CITY OF PINELLAS PARK

Staff Report

Community Development Department
Planning & Development Services Division

Prepared by: Megan Montesino
Development Review Manager

I. APPLICATION DATA

A. Case Number: CU-0626-00011 and WAV-0626-00031

B. Location: 6401 Park Blvd (Parcel No. 28-30-16-71064-074-0060)

C. Request:

CU-0626-00011: Conditional Use approval for a Drive-Thru Restaurant in the General Commercial (B-1) Zoning District.

WAV-0626-00031: Waiver to section 18-1532.7.(B) regarding bypass drive-thru service lanes.

D. Applicant: Dynamic Engineering

E. Authorized Agent: Dynamic Engineering

F. Property Owner: 6401 Park Boulevard LLC

G. Legal Ad Text: Conditional Use approval for a Drive-Thru Restaurant in the General Commercial (B-1) Zoning District, with a waiver to section 18-1532.7.(B) regarding bypass drive-thru service lanes.

H. PARC Meeting: June 9, 2026

I. Public Hearings:

Planning & Zoning Commission Hearing Date: August 6, 2026
Advertising Date: July 22, 2026

City Council Hearing Date: September 3, 2026
Advertising Date: August 26, 2026

II. BACKGROUND INFORMATION

A. Case Summary:
The applicant is requesting approval for a Drive-Thru Restaurant, which is a conditional use in the General Commercial (B-1) Zoning District and it's consistent with the Community Redevelopment District (CRD) Land Use designation. The applicant is proposing an approximately 964 square foot restaurant with a drive-thru lane.

The request for a Drive-Thru Restaurant (Greenlane) is proposed to meet the following conditional use requirements:

(a) Review by the Planning and Zoning Commission and approval by City Council.
In Process

(b) Minimum lot area of 15,000 square feet.
Requirement has been met.

(c) Frontage on an arterial or arterial frontage street. Access plans shall be approved by the Traffic Division Director.
Requirement has been met.

(d) Minimum setback of 30 feet to any side property line, or 25 feet to any rear property line.
Requirement is proposed to be met.

(e) The operation of the drive-in/drive-thru facility when abutting or functionally abutting a residential zoning district shall be limited to the period from 7:00 a.m. to 11:00 p.m.
Requirement is proposed to be met.

The proposed development meets required setbacks, parking, lot coverage, and floor area ratio (FAR).

Additionally, the Applicant is requesting a waiver from the requirement of Section 18-1532.7(B) to provide a bypass drive-thru service lane to allow motorists to bypass drive-thru service lanes. Due to the limited size and geometric constraints of the subject property (approximately 0.48 acres), strict application of the bypass lane requirement presents an undue hardship.

The site is a former drive-thru restaurant ("Checkers"), and the proposed redevelopment is designed to mainly maintain the existing site layout, access points, and internal circulation patterns historically associated with the former restaurant. The former Checkers operation functioned without a bypass lane.

B. Site Area: 22,076 sf | ≅ 0.50 acres

C. Property History:
The subject property was platted in 1910 as recorded in Plat Book H2, Pages 91-92. The property previously included 4 single-family homes, which were purchased and demolished by Checkers in 1990.

In 1989, per case no. CU 1990-1, City Council approved a drive-thru restaurant. In 1990, per case no. CU 1990-8, City Council approved additional seating, providing 24 seats total as well as closing hours at 12:00 am Sunday through Thursday and 1:00 am Friday and Saturday. A requirement of an older version of the Code included 2 "waiting spaces" per drive-thru lane that could not be counted as customer/employee parking; therefore, a variance (case no. BOA 1990-9) was approved to change those waiting spaces to customer parking spaces. Current code does not require waiting spaces.

In 2015, a request for a conditional use (case no. CU 2015-21) to re-establish the Checkers drive-thru was approved by City Council. The previous Checkers was closed for over a year which necessitated the approval of a new conditional use. In the same manor, the applicant today is requesting a new drive-thru restaurant (Greenlane) which will require a new conditional use approval.

D. Existing Use: Vacant Drive-in/Drive-thru Restaurant

E. Proposed Use: Drive-in/Drive-thru Restaurant

F. Current Land Use: Community Redevelopment District (CRD)

G. Current Zoning District: General Commercial (B-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 D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

J. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	R-6	CRD	Multifamily Residential / Commercial
South	B-1	CRD	General Commercial
East	B-1	CRD	General Commercial
West	B-1	CRD	General Commercial

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 designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan therefor.

2. Key Standards:
Use Characteristics *- Those uses appropriate to and consistent with this category shall include:*

Primary Uses *- Residential; Office; Commercial; Industrial; Institutional; and Transportation/Utility uses as enumerated in the approved special area plan.*

Locational Characteristics *- This category is generally appropriate to those community areas designed to serve as local retail, financial, governmental, residential, and employment focal points for a community; and to specified target neighborhoods designed to encourage redevelopment in one or a combination of uses as identified above and set forth in the special area plan therefor.*

Traffic Generation Characteristics *– The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for this category shall be based upon the actual mix and intensity of land use proposed in the special area plan, calculated by using the appropriate traffic generation characteristics for each corresponding category of land use, adjusted to account for the proposed density/intensity of said land use.*

Density/Intensity Standards *- Shall be as set forth for each classification of use and location in the approved special area plan. Densities/intensities shall be consistent with the redevelopment strategy for this plan category and shall generally parallel the medium to high density/intensity standards of the conventional plan categories for the respective types of use characteristics provided for thereunder.*

Other Standards *– Shall include the following:*

Special Area Plan Required *– The utilization of this category shall require a special area plan that shall be approved by official action of the City Council, in a form sufficient to ensure compliance with the special area plan, consistent with the Countywide Plan Rules.*

3. Relevant Policies:
POLICY LU.1.8.5
Conditional uses authorized by the City Council and the Community Redevelopment Agency shall be consistent with the Comprehensive Plan.

