

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR AN INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) OVERLAY WITH UNDERLYING LIGHT INDUSTRIAL (M-1) ZONING ON 3.77 ACRES OF LAND GENERALLY LOCATED ON PARCEL NUMBER 18-30-16-69768-300-4003, 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. (PUD-1123-00003; Campo Engineering)

WHEREAS, the City Council has been petitioned to consider an Industrial Planned Unit Development (IPUD) featuring a 740-unit Secure Climate Controlled Storage Facility on 3.77 acres of land; and

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

WHEREAS, the City Council has determined that it is in the public interest to authorize and approve a IPUD master plan with underlying Light Industrial (M-1) Zoning for the property located on Parcel Number 18-30-16-69768-300-4003.

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 Master Plan and supporting documentation for the Industrial Planned Unit Development (IPUD) are hereby adopted for the purpose of controlling development on the 3.77 acres parcel of land described as follows:

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

SECTION TWO: That the Master Plan attached hereto and incorporated herein as **EXHIBIT "B"** shall be controlling as to the development of said industrial development, and is adopted as part of this Ordinance as:

EXHIBIT "B" - MASTER PLAN

And, that the following conditions of approval be adopted:

1. Development controls are established through the development order, consisting of the application, staff report and preliminary and final site plans along with any accompanying text or graphics that constitute land development regulations applicable to the subject site. The submitted site plan, prepared by Campo Engineering, and last revised January 18, 2023 and as may be directed by City Council to revise as a result of their review, shall be accepted as the controlling site plan for the development. All regulations not addressed in the site plan and supporting documentation shall default to the Code in effect at the time of the Industrial Planned Unit Development (IPUD) adoption.
2. Upon written request prior to the expiration of a development phase, the Planning and Development Services Director may approve an extension of up to one (1) year.

SECTION THREE: 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 Local Government Comprehensive Planning and Land Development Regulation Act.

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

SECTION FIVE: 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"

Legal Description

A PORTION OF FARMS 40 AND 41, IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, RUN SOUTH 88°20'40" EAST, 501.01 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°09'17" WEST, 440.02 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°09'17" WEST, 368.95 FEET; THENCE NORTH 88°20'40" WEST, 354.36 FEET; THENCE 549.38 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, SAID CURVE BEING THE EAST RIGHT OF WAY LINE OF BELCHER ROAD RADIUS 2809.79 FEET, CHORD NORTH 08°48'12" WEST, 548.51 FEET; THENCE SOUTH 88°20'40" EAST, 314.80 FEET; THENCE SOUTH 00°09'17" WEST, 170.63 FEET; THENCE SOUTH 88°20'40" EAST, 125.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF FARM 41, IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, FLORIDA WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4, SOUTH 88°20'40" EAST 501.01 FEET; THENCE SOUTH 00°09'17" WEST, 808.97 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9949, PAGE 481, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE SAID LANDS, NORTH 88°20'46" WEST, 125.04 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 88°20'46" WEST, 219.00 FEET TO THE SOUTHEAST CORNER OF LANDS PARCEL P114 DESCRIBED IN ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 16730, PAGE 207, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTHERLY 118.36 FEET ALONG THE ARC OF A CURVE, CONCAVE EAST, HAVING A RADIUS OF 3101.50 FEET THROUGH A CENTRAL ANGLE OF 02°11'12", A CHORD BEARING NORTH 12°37'15" WEST 118.35 FEET; THENCE ALONG A LINE 114.70 FEET NORTH OF AND PARALLEL WITH THE AFORESAID SOUTH LINE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9949, PAGE 481, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA, SOUTH 88°20'46" EAST 245.18 FEET; THENCE SOUTH 00°09'17" WEST 114.74 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION TAKEN BY PINELLAS COUNTY, FLORIDA IN STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 16730, PAGE 207 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED THEREIN.

EXHIBIT "B"

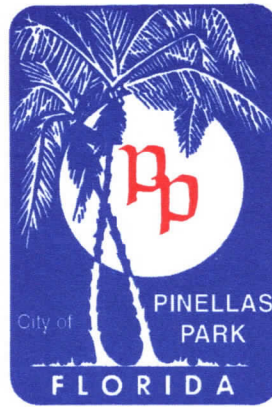
MASTER PLAN

(Prepared by Campo Engineering)

Last Revised dated January 18, 2023

City of
PINELLAS PARK

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



FLORIDA

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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

January 6, 2023

Ms. Megan Montesino
Development Review Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #22-352
Ordinance for IPUD-1123-00003

Dear Ms. Montesino:

Our office has received and reviewed the above-referenced proposed IPUD Ordinance.

For the sake of chronological clarity, we would suggest that the order of "WHEREAS" paragraphs two and three be reversed. With consideration of this suggestion and with the inclusion of the date of the last revised Site Plan referenced as "TBD" in Section Two and on Exhibit B of the Ordinance being included, we would approve of the proposed Ordinance as to form and correctness.

Very truly yours,

James W. Denhardt
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

JWD/dh

22-352.01062022.LMM.Ord for PUD-1123-00003.wpd



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Prepared by: Megan Montesino
Development Review Manager

I. APPLICATION DATA

- A. **Case Number:** PUD-1123-00003
- B. **Location:** 0 Belcher Rd (Parcel No. 18-30-16-69768-300-4003)
- C. **Request:** Industrial Planned Unit Development (IPUD) overlay to develop a three-story 740 unit Secure Climate Controlled Storage Facility, with a maximum Floor Area Ratio (FAR) of 0.62, located at Parcel No. 18-30-16-69768-300-4003.
- D. **Applicant:** Mike Carter Construction and Campo Engineering
- E. **Authorized Agent:** Mike Carter Construction and Campo Engineering
- F. **Property Owner:** TOSCA, Inc.
- G. **Legal Ad Text:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR AN INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) OVERLAY WITH UNDERLYING LIGHT INDUSTRIAL (M-1) ZONING ON 3.77 ACRES OF LAND GENERALLY LOCATED ON PARCEL NUMBER 18-30-16-69768-300-4003, 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. (PUD-1123-00003; Campo Engineering)
- H. **PARC Meeting:** December 13, 2022
- I. **Public Hearings:**
- Planning & Zoning Commission Hearing Date:** March 2, 2023
Advertising Date: February 15, 2023
- City Council (1st Reading) Date:** April 13, 2023
- City Council Hearing Date:** April 27, 2023
Advertising Date: April 12, 2023

II. BACKGROUND INFORMATION

- A. **Case Summary:**
The applicant is requesting an Industrial Planned Unit Development (IPUD) overlay for the 3.77 acre parcel to develop a three-story, 740 unit Secure Climate Controlled Storage Facility. The proposed use of a Secure Climate Controlled Storage Facility is a permitted use in the Light Industrial (M-1) Zoning District, and is consistent with the Industrial Limited (IL) Land Use designation.

The development is being proposed as an IPUD to allow for a Floor Area Ratio (FAR) of 0.62, which is consistent with the underlying Industrial Limited (IL) Land Use. Per Section 18-1529.3(C) of the Land Development Code, "City Council shall set the density for the development based on the criteria provided in

Section 18-1529.1. The gross density shall not exceed the density allowed by the Land Use Plan Category". Per the Comprehensive Plan, the maximum FAR for a property with IL Land Use is 0.65.

- B. **Site Area:** 164,221 square feet / 3.77 acres
- C. **Property History:** In 1983, the subject property was annexed into the City. The subject property has never been developed.
- D. **Existing Use:** Vacant
- E. **Proposed Uses:** Secure Climate Controlled Storage Facility (740 Units)
- F. **Future Land Use:** Industrial Limited (IL)
- G. **Zoning District:** Light Industrial (M-1)
- H. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone.
- I. **Evacuation Zone:** This property is in Evacuation Zone C, which is the 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	Gas Station and Restaurant
South	M-1	IL	Office Building
East	M-1	IL	Vacant Industrial Building
West	M-1	IL	Various Industrial Uses

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:**

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

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.

Locational Characteristics – This category is generally appropriate to locations with sufficient size to encourage an industrial park arrangement, as well as integrated industrial/mixed use projects, with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses; and serviced by the arterial and thoroughfare highway network, as well as mass transit.

Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 178 trips per day per acre. Traffic impacts for industrial/mixed use projects shall be determined based on the composition and density/intensity of the specific project.

Density/Intensity Standards – Shall include the following:

All Other Uses – Shall not exceed a floor area ratio (FAR) of 0.65 nor an impervious surface ratio (ISR) of 0.85, except as provided for in the Countywide Plan Rules (2018). The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of 0.39 and an ISR of 0.65.

3. Relevant Policies:

OBJECTIVE LU.1.12

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

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

POLICY LU.1.16.1

Maintain a sufficient supply of industrial land with a minimum of adverse effects on abutting properties.

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

4. Staff Analysis:

The proposed IPUD would encourage development that is compatible with the surrounding environment and the overall vision of the community. The proposed IPUD is located off Belcher Road, near Bryan Dairy Road, which are both arterial roads.

Staff finds that the PUD is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / 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.

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

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

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

2. Key Standards:

SECTION 18-1524. - "M-1" LIGHT INDUSTRIAL DISTRICT

Sec. 18-1524.3. - PERMITTED AND CONDITIONAL USES.

Use	Approval Type	Conditions
MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES		
Secure Climate Controlled Storage Facility	P	

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.

(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.

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 18-1529.10. - INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD).

(A) LOCATION. The Industrial PUD (IPUD) overlay shall only be assigned to those areas zoned either "M-1" or "IH" on the official Zoning Map.

(B) USES.

1. "Permitted" and "Conditional Uses" within an IPUD shall be limited to those uses allowed in the "M-1" Light Industrial and/or the "IH" Heavy Industrial District as underlying thereon. Conditional uses shall adhere to the applicable provisions of Section 18-1534 of this Article except public hearing requirements of the PUD District shall apply. If a mix of residential and commercial uses are anticipated then the developer shall apply for the MUPUD overlay assignment.
2. Dependent upon the location of the IPUD and its relationship to abutting or functionally abutting residentially zoned property, a further limitation on the specific uses permitted within the IPUD may be required. Such limitations shall be adopted as part of the assignment of the IPUD overlay.

(C) DIMENSIONAL REGULATIONS.

1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulations.
2. Should the established regulations be inappropriate for non-traditional lot layout or site design, the following guidelines are established.
 - (a) No minimum lot size or structural setbacks except as may be required by City Council to establish compatibility between proposed and existing abutting or functionally abutting land uses. However, any industrial IPUD site shall be suitable for development in the manner proposed without undue hazards to persons or property, on or off the tract from the probability of flooding, wind and water erosion, subsidence, or slipping of the soil. Condition of soil, ground water level, drainage, and topography shall all be appropriate to both kind and pattern of use intended. The site shall also contain sufficient width and depth to adequately accommodate its proposed use and design.
 - (b) Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered, including, but not limited to, the character of the surrounding area, size, configuration and natural features of the land to be developed, and the nature of the proposed development. However, when abutting or functionally abutting any residentially zoned property, a minimum building setback of thirty (30) feet shall be maintained.
 - (c) Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.

(D) RIGHT-OF-WAY REQUIREMENTS.

1. All IPUDs having interior public streets shall dedicate eighty (80) feet wide rights-of-way and construct a minimum of forty (40) feet wide pavements. All corners are to have forty (40) feet radius and cul-de-sacs are to have seventy-two (72) feet diameter of paving.
2. Ingress and egress to industrial IPUDs shall not be through a residential district.

(E) LOADING DOCKS.

1. No loading docks shall be permitted to be located along the front facade of any building which faces a street.
2. No loading docks shall be permitted along any side which abuts or functionally abuts residentially zoned property.
3. Loading docks shall be located a minimum of sixty (60) feet from any adjacent right-of-way or a distance required such that delivery and transport vehicles are not required to block at any time adjacent rights of way, driveways or parking spaces.

3. Staff Analysis:

The Applicant has requested an Industrial Planned Unit Development (IPUD) overlay with the existing underlying Light Industrial (M-1) Zoning. The applicant is proposing to develop a three-story, 740-unit Secure Climate Controlled Storage Facility, with an FAR of 0.62.

Staff finds that the proposed IPUD is consistent with the purpose and intent of the M-1 Zoning District and the City's Land Development Code.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the December 13, 2022 PARC meeting by all relevant departments/divisions. Staff had the following comments:

- A Replat is required. *The Applicant acknowledges the replat requirement and will submit to the City of Pinellas Park upon approval of the site plan.*
- SWFWMD ERP is required. *The Applicant acknowledges the requirement for a SWFWMD ERP permit and will apply upon approval of the PUD.*
- Pinellas County right-of-way permit is required. *The Applicant acknowledges the requirement for a Pinellas County Right-of-Way permit and will apply upon approval of the PUD.*
- Pinellas County drainage permit is required. *The Applicant acknowledges the requirement for a Pinellas County Drainage Permit and will apply upon approval of the PUD.*
- Sanitary sewer easement is not shown on the plans (OR 5569, PG 119). Once it is shown on the plans the city will require additional easement between the proposed pond and the property line to the east for the sanitary sewer line. *The sanitary sewer easement has been added to the plans.*
- The City will require easement around the meter and the fire double check just north of the proposed driveway. *The Applicant has added a proposed easement around the meter and fire.*
- The proposed stormwater pipe connecting the new pond to the old pond will need to meet DEP vertical separation requirements as it will cross over our sanitary sewer. *The detail for utility connection has been provided on Sheet C-4 of the plans.*

IV. SUMMARY

A. Findings:

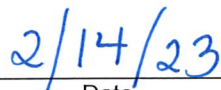
Based on the information and analysis contained in this report, staff finds as follows:

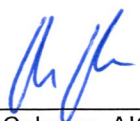
1. The proposed Industrial PUD is consistent with the intent of the Land Development Code;
2. Development of the three-story 740-unit Secure Climate Controlled Storage Facility, with a maximum FAR of 0.62, would meet intensity requirements of the Comprehensive Plan;
3. The request is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

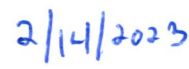
B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case number PUD-1123-00003.


Erica Lindquist, AICP, CFM
Planning & Development Services Director


Date


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


Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

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

C. RECOMMEND DENIAL

...of an Industrial Planned Unit Development (IPUD) overlay to develop a three-story 740-unit Secure Climate Controlled Storage Facility, with a maximum Floor Area Ratio (FAR) of 0.62, located at Parcel No. 18-30-16-69768-300-4003.

VI. ATTACHMENTS

Exhibit A: Affidavit of Ownership with Legal Description

Exhibit B: Narrative Summary

Exhibit C: Master Plan and Landscape Plan

Exhibit D: Floor Plan and Building Elevations

Exhibit E: Survey

Exhibit F: Traffic Study

Exhibit G: Aerial Map

Exhibit H: Land Use Map

Exhibit I: Zoning Map

Exhibit J: Flood Insurance Rate Map

Care360®
CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

TOSCA, Inc.

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

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

ADDRESS OR GENERAL LOCATION:

Belcher Road, one lot southeast of Bryan Dairy Road

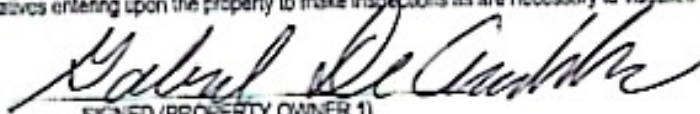
LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)
See attached Exhibit A for the Legal Description.

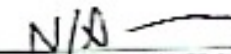
2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

Planned Unit Development Application

3. That the undersigned (has / have) appointed and (does / do) appoint Rachel Layton, AICP with Mike Carter Construction as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application. and Campo Engineering

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


SIGNED (PROPERTY OWNER 1)


SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF

Pinellas

The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization, this 14th day
of Nov., 2022.

By Gabriel DeCandido, President of Tosca Inc, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

FL DL as identification and who DID / DID NOT
(Type of identification)
take an oath.

Notary Public, Commission No.

(Name of Notary- typed, printed or stamped)



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1: (Fee Simple Estate)

A portion of Farms 40 and 41, in Section 18, Township 30 South, Range 16 East, according to the plat of Pinellas Farms, as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of Section 18, Township 30 South, Range 16 East, Pinellas County, Florida, run South 88°20'40" East, 501.01 feet along the North line of said Southwest 1/4; thence South 00°09'17" West, 440.02 feet for a Point of Beginning; thence continue South 00°09'17" West, 368.95 feet; thence North 88°20'40" West, 354.36 feet; thence 549.38 feet along the arc of a curve concave to the East, said curve being the East right of way line of Belcher Road radius 2809.79 feet, chord North 08°48'12" West, 548.51 feet; thence South 88°20'40" East, 314.80 feet; thence South 00°09'17" West, 170.63 feet; thence South 88°20'40" East, 125.00 feet to the Point of Beginning.

LESS AND EXCEPT that part of Farm 41, in Section 18, Township 30 South, Range 16 East, Pinellas Farms, as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of Section 18, Township 30 South, Range 16 East, Pinellas County, Florida; thence along the North boundary of said Southwest 1/4, South 88°20'40" East 501.01 feet; thence South 00°09'17" West, 808.97 feet to the Southeast corner of lands described in Official Records Book 9949, Page 481, Public Records, Pinellas County, Florida; thence along the South line said lands, North 88°20'46" West, 125.04 feet for the Point of Beginning; thence continue along said South line, North 88°20'46" West, 219.00 feet to the Southeast corner of lands parcel P114 described in Order of Taking, recorded in Official Records Book 16730, Page 207, Public Records of Pinellas Count, Florida; thence Northerly 118.36 feet along the arc of a curve, concave East, having a radius of 3101.50 feet through a central angle of 02°11'12", a chord bearing North 12°37'15" West 118.35 feet; thence along a line 114.70 feet North of and parallel with the aforesaid South line lands described in Official Records Book 9949, Page 481, Public Records, Pinellas County, Florida, South 88°20'46" East 245.18 feet; thence South 00°09'17" West 114.74 feet to the Point of Beginning.

ALSO LESS AND EXCEPT that portion taken by Pinellas County, Florida in Stipulated Order of Taking and Final Judgment recorded in Official Records Book 16730, Page 207 of the Public Records of Pinellas County, Florida, being more particularly described therein.

Parcel 2: (Non-Exclusive Easement Estate)

TOGETHER WITH: Non-Exclusive Easement(s) as set forth and created by that certain Warranty Deed recorded April 20, 1983, in Official Records Book 5511 Page 2001, Public Records of Pinellas County, Florida, being more particularly described as follows:

A portion of Farm 40 in Section 18, Township 30 South, Range 16 East, according to the plat thereof recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and being more particularly described as follows: Commencing at the Northwest corner of the Southwest 1/4 of Section 18, Township 30 South, Range 16 East, Pinellas County, Florida, run South 88°20'40" East, 346.00 feet along the North line of said Southwest 1/4; thence South 00°09'17" West, 58.12 feet for a Point of Beginning; thence North 87°27'30" East, 30.03 feet along the South right-of-way line of Bryan Dairy Road (County Road No. 135); thence South 00°09'17" West, 213.46 feet; thence North 88°20'40" West, 30.01 feet; thence North 00°09'17" East, 211.26 feet to the Point of Beginning.

Compass Pinellas Park
Planning Narrative
November 17, 2022
Prepared by Rachel Whitcomb Layton, AICP

On behalf of the Applicant, Tosca, Inc. and contract purchaser Amsdell Storage, Mike Carter Construction, Inc. is respectfully submitting this application for a Planned Unit Development. The 3.77-acre property is located on the east side Belcher Road, one lot south of Bryan Dairy Road. The parcel identification number is 18-30-16-69768-300-4003. The site is within the Industrial Limited (IL) Future Land Use category and is zoned Light Industrial (M-1).

