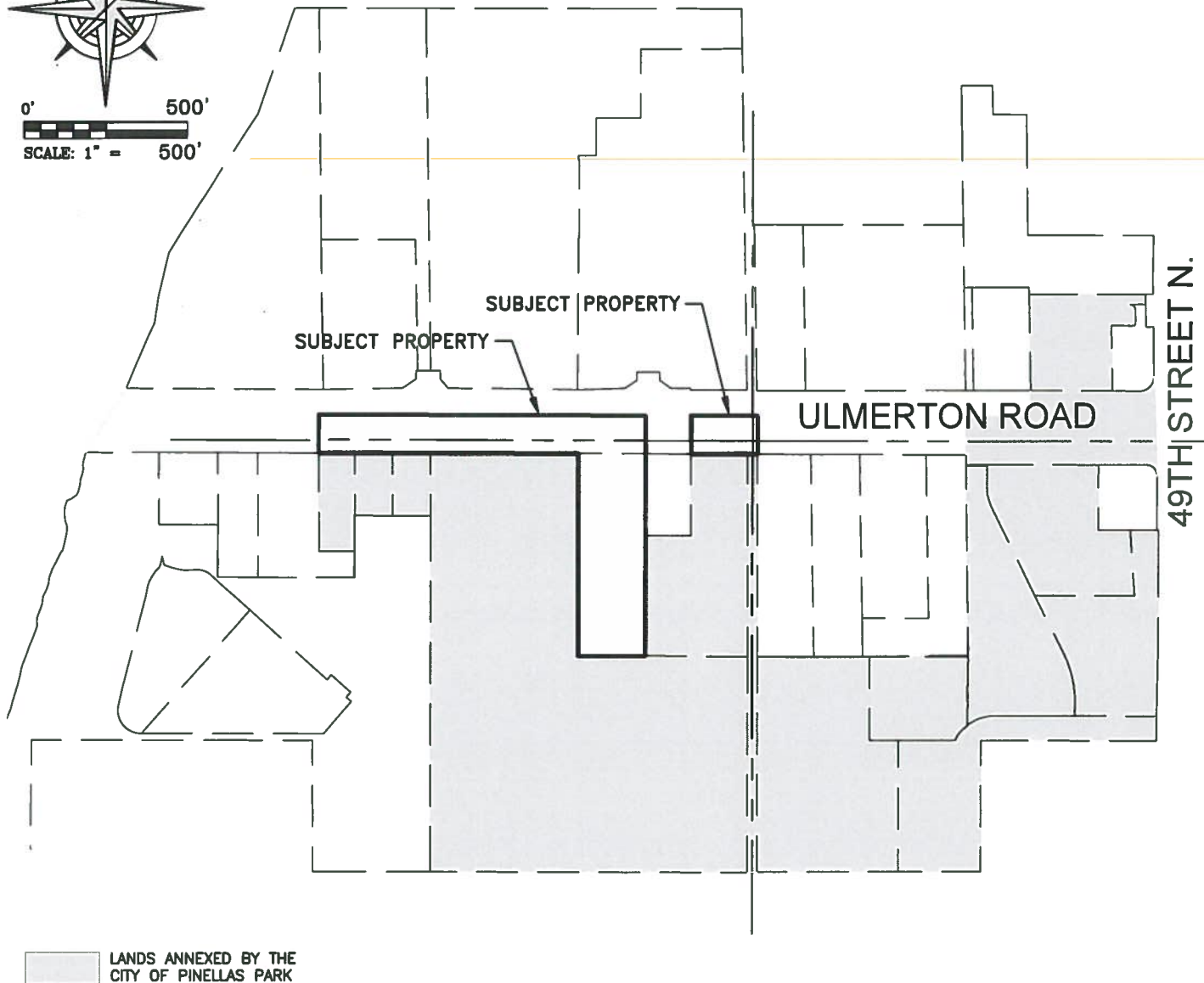
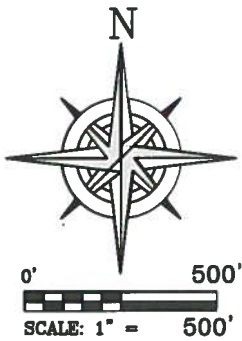
PINELLAS COUNTY

FLORIDA

PROJECT NO.	SE22.461
DATE:	10/11/2022
DRAWN:	TBM
SCALE:	1" = 200'
SHEET NO.	2 OF 3

THIS IS NOT A SURVEY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC.4&9, TWP.30S., RNG.16E.  
PINELLAS COUNTY, FLORIDA