OBJECTIVE LU.1.15
Continue to require site plan review of all new commercial and office development.

POLICY LU.1.15.1
Commercial development shall be located at or near major intersections; within the Community Redevelopment District; and within other mixed-use developments and areas to ensure the community's quality of life; access to employment, services, and amenities; and levels of service.

POLICY LU.1.15.3
Off-street parking for all new development and redevelopment shall provide safe pedestrian and vehicle movement, as well as ingress/egress.

POLICY LU.1.15.4
All new commercial facilities shall be located, designed and regulated to benefit from safe vehicular and transit access and to provide proper facilities for pedestrian convenience.

POLICY LU.1.15.5
Commercial areas shall be buffered from surrounding streets and uses, through appropriate landscaping and setbacks, in order to facilitate an optimal transition.

POLICY LU.1.15.6
Unsightly areas such as loading docks, refuse collection areas, outdoor storage areas, etc., shall be screened from roadways and residential properties.

POLICY LU.1.15.11
New development and redevelopment projects shall provide safe and efficient on-site pedestrian movement.

4. **Staff Analysis:**
The use proposed by the applicant is appropriate within the Community Redevelopment District (CRD) Land Use designation and is considered a primary use.

Staff finds that the proposal is consistent with and supported by the land use designation and the Goals, Objectives, and Polices of the City's adopted Comprehensive Plan.

B. <u>Zoning District / Land Development Code Standards</u>:

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

2. **Key Standards:**
SECTION 18-1520. - "B-1" GENERAL COMMERCIAL DISTRICT
Sec. 18-1520.3. - PERMITTED AND CONDITIONAL USES.

Table 18-1520.3: Authorized Uses in B-1 District

Use	Approval Type	Conditions
COMMERCIAL USES		
Restaurants; Drive-in/Drive-thru	C	CG or CRD land use categories only subject to section 18-1531

Sec. 18-1520.4. - 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 September 26, 1963 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.*

(B) MINIMUM YARD SETBACK REQUIREMENTS.
1. *Front Yard Setback: Twenty (20) feet.*
2. *Secondary Front Yard Setback: Twenty (20) feet.*
3. *Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.*
4. *Rear Yard Setback: Fifteen (15) feet.*
5. *For corner, double frontage and multiple frontage lots, see Section 18-1503.7 "Yard Determinations."*
6. *Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.*
7. *Refer to Section 18-1504.3(G)(2) for special yard setbacks for additions to buildings in existence as of August 14, 1997.*

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.
(D) MINIMUM FLOOR AREA.
1. *Nonresidential: Three hundred (300) square feet.*
2. *Single-family Detached Dwellings:*
   a. *Nine hundred (900) square feet in R/OG or R/O/R.*
   b. *One thousand (1,000) square feet in CRD.*

3. *Multi-Family Dwellings:*
    a. *Efficiency: Four hundred fifty (450) square feet.*
    b. *One-bedroom: Five hundred fifty (550) square feet.*
    c. *Two-bedroom: Six hundred fifty (650) square feet.*
    d. *Three-bedroom: Eight hundred (800) square feet.*

(E) MAXIMUM BUILDING HEIGHT. Height fifty (50) feet excluding mechanical and or elevator penthouse (additional height may be granted as a conditional use). See Section 18-1503.13, "Exclusion from Height Limits" for height limit exclusions.

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

(G) FLOOR AREA RATIO. (F.A.R.)

1. *Nonresidential Uses:*
    (a) *Thirty hundredths (0.30) in R/O/R.*
    (b) *Thirty-five hundredths (0.35) in R/OG.*
    (c) *Forty-five hundredths (0.45) in CG.*
    (d) *Forty-five hundredths (0.45) in CRD.*
    (e) *Forty-five hundredths (0.45) in RM.*
    (f) *Forty-five hundredths (0.45) in CR.*
    (g) *Forty-five hundredths (0.45) in RFH.*
2. *Mixed Use Development: See "R-6" zoning district.*

SECTION 18-1531. - CONDITIONAL USE REGULATIONS

Sec. 18-1531.6. - REVIEW CRITERIA.

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

(B) In evaluating an application for conditional use, the presence of nonconforming uses or buildings, substandard property maintenance, or substandard conditions in the neighborhood shall not be used to justify the granting of a conditional use. Additionally, the cumulative impact of the proposed use in proximity to a similar existing use shall be considered, as shall the scale, placement, orientation, design, appearance, and intensity of the conditional use and improvements to be associated with the conditional use, as applicable.

(C) COMPATIBILITY REVIEW CRITERIA.

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

Sec. 18-1531.10. - LIST OF CONDITIONAL USES AND REQUIREMENTS.