The site is currently vacant land with an existing stormwater pond that maintains runoff for the City of Pinellas Park's property to the north and the property to the south. The site is also encumbered with a billboard.

The request for an Industrial Planned Unit Development (IPUD) on this property will allow for the development of 102,531 square foot mini-warehouse to be constructed within a three-story climate-controlled building. The proposed use of mini-warehouse is a permitted use in the Industrial Light (M-1) Zoning District and is consistent with the Light Industrial (IL) Future Land Use designation.

The development is being proposed as an IPUD to allow for a Floor Area Ratio of 0.62, which is consistent with the underlying Light Industrial (IL) Future Land Use category. Per Section 18-1529.3(c) of the Land Development Code, "City Council shall set the density for the development based on the criteria provided in Section 18-1529.1. The gross density shall not exceed the density allowed by the Land Use Plan Category." Per the Comprehensive Plan, the maximum Floor Area Ratio for a property within the IL Future Land Use is 0.65.

The Land Development Code requires 17 parking spaces based on a 102,531 square foot mini-warehouse facility with 740 storage units. The breakdown of required parking for mini-warehouse is one space per fifty (50) storage units plus two spaces for the office. With 740 spaces divided by 50, fifteen parking spaces are required plus two spaces for the office for a total requirement of 17 parking spaces. The proposed plan includes 18 parking spaces.

The applicant is required to have six loading spaces based on a 102,531 square foot mini-warehouse facility. The breakdown for required loading is one space for the first 10,000 square feet plus one space for each additional 20,000 square feet of building area. The proposed plan includes six loading spaces.

Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	M-1 (City)	IL (City)	Gas Station/Convenience Store and Public Utility
South	M-1 (City)	IL (City)	Office
East	M-1 (City)	IL (City)	Light Manufacturing
West	M-1 (City)	IL (City)	Belcher Road and Light Manufacturing

Comprehensive Plan Analysis

Per the Comprehensive Plan Appendices I.A.14. Industrial Limited (IL), "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 uses, transportation facilities, and natural resource characteristics."

Policy I.A.14 includes Use Characteristics appropriate and consistent with the IL category. Primary uses include office, research/development, light manufacturing/assembly (Class A and B); wholesale distribution (Class A and B), storage/warehouse (Class A and B). Secondary uses include residential uses in the Gateway Centre, retail commercial, personal service/office support, commercial/business services, commercial recreation, temporary lodging, institutional, transportation/utility, recreation/open space; transfer/recycling, incinerator facility and agricultural. Mini-warehouse uses are storage/warehouse uses and consistent with the Comprehensive Plan.

Policy I.A.14 requires locational characteristics appropriate to locations serviced by the arterial and thoroughfare highway as well as mass transit. The proposed mini-warehouse is a light industrial use with minimal adverse impact on adjoining uses located on a thoroughfare highway, one lot south of the intersection with an arterial highway.

Policy I.A.14 provides for traffic generation limitations of 178 trips per day per acre or 671 trips for the 3.77-acre site. The traffic study attached addresses the potential maximum trips for the 3.77-acre site at 149 daily trips. This is a reduction in the potential trips that could be generated by a higher intensity light industrial use.

Policy I.A.14 provides a maximum Floor Area Ratio of 0.65 and an impervious surface ratio of 0.85 for the IL category. The project proposes a Floor Area Ratio of 0.62. The project open space is 32 percent of the site.

OBJECTIVE LU.1.12

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

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

POLICY LU.1.16.1

Maintain a sufficient supply of industrial land with a minimum of adverse effects on abutting properties.

POLICY LU.1.16.3

Industrial uses shall be concentrated in suitable existing locations to prevent a spread of negative effects on the community.

POLICY T.1.4.6

Approval of a site plan for proposed development shall provide for the building setback measured from the right-of-way line. To the extent feasible, detention/retention ponds, required parking and necessary internal traffic circulation lanes shall not be located within the right-of-way.

The proposed IPUD would encourage development that is compatible with the surrounding uses within the Industrial zoning and Future Land Use categories that surround it. The development is also compatible with the overall vision of the community. The proposed IPUD is located one lot south of the intersection Bryan Dairy Road (Principal Arterial) on Belcher Road (Minor Arterial). The applicant finds the PUD is consistent with the Goals, Objectives, and policies of the adopted Comprehensive Plan.

Zoning District Analysis

Per Land Development Code Section Sec. 18-1524.1., "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."

Per Section 18-1524.3 Permitted Uses for M-1, Mini-warehouse is a permitted use under Manufacturing, Wholesale Trade, Warehousing Uses. The Code defines Mini-Warehouse as any building used exclusively for leasing storage space for household goods, business, or personal property.

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

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

The development guidelines are provided as a basis from which a typical PUD can proceed. However, City Council retains the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety, and may modify these guidelines based on the merits of the project, the character of the surrounding area and potential adverse impacts on this area, size, configuration, and natural features of the land to be developed, adequacy of off-site improvements, traffic

impact and nature of the proposed development Where there are conflicts between these PUD regulations and general zoning, subdivision, or other applicable regulations of the City of Pinellas Park, those adopted by and shown on an adopted Master Plan, as defined herein, shall govern.

Applicable Development Standards

Section 18-1524 "M-1) Industrial Light

Section 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.

(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. 18-1529.10. - INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD).

(A) LOCATION. The Industrial PUD (IPUD) overlay shall only be assigned to those areas zoned either "M-1" or "IH" on the official Zoning Map.

(B) USES.

1. "Permitted" and "Conditional Uses" within an IPUD shall be limited to those uses allowed in the "M-1" Light Industrial and/or the "IH" Heavy Industrial District as underlying thereon. Conditional uses shall adhere to the applicable provisions of [Section 18-1534](#) of this Article except public hearing requirements of the PUD District shall apply. If a mix of residential and commercial uses are anticipated then the developer shall apply for the MUPUD overlay assignment.
2. Dependent upon the location of the IPUD and its relationship to abutting or functionally abutting residentially zoned property, a further limitation on the specific uses permitted within the IPUD may be required. Such limitations shall be adopted as part of the assignment of the IPUD overlay.

(C) DIMENSIONAL REGULATIONS.

1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulations.
2. Should the established regulations be inappropriate for non-traditional lot layout or site design, the following guidelines are established.
 - a. No minimum lot size or structural setbacks except as may be required by City Council to establish compatibility between proposed and existing abutting or functionally abutting land uses. However, any industrial IPUD site shall be suitable for development in the manner proposed without undue hazards to persons or property, on or off the tract from the probability of flooding, wind and water erosion, subsidence, or slipping of the soil. Condition of soil, ground water level, drainage, and topography shall all be appropriate to both kind and pattern of use intended. The site shall also contain sufficient width and depth to adequately accommodate its proposed use and design.
 - b. Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered, including, but not limited to, the character of the surrounding area, size, configuration and natural features of the land to be developed, and the nature of the proposed development. However, when abutting or functionally abutting any residentially zoned property, a minimum building setback of thirty (30) feet shall be maintained.
 - c. Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.

(D) RIGHT-OF-WAY REQUIREMENTS.

1. All IPUDs having interior public streets shall dedicate eighty (80) feet wide rights-of-way and construct a minimum of forty (40) feet wide pavements. All corners are to have forty (40) feet radius and cul-de-sacs are to have seventy-two (72) feet diameter of paving.
2. Ingress and egress to industrial IPUDs shall not be through a residential district.

(E) LOADING DOCKS.

1. No loading docks shall be permitted to be located along the front facade of any building which faces a street.
2. No loading docks shall be permitted along any side which abuts or functionally abuts residentially zoned property.
3. Loading docks shall be located a minimum of sixty (60) feet from any adjacent right-of-way or a distance required such that delivery and transport vehicles are not required to block at any time adjacent rights of way, driveways or parking spaces.

Section 18-1532 Off Street Parking and Loading Regulations

Section 18-1532.9 Minimum Off-Street Parking Space Requirements

(D) INDUSTRIAL AND MANUFACTURING USES

2. Mini-Warehousing: One per fifty (5) storage units plus two (2) for the Manager's Office, if office is provided.

The Applicant is requesting Industrial Planned Unit Development (IPUD) overlay with the existing underlying Industrial Light (M-1) Zoning. The Applicant is proposing to develop a three-story, 102,531 square foot mini-warehouse facility with 740 storage units. The development is being proposed as an IPUD in order to allow an increase in the Floor Area Ratio to 0.62.

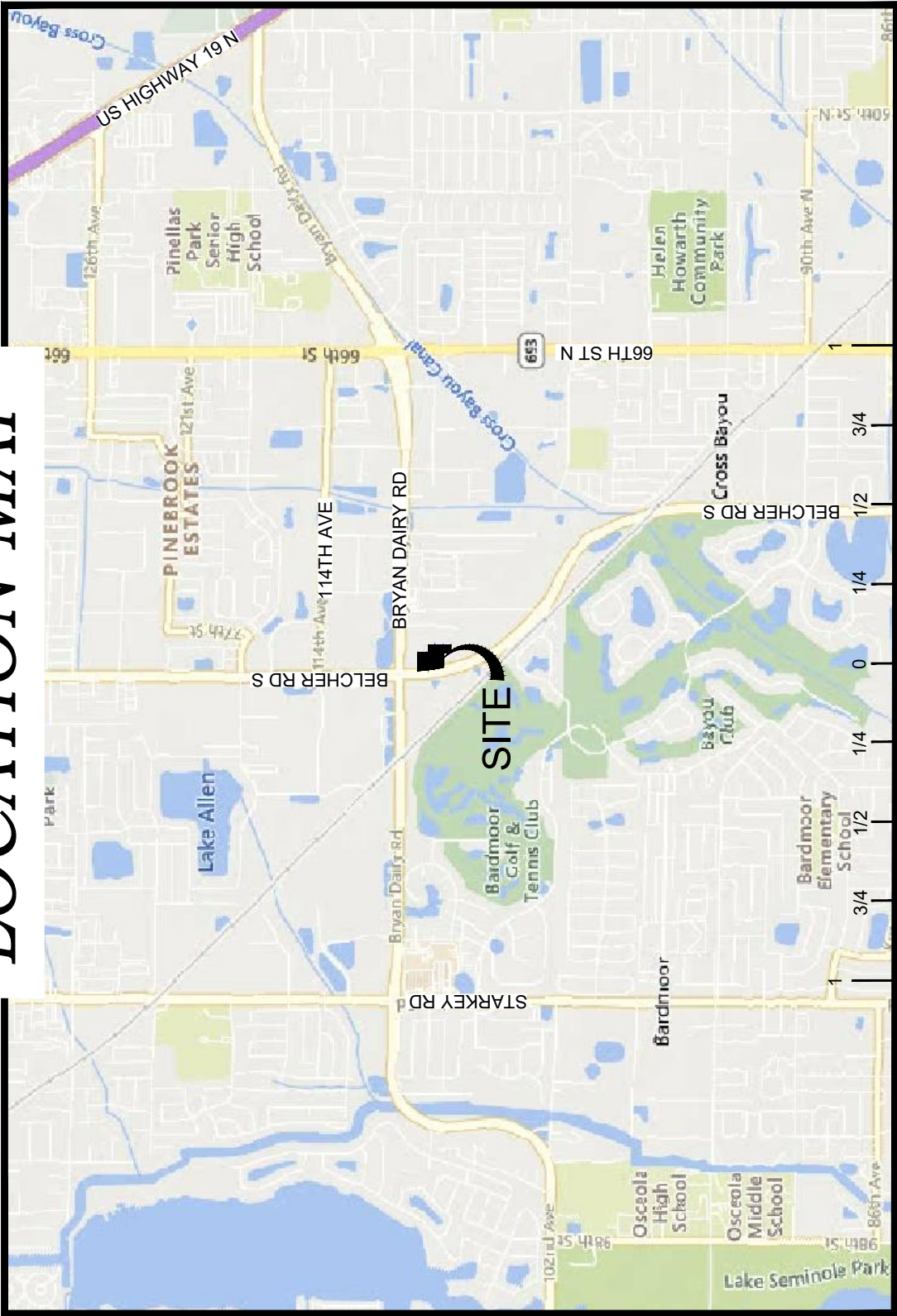
The applicant has proposed to meet or exceed the Land Development Code regulations. The application is consistent with the purpose and intent of the M-1 Zoning District and the City's Land Development Code. The application is compliant with the Comprehensive Plan Goals, Objectives, and Policies.

PINELLAS PARK STORAGE

MASTER PLAN

SECTION 18, TOWNSHIP 30 SOUTH,
RANGE 16 EAST
CITY OF PINELLAS PARK
PINELLAS PARK, FL 33777

LOCATION MAP



SCALE: 1"= 1/2 MILE

PREPARED FOR:

COMPASS TPM, AN OHIO LIMITED LIABILITY
COMPANY
SUITE 220
20445 EMERALD PARKWAY DRIVE
CLEVELAND, OH 44135

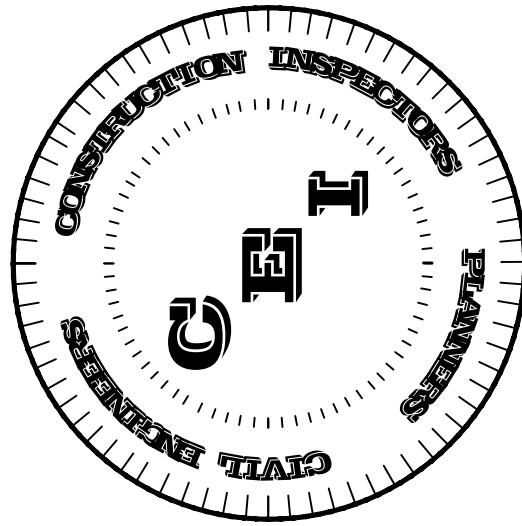
OWNER:
TOSCA INC.
Gabriel, Decandido
12521 Frank Dr. N
Seminole, FL 33776

CONTRACTOR:
MIKE CARTER CONSTRUCTION, INC.
435 12th Street West
Bradenton, FL 34205
Phone (941) 745-1700

CIVIL ENGINEER:
CAMPO ENGINEERING, INC.
1725 East 5th Avenue,
Tampa, FL 33605
Phone (813) 215-7372 and
Fax (813) 902-8782

SURVEYOR:
BENNETT-PANFIL, INC.
742 Shamrock Blvd.
VENICE, FL 34293
Phone (941) 497-1290
Fax (941) 497-6186

PREPARED BY:



CAMPO
ENGINEERING, INC.
1725 East 5th Avenue, Tampa, FL 33605
Phone (813) 215-7372 and Fax (813) 902-8782
www.campoengineering.com
info@campoengineering.com

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

REVISIONS:

1. PER PINELLAS COUNTY	12/7/22	
2. PER PINELLAS COUNTY	01/18/23	
3.		
4.		
5.		
6.		

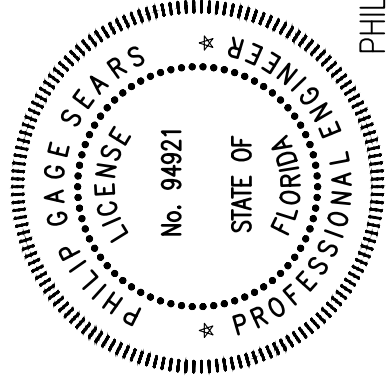
SHEET INDEX

- C-1 - COVER SHEET
- C-2 - SITE PLAN
- C-3 - PAVING, GRADING AND DRAINAGE PLAN
- C-4 - UTILITY PLAN
- L-01 - LANDSCAPE PLANS
- L-02 - LANDSCAPE DETAILS & NOTES
- S-01 - SURVEY

LEGAL DESCRIPTION

DESCRIPTION: PER EXHIBIT "A", COMMITMENT FOR TITLE INSURANCE FILE #42220013251, PARCEL 1, (SEE SIMPLE ESTATE) A PORTION OF FARMS 40 AND 41, IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, THENCE SOUTH 00°09'17" WEST, 440.02 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°09'17" WEST, 368.93 FEET; THENCE NORTH 88°20'40" WEST, 354.36 FEET; THENCE 549.38 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, SAID CURVE BEING THE EAST RIGHT OF WAY LINE OF BELCHER ROAD RADIUS 2809.79 FEET, CHORD NORTH 08°48'12" WEST, 548.51 FEET; THENCE SOUTH 88°20'40" EAST, 314.80 FEET; THENCE SOUTH 00°09'17" WEST, 170.63 FEET; THENCE SOUTH 00°09'17" WEST, 118.35 FEET; THENCE ALONG A LINE 114.70 FEET NORTH OF AND PARALLEL WITH THE ADJACENT SOUTH LINE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9949, PAGE 481, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA, SOUTH 88°20'46" EAST 245.18 FEET; THENCE SOUTH 00°09'17" WEST 114.74 FEET TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPT THAT PORTION TAKEN BY PINELLAS COUNTY, FLORIDA IN STIPULATED ORDER OF TAKING AND FINAL JUDGMENT OF THE COURT OF APPEALS, IN CASE NO. 13-10000, BEING MORE PARTICULARLY DESCRIBED THEREIN, PARCEL 2, NON-EXCLUSIVE EASEMENT ESTATE) TOGETHER WITH NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN WARRANTY DEED RECORDED APRIL 20, 1983, IN OFFICIAL RECORDS BOOK 5511 PAGE 2001, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF FARM 40 IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, WAS FORMERLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, RUN SOUTH 88°20'40" EAST, 346.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°09'17" WEST, 58.12 FEET FOR A POINT OF BEGINNING; THENCE NORTH 87°27'30" EAST, 103.01 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRIAN DAIRY ROAD (COUNTY ROAD NO. 135); THENCE SOUTH 00°09'17" WEST, 118.35 FEET; THENCE NORTH 88°20'40" WEST, 300.17 FEET; THENCE NORTH 08°05'17" EAST, 211.63 FEET TO THE POINT OF BEGINNING.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY PHILIP G. SEARS, PE ON 10/18/2022
USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



NAME PHILIP G. SEARS SEAL NO. 94921 DATE 01/18/2023

January 18, 2023
DATE (SEAL)



**1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782**

PROJECT TITLE

PINELLAS PARK STORAGE

PINELLAS PARK, FLORIDA

CLIENT

**SAFEGUARD SELF STORAGE
1522 OLD COUNTRY ROAD
PLAINVIEW, NY 11803**

REVISIONS

[illegible]

ISSUE DATE: 10/2022

REVIEWED BY: PGS

DRAWN BY: LAB

DESIGNED BY: PGS

PROJECT NUMBER

22-026

THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED
AND SEALED BY
PHILIP G. SEARS, PE ON
01/18/2023 USING A
DIGITAL SIGNATURE.