**NOTES:**

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**SKETCH OF DESCRIPTION  
5300 ULMERTON ROAD  
PINELLAS PARK**

PINELLAS COUNTY

FLORIDA

PROJECT NO.	SE22.461
DATE:	10/11/2022
DRAWN:	TBM
SCALE:	1" = 500'
SHEET NO.	3 OF 3

# City of Pinellas Park

## Legend

- Parcel Lines
- Centerlines
- Pinellas Park
- Medical District
- Community Redevelopment Area 20:



Notes:



1: 4,514

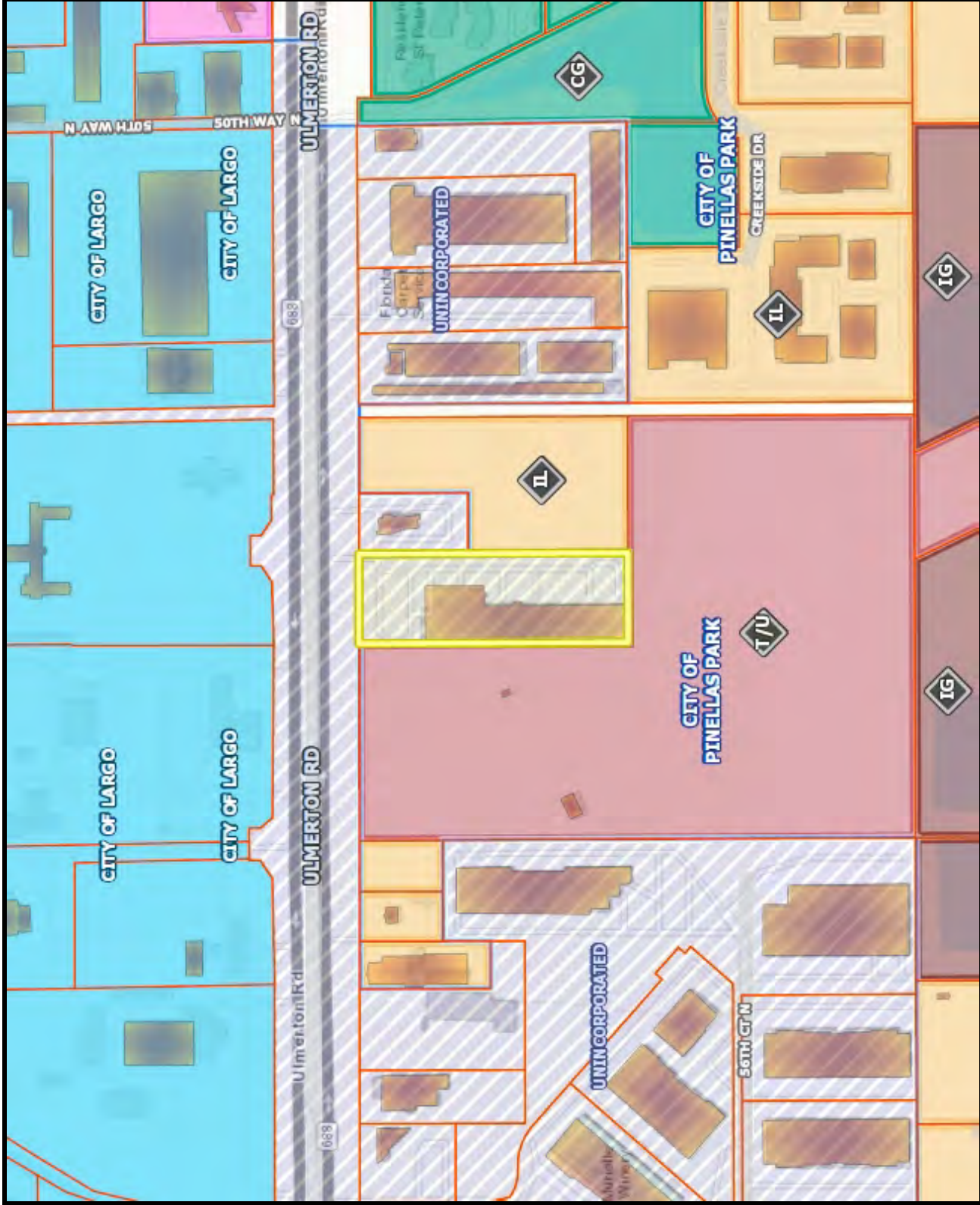
376.2 0 188.08 376.2 Feet

# City of Pinellas Park

## Legend

- Parcel Lines
- Centerlines
- Building Footprints
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- 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