(A) The following is an alphabetical listing of the special requirements for all conditional uses. This section authorizes, through the use of the term "administrative approval," the Zoning Director to review and approve certain conditional use applications if the applicant complies with all of the applicable criteria. For any application on which the Zoning Director acts, the applicant may choose to have the application reviewed and acted upon by the City Planning and Zoning Commission and City Council.

72. Restaurants, Drive-In/Drive Thru.
(a) Review by the Planning and Zoning Commission and approval by City Council.
(b) Minimum lot area of fifteen thousand (15,000) square feet.
(c) Frontage on an arterial or arterial frontage street. Access plans shall be approved by the Traffic Division Director.
(d) Minimum setback of thirty (30) feet to any side property line, or twenty-five (25) feet to any rear property line.
(e) The operation of the drive-in/drive-thru facility when abutting or functionally abutting a residential zoning district shall be limited to the period from 7:00 a.m. to 11:00 p.m.

SECTION 18-1532. - OFF-STREET PARKING AND LOADING REGULATIONS
Sec. 18-1532.7. - VEHICULAR STACKING SPACES AND DRIVE-THRU LANES.

(A) A vehicular stacking space is a space measuring twenty (20) feet in length and at least ten (10) feet in width located within a VUA. Stacking spaces shall be specifically reserved and demarcated through curbing or pavement markings, as well as one-way entrance signage, as one (1) or more separate and distinct lane(s), for the temporary stopping of a vehicle awaiting service as provided in this section, and shall not be designed or used for, nor interfere with, any other purpose including, but not limited to, site circulation, parking, and loading.
(B) A separate and distinct on-site escape lane, ten (10) feet wide, shall be provided to allow motorists to bypass drive-thru service lane(s).
(C) All inbound spaces are measured rearward from the front of the first stopping point at a service position, and all outbound spaces are measured forward from the front of last stopping point at a service position.
(D) Each stacking space shall be clearly defined on the site plan.
(E) In order to minimize traffic congestion, a minimum queuing lane of eighty (80) feet shall be provided between the street line at the principal point of entrance and the last drive-thru service window. Access and queuing plans shall be approved by the Traffic Division Director.

Sec. 18-1532.9. - MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS.
All parking standards based upon floor area (ex: one (1) space per xxx SF of GFA) shall be calculated including fractions thereof. For example, a requirement for one (1) per 200 SF of GFA shall mean, one space per 200 SF of GFA, or fraction thereof.
(B) COMMERCIAL/BUSINESS USES.
31. Restaurant, Drive-Thru: One (1) per three (3) seats, or one (1) per hundred (100) SF of GFA; whichever results in a greater parking requirement.

3. Staff Analysis:
The use of a drive-thru restaurant is consistent with the purpose and intent of the B-1 Zoning District, which is intended for a wide variety of consumer-oriented commercial uses. The applicant proposes to meet the conditional use requirements and the dimensional and area regulations of the B-1 zoning district.

Staff finds that the proposed requests are consistent with the purpose and intent of the B-1 Zoning District and the City's Land Development Code.

C. <u>Project Application Review Committee (PARC) Comments</u>:
The application was discussed at the June 9, 2026 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

A. Findings:

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

1. The proposed uses and site plan meet the Conditional Use requirements and review criteria, per Section 18-1531.10 of the Land Development Code.
2. The request is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

Erica Lindquist, AICP, CFM
Planning & Development Services Director

7/13/26
Date

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

7/13/2026
Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL.

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

C. RECOMMEND DENIAL.

... of a Conditional Use approval for a Drive-Thru Restaurant in the General Commercial (B-1) Zoning District, with a waiver to section 18-1532.7.(B) regarding bypass drive-thru service lanes.

VI. ATTACHMENTS

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

Exhibit A

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

6401 Park Boulevard LLC

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: Manager of DEMGMTENT, LLC, a Delaware limited liability company, the Manager of 6401 Park Boulevard LLC

ADDRESS OR GENERAL LOCATION:

6401 Park Blvd, Pinellas Park, FL 33781

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

See Exhibit A

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

Conditional Use - Board Approval

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

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

SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of May, 2026.

By Benjamin R. Hanan, who is
(Name of person acknowledging and title of position)

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

JAN W. PITCHFORD
Commission # HH 634619
Expires February 2, 2029

Notary Public, Commission No. _____

(SEAL ABOVE)

(Name of Notary- typed, printed or stamped)