STATE OF
FLORIDA
PROFESSIONAL ENGINEER

PHILIP G. SEARS	94921	01/18/2023
NAME	SEAL NO.	DATE

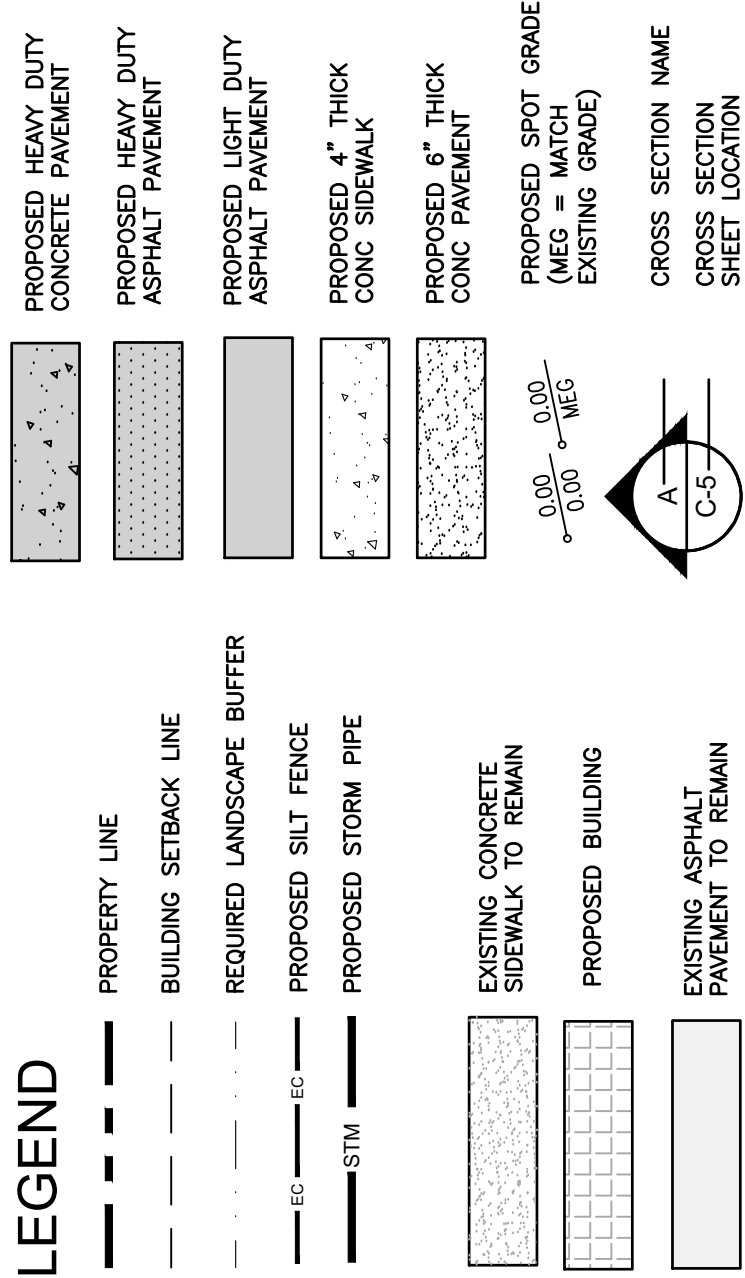
SHEET TITLE

PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER

30

LEGEND



FLOOD ZONE

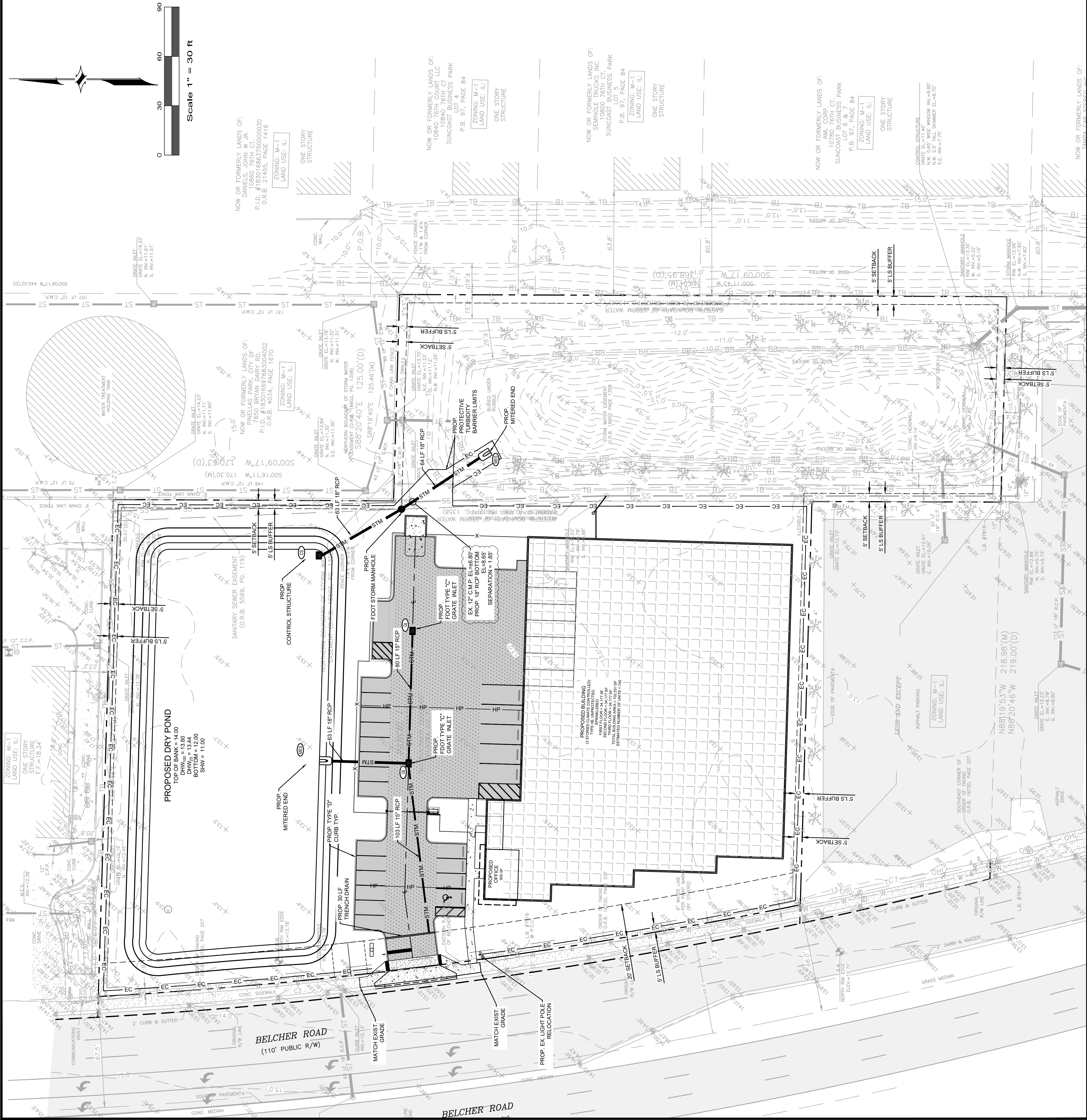
THIS SITE LIES WITHIN FLOOD ZONE "X", BASE FLOOD ELEVATION (NOT DETERMINED) - AS SHOWN ON THE FEDERAL THIS SITE LIES WITHIN FLOOD ZONE "X", BASE FLOOD ELEVATION (NOT DETERMINED) - AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR PINELLAS COUNTY, COMMUNITY PANEL NO. 12103C02011, DATED 08/24/2021.

DATUM

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE N.A.D. 1988 VERTICAL DATUM, UNLESS OTHERWISE SPECIFIED. ELEVATIONS SHOWN HEREON ARE BASED ON THE FLORIDA CUSTOM GEOD (FPNG016B) AND WERE ESTABLISHED BY USING THE PERMANENT REFERENCE NETWORK WITH REAL TIME KINEMATIC GPS. ELEVATIONS WERE CHECKED TO N.G.S. BENCHMARK "331 FLDH" (AG0108). ELEVATION 17' 18" (N.A.D. 1988).

GENERAL NOTES

1. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CITY OF PINELLAS PARK STANDARDS, AND FOOT SPECIFICATIONS, LATEST EDITIONS.
2. SOD ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION.
3. CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAINTAINING OF SAME, IF REQUIRED.
4. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.
5. ADJUSTING MANHOLE TOPS TO MATCH GRADE AND SLOPE OF THE FINISH PAVING SHALL BE INCLUDED IN THE BIDDING PRICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE MANHOLE AND FOR THE CONSTRUCTION AND COMPLETION OF THE MANHOLE, AND NO ADDITIONAL PAYMENT WILL BE ALLOWED OR MADE FOR ADJUSTING MANHOLE TOPS.
6. ROOF DRAINAGE TO BE DIRECTED FROM BUILDINGS TO STORM SYSTEM VIA DOWNSPOUTS.
7. ALL FINISH FLOOR ELEVATIONS (FFE) ARE MINIMUMS.
8. SLOPE PERIMETER GRADE TO MATCH EXISTING GRADE AT 4:1 MAXIMUM.
9. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETRIT SOLID DISTURBANCE, SODDING, PLUGGING, SPRIGGING OR SEEDING IN AREAS WHERE SLOPES ARE GREATER THAN 5:1 VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED. ALL DISTURBED AREAS IN RIGHT-OF-WAY MUST BE RESTORED WITH SOD.
10. ALL GRADING OF SIDEWALKS AND PEDESTRIAN WALKWAYS SHALL MEET MINIMUM ADA STANDARDS. SIDEWALK CROSSES AND DRIVEWAY CROSSINGS FOR SIDEWALKS TO BE 2:24 MAX. SLOPE. ALL SIDEWALK RUNNING CLOSURE OR ERECTION SHALL BE IN ACCORDANCE WITH THE USE OF THE CITY OF PINELLAS PARK BUILDING CODE. CONTRACTOR SHALL FURNISH SIDEWALK CURB BOARDS PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL WRAP ALL INLET GRATES WITH FILTER FABRIC UPON INSTALLATION. FABRIC TO BE REMOVED UPON COMPLETION OF BUILDING CONSTRUCTION.
12. GRADING SLOPES WITH PRIVATE PROPERTY SHALL BE CONSTRUCTED AT 4:1 MAXIMUM SLOPE.
13. CONTRACTOR SHALL OBTAIN ALL CONTRACTOR RELATED PERMITS.
14. ALL CONCRETE AREAS SHALL HAVE SAW-CUT 10'X10' O.C.
15. ALL SITE PREPARATION, GRADING AND PAVEMENT PER GEOTECHNICAL REPORT BY UNIVERSAL ENGINEERING SCIENCES DATED JUNE 10,2022.
16. CONTRACTOR TO FILL ALL ISLANDS BEHIND THE CURB TO 3' BELOW TOP OF CURB TO ALLOW FOR MULCH OR SOD.
17. CONTRACTOR SHALL REFER TO THE PINELLAS COUNTY UTILITY ACCOMMODATION GUIDE & RIGHT-OF-WAY USE PROCEDURES MANUAL FOR ROADWAY RESTORATION.





**1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782**

PINELLAS PARK STORAGE

PINELLAS PARK, FLORIDA

CLIENT

**SAFEGUARD SELF STORAGE
1522 OLD COUNTRY ROAD
PLAINVIEW, NY 11803**

[illegible]

ISSUE DATE: 10/2022

REVIEWED BY: PGS

DRAWN BY: LAB

PROJECT NUMBER

22-026

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PHILIP G. SEARS, PE ON 01/18/2023 USING A DIGITAL SIGNATURE. THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

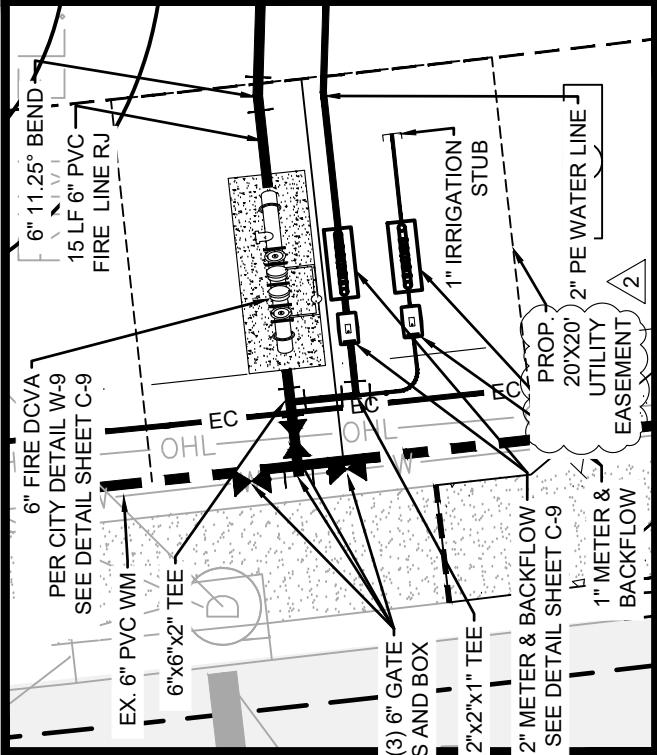
PHILIP G. SEARS 94921 01/18/2023
NAME SEAL NO. DATE

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

4-C



UTILITY CONNECTION BLOW-UP DETAIL

SCALE: 1"=10'

GENERAL NOTES

1. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES OR PRESSURE TEST AGAINST ANY COUNTY INSTALLED VALVES OR FITTINGS.
2. GRASS AND MULCH, OR SOLID SOIL, ALL AREAS IN EX. RIGHT-OF-WAY DISTURBED BY CONSTRUCTION.
3. CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE BURNING OF ADJACENT TOWNS TO SAME, IF REQUIRED.
4. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.
5. FIRE HYDRANT, GATE VALVE AND BLOW-OFF VALVE ASSEMBLIES SHALL CONSIST OF ALL PIPE VALVES, TEES, FITTINGS, AND ANY AND ALL OTHER APPLICABLES COMING TOGETHER A COMPLETE, WORKING UNIT.
6. CONTRACTOR SHALL PROVIDE ANY DOWATERING FOR UTILITY INSTALLATION IF REQUIRED.
7. ADJUSTING MANHOLE TOPS TO MATCH GRADE AND SLOPE OF THE FINISH PAVING SHALL BE INCLUDED IN THE RESPECTIVE CONTRACT UNIT PRICE FOR THE MANHOLE AND PAVEMENT OF WHICH WILL CONSTITUTE FULL COMPENSATION FOR THE CONSTRUCTION AND COMPLETION OF THE MANHOLE AND PAVEMENT. THERE WILL BE ALLOWED NO EXTRA FOR ADJUSTING MANHOLE TOPS.
8. BENDS SHALL BE INSTALLED IN WATER MAIN TO AVOID UNFORESEEN CONFLICTS IN EX. OR PROP. STRUCTURES.
9. THE JOINT DEFLECTION METHOD SHALL BE USED WHERE PRACTICAL IN LINED IN EX. OR PROP. STRUCTURES.
10. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF EXISTING WATER AND SEWER LINES PRIOR TO BEGINNING CONSTRUCTION.
11. THE EX. UNDERGROUND UTILITY LINES ARE SHOWN HEREIN, BASED FROM DOCUMENTS FURNISHED BY OTHERS AND NOT FIELD VERIFIED. THEREFORE, THE ENGINEER CANNOT GUARANTEE THE ACCURACY OF SAME NOR IS IT AS SHOWN. THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LINES IN COORDINATION WITH THE OWNERS TO HIS SATISFACTION AND MAKE THE NECESSARY ADJUSTMENTS TO THE EXISTING UTILITY LINES PRIOR TO ANY CONSTRUCTION.
12. WATER PORTABLE WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER. WATER LINES TO BE SLEEVED WITH SCHEDULE 40 PVC AND SEALED WITH WATERPROOF SEALANT WITHIN 2' OF SEWER CROSSINGS.

CONST. NOTES WITHIN RIGHT OF WAY

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE EXTENTS OF PAVEMENT ADJACENT TO OR UNDER HIS MEANS AND METHODS OF INSTALLING WATER, SEWER AND STORMWATER INFRASTRUCTURE ADJACENT TO OR UNDER EXISTING PAVEMENT AREAS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING LOCAL MUNICIPALITY AND STATE STANDARDS WHEN RESTORING PAVEMENT AND NOT SOLELY RELY ON CIVIL PLANS.
- CONTRACTOR MUST VERIFY ALL EXISTING WATER, SEWER AND STORM WATER INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY PRIOR TO ANY EXISTING STRUCTURES. THE CONTRACTOR SHALL PROVIDE THE ENGINEER VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING STRUCTURES. THE CONTRACTOR SHALL VERIFY THE EXISTING STRUCTURES ARE NOT IN THE RIGHT-OF-WAY PRIOR TO ANY EXISTING STRUCTURES.

EXISTING UTILITY LOCATION NOTES:

1. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITY OWNER'S RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THESE DRAWINGS. THE SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATION REQUIRED, OTHER THAN SHOWN ON PLANS.
2. EXISTING WATER MAIN LOCATIONS SHOWN ARE APPROXIMATE.

FIRE NOTES:

1. THE LEFT ACCESS ROAD SHALL BE INSTALLED TO AN ALLWEATHER DRIVING SURFACE ABLE TO WITHSTAND THE LIVE LOADS OF A FREIGHT APPARATUS (42 TONS) PRIOR TO COMBUSTIBLES COMING ON TO THE JOBSITE AND THAT SHALL BE MAINTAINED DURING CONSTRUCTION. THE SITE SHALL COMPLY WITH NFPA, CHAPTER 6.1.1 & 6.1.3.2.
2. THE RIGHT ACCESS ROAD SHALL BE INSTALLED TO AN ALLWEATHER DRIVING SURFACE ABLE TO WITHSTAND A RESIDENTIAL VEHICLE (4 TONS) PRIOR TO COMBUSTIBLES COMING ON TO THE JOBSITE AND THAT SHALL BE MAINTAINED DURING CONSTRUCTION. THE SITE SHALL COMPLY WITH NFPA, CHAPTER 6.1.3.1.
3. THIS SITE REVIEW FOR PROPOSED LOCATIONS OF WATER SUPPLIES, BASIC PILING LAYOUTS, AND HYDRANT LOCATIONS, AND IS NOT A DESIGN REVIEW. THE REVIEWER WILL REVIEW THE SUBMITTALS FOR CONFORMANCE WITH THE CITY OF ST. LOUIS, MISSOURI, AND THE MISSOURI DEPARTMENT OF TRANSPORTATION, MISSOURI, CONSTRUCTION WATER SUPPLIES, SYSTEMS, PIPING, APPARATUS & APPURTENANCES, AND THE SUBMITTALS OF PROPOSED CONSTRUCTION DOCUMENTS BY A STATE LICENSED PROFESSIONAL ENGINEER & A STATE LICENSED CONTRACTOR (CERTIFIED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION, MISSOURI, AND THE MISSOURI DEPARTMENT OF REVENUE, MISSOURI).
4. THE UNDERPINNING PLAN (SEE SHEET WPA-21.12) REQUIRE A FOUNDATION PLAN REVIEW, PERMITS, AND INSPECTIONS BY THE FIRE MARSHALS OFFICE & SHALL COMPLY WITH NFPA 21.12.5 (2010 EDITION).