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

# City of Pinellas Park

## Legend

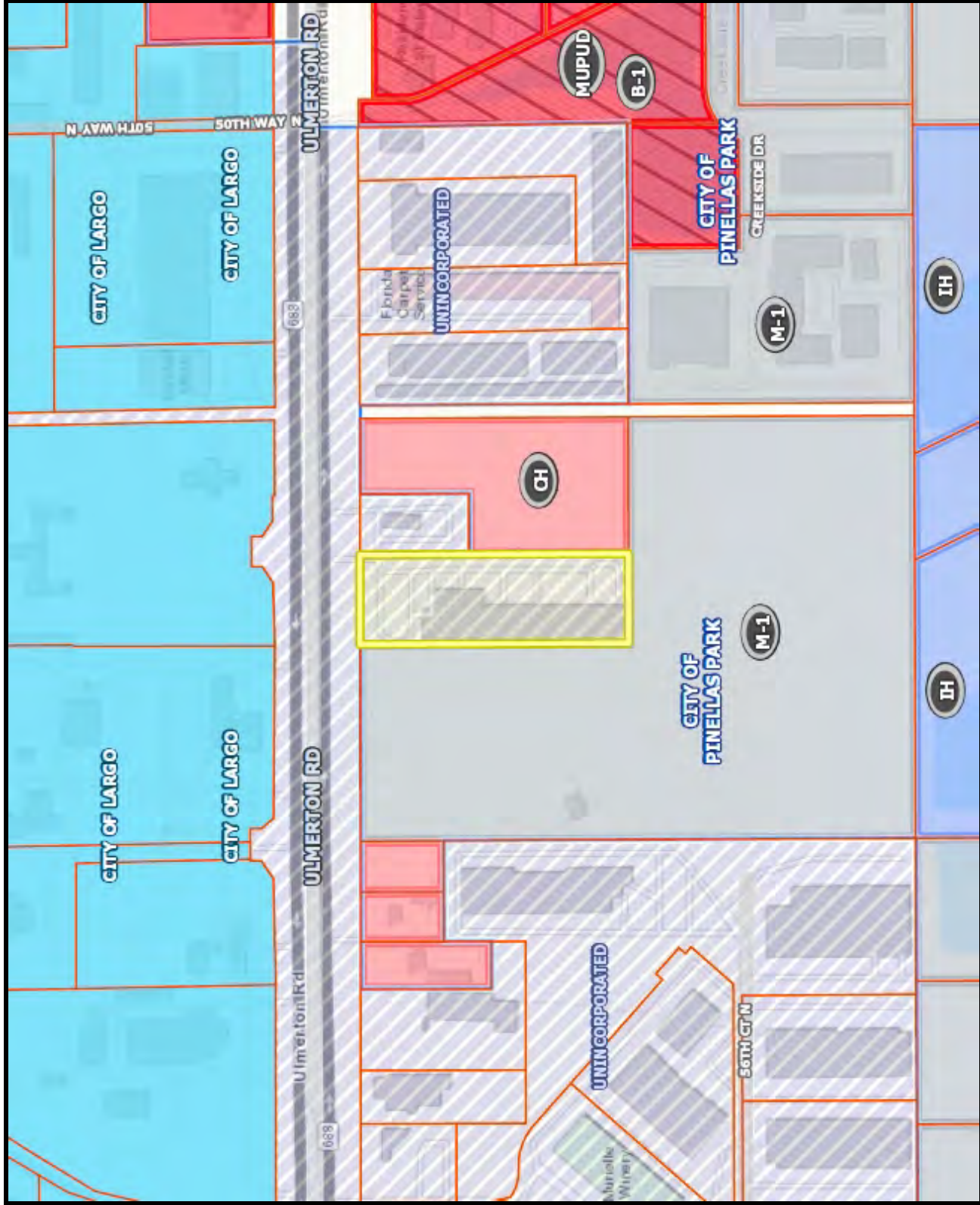
- Parcel Lines
- Centerlines
- Pinellas Park

## 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
- General Office - GO



Notes:

1: 4,514

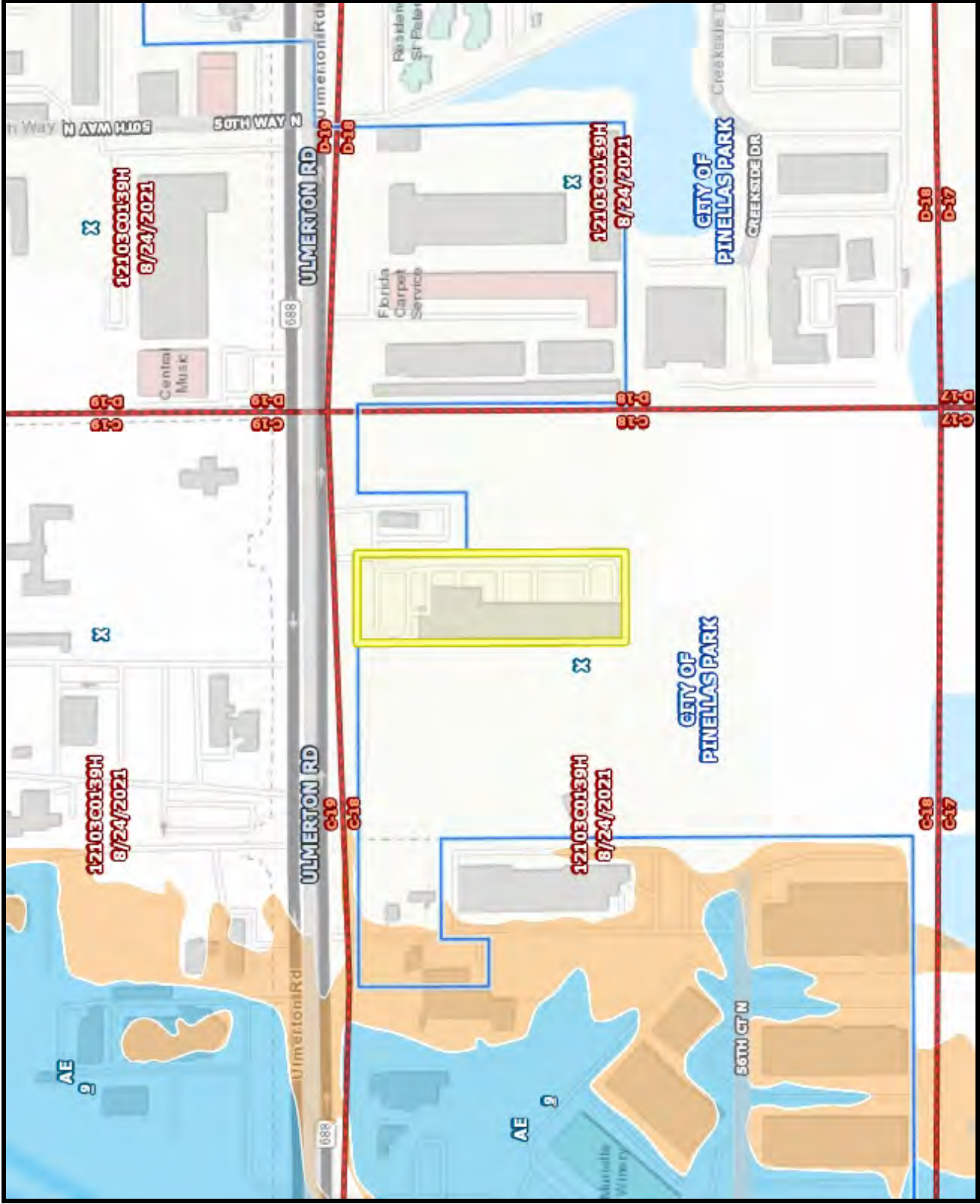
376.2 0 188.08 376.2 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

NORTH

Legend

- Centerlines
- Pinellas Park
- City Grid
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
  - Bridge
  - Culvert
  - Weir
  - Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
- LIMIT LINES
- SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
  - <all other values>
  - 1% Annual Chance Flood Hazard (A, AE, AI)
  - Combined Riverine and Coastal Floodplain
  - Coastal Floodplain (AE)
  - 0.2% Annual Chance Flood Hazard in Combi Coastal Zone (X)
  - 0.2% Annual Chance Flood Hazard (X)
  - 0.2% Annual Chance Flood Hazard in Coas
  - Area of Minimal Flood Hazard (X)
  - Riverine Floodway in Combined Riverine an (AE)
  - Floodway (AE)



Notes:



1: 4,514

376.2 0 188.08 376.2 Feet