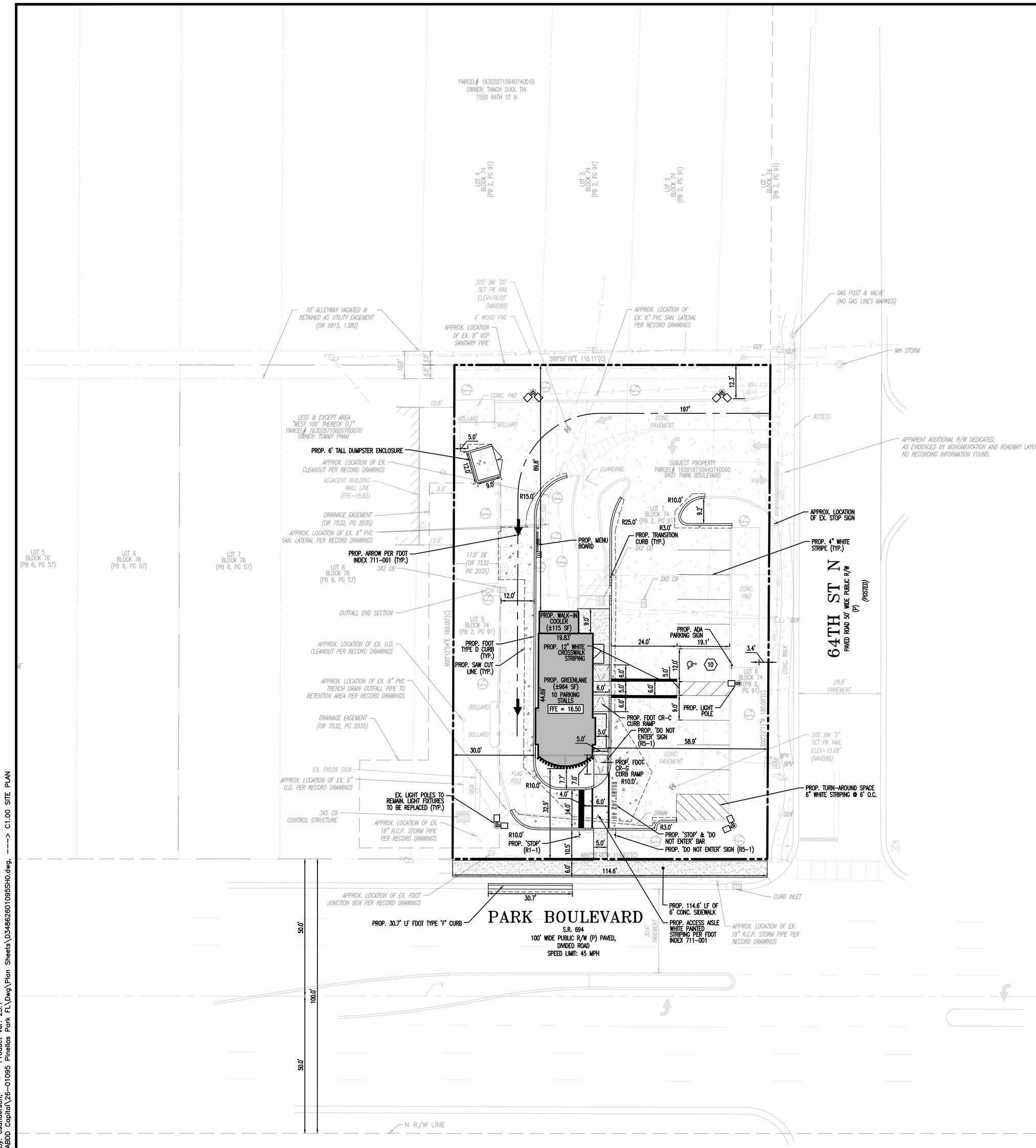
Exhibit A

THE LAND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED PROPERTY, LESS THE WEST 100.00 FEET THEREOF:

LOTS 5, 6, 7 AND 8, BLOCK 74, PINELLAS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; TOGETHER WITH LOTS 7 AND 8, BLOCK 76, FIRST ADDITION TO PINELLAS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

TOGETHER WITH THE SOUTH 5 FEET OF THE VACATED ALLEY ABUTTING SAID LOTS ON THE NORTH AS STATED IN RESOLUTION NO. 97-47 RECORDED IN OFFICIAL RECORDS BOOK 9815, PAGE 1380.



HORIZONTAL CONTROL & STRIPING NOTES

1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
2. TYPE "D" CURB SHALL BE CONSTRUCTED PER FDOT INDEX 300.
3. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
4. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
5. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.

SITE DATA

PARCEL NO.:	28-30-16-71064-074-0060		
ADDRESS:	6401 PARK BLVD PINELLAS PARK, FL 33781		
OWNER:	6401 PARK BOULEVARD LLC		
EXISTING ZONING:	B-1 – GENERAL COMERCIAL		
ADJACENT ZONING:			
NORTH:	R-6 MULTIFAMILY RESIDENTIAL/COMMERCIAL		
EAST:	B-1 – GENERAL COMERCIAL		
SOUTH:	B-1 – GENERAL COMERCIAL		
WEST:	B-1 – GENERAL COMERCIAL		
CURRENT USE:	FAST FOOD RESTAURANT – VACANT		
FUTURE LAND USE:	CRD – COMMUNITY REDEVELOPMENT DISTRICT		
PROPOSED USE:	QUICK SERVICE DRIVE-THRU RESTAURANT		
FLOOD ZONE:	FEMA ZONE X; (FIRM 12103C0203J, EFF AUGUST 24, 2021)		
FLOOR AREA RATIO:	0.05 (MAX: 0.45)		
BUILDING HEIGHT:	20 FT (MAX: 50 FT)		
WETLAND	N/A		
DEVELOPMENT AREA			
LOT COVERAGE	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE
NET PROJECT SITE AREA:	20,676.06	0.474	100%
BUILDING AREA:	964	0.022	4.64%
IMPERVIOUS:	12,485.50	0.287	60.55%
VEHICLE USE AREA:	11,481.36	0.263	55.49%
PERVIOUS (OPEN SPACE):	7,222.80	0.165	34.81%
BUILDING SETBACKS			
		REQUIRED	PROPOSED
FRONT (SOUTH – PARK BLVD)		20.0'	32.9'
SIDE (EAST – 64 ST N)		30.0'	58.9'
SIDE (WEST)		30.0'	30.0'
REAR (NORTH)		25.0'	89.8'
BUFFER STRIPS			
		REQUIRED	PROPOSED
FRONT (SOUTH – PARK BLVD)		5.0'	10.5'
SIDE (EAST – 64 ST N)		5.0'	3.4' (EXISTING)
SIDE (WEST)		5.0'	5.0'
REAR (NORTH)		8.0'	12.3' (EXISTING)
PARKING			
PARKING RATIO:	TYPE	REQUIRED	PROPOSED
1 STALLS PER 100 SF	STANDARD	9	9
(964 * (1/100)) = 10	ADA	1	1
	TOTAL	10	10