HYDRANT FLOW TEST

(PERFORMED BY CHRIS CODEL W/ CITY OF PINELLAS PARK)

DATE: 10/20/2022

HYDRANT ADDRESS: 1063
STATIC PRESSURE: 72 PSI

RESERVE: - 55 PSI

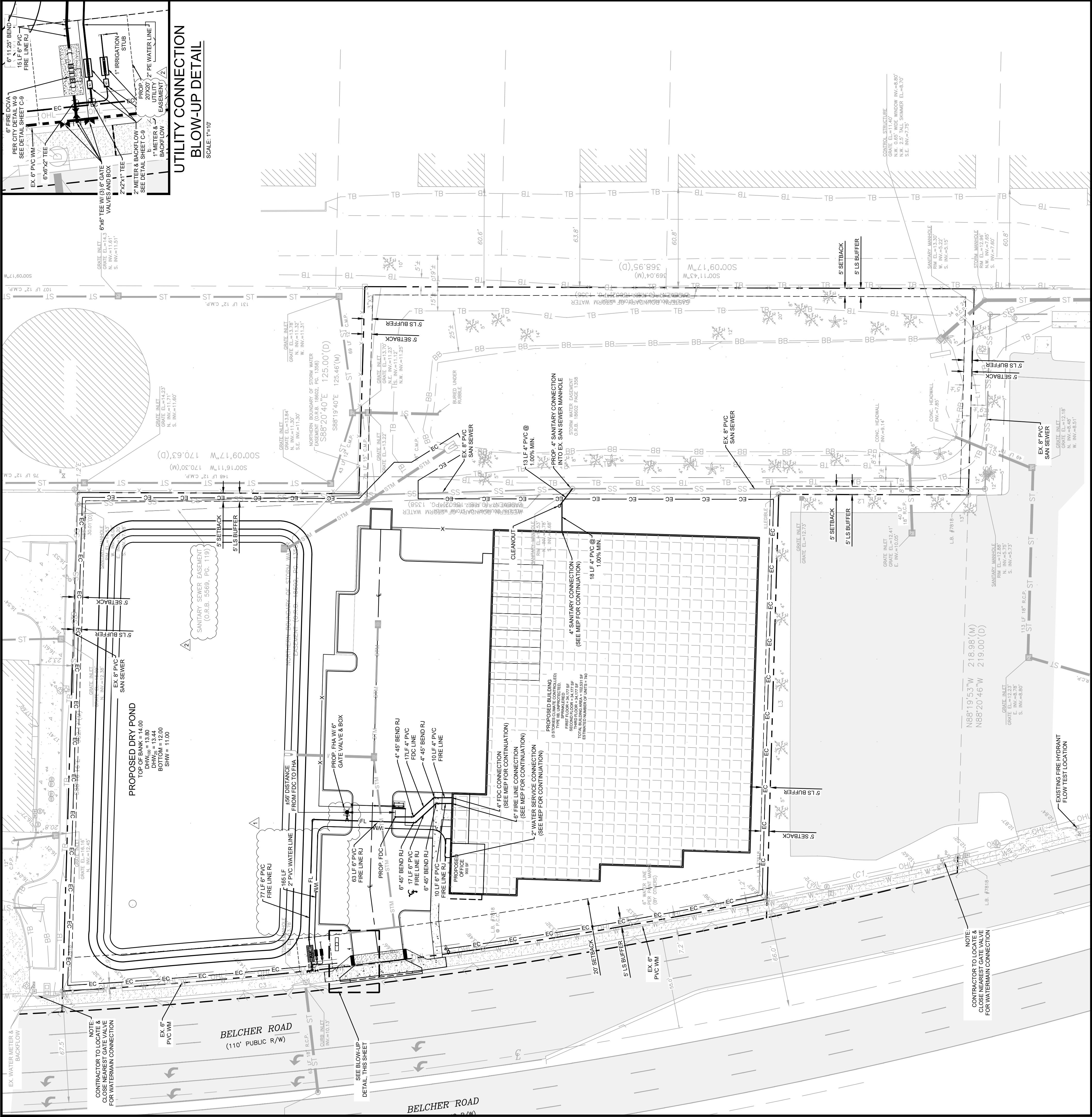
FLOW RATE: 1,250 GPM @ 20 PSI

NEEDED FIRE FLOW (NFF)

PER NFPA 1 UNIFORM FIRE CODE HANDBOOK, CURRENT EDITION

BUILDING FIRE AREA (STORAGE BLDG.) =	102,531 SF
BUILDING TYPE (PER NFPA 220) =	II-B (H-400)
MIN. REQUIRED FIRE FLOW =	
PER NFPA 220 AND CODE HANDBOOK	6,750 GPM
PER 2015 IBC 905.4.2.1 (SEE SPARKLE CREDIT IF APPLICABLE)	YES
MINIMUM FIRE FLOW REQUIRED =	1,687.50 GPM
CALCULATED FIRE FLOW PROVIDED @ 2X PSI**	1,250.00 GPM
FIRE FLOW PROVIDED PER 2 HYDRANTS <250' FROM BLDG	3,000 GPM

NOTE:
1. THE PROPOSED SITE PLAN IS COMPLIANT WITH ANNEX H AND I OF NFPA 1 CURRENT EDITION
2. CALCULATED FINE FLOW PER FIRE HYDRANT FLOW TEST BY CITY OF PINELLAS PARK ON HYDRANTS
DATED 10/10/22



NOTE:
CONTRACTOR TO LOCATE &
CLOSE NEAREST GATE VALVE
FOR WATERMAIN CONNECTION

Irrigation Notes

- 1. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED BY AN AUTOMATIC IRRIGATION SYSTEM, DRIP OR LOW VOLUME THAT PROVIDES 100% COVERAGE OF THE LANDSCAPED AREAS. HOSE BIBS MAY BE APPROVED AS AN ALTERNATIVE BY THE CITY STAFF WHERE DEEMED APPROPRIATE, IF LOCATED WITHIN 25 FEET OF ALL REQUIRED LANDSCAPING.
- 2. THE IRRIGATION SYSTEM SHALL EMPLOY THE PRINCIPLES OF XERISCAPE FOR EFFICIENT USE OF WATER.
- 3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ONLY PROVIDE THE AMOUNT OF WATER NECESSARY BASED UPON THE WATER CONSUMPTION CHARACTERISTICS OF THE PLANT GROUPINGS.
- 4. THE IRRIGATION SYSTEM SHALL BE MAINTAINED TO ENSURE PROPER AND EFFECTIVE OPERATION.
- 5. EXCESSIVE WATERING SHALL BE AVOIDED.
- 6. IRRIGATION SHALL OCCUR BETWEEN 5:00 A.M. AND 9:00 A.M. TO MINIMIZE EVAPORATION AND IN ACCORDANCE WITH ALL APPLICABLE WATER RESTRICTIONS.
- 7. WATER SOURCE FOR THE COMMON AREA IRRIGATION SHALL BE THE LOWEST QUALITY WATER SOURCE AVAILABLE.
- 8. PERMITS SHALL BE OBTAINED BY THE IRRIGATION CONTRACTOR.

Minimum Tree Planting Area Requirements

PLANTING AREA REQUIREMENTS	TREE CLASS	INTERMEDIATE	CANOPY
MINIMUM TOTAL AREA—SINGLE TREE	48 SF	100 SF	200 SF
ADDITIONAL AREA (PER TREE)—MORE THAN ONE TREE IN A GROUP	28 SF	50 SF	100 SF
MINIMUM SETBACK FROM TRUNK TO PERIMETER OF IMPERVIOUS SURFACE	1 FOOT	3.5 FEET	5 FEET
MINIMUM INTERIOR DIMENSION	5 FEET	7 FEET	10 FEET

Minimum Tree Type and Species

TOTAL NUMBER OF REQUIRED TREES:		35 TREES
11 STREETSCAPE + 18 BUFFER + 8 VUA =		
CANOPY TREE (20% MIN. PERCENTAGE):		7 TREES (16 PROPOSED)
INTERMEDIATE TREE (30% MIN. PERCENTAGE):		11 TREES (11 PROPOSED)
MINIMUM NUMBER OF SPECIES		
REQUIRED NUMBER OF TREES	MINIMUM NUMBER OF SPECIES	
2—20	1	
21—30	2	
31—40	3	
41—50	4	
OVER 41	5 OR MORE	

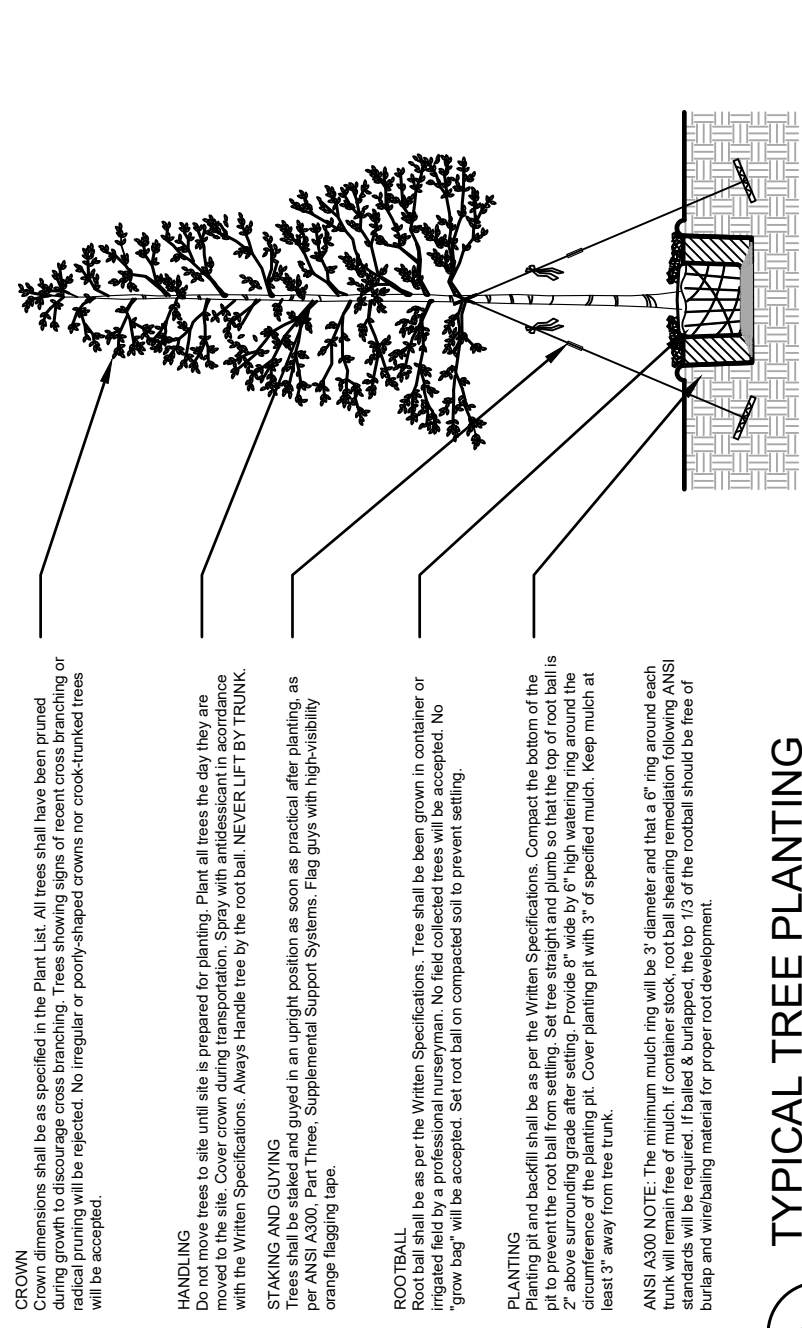
Plant List						
Qty.	Sym.	Botanical Name	Common Name	Specifications	Native	Drought Tolerant
Trees/Palms						
16	QV	QUERCUS VIRGINIANA "SLDN"	CATHEDRAL LIVE OAK	10' HT. (MIN.) X 4" SPR., 1.5" CAL. (MIN.), 5' CLEAR TRUNK	YES	YES
INTERMEDIATE TREES						
5	UPD	ULMUS PARVIFOLIA "DRAKE"	DRAKE ELM	8' HT. (MIN.) X 4" SPR., 1.5" CAL. (MIN.), 9' CLEAR TRUNK	NO	YES
6	JIS	JUNIPERUS SILICICOLA	EASTERN RED CEDAR	8' HT. (MIN.) X 4" SPR., 1.5" CAL. (MIN.), FULL TO BASE	YES	YES
UNDERSTORY TREES						
11	CV	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	8' HT. (MIN.) X 4" SPR., 1.5" CAL. (MIN.), MULTI-TRUNK, 4' CLEAR TRUNK	YES	YES
Shrubs						
BUFFER HEDGES				Spacing		
350	MFR	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	20' HT. (MIN.) X 20' SPR., CONTAINER GROWN	YES	YES
Turfgrass/Mulch						
15,862 S.F.	BAHIA	PASPALLUM NOTATUM "ARGENTINE"	ARGENTINE BAHIA SOD	SOLID ARGENTINE BAHIA SOD		
TBD	MULCH	PINE BARK MINI-NUGGETS	GRADE "A"	3" DEPTH		

Pinellas Park Installation & Maintenance Notes

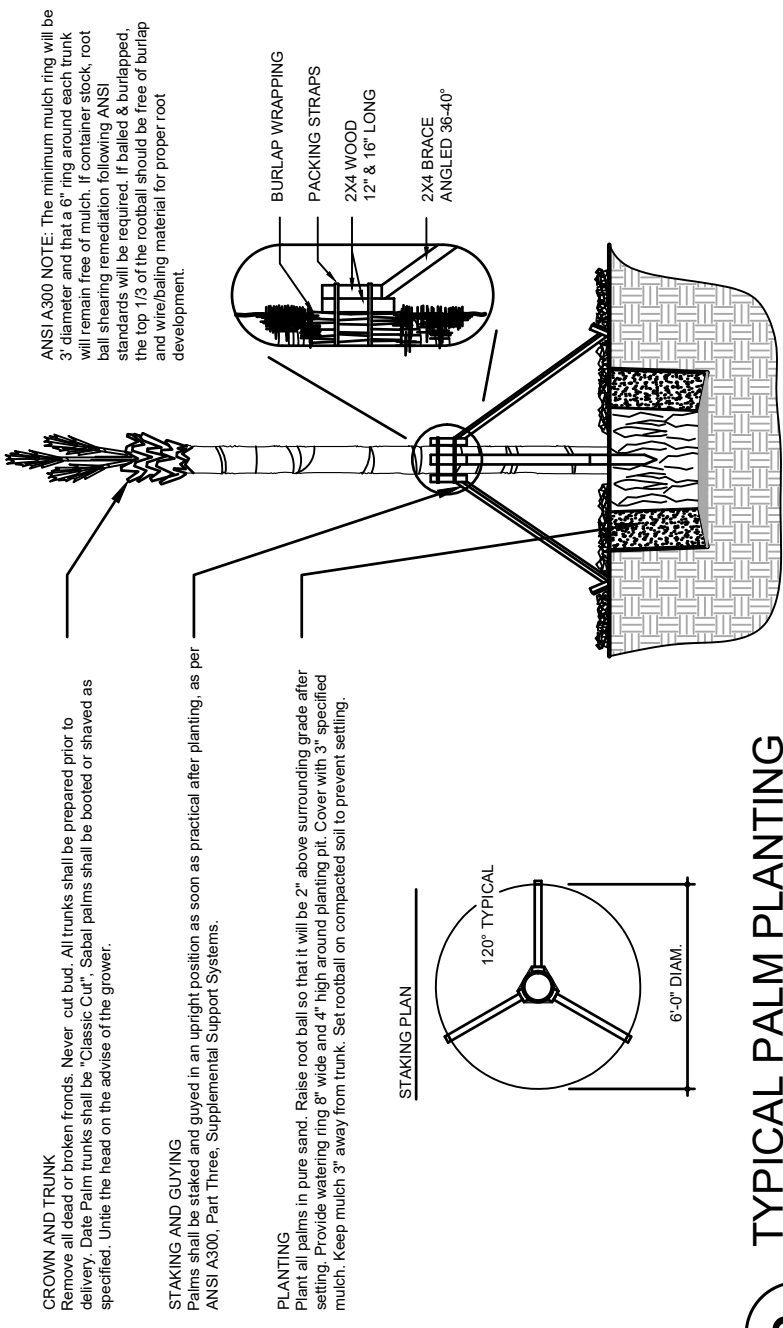
SEC. 18-1533.20. - INSTALLATION AND MAINTENANCE REQUIREMENTS.

1. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED ACCORDING TO GENERALLY ACCEPTED PLANTING PROCEDURES AND SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
2. IN ORDER TO PROVIDE EXCESS MOISTURE RETENTION WITHIN THE ROOT BALLS OF NEWLY PLANTED AND IMMATURE TREES AND SHRUBS AND TO FURTHER INCREASE THE PROBABILITY OF SURVIVAL AND PROPER GROWTH OF SUCH VEGETATION, A MINIMUM OF TWO(2) INCHES THICKNESS OF MULCH NO LESS THAN TWENTY-FOUR (24) INCHES BEYOND THE TRUNK OR STEM OF ALL NEWLY PLANTED TREES OR SHRUBS SHALL BE INSTALLED AND MAINTAINED DURING THE FIRST YEAR OF GROWTH. MULCHING OPERATIONS SHALL BE PROVIDED WITHIN ONE (1) HOSE CONNECTION WITHIN FIFTY (50) FEET OF ALL PLANT MATERIAL TO BE MAINTAINED. INDIVIDUAL PLANTERS AND ISOLATED PLANTING AREAS SHALL HAVE APPROPRIATE IRRIGATION SOURCES PROVIDED WITHIN EACH SEPARATE PLANTING AREA. AN AUTOMATIC IRRIGATION SYSTEM MUST BE UTILIZED ON ALL LOTS WITH NONRESIDENTIAL MIXED USES, AND ANY MULTIFAMILY USES GREATER THAN ONE-HALF (1/2) ACRE IN SIZE. HOSE CONNECTIONS SHALL BE PROVIDED ON ALL LOTS WITH RESIDENTIAL MIXED USES, AND ALL SUBDIVISIONS (1-1), DUPLEX, AND MULTI-FAMILY ZONED LOTS OF ONE-HALF (1/2) ACRE OR LESS IN SIZE.
3. ALL IRRIGATION SYSTEMS SHALL BE MAINTAINED IN AN OPERABLE CONDITION CAPABLE OF PROVIDING ADEQUATE IRRIGATION TO LANDSCAPED AREAS AS REQUIRED BY THE APPLICABLE ORDINANCES AND CODE REQUIREMENTS. THE IRRIGATION SYSTEMS SHALL BE MAINTAINED OR REPLACED SUCH THAT ADEQUATE COVERAGE OF LANDSCAPED AREAS IS RESTORED TO CONSERVE WATER. ALL APPLICANTS MUST CONFORM TO XERISCAPE LANDSCAPE DESIGNS TO THE GREATEST EXTENT FEASIBLE. XERISCAPE IS DEFINED AS WATER CONSERVATION THROUGH THE USE OF PLANTS, SOILS, AND OTHER TECHNIQUES THAT REQUIRE MINIMAL OR NO CAREFULLY PLANNED DESIGN. (1) SELECTION OF APPROPRIATE PLANTS FOR PLACEMENT IN THREE (3) DISTINCT WATER CONSUMPTION ZONES: NATURAL ZONE—LEAST WATERING (PLANTS USE NATURAL RAINFALL); DROUGHT TO ERANT ZONE—LITTLE WATERING (PLANTS ONLY NEED WATERING DURING PERIODS OF EXTENDED DROUGHT); OASIS ZONE -FREQUENT WATERING (LAWN GRASS, FRUIT AND VEGETABLE GARDENS). (2) IMPROVE THE SOIL WITH MULCH. (3) IMPROVE THE SOIL WITH MULCH. 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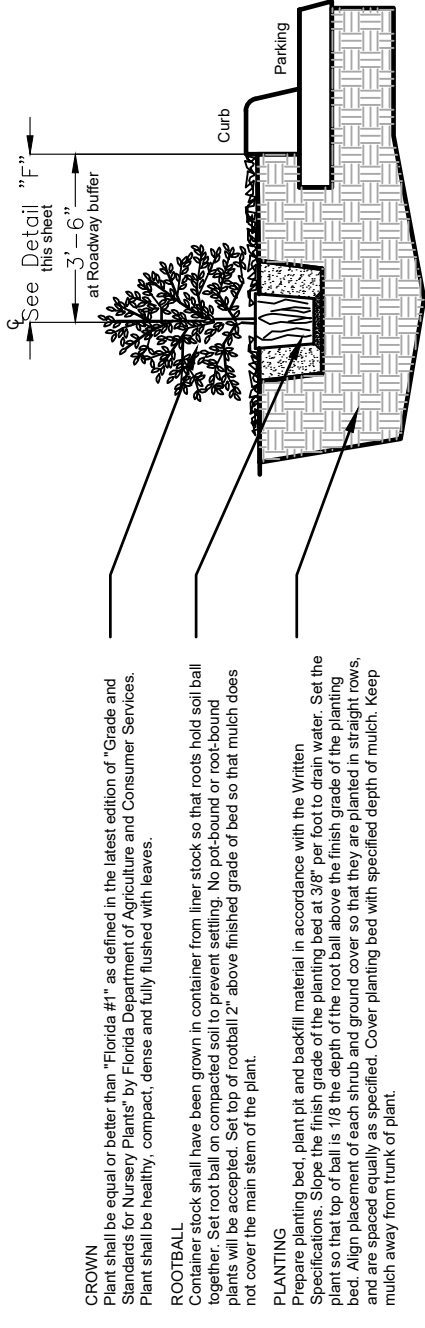
palms in pure sand. Raise root ball so that it will be 2" above surrounding grade. Provide watering ring 8" wide and 4" high around planting pit. Cover with 3" of