SIGNING & STRIPING LEGEND

- PROPOSED 24" WHITE PAINTED STOP BAR PER FDOT INDEX 711-001.
- PROPOSED SIGNS
- PROPOSED WHITE PAINTED THROUGH LANE-USE ARROW IN DRIVE AISLES PER FDOT INDEX 711-001.
- 5' ACCESS AISLE WHITE PAINTED STRIPING PER FDOT INDEX 711-001.
- PROPOSED 6' WIDE PEDESTRIAN CROSSWALK STRIPING 12" WHITE, PER FDOT INDEX 711-001

DYNAMIC
ENGINEERING CONSULTANTS, INC.
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: KAK | DESIGNED BY: RD | DECKED BY: AP | DECKED BY: –

PROJECT: **GO GREENLANE, LLC**
GREENLANE MODULAR BUILDING
6401 PARK BOULEVARD
PINELLAS PARK, PINELLAS COUNTY, FLORIDA

811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
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New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas
Florida Certificate of Authorization No. 32535
www.dynamicec.com

ANGEL PINERO LUGO
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 86844
Digitally signed by Angel Pinero Lugo
Date: 2026.06.01 17:57:08-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANGEL PINERO LUGO, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TITLE: SITE PLAN

SCALE: (H) AS (V) NOTED | DATE: 06/01/2026
PROJECT No: 3486-26-01095

SHEET No: C1.00 | Rev. #: 0

Exhibit B

Plotted: 06/01/26 – 5:51 PM, By: dandersen, – Product Ver: 25.1
File: P:\DECPC PROJECTS\3486 ABDD Capital\26-01095 Pinellas Park FL\Dwg\Plan Sheets\D3486260109 5SH0.dwg, ---> C1.00 SITE PLAN

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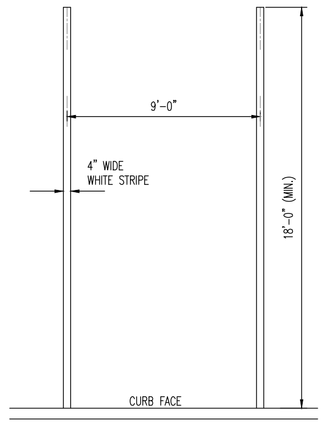
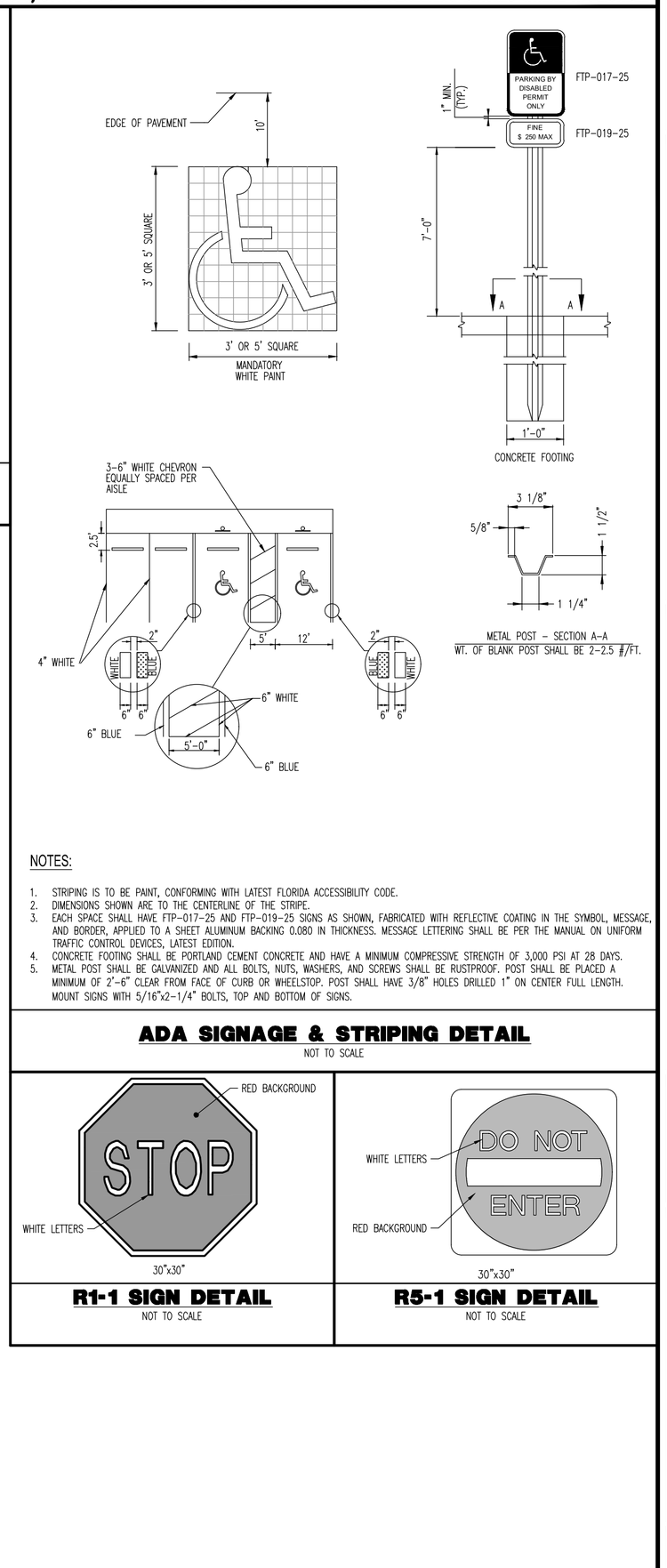
MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE



PARKING STALL STRIPING DETAIL

NOT TO SCALE



NOTES:

1. STRIPING IS TO BE PAINT, CONFORMING WITH LATEST FLORIDA ACCESSIBILITY CODE.
2. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE STRIPE.
3. EACH SPACE SHALL HAVE FTP-017-25 AND FTP-019-25 SIGNS AS SHOWN, FABRICATED WITH REFLECTIVE COATING IN THE SYMBOL, MESSAGE, AND BORDER, APPLIED TO A SHEET ALUMINUM BACKING 0.080 IN THICKNESS. MESSAGE LETTERING SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. CONCRETE FOOTING SHALL BE PORTLAND CEMENT CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
5. METAL POST SHALL BE GALVANIZED AND ALL BOLTS, NUTS, WASHERS, AND SCREWS SHALL BE RUSTPROOF. POST SHALL BE PLACED A MINIMUM OF 2'-6" CLEAR FROM FACE OF CURB OR WHEELSTOP. POST SHALL HAVE 3/8" HOLES DRILLED 1" ON CENTER FULL LENGTH. MOUNT SIGNS WITH 5/16"x2-1/4" BOLTS, TOP AND BOTTOM OF SIGNS.

ADA SIGNAGE & STRIPING DETAIL

NOT TO SCALE

R1-1 SIGN DETAIL

NOT TO SCALE

R5-1 SIGN DETAIL

NOT TO SCALE

DYNAMIC ENGINEERING CONSULTANTS, PC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: KAK | DESIGNED BY: RD | CHECKED BY: AP | CHECKED BY: –

PROJECT: **GO GREENLANE, LLC**
GREENLANE MODULAR BUILDING
6401 PARK BOULEVARD
PINELLAS PARK, PINELLAS COUNTY, FLORIDA

811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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100 NE 5th Avenue
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Delray Beach, FL 33483
T: 561.921.8570
Offices conveniently located throughout the United States:
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas
Florida Certificate of Authorization No. 32535
www.dynamicec.com

ANGEL PINERO LUGO
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NUMBER 85934
Digitally signed by Angel Pinero Lugo
Date: 2026.06.01 17:57:09-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANGEL PINERO LUGO, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TITLE: SITE DETAILS

SCALE: (H) AS (V) NOTED | DATE: 06/01/2026

PROJECT No: 3486-26-01095

SHEET No: C1.01 | Rev. #: 0

Plotted: 06/01/26 – 5:51 PM, By: daanderson, – Product Ver: 25.1
File: P:\DECPC PROJECTS\3486 ABDD Capital\26-01095 Pinellas Park FL\Dwg\Plan Sheets\D3486260109SSD0.dwg, ---> C1.01 SITE DETAILS