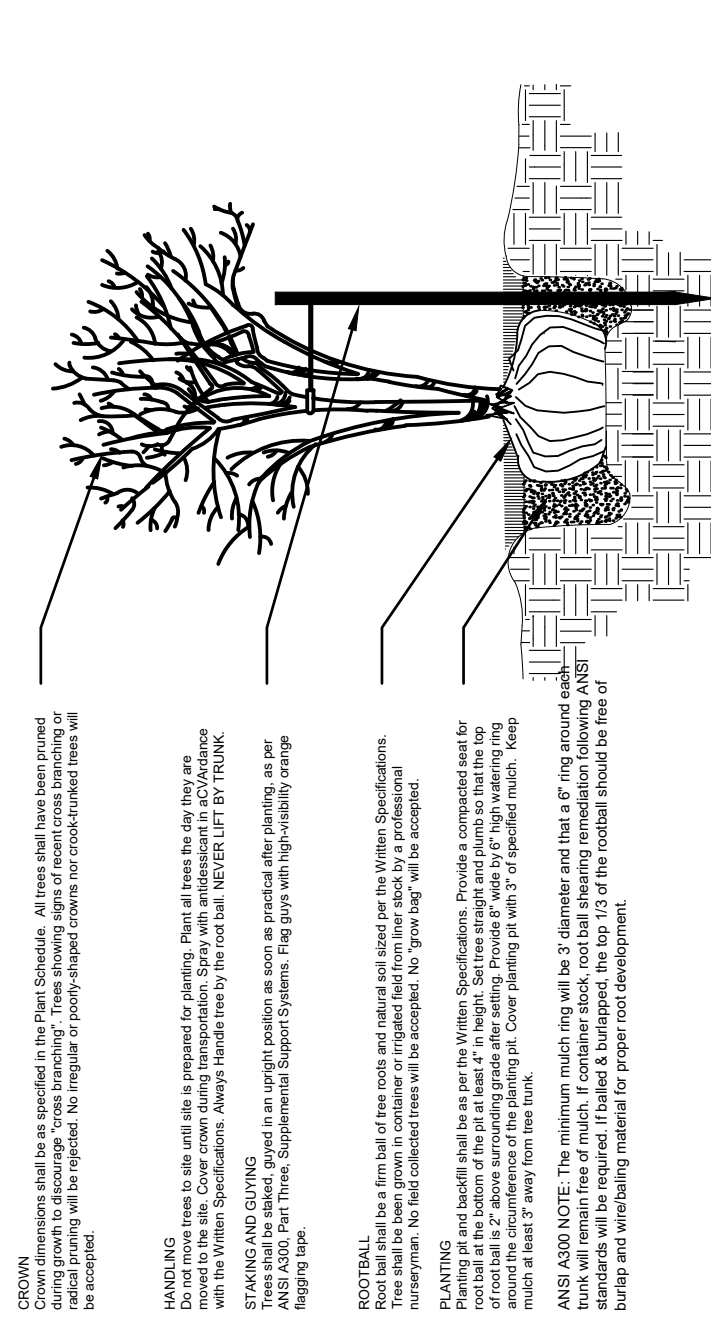
TYPICAL TREE PLANTING



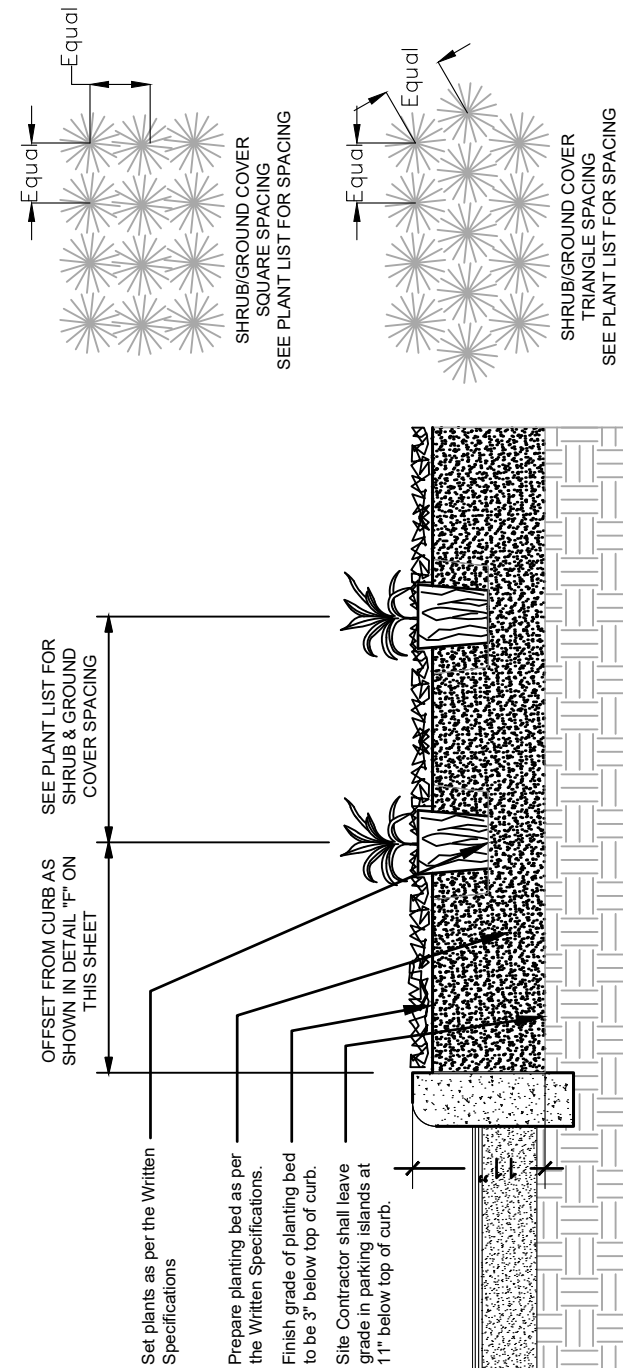
TYPICAL PALM PLANTING



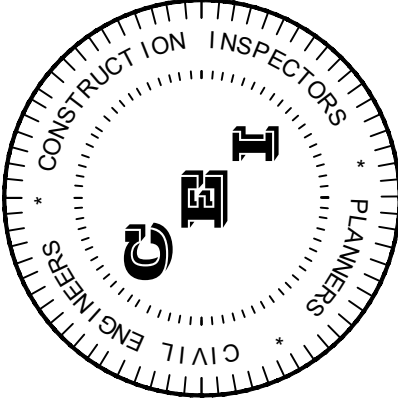
TYPICAL PIT-PLANTED SHRUB PLANTING



TYPICAL MULTI-TRUNK TREE PLANTING



TYPICAL FULL BED PREPARATION



CAMP

FBPR REGISTRY NO.: 26726

**1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782**

PROJECT TITLE

PINELLAS PARK STORAGE

PINELLAS PARK, FLORIDA

CLIENT

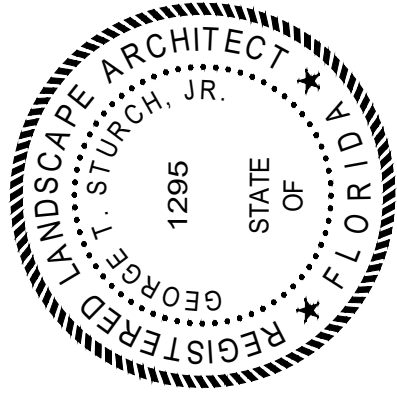
**SAFEGUARD SELF STORAGE
1522 OLD COUNTRY ROAD
PLAINVIEW, NY 11803**

[illegible]

ISSUE DATE:	10/2022
REVIEWED BY:	PGS
DRAWN BY:	LAB
DESIGNED BY:	PGS

PROJECT NUMBER

22-026



GEORGE T. STURCH, JR. 1295 01/29/2023
NAME SEAL NO. DATE

SHEET TITLE

LANDSCAPE DETAILS
& NOTES

SHEET NUMBER

L-02

Planting Specifications

LANDSCAPE PLANTING

1. PART 1 - GENERAL

1.0 SCOPE: Furnish all materials, tools, equipment and labor necessary for the installation of all plant materials and accessories shown on the applicable drawings in accordance with all the requirements specified herein.

1.1 REFERENCES: The latest issues of the following documents form a part of this specification to the extent indicated:

a. American National Standards Institute (ANSI): Joint Committee on Horticultural Nomenclature Standards: Standardized Plant Names (SPN) 1942 edition;

b. American National Standards Institute (ANSI): Nursery Stock, Z 60.1;

c. American Society of Testing and Materials (ASTM): 60.1 Nursery Stock;

d. Department of Agriculture and Consumer Services (FDACS): Grades and Standards for Nursery Plants, Parts I and II (GSNS);

e. American National Standards Institute A300 (ANSI A300), all ten parts;

f. Best Management Practices - companion publications to the ANSI 300 series, all ten parts.

1.2 NOTIFICATION: Notify Owner's representative five working days in advance of planting to allow on site inspection of planting procedures and verification of plant material size.

1.3 SUBMITTALS:

1.3.1 At contract desoupt submit all project record documents, operation and maintenance data warranty, and two copies of maintenance record.

1.3.2 Submit copies of soil test Certificates of Analysis as described herein prior to commencement of construction.

1.4 QUALITY ASSURANCE:

1.4.1 Qualifications: Contractor shall have not less than three years experience as a Landscape Contractor and have completed a minimum of 5 equivalent installations. Contractor shall submit a written description of ability including facilities, personnel, and a list of similar completed work.

1.4.2 Regulatory Requirements: All suppliers of plant material shall comply with the Horticultural laws of the State of Florida as regulated by the Florida Department of Agriculture Division of Plant Industry.

1.4.3 Soil Testing: The Contractor shall perform and pay for soil testing as follows:

a. Test two samples of stockpiled topsoil for pH level, sodium content, organic matter, nutrients and pathogens;

b. Test two samples of imported, composted humus for pH level, sodium content, organic matter, nutrients and pathogens.

1.5 DELIVERY, STORAGE AND HANDLING

1.5.1 Packing and Shipping:

a. Balled and Burlapped (BAB) plants shall be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after replanting. Dig root balls to sizes and ratios according to ANSI Z60.1, ball with roots and soil to be 2/3 of total height of plant and 2/3 of total width of plant.

b. Specimen Plants shall be dug, wrapped and bound to assure safe loading, shipment and handling.

1.5.2 Acceptance at Site:

a. Deliver fertilizers, pesticides, organic mulches, soil amendments, and peat to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to state law as applicable.

b. Do not deliver more plant materials than can be planted in one day.

c. Deliver plants with legible identification labels.

d. Protect during delivery to prevent damage to root ball, windburn, or wilting of leaves.

e. Notify Landscape Architect of delivery schedule one week in advance so plant material may be inspected upon arrival at job site.

1.5.3 Storage and Protection: Bare-root, or balled and burlapped plant stock shall be delivered directly from nursery and heeled-in immediately upon delivery.

1.5.4 Handling: Do not drop plants; do not pick up container or balled plants by stems or trunks; all plants with cracked or damaged root balls or with the plant loose in the ball will be rejected.

1.6 Project/Size Conditions: Planting season shall be in accordance with locally accepted practice. Perform actual planting of weather and soil conditions are suitable in accordance with locally accepted practice as approved by the Landscape Architect.

1.7 Sequence and Scheduling: Planting to commence only when preceding work is complete to the point where other contractors do not need access to planting areas.

1.8 Landscape Architect may reject substandard materials discovered on the site at any point in the project.

1.9 Warranty: Guarantee that all plant materials shall be true to botanical name and variety and will replace them at no cost to the Owner regardless of the length of time it takes to make the determination.

2. PART 2 - PRODUCTS

2.1 PLANT MATERIALS:

2.1.1 Plant materials shall mean trees, shrubs, vines, and plants of all descriptions that are required to be furnished for the project in accordance with the plant schedules.

2.1.2 QUALITY: All plant material furnished shall be to the standards stated above.

2.1.3 NOMENCLATURE: (SPN, 1942) All plants shall be true to name and type in accordance with names used on plants. Substitutions shall be by consent of Landscape Architect.

2.1.4 STANDARDS: (Grades and Standards for Nursery Plants, Parts I and II (GSNS), most recent edition) All plants shall be Florida #1 or better and shall be nursery grown within plant hardiness zones 9 or 10. Collected material shall not be acceptable except as noted on plans.

2.1.5 SPECIMEN STOCK: When detailed on the Plant Schedule, specimen shall mean a plant with qualities exceeding Florida #1 in growth and appearance, surpassing the normal standard for nursery stock in their density and maturity, and shall form a symmetrical, lightly knitt plant or picturesque characteristic if indicated. Specimen stock shall be approved by Owner prior to installation.

2.1.6 TRANSPLANTED STOCK: Where indicated on the plan, existing material on the site is to be transplanted to a new location. This work shall be accomplished as specified by the Owner's registered arborist.

2.2 FERTILIZER:

2.2.1 Fertilizers shall be as specified by the soil testing company. The Contractor shall verify and conform to all local fertilizer codes. Fertilizers shall be applied in accordance with label directions. Submit the test information, the recommendations, and the name of the testing company to the Landscape Architect prior to the commencement of construction.

2.3 Composted Humus material shall be as manufactured by a licensed composting facility as regulated by the Environmental Protection Agency. Composted Humus shall meet all EPA guidelines, be free of pathogens and insects, and have a pH of 7.0.

2.4 Weed Control shall be a granular, pre-emergent, weed control applied by a Florida State Certified Pest Control Operator holding a current Certification in Lawn & Ornamentals, and per the weed control product label instructions.

2.5 Organic Mulch shall be Grade "A", Pine Bark, Mini-nuggats or as specified in the Plant List.

2.6 GUYING AND STAKING MATERIAL:

2.6.1 All staking and guying shall be as specified in Grades and Standards for Nursery Plants, Parts I and II (GSNS).

2.7 PESTICIDES: Insecticide for plant material shall be an approved type for residential areas that may be used without hailing construction activity. Application shall be according to package label specifications by a Florida State Certified Pest Control Operator holding a current certification in Lawn & Ornamentals.

2.8 WATER: During the course of construction, the Contractor shall make, at his expense, whatever arrangements may be necessary to provide adequate irrigation of the planted areas. Contractor shall furnish all necessary hose, equipment, attachments, accessories, and labor.

2.9 TWINE: Shall be jute twine not less than two ply.

3.0 PLANTING SOIL: Premixed planting soil, commercially prepared and shipped to the site. It shall be fully mixed, natural, friable, fertile, fine sandy loam (silt, free from weeds, weed seeds, litter, sods, rocks, stiff clay, and other debris, trash, and toxic substances. Ratios shall be approximately 40 percent sand, 40 percent loam, 15 percent clay, and 5 percent organic matter.

3.11 EDGING: Where metal edging is indicated on the plan, it shall be green Permacor Aluminum Edging, 3 1/8" x 4", black (PH: 1-800-356-5860), or pre-bid approved equal.

3.12 SOIL AMENDMENTS:

a. If necessary to apply, lime shall be agricultural grade, ground dolomitic limestone. At least 50% shall pass a U.S.S. No. 10 sieve.

b. Aluminum Sulfate shall be finely ground commercial grade aluminum sulfate.

3.13 LOCAL AVAILABILITY: Where specified items and/or materials, such as mulch, fertilizer types, analysis, or quantities, etc. are unavailable or drastically different from appropriate local practice, attach to bid a description of proposed substitute and effect of this bid price.

3.14 WEED FABRIC: Weed Fabric shall be RSI Premium Landscape Fabric, or approved equal.

3.15 WEED FABRIC PINS: The anchoring pins for Weed Fabric shall be Sta-Green 4" long steel fabric pins, or approved equal.

3. PART 3 - EXECUTION

3.1 EXAMINATION

3.1.1 Verify that final grades have been established prior to commencement of landscape construction operations.

3.1.2 Inspect trees, shrubs and ground covers for injury, insect infestation; and trees and shrubs for improper pruning. Do not plant injured, infested or improperly pruned trees, shrubs or ground covers.

3.2 PREPARATIONS

3.2.1 Stake out location of all trees and bed areas for Architect's approval prior to commencement of landscape construction.

3.2.2 Adhere to tree protection requirements such as no digging within the protected root zone areas of existing trees as shown in the landscape drawings.

3.2.3 All landscape operations shall be performed when the site is graded and the ground can support the work. No landscape operations shall occur when the soils are saturated by weather or other means.

3.2.4 Take all proper precautions so as not to disturb or damage subsurface improvements. It shall be the Landscape Contractor's responsibility to locate electrical cables, storage tanks, subsurface drainage, gas lines, obstructions are encountered in the excavation of plant pits. Alternate locations may be selected with the approval of the Architect.

3.2.5 The Contractor shall at all times take reasonable and adequate precautions to protect the existing improvements during the course of the project. Any damage incurred shall be corrected by the Landscape Contractor at his expense.

3.2.6 BED PREPARATION:

FULL BED PREPARATION: Site Contractor shall leave the grade of all parking islands at eleven inches (11") below top of curb. The island areas shall be filled with 8" depth of pre-mixed commercial Planting Soil. Water in the soil to collapse any voids.

PIT PREPARATION: Lightly till or loosen the existing ground to 2'-3". Rake and remove any weeds and debris. Dig the pits as indicated on the drawings. The bottom of the pit shall be 18" above the finished grade to allow for mulch without covering the trunk. Fill plant pit with soil mixture, compact and water thoroughly to collapse any air pockets. Compact again and add soil as needed.

3.2.6.1 EXISTING TREES WITHIN BED AREAS: Do not fill existing soils under existing trees with protected root zones. If plants are required within protected root zones, take precaution to avoid cutting the roots larger than 1/2" in diameter. Contact the Landscape Architect if the conditions are problematic.

3.2.7 BED EDGING: Install specified edging per manufacturer's recommendations where shown in the landscape plans.

3.2.8 EXCAVATION: Plant pits shall be excavated as per the details on landscape drawings.

3.2.9 WEED FABRIC INSTALLATION: One layer of Weed Fabric shall be placed on the soil prior to mulching, but after tree planting, and after the Eco-Wrap drip tube has been installed, and the planting bed has received final grading. Weed Fabric sheets shall overlap 12" and extend 12" beyond the curb/walk edges, and pinned to be taught across the bed and secure at all edges. Cut cross slots for shrub and ground cover plantings only the minimum necessary for the operations. Lay the material over the planting area, and compact and water thoroughly. Trim the excess along the curb/walk edges after mulching operations.