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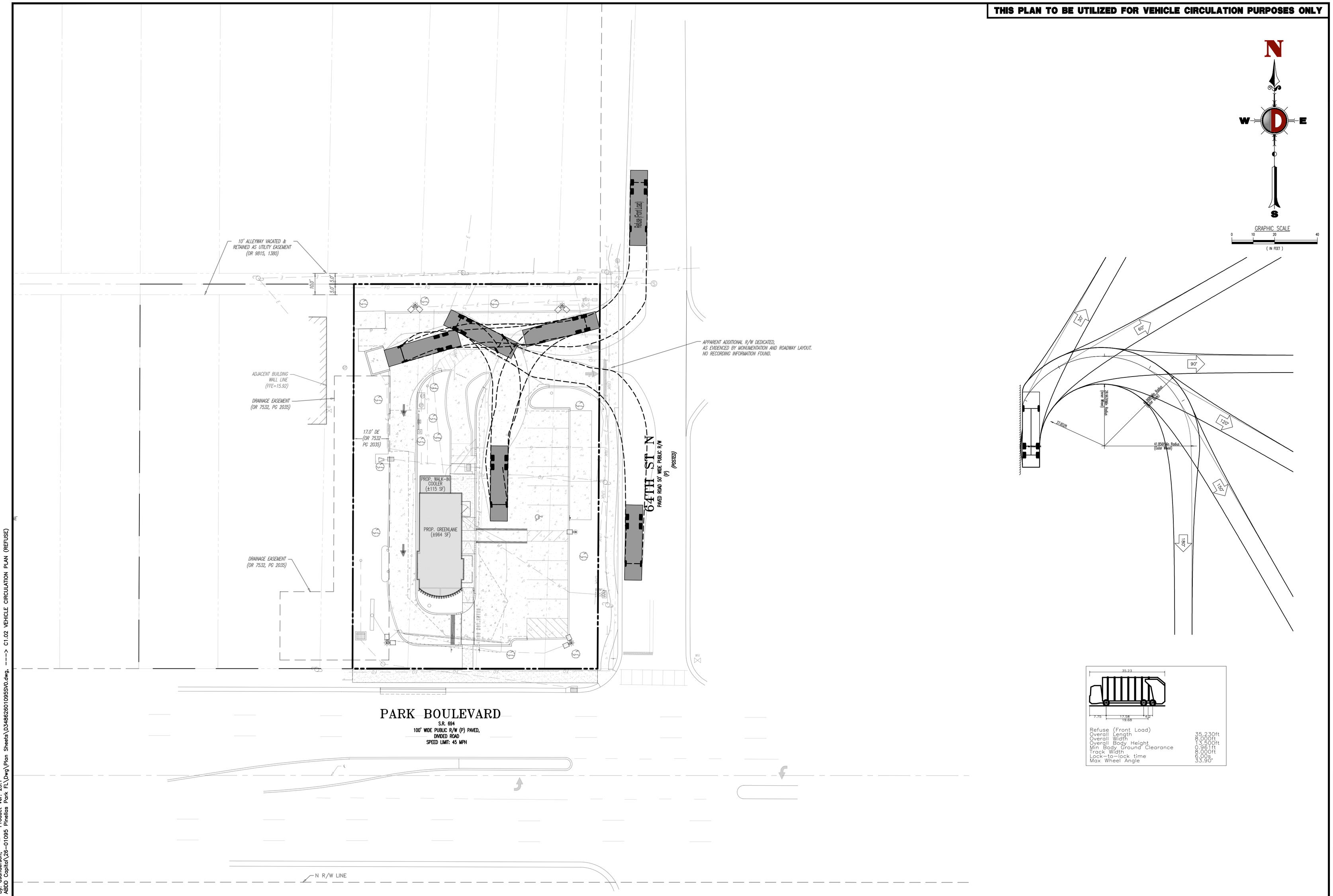
THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



VEHICLE LEGEND:

CHASSIS ENVELOPE

VEHICLE BODY ENVELOPE

DYNAMIC ENGINEERING CONSULTANTS, INC.
• SURVEYING • GEOTECH • ENVIRONMENTAL • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: KAK
DESIGNED BY: RD
CHECKED BY: AP
CHECKED BY: –

PROJECT: **GO GREENLANE, LLC**
GREENLANE MODULAR BUILDING
6401 PARK BOULEVARD
PINELLAS PARK, PINELLAS COUNTY, FLORIDA

811 Know what's below. Call before you dig.
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New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas
Florida Certificate of Authorization No. 32633
www.dynamicec.com

ANGEL PINERO LUGO
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Digitally signed by Angel Pinero Lugo
Date: 2026.06.01 17:57:10-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANGEL PINERO LUGO, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TITLE: VEHICLE CIRCULATION PLAN (REFUSE)

SCALE: (H) AS (V) NOTED
DATE: 06/01/2026
PROJECT No: 3486-26-01095

SHEET No: C1.02
Rev. #: 0

Plotted: 06/01/26 – 5:51 PM, By: dsanderson, – Product Ver: 25.1
File: P:\DECPC PROJECTS\3486 ABDD Capital\26-01095 Pinellas Park FL\Dwg\Plan Sheets\D3486260109SSV0.dwg, ----> C1.02 VEHICLE CIRCULATION PLAN (REFUSE)

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REFERENCED TITLE SEARCH:

AS TO PROPERTY INFORMATION REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: NCS-1299238-MIA, TITLE PERIOD SEARCHED FROM 03/12/1996 AT 8:00 AM THROUGH 03/12/2026 AT 8:00 AM

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

*THE FOLLOWING DESCRIBED PROPERTY, **LESS** THE WEST 100.00 FEET THEREOF:*

*LOTS 5, 6, 7 AND 8, BLOCK 74, PINELLAS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; **TOGETHER WITH** LOTS 7 AND 8, BLOCK 76, FIRST ADDITION TO PINELLAS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.*

***TOGETHER WITH** THE SOUTH 5 FEET OF THE VACATED ALLEY ABUTTING SAID LOTS ON THE NORTH AS STATED IN RESOLUTION NO. 97-47 RECORDED IN OFFICIAL RECORDS BOOK 9815, PAGE 1380.*