3.3 PLANTING INSTALLATION:

3.3.1 SETTING: All plants shall be set in pits excavated to a size of two times the diameter of plant ball and shall be set at such a level that the top of the root ball shall be 1/8 the depth of the root ball (or container) above the surrounding soil level. Each plant shall be planted in the center of an individual pit and set plumb and straight. All plants shall be adjusted to conform and align with surrounding plants and properly faced so as to give the best effect. Trees shall be set on compacted soil to prevent settling. Set all trees 2' above the surrounding grade.

3.3.2 All Burlap shall be left on the plants. Burlap shall be cut open or removed to below the mid-line prior to backfilling. Plants grown in metal, plastic, or peat pots, shall be removed from their containers.

3.3.3 Backfill material shall be the Top Soil thoroughly blended with specified soil amendments as specified by the Soil Testing company.

3.4 FERTILIZING:

3.4.1 Fertilizer material and application rates and methods shall be as determined by a soil scientist or agronomist based on the soil test results, the manufacturer's recommendations, and the name of the testing company to the Landscape Architect prior to the commencement of construction.

3.5 PLANTING FINISHES: Pruning shall be as recommended in ANSI A300, Part Two, Pruning Standards. It shall retain the form typical to the plant. It shall include all dead or injured twigs throughout the crown of the tree.

3.5.1 Weed control shall be done by applying the approved granular pre-emergent throughout the bed area per label instructions prior to mulching. Apply the herbicide in all mulched areas except within root zones of the existing trees as shown in the landscape drawings. All weed control shall be by a Florida State Certified Pest Control Operator holding a current certification in Lawn & Ornamentals, and per the weed control product label instructions.

3.5.2 For trees and palms, the planting mix shall be smoothed and shaped to form a shallow basin slightly larger than the pit. These basins shall then be mulched with a 3" layer of mulch. For bed plantings, the entire area shall be raked smooth and mulched to a depth of 3".

3.5.3 Trees and palms shall be staked and guyed in an upright position as soon as practical after planting, as per ANSI A300, Part Three, Supplemental Support Systems.

3.5.4 During course of planting, excess and waste materials shall be promptly removed, lawn areas kept clear and precautions taken to avoid damage to existing structures, plants and grass. When planting in an area has been completed, the area shall be thoroughly cleaned up. Debris, rubber, silt and waste materials shall be removed from the site. All walks, drives, and paths marked up with soil or materials from installation will be cleaned so far as practical.

3.5.5 Existing grass areas which have been injured by the work shall be regraded and sodded. The entire area, when completed, shall be neat and clean to the satisfaction of the Owner.

3.6 PLANT GUARANTEE AND REPLACEMENT:

3.6.1 GUARANTEE: Plants shall be guaranteed for 1 full year from the date of final acceptance. Vandalism, Acts of God and accidents which are not the fault of the Contractor are exempted.

3.6.2 REPLACEMENT: At the end of the guarantee period, inspection will be made by the Owner upon written notice requesting such inspection submitted by the Contractor at least ten days before the anticipated date. Any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner, shall be removed and replaced by the Contractor. Any missing plants, due to the Contractor's negligence, shall be replaced as soon as conditions permit.

3.6.3 All replacements shall be plants of the same species and size as specified in the Plant List of the Contract Documents. They shall be furnished and installed as specified; the cost shall be borne by the Contractor except for possible replacement resulting from removal, loss or damage due to occupancy of the project in any part, vandalism, acts of God, or acts of neglect on the part of others, during the guarantee period after acceptance.

3.7 MAINTENANCE:

3.7.1 The Landscape Contractor shall perform all landscape and irrigation maintenance throughout the term of construction until final acceptance by the Owner.

3.7.2 Plant material shall be maintained until work is completed and accepted. Maintenance shall include watering, weeding, cultivating, mulching, lightening and repairing of guys, removal of dead material, resettling plants to proper grade or upright positions, and restoring of the planting saucer and other necessary operations such as fertility and insect control.

3.7.3 Maintenance shall begin immediately after each portion of lawn and each plant is planted and shall continue in regular intervals in accordance with the following: weekly mowing of turfgrass to 3.5" of height, bi-monthly weed removal and/or chemical spot treatments in bed areas, and weekly monitoring of the irrigation system.

3.7.4 The Contractor shall keep a record of landscape maintenance performed during the construction period noting the dates and types of mechanical and chemical maintenance. The record shall be submitted to the Owner upon project closeout.

SODDING

1. PART 1 - GENERAL

1.0 SCOPE: Furnish all materials, tools, equipment and labor necessary to completely install the lawn shown on the applicable drawings in accordance with all requirements specified herein.

2. PART 2 - PRODUCTS

2.1 SODDING MATERIALS

2.1.1 Sod, as specified, shall be nursery grown, machine-cut, sod harvested from cultivated agricultural land and grown specifically for sod purposes. It shall have received a high degree of maintenance including regular mowing, watering, fertilization, and weed control treatments to maintain superior quality and uniformity. It shall be vital, well-root, healthy turf, free from disease, insect pests, noxious weeds, stone and any other harmful or deleterious matter. It shall have a uniform root mat, free from soil clumps, and shall be free from any other defects. Sod shall be delivered to the site in a minimum of 10 percent retaining size and shape when supplier's standard size and is suspended vertically from a firm grasp on the upper 10 percent of the pad. Store sod on site in a location it can be shaded and kept from drying out. Sod shall not be stored on site for more than 24 hours.

2.1.2 FERTILIZER: Fertilizer shall be uniform in composition, free flowing granular or pelleted, delivered in original unopened containers with the analysis, type and trade name attached to each container. Analysis and application rates shall be as specified by the Soil Testing company recommendations. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used, it shall not be stored in direct contact with the ground.

2.1.3 WATER: Water suitable for the execution of the work shall be provided by the Owner.

3. PART 3 - EXECUTION

3.1 All sodding shall be done when weather and soil conditions and the project schedule will minimize damage to the installed areas resulting from the sodding process. Sod shall be installed in a manner that will prevent, or minimize, undesirable factors that satisfaction is not likely to be obtained. No sodding shall be installed on saturated ground. Under extraordinary conditions, sodding may be done out of the above conditions at Owner's risk, however, only with Owner's written permission.

3.3 SOIL PREPARATION

3.3.1 After areas have been brought to the required grade and properly trimmed and cleaned up by others, the soil shall be brought to a friable condition by harrowing, tilling or otherwise loosening the top two inches of the soil. The sod bed shall be made smooth and uniform by raking and all lumps, and soil clods over 1/2" in diameter shall be thoroughly broken and broken into pieces no larger than 1/2". No clods or lumps shall be left on the surface. Cultivate the soil to a depth of 12" or more. No plans are available, areas shall have a smooth and continual grade away from buildings and toward storm water outfalls (such as gutters or catch basins).

3.3.2 A pre-emergent weed control shall be applied in accordance with label directions by a Florida State Certified Pest Control Operator holding a current certification in Lawn & Ornamentals.

3.3.3 Do not harrow, till, or fill within the root zone of existing trees.

3.4 SOD INSTALLATION:

3.4.1 Apply the specified fertilizer and irrigate the sod bed. Allow sod bed to settle for one day. The sod bed should be moist but not wet before sodding. Sodded areas shall be as per drawings. Sod shall be laid as soon as possible after it is unloaded. Shall be laid in straight lines, perpendicular to slope, and placed tightly against each other. Lateral joints shall be staggered and care shall be exercised to butt the joints tightly without overlapping. As sodding is completed in any one section, the entire sod bed shall be watered. Sod shall be held in place by wooden pegs driven through sod into soil until flush with top of sod. Water sod immediately after laying.

3.5 SOD MAINTENANCE AND GUARANTEE:

3.5.1 Sodded areas shall be protected and maintained by watering, mowing, fertilizing, and resodding as necessary until an acceptable stand is established and for a minimum of 60 days, within the normal growing season of the region.

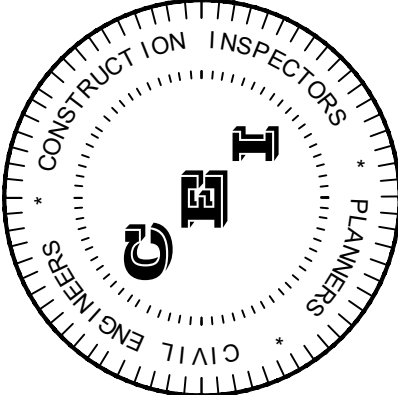
3.5.2 Resodding shall be done the same as the original installation and done in a manner that will cause a minimum of disturbance to the existing stand. Any areas that have had the topsoil washed away shall be filled to match specified grade with topsoil before resodding.

3.5.3 Irrigate the sod daily unless adequate rainfall has occurred.

3.5.4 Mechanical maintenance shall be by species of sod. Contractor shall submit maintenance guidelines prior to construction. Mow with approved maintenance equipment by species of sod. Maintain at optimal heights of sod species. The landscape contractor shall notify the irrigation system installer if adjustment to heads are required for mowing.

3.5.5 Weeding shall be done as weeds are observed.

3.5.6 Dead, diseased, or browned sod shall be replaced immediately.



CAMP
ENGINEERING, INC.

FPR REGISTRY NO.: 26726

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TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782**

PROJECT TITLE

PINELLAS PARK STORAGE

PINELLAS PARK, FLORIDA

CLIENT

**SAFEGUARD SELF STORAGE
1522 OLD COUNTRY ROAD
PLAINVIEW, NY 11803**

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 10/20/22

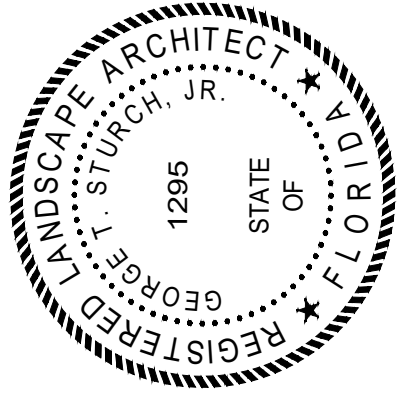
REVIEWED BY: PGS

DRAWN BY: LAB

DESIGNED BY: PGS

PROJECT NUMBER

22-026



GEORGE T. STURCH, JR. 1295
NAME SEAL NO. 01/29/2023
DATE

SHEET TITLE

LANDSCAPE
SPECIFICATIONS

SHEET NUMBER

L-03



WEST ELEVATION



COMPASS STORAGE

CONCEPTUAL DESIGN

SOUTH BELCHER ROAD AT BRYAN DAIRY ROAD
PINELLAS PARK, FLORIDA 33777

NOVEMBER 16, 2022



NORTHWEST CORNER



COMPASS STORAGE

CONCEPTUAL DESIGN

SOUTH BELCHER ROAD AT BRYAN DAIRY ROAD
PINELLAS PARK, FLORIDA 33777

NOVEMBER 16, 2022



SOUTHWEST CORNER



COMPASS STORAGE
CONCEPTUAL DESIGN
SOUTH BELCHER ROAD AT BRYAN DAIRY ROAD
PINELLAS PARK, FLORIDA 33777

NOVEMBER 16, 2022



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHWEST

COMPASS STORAGE

CONCEPTUAL DESIGN

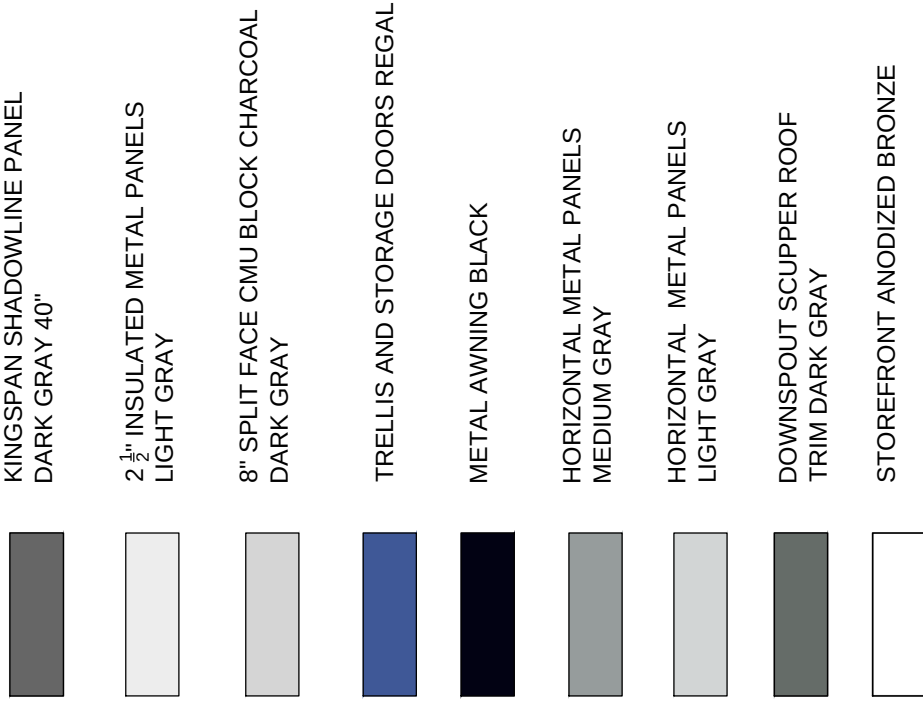
SOUTH BELCHER ROAD AT BRYAN DAIRY ROAD
PINELLAS PARK, FLORIDA 33777

NOVEMBER 16, 2022

KEY PLAN



SCALE: 3/32" = 1'-0"





November 02, 2022

Ms. Rachel Layton, AICP
Mike Carter Construction, Inc.
435 12th Street West
Bradenton, FL 34205

RE: Compass Pinellas Park
Palm Traffic Project No. T22098

Dear Ms. Layton:

The purpose of this traffic study is to estimate the trip generation associated with the proposed development of the subject property located south of Bryan Dairy Road and east of Belcher Road in the City of Pinellas Park.

Evaluation Scenarios

The approximate 3.77-acre (164,528 square feet) property is currently vacant and zoned M-1 (light Industrial). Based on an allowed FAR of 0.65, the property could be developed for a maximum of 106,643 square feet of general light industrial. The proposed PUD for the property is for 102,521 square feet of mini-warehouse.

Access

Access for the subject property is proposed to be one (1) right-in/right-out access to Belcher Road.

Estimated Trip Generation

Data contained in the Institute of Trip Generation (ITE) Trip Generation Manual 11th Edition, 2021, was utilized to estimate the trip generation associated with the existing maximum potential land use and the proposed development. Table 1 shows a comparison of the two scenarios and the results are summarized below.

- The existing maximum potential land use scenario would attract 453 daily trip ends. The proposed development is estimated to attract 149 daily trip ends. The proposed development results in a reduction of 304 daily trip ends.
- The existing maximum potential land use scenario would attract 77 AM peak hour trip ends. The proposed development is estimated to attract 9 AM peak hour trip ends. The proposed development results in a reduction of 68 AM peak hour trip ends.
- The existing maximum potential land use scenario would attract 42 PM peak hour trip ends. The proposed development is estimated to attract 15 PM peak hour trip ends. The proposed development results in a reduction of 27 PM peak hour trip ends.

The resulting daily, AM peak hour and PM peak hour traffic associated with the proposed development is less than the existing maximum potential land use allowed with the current zoning.

Sincerely,

PALM TRAFFIC

Vicki Castro, P.E.
Principal

**Vicki L
Castro**

Digitally signed
by Vicki L Castro
Date: 2022.11.02
15:42:21 -04'00'

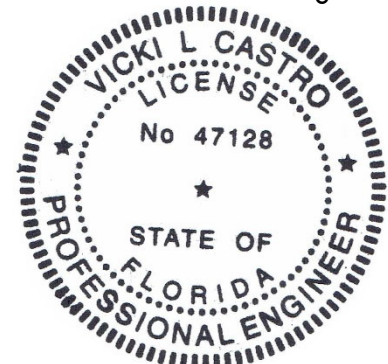


Table 1. Estimated Project Trip Ends

<u>Scenario</u>	<u>Land Use</u>	ITE <u>LUC</u>	<u>Size</u>	Daily Trip <u>Ends (1)</u>	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
					<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing LU	Light Industrial	110	106,643 SF	453	68	9	77	6	36	42
Proposed	Mini-Warehouse	151	102,531 SF	<u>149</u>	<u>5</u>	<u>4</u>	<u>9</u>	<u>7</u>	<u>8</u>	<u>15</u>
	Difference		- 4,112 SF	-304			-68			-27

(1) Source: ITE Trip Generation, 11th Edition, 2021.

APPENDIX

APPENDIX
CONCEPTUAL SITE PLAN

PINELLAS PARK STORAGE

MASTER PLAN

SECTION 18, TOWNSHIP 30 SOUTH,
RANGE 16 EAST
CITY OF PINELLAS PARK
PINELLAS PARK, FL 33777

PREPARED FOR:

COMPASS TPM, AN OHIO LIMITED LIABILITY
COMPANY
20445 EMERALD PARKWAY DRIVE
SUITE 220
CLEVELAND, OH 44135

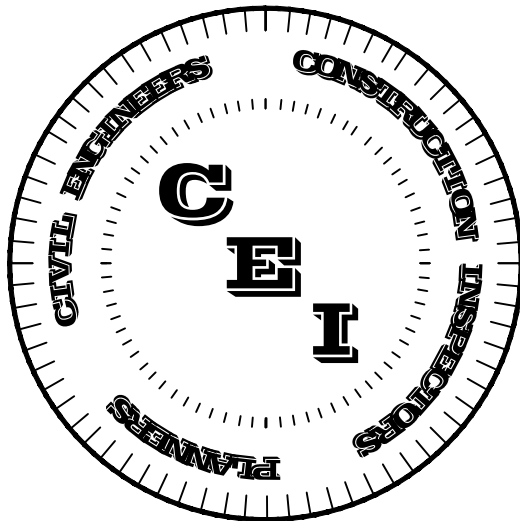
OWNER:
TOSCA INC.
Gabriel, Decandido
12521 Frank Dr. N
Seminole, FL 33776

CONTRACTOR:
MIKE CARTER CONSTRUCTION, INC.
435 12th Street West
Bradenton, FL 34205
Phone (941) 745-1700

CIVIL ENGINEER:
CAMPO ENGINEERING, INC.
1725 East 5th Avenue,
Tampa, FL 33605
Phone (813) 215-7372 and
Fax (813) 902-8782

SURVEYOR:
BENNETT-PANFIL, INC.
742 Shamrock Blvd.
VENICE, FL. 34293
Phone (941) 497-1290
Fax (941) 497-6186

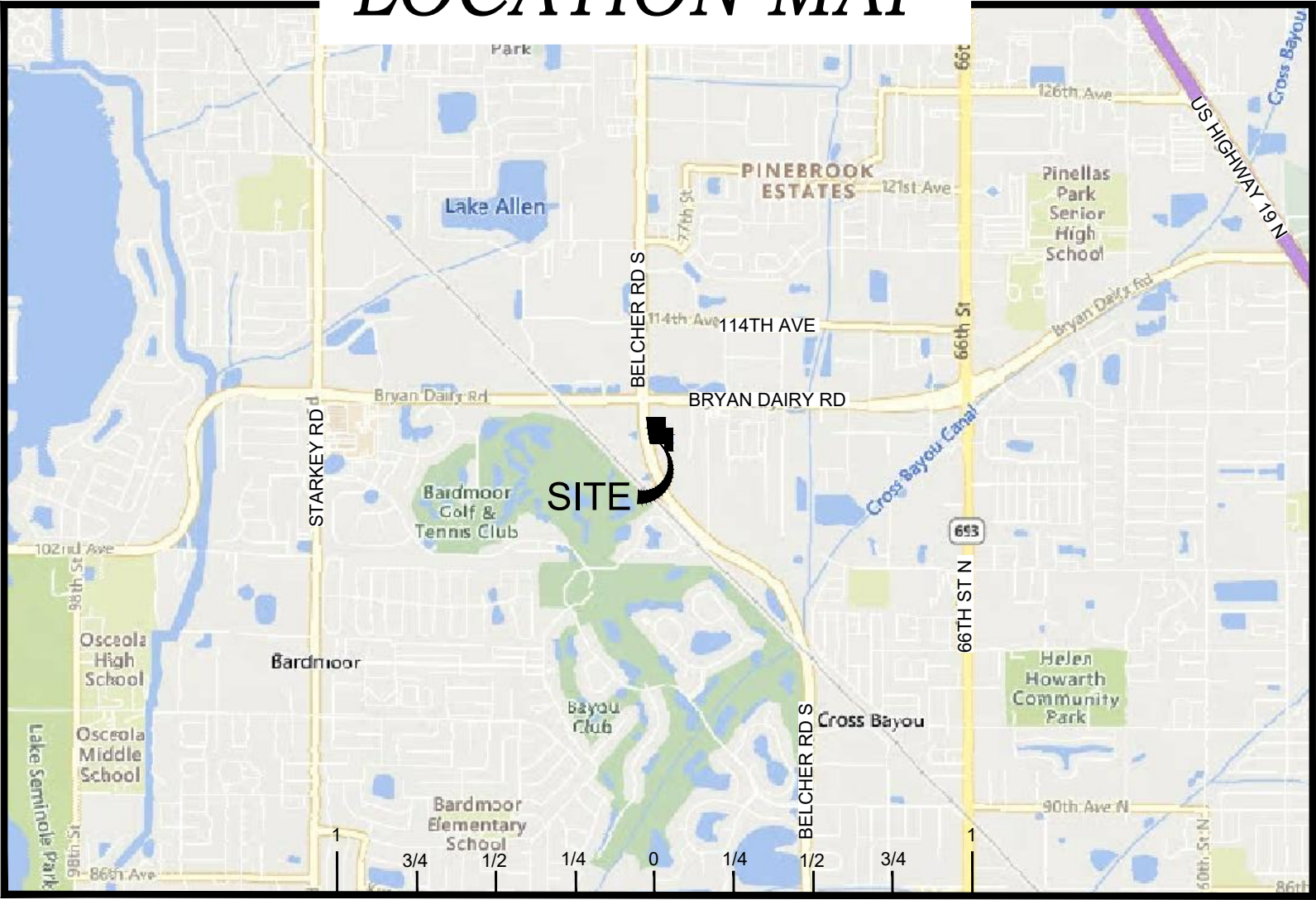
PREPARED BY:



CAMPO
ENGINEERING, INC.
1725 East 5th Avenue, Tampa, FL 33605
Phone (813) 215-7372 and Fax (813) 902-8782
www.campoengineering.com
info@campoengineering.com

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

LOCATION MAP



SCALE: 1"= 1/2 MILE

Utility Owner	Contact	Phone Number	Utility Type
BLACK & VEATCH TAMPA IF	KEN SOULE	(913) 458-4667	FIBER
CENTURYLINK	NETWORK RELATIONS	(877) 366-8344 x2	FIBER
CHARTER COMMUNICATIONS	MCCLELLAND	(352) 527-2189	CABLE, FIBER DUFFY
CITY OF PINELLAS PARK	RYAN MENDRALA	(727) 369-5850 x4	DRAINAGE, RECLAIMED WATER, SEWER, WATER
DUKE ENERGY	MARK HURST	(727) 820-5208	FIBER
DUKE ENERGY - ST PETERSBURG	DUKE'S CUSTOMER SERVICE CENTER	(407) 629-1010	ELECTRIC
FIBERLIGHT LLC.	NEIL CLEVELAND	(813) 877-7185	FIBER
FRONTIER COMMUNICATIONS	TONI CANNON	(813) 875-1014	CATV, COMMUNICATION LINES
KNOLOGY BROADBAND OF FL	RICHARD LAGANGA	(727) 422-8040	FIBER
MCI	ASG INVESTIGATIONS TEAM	(800) 624-9675 x2	COMMUNICATION LINES, FIBER
PINELLAS COUNTY HWY/ENG	JAMES JOHNSON	(727) 464-8981	CONDUIT, FIBER, SIGNAL CABLE
PINELLAS COUNTY UTILITIES - SEWER	CARLOS SOLIS	(727) 464-5317	SEWER
PINELLAS COUNTY UTILITIES - WATER	CARLOS SOLIS	(727) 464-5317	WATER

REVISIONS:

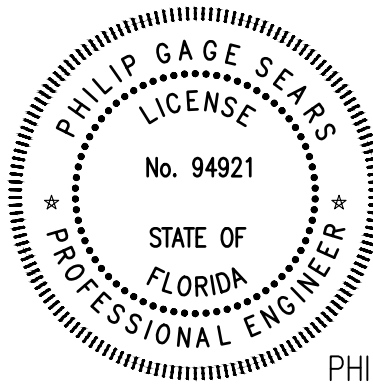
- _____
- _____
- _____
- _____
- _____
- _____

SHEET INDEX

- C-1 - COVER SHEET
- C-2 - SITE PLAN
- C-3 - PAVING, GRADING AND DRAINAGE PLAN
- C-4 - UTILITY PLAN
- L-01 - LANDSCAPE PLANS
- L-02 - LANDSCAPE DETAILS & NOTES
- S-01 - SURVEY

LEGAL DESCRIPTION

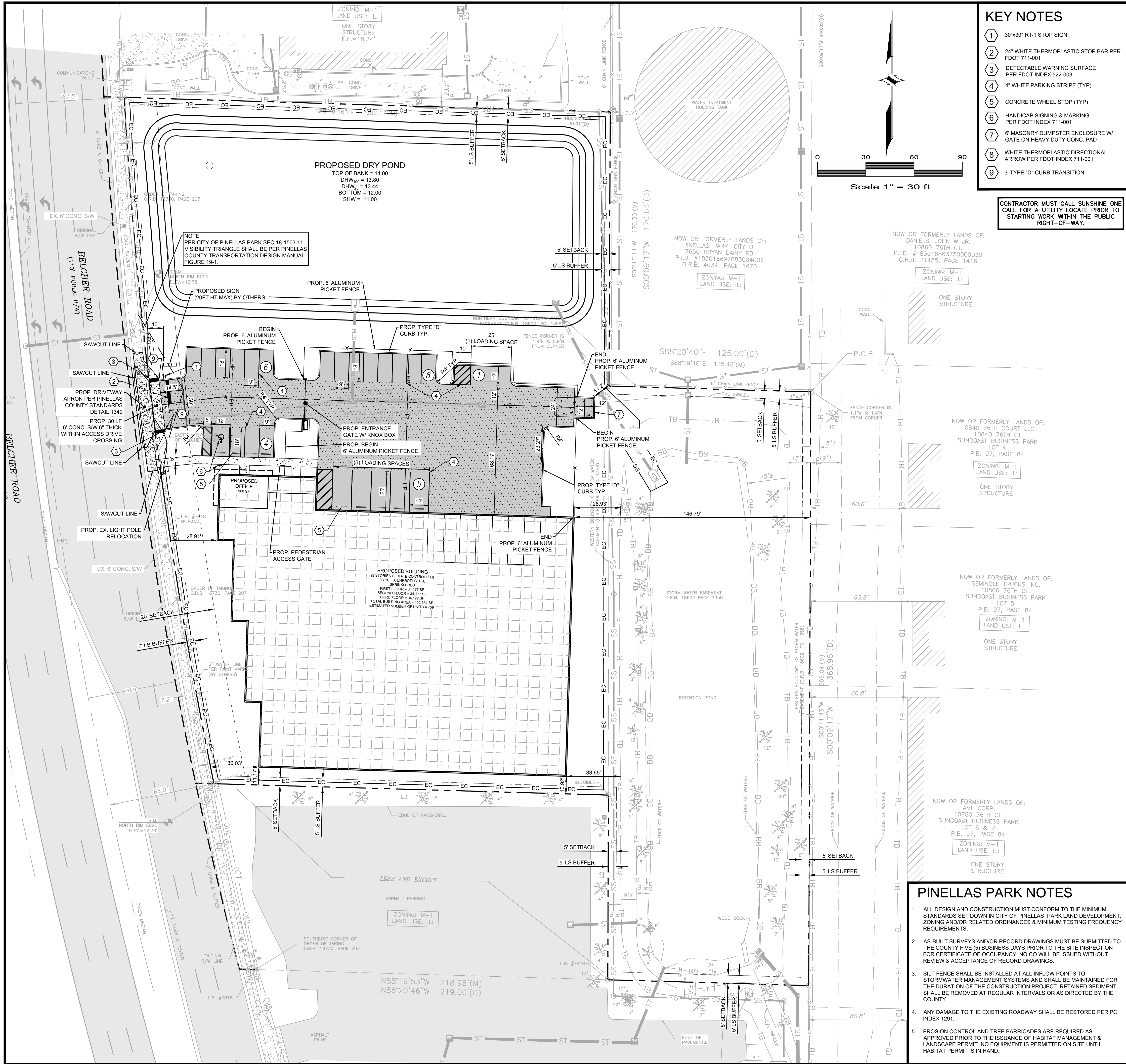
DESCRIPTION: PER EXHIBIT "A" COMMITMENT FOR TITLE INSURANCE FILE #42220013351: PARCEL 1: (FEE SIMPLE ESTATE) A PORTION OF FARMS 40 AND 41, IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, RUN SOUTH 88°20'40" EAST, 501.01 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°09'17" WEST, 440.02 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°09'17" WEST, 368.95 FEET; THENCE NORTH 88°20'40" WEST, 354.36 FEET; THENCE 549.38 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, SAID CURVE BEING THE EAST RIGHT OF WAY LINE OF BELCHER ROAD RADIUS 2809.79 FEET, CHORD NORTH 08°48'12" WEST, 548.51 FEET; THENCE SOUTH 88°20'40" EAST, 314.80 FEET; THENCE SOUTH 00°09'17" WEST, 170.63 FEET; THENCE SOUTH 88°20'40" EAST, 125.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PART OF FARM 41, IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, FLORIDA WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4, SOUTH 88°20'40" EAST 501.01 FEET; THENCE SOUTH 00°09'17" WEST, 808.97 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9949, PAGE 481, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE SAID LANDS, NORTH 88°20'46" WEST, 125.04 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 88°20'46" WEST, 219.00 FEET TO THE SOUTHEAST CORNER OF LANDS PARCEL P114 DESCRIBED IN ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 16730, PAGE 207, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTHERLY 118.36 FEET ALONG THE ARC OF A CURVE, CONCAVE EAST, HAVING A RADIUS OF 3101.50 FEET THROUGH A CENTRAL ANGLE OF 02°11'12", A CHORD BEARING NORTH 12°37'15" WEST 118.35 FEET; THENCE ALONG A LINE 114.70 FEET NORTH OF AND PARALLEL WITH THE AFORESAID SOUTH LINE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9949, PAGE 481, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA, SOUTH 88°20'46" EAST 245.18 FEET; THENCE SOUTH 00°09'17" WEST 114.74 FEET TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPT THAT PORTION TAKEN BY PINELLAS COUNTY, FLORIDA IN STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 16730, PAGE 207 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED THEREIN. PARCEL 2: (NON-EXCLUSIVE EASEMENT ESTATE) TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN WARRANTY DEED RECORDED APRIL 20, 1983, IN OFFICIAL RECORDS BOOK 5511 PAGE 2001, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF FARM 40 IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, RUN SOUTH 88°20'40" EAST, 346.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°09'17" WEST, 58.12 FEET FOR A POINT OF BEGINNING; THENCE NORTH 87°27'30" EAST, 30.03 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRYAN DAIRY ROAD (COUNTY ROAD NO. 135); THENCE SOUTH 00°09'17" WEST, 213.46 FEET; THENCE NORTH 88°20'40" WEST, 30.01 FEET; THENCE NORTH 00°09'17" EAST, 211.26 FEET TO THE POINT OF BEGINNING.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PHILIP G. SEARS, PE ON 10/18/2022 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PHILIP G. SEARS	94921	10/28/2022
NAME	SEAL NO.	DATE

October 28, 2022	
DATE	(SEAL)



KEY NOTES

- 30"x30" R1-1 STOP SIGN.
- 24" WHITE THERMOPLASTIC STOP BAR PER FDOT 711-001
- DETECTABLE WARNING SURFACE PER FDOT INDEX 522-003.
- 4" WHITE PARKING STRIPE (TYP)
- CONCRETE WHEEL STOP (TYP)
- HANDICAP SIGNING & MARKING PER FDOT INDEX 711-001
- 6" MASONRY DUMPSTER ENCLOSURE W/ GATE ON HEAVY DUTY CONC. PAD
- WHITE THERMOPLASTIC DIRECTIONAL ARROW PER FDOT INDEX 711-001
- 3" TYPE "D" CURB TRANSITION

CONTRACTOR MUST CALL SUNSHINE ONE CALL FOR A UTILITY LOCATE PRIOR TO STARTING WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

LEGEND

	PROPERTY LINE		PROPOSED 4' THICK CONC SIDEWALK
	BUILDING SETBACK LINE		PROPOSED 6' THICK CONC PAVEMENT
	REQUIRED LANDSCAPE BUFFER		PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SILT FENCE		PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	EXISTING CONCRETE SIDEWALK TO REMAIN		PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT TO REMAIN		PARKING SPACE COUNT
	PROPOSED BUILDING		KEYNOTE NUMBER

SITE DATA TABLE (SINGLE PHASE CONSTRUCTION)

TOTAL PROPERTY AREA:	±164,528 SF (3.77 AC)
PARCEL #:	18-30-16-09768-300-4003
JURISDICTION:	CITY OF PINELLAS PARK
ADDRESS:	BELCHER RD.
EXISTING ZONING:	M-1 (LIGHT INDUSTRIAL)
PROPOSED ZONING:	PUD
FUTURE LAND USE:	IL - INDUSTRIAL LIMITED
PROPOSED BUILDING:	3 STORY CLIMATE CONTROLLED
BUILDING HEIGHT:	40' MAX.
BUILDING HEIGHT PROPOSED:	41' PARAPET / 38' ROOF
PROPOSED BUILDING AREAS:	33,277 SF + 900 SF OFFICE (1ST STORY) 34,177 SF (2ST STORY) 34,177 SF (3ST STORY)
TOTAL BUILDING AREA:	102,531 SF
PROPOSED STORAGE UNITS:	740 UNITS
FAR:	M-1 / 0.65 IL
MAXIMUM LOT COVERAGE:	M-1 / 85% IL
MINIMUM LOT REQUIREMENTS:	LOT AREA 15,000 SF LOT WIDTH 100 FT LOT DEPTH 150 FT

REQ. SETBACKS:	20' (BELCHER RD.) 5' (NORTH & SOUTH) 5'	PROVIDED:	FRONT: 28.91' SIDE (NORTH): 232' SIDE (SOUTH): 10.92' REAR: 146.79'
PERIMETER LANDSCAPE BUFFERS:	PER SEC. 18-1533.16 & TABLE 1533-3		
REQ. PARKING:	1 PER FIFTY (50) STORAGE UNITS + 2 SPACES (OFFICE) 740 / 50 = 15 SPACES + 2 SPACES = 17 TOTAL SPACES		
REQ. LOADING SPACES:	10,000 SF = 1 SPACE + EVERY ADDITIONAL 20,000 SF = 1 SPACE (102,531 SF TOTAL BUILDING - 10,000 SF = 92,531) 92,531 SF / 20,000 SF = 4.626 SPACES 6 TOTAL SPACES REQUIRED		
PROP. LOADING SPACES:	6 TOTAL PACES PROVIDED		
TOTAL REQ. PARKING:	17 SPACES TOTAL		
PROP. PARKING:	REGULAR = 17 SPACES LOADING = 6 SPACES HANDICAP = 1 SPACES TOTAL = 24 SPACES		

SITE AREAS:	
PROPOSED AREAS:	
PROPOSED BUILDINGS:	34,177 SF ~ 20.773% ~ 0.785 AC
PROPOSED ASPHALT PAVEMENT:	17,883 SF ~ 10.869% ~ 0.411 AC
PROPOSED CONC. PAVEMENT:	527 SF ~ 0.320% ~ 0.012 AC
PROPOSED CONC. SW:	961 SF ~ 0.584% ~ 0.022 AC
PROPOSED POND:	24,502 SF ~ 14.892% ~ 0.562 AC
EXISTING POND:	32,640 SF ~ 19.839% ~ 0.749 AC
PROPOSED OPEN/GREEN SPACE:	53,838 SF ~ 32.723% ~ 1.236 AC
TOTAL SITE AREA:	164,528 SF ~ 100.00% ~ 3.777 AC
OPEN SPACE PROVIDED:	53,838 SF / 32.723%
PROPOSED IMPERVIOUS AREA:	53,548 SF / 164,528 SF = 32.546%
MAX IMPERVIOUS ALLOWED:	M-1/85% IL
FLOOD ZONE:	THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "X"; AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0201J, EFFECTIVE DATE OF AUGUST 24, 2021.

GENERAL NOTES

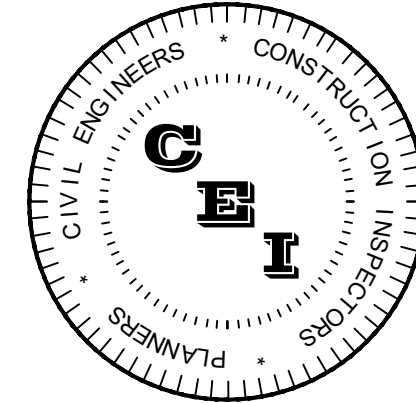
- THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF PINELLAS PARK DEVELOPMENT REGULATIONS (LATEST EDITION) AND FDOT STANDARDS.
- ALL DESIGN & CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY OF PINELLAS PARK LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE CITY OF PINELLAS PARK LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS (LATEST EDITION).
- BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF PINELLAS PARK LAND DEVELOPMENT CODE.
- OPERATION AND MAINTENANCE OF THE STORMWATER AREAS PERFORMED BY THE PRIVATE OWNER.
- SITE ACCESS HAS BEEN DESIGNED FOR EMERGENCY AND PARATRANSIT VEHICLES.
- SOLID WASTE COLLECTION SHALL BE VIA DUMPSTER AS SHOWN.
- ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE 2020 FLORIDA BUILDING CODE 7TH EDITION / CITY OF PINELLAS PARK.
- ALL EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY.
- WATER SERVICES ARE PROVIDED BY CITY OF PINELLAS PARK.
- WASTEWATER SERVICES ARE PROVIDED BY CITY OF PINELLAS PARK.
- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE BASED ON CITY OF PINELLAS PARK UTILITY ATLAS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT FIRE CODES AT TIME OF CONSTRUCTION.

MAINTENANCE OF TRAFFIC

- CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND COORDINATE ALL NECESSARY RELOCATION OF POWER POLES, OVERHEAD WIRES, AND UNDERGROUND UTILITIES TO FACILITATE ROADWAY CONSTRUCTION.
- THE APPLICANT MUST NOTIFY PINELLAS COUNTY IN ADVANCE OF STARTING PROPOSED WORK.
- A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR ALL WORK INCLUDING THE SIDEWALK CLOSURE WITH DETOUR, TO BE PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT INDEX #600, #612 AND OTHER APPLICABLE PORTIONS OF FDOT #600.

PINELLAS PARK NOTES

- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN CITY OF PINELLAS PARK LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES & MINIMUM TESTING FREQUENCY REQUIREMENTS.
- AS-BUILT SURVEYS AND/OR RECORD DRAWINGS MUST BE SUBMITTED TO THE COUNTY FIVE (5) BUSINESS DAYS PRIOR TO THE SITE INSPECTION FOR CERTIFICATE OF OCCUPANCY. NO CO WILL BE ISSUED WITHOUT REVIEW & ACCEPTANCE OF RECORD DRAWINGS.
- SILT FENCE SHALL BE INSTALLED AT ALL INFLOW POINTS TO STORMWATER MANAGEMENT SYSTEMS AND SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PROJECT. RETAINED SEDIMENT SHALL BE REMOVED AT REGULAR INTERVALS OR AS DIRECTED BY THE COUNTY.
- ANY DAMAGE TO THE EXISTING ROADWAY SHALL BE RESTORED PER PC INDEX 1291.
- EROSION CONTROL AND TREE BARRICADES ARE REQUIRED AS APPROVED PRIOR TO THE ISSUANCE OF HABITAT MANAGEMENT & LANDSCAPE PERMIT. NO EQUIPMENT IS PERMITTED ON SITE UNTIL HABITAT PERMIT IS IN HAND.



CAMPO
ENGINEERING, INC.

FBPR REGISTRY NO.: 26726

1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE

PINELLAS PARK STORAGE

PINELLAS PARK, FLORIDA

CLIENT

SAFEGUARD SELF STORAGE
1522 OLD COUNTRY ROAD
PLAINVIEW, NY 11803

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 10/2022

REVIEWED BY: PGS

DRAWN BY: LAB

DESIGNED BY: PGS

PROJECT NUMBER

22-026

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PHILIP G. SEARS, PE ON 10/28/2022 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PHILIP G. SEARS 94921 10/28/2022
NAME SEAL NO. DATE

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-2

APPENDIX

TRIP GENERATION

PERIOD SETTING

Analysis Name :	Daily	No :	
Project Name :	Compass Pinellas Park	City:	
Date:	11/2/2022	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Generation Manual, 11th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
110 - General Light Industrial (General Urban/Suburban)	1000 Sq. Ft. GFA	106.95	Weekday	Best Fit (LIN) T = 3.76 (X)+50.47	227 50%	226 50%	453
151 - Mini-Warehouse (General Urban/Suburban)	1000 Sq. Ft. GFA	102.54 ⁽⁰⁾	Weekday	Average 1.45	75 50%	74 50%	149

(0) indicates size out of range.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
110 - General Light Industrial	0 %	227	0 %	226
151 - Mini-Warehouse	0 %	75	0 %	74

INTERNAL TRIPS

110 - General Light Industrial				151 - Mini-Warehouse			
Exit	226	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry 75
Entry	227	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit 74

110 - General Light Industrial

	Total Trips	Internal Trips		External Trips
		151 - Mini-Warehouse	Total	
Entry	227 (100%)	0 (0%)	0 (0%)	227 (100%)
Exit	226 (100%)	0 (0%)	0 (0%)	226 (100%)
Total	453 (100%)	0 (0%)	0 (0%)	453 (100%)

151 - Mini-Warehouse

	Total Trips	Internal Trips		External Trips
		110 - General Light Industrial	Total	

Entry	75 (100%)	0 (0%)	0 (0%)	75 (100%)
Exit	74 (100%)	0 (0%)	0 (0%)	74 (100%)
Total	149 (100%)	0 (0%)	0 (0%)	149 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
110 - General Light Industrial	453	0	0	453
151 - Mini-Warehouse	149	0	0	149

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 110 - General Light Industrial (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

151 - Mini-Warehouse (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	302
Total Exiting	300
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	302
Total Exiting Non-Pass-by Trips	300

PERIOD SETTING

Analysis Name :	AM Peak Hour		
Project Name :	Compass Pinellas Park	No :	
Date:	11/2/2022	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
110 - General Light Industrial (General Urban/Suburban)	1000 Sq. Ft. GFA	106.95	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) T = 0.68 (X)+3.81	68 88%	9 12%	77
151 - Mini-Warehouse (General Urban/Suburban)	1000 Sq. Ft. GFA	102.54	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.09	5 56%	4 44%	9

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
110 - General Light Industrial	0 %	68	0 %	9
151 - Mini-Warehouse	0 %	5	0 %	4

INTERNAL TRIPS

110 - General Light Industrial				151 - Mini-Warehouse			
Exit	9	Demand Exit:	0 % (0)	Balanced:	0	Demand Entry:	0 % (0)
Entry	68	Demand Entry:	0 % (0)	Balanced:	0	Demand Exit:	0 % (0)
						Entry	5
						Exit	4

110 - General Light Industrial

	Total Trips	Internal Trips		External Trips
		151 - Mini-Warehouse	Total	
Entry	68 (100%)	0 (0%)	0 (0%)	68 (100%)
Exit	9 (100%)	0 (0%)	0 (0%)	9 (100%)
Total	77 (100%)	0 (0%)	0 (0%)	77 (100%)

151 - Mini-Warehouse

	Total Trips	Internal Trips		External Trips
		110 - General Light Industrial	Total	
Entry	5 (100%)	0 (0%)	0 (0%)	5 (100%)
Exit	4 (100%)	0 (0%)	0 (0%)	4 (100%)
Total	9 (100%)	0 (0%)	0 (0%)	9 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
110 - General Light Industrial	77	0	0	77
151 - Mini-Warehouse	9	0	0	9

ITE DEVIATION DETAILS**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.**

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 110 - General Light Industrial (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

151 - Mini-Warehouse (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	73
Total Exiting	13
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	73
Total Exiting Non-Pass-by Trips	13

PERIOD SETTING

Analysis Name :	PM Peak Hour	No :	
Project Name :	Compass Pinellas Park	City:	
Date:	11/2/2022	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Generation Manual, 11th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
110 - General Light Industrial (General Urban/Suburban)	1000 Sq. Ft. GFA	106.95	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.72\ln(X) + 0.38$	6 14%	36 86%	42
151 - Mini-Warehouse (General Urban/Suburban)	1000 Sq. Ft. GFA	102.54	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.15	7 47%	8 53%	15

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
110 - General Light Industrial	0 %	6	0 %	36
151 - Mini-Warehouse	0 %	7	0 %	8

INTERNAL TRIPS

110 - General Light Industrial		151 - Mini-Warehouse
Exit 36 Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0) Entry 7
Entry 6 Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0) Exit 8

110 - General Light Industrial

	Total Trips	Internal Trips		External Trips
		151 - Mini-Warehouse	Total	
Entry	6 (100%)	0 (0%)	0 (0%)	6 (100%)
Exit	36 (100%)	0 (0%)	0 (0%)	36 (100%)
Total	42 (100%)	0 (0%)	0 (0%)	42 (100%)

151 - Mini-Warehouse

	Total Trips	Internal Trips		External Trips
		110 - General Light Industrial	Total	
Entry	7 (100%)	0 (0%)	0 (0%)	7 (100%)
Exit	8 (100%)	0 (0%)	0 (0%)	8 (100%)
Total	15 (100%)	0 (0%)	0 (0%)	15 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
110 - General Light Industrial	42	0	0	42
151 - Mini-Warehouse	15	0	0	15

ITE DEVIATION DETAILS**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.**

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 110 - General Light Industrial (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

151 - Mini-Warehouse (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

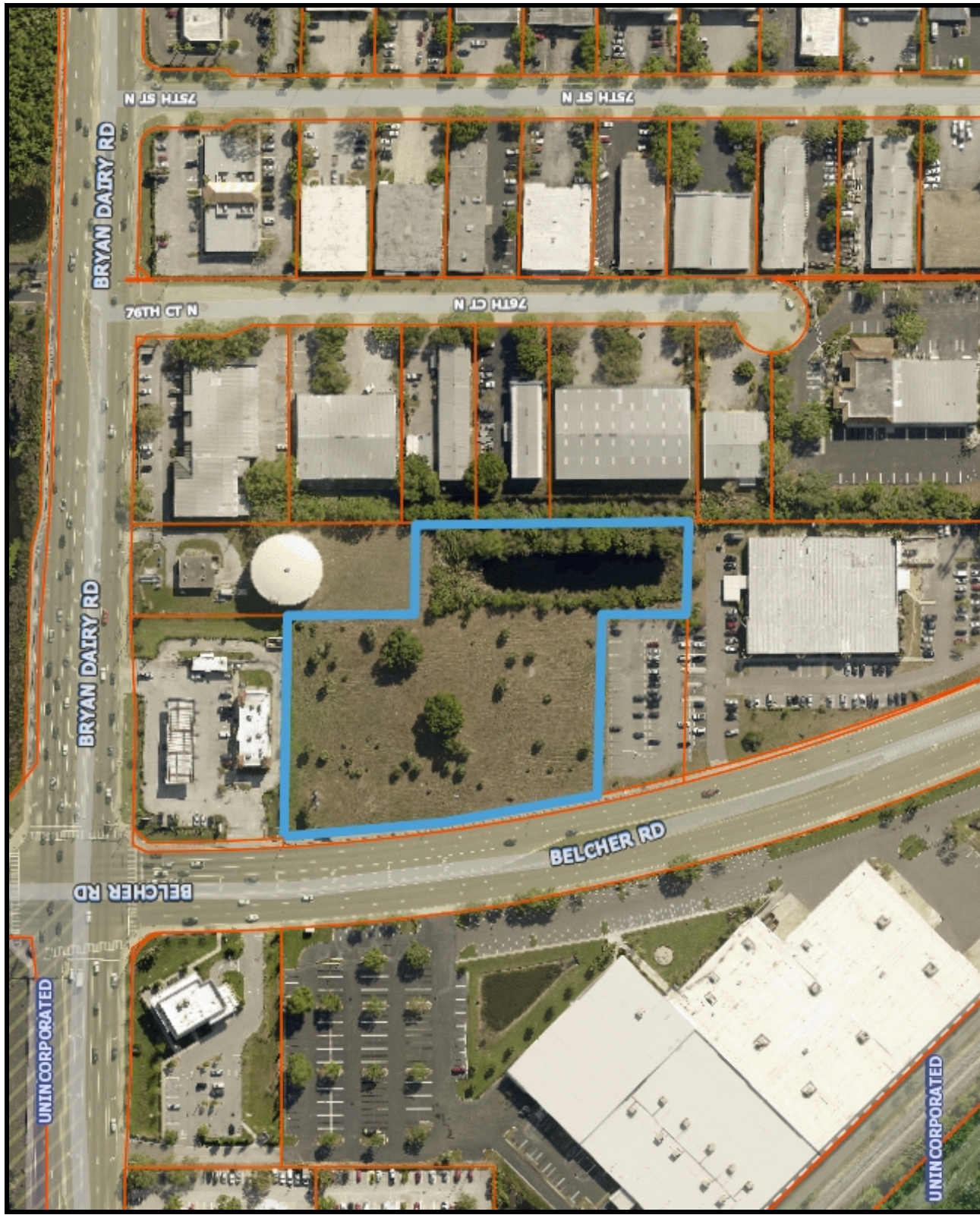
SUMMARY

Total Entering	13
Total Exiting	44
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	13
Total Exiting Non-Pass-by Trips	44

Aerial Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Private Roads
- Medical District
- Community Redevelopment Area 20;
- Rights of Way
- Annexation Amendment Agreement
- Holes
- Fairways
- Greens
- Course
- Neighboring Cities
- Town of Kenneth City
- City of Largo
- City of Seminole
- City of St. Petersburg
- Unincorporated



Notes:



1: 2,661

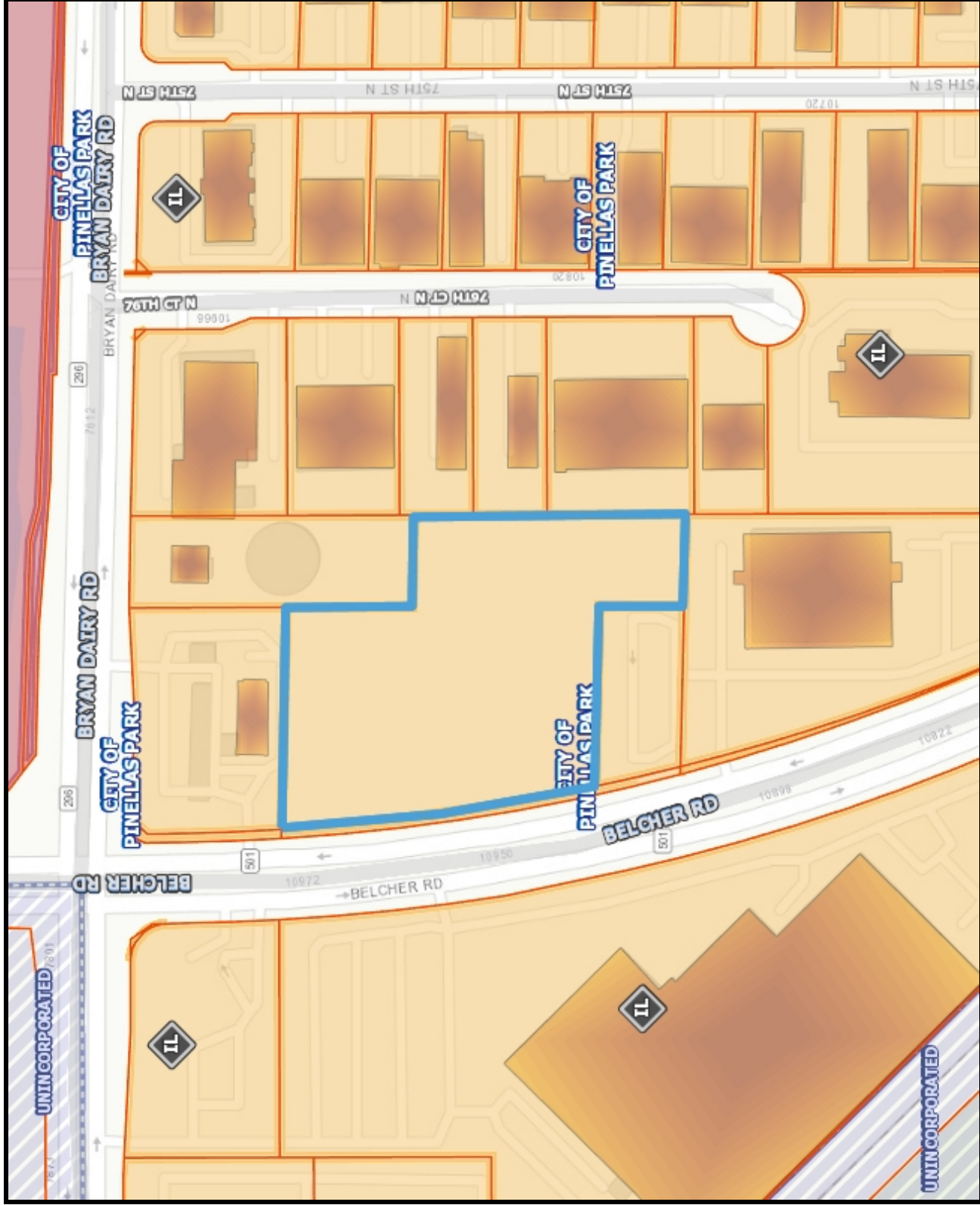
221.8 0 110.89 221.8 Feet

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Land Use Map

Legend

- Master Address Points
- 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/OG
- Residential/Open Space - R/OS
- 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/OG
- Recreation/Open Space - R/OS



Notes:

1: 2,661

221.8 0 110.89 221.8 Feet

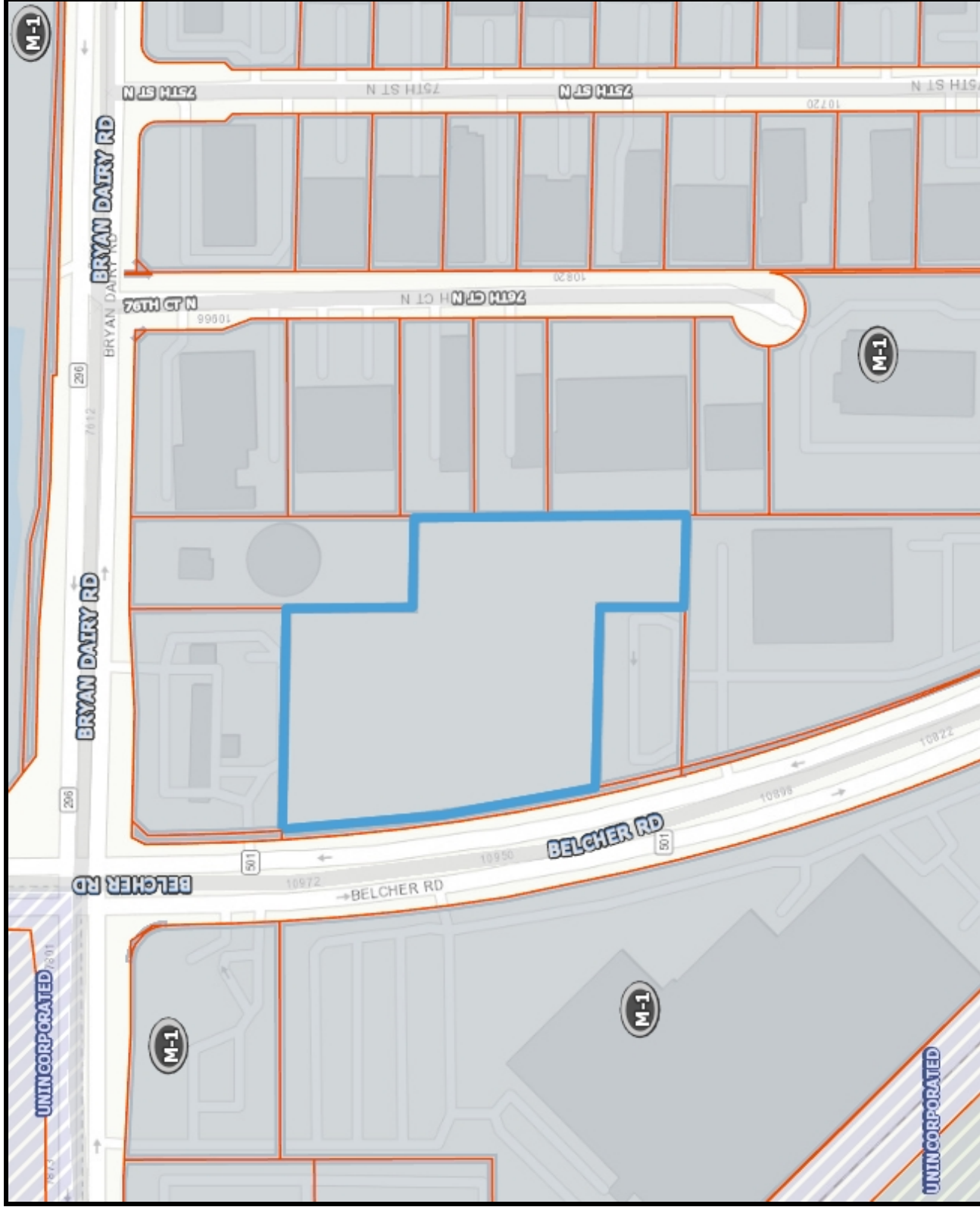
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Zoning Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Zoning Borders
 - General Commercial - B-1
 - Heavy Commercial - CH
 - Commercial Neighborhood - CN
 - Commercial Planned Unit Development - C-PUD
 - Farm - F
 - General Office - GO
 - Heavy Industrial - IH
 - Industrial Planned Unit Development - IPUD
 - 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 - C-PUD
 - Farm - F
 - General Office - GO



Notes:



1: 2,661

221.8 0 110.89 221.8 Feet

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