DOCUMENTS AFFECTING PROPERTY

AS TO REFERENCED TITLE SEARCH

#	DESCRIPTION	NOTES
1	PLAT OF PINELLAS PARK (PLAT BOOK 2, PAGE 91)	APAS
2	PLAT OF FIRST ADDITION TO PINELLAS PARK (PLAT BOOK 6, PAGE 57)	APAS
3	DECLARATION OF CROSS-DRAINAGE EASEMENTS (OFFICIAL RECORDS BOOK 7532, PAGE 2035)	APAS
4	COVENANT RUNNING WITH THE LAND (OFFICIAL RECORDS BOOK 7672, PAGE 329)	AIG; NP
5	RESOLUTION NO. 97-47 (OFFICIAL RECORDS BOOK 9815, PAGE 1380)	APAS
6	MEMORANDUM OF LEASE (OFFICIAL RECORDS BOOK 15219, PAGE 1951)	AIG; NP
7	ASSIGNMENT AND ASSUMPTION OF LEASE (OFFICIAL RECORDS BOOK 15227, PAGE 1760)	AIG; NP
8	MEMORANDUM OF LEASE (OFFICIAL RECORDS BOOK 18993, PAGE 1145)	AIG; NP
9	AGREEMENT (OFFICIAL RECORDS BOOK 22813, PAGE 1273)	AIG; BLANKET IN NATURE; NP
10	FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN PINELLAS COUNTY AND THE CITY OF PINELLAS PARK, FLORIDA FOR WHOLESALE POTABLE WATER (OFFICIAL RECORDS BOOK 23148, PAGE 2273)	AIG; BLANKET IN NATURE; NP
11	AGREEMENT (OFFICIAL RECORDS BOOK 23166, PAGE 1728)	AIG; BLANKET IN NATURE; NP
	ABBREVIATIONS LEGEND	
	NSR =NON SURVEY RELATED ITEM	
	APAS =AFFECTS PROPERTY AS SHOWN	
	AIG =AFFECTS PROPERTY IN GENERAL	
	NP =NO PLOTTABLE DATA, OR NOTHING PLOTTED	
	DNA =DOES NOT AFFECT SUBJECT PROPERTY	
	NOTSH =NONE, OTHER THAN SHOWN HEREON	

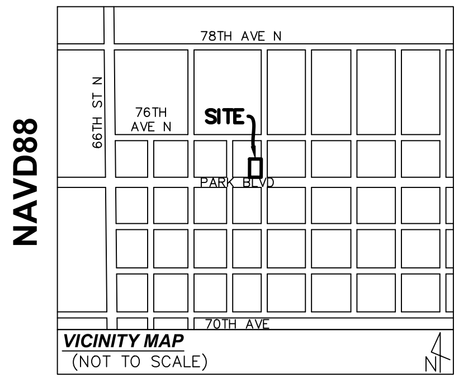
SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE REFERENCED TO CENTERLINE OF 10' WIDE ALLEY, HAVING AN OBSERVED BEARING OF S89°59'18"E (NO BEARINGS LISTED AS PER PLAT BOOK 2, PAGE 91). ALL OTHER BEARINGS ARE RELATIVE THEREUNTO.
2. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED FLHD BENCHMARK "412", ELEV.=14.57'
3. ALL COORDINATES AND DIMENSIONS ARE CALCULATED, WITH UNITS IN U.S. SURVEY FEET (12 METERS = 39.37 FEET), UNLESS SHOWN OTHERWISE.
4. ONLY PERMANENT ABOVE GROUND IMPROVEMENTS LOCATED BY THIS FIRM. UNDERGROUND UTILITY MARKINGS WERE MAPPED ONLY WHERE THEY WERE VISIBLE IN THE FIELD AT THE TIME OF SURVEY. UTILITY MARKING LINES WERE NOT ABLE TO BE FOLLOWED IN SEVERAL PLACES DUE TO SITE CONDITIONS, FIELD SURVEYOR'S BEST INTERPRETATION IS SHOWN. LOCATES WERE NOT COORDINATED BY THIS FIRM, AND NO FIELD SKETCH WAS PROVIDED. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED WITHOUT PHYSICAL EXCAVATION. NO GUARANTEE IS MADE AS TO THE CORRECTNESS OR COMPLETENESS OF UNDERGROUND FEATURES SHOWN. ALWAYS CALL 811 BEFORE DIGGING.
5. NO PHYSICAL EVIDENCE OF LAND USE INDICATING A CEMETERY, WASTE DUMP, OR LANDFILL OBSERVED, AND NO WETLAND DELINEATIONS, RECENT CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED UNLESS SHOWN HEREON.
6. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THIS FIRM, AND NO EVIDENCE OF RECENT STREET CONSTRUCTION WERE OBSERVED AT THE TIME OF FIELDWORK. THERE IS EVIDENCE OF AN APPARENT RIGHT OF WAY TAKING, AS NOTED AND SHOWN HEREON, ALONG 64TH STREET NORTH RIGHT OF WAY.
7. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM, AND NO GUARANTEE IS MADE AS TO COMPLETENESS OF TITLE SEARCH PROVIDED BY OTHERS.
8. SUBJECT PROPERTY SHOWN ON THIS SURVEY IS ONE AND THE SAME AS THAT DESCRIBED IN THE REFERENCED TITLE COMMITMENT AND LEGAL DESCRIPTION SHOWN HEREON.
9. SUBJECT PROPERTY IS CONTIGUOUS, WITH NO GAPS OR GORES DISCOVERED DURING THE COURSE OF THIS SURVEY.
10. ALL RECORDING INFORMATION SHOWN HEREON IS IN REFERENCE TO THE PUBLIC RECORDS OF PINELLAS COUNTY, UNLESS NOTED OTHERWISE.
11. PROPERTY IS ACCESSED DIRECTLY BY WAY OF THE PUBLIC RIGHT OF WAY OF PARK BOULEVARD, AND 64TH STREET NORTH, AS SHOWN
12. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17.051, AND MEETING ALTA/NSPS RELATIVE POSITIONAL PRECISION STANDARDS.
13. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER
14. NO ZONING REPORT LETTER WAS SUPPLIED TO THIS FIRM. ZONING INFORMATION MAY BE ADDED TO SURVEY ONCE IT IS RECEIVED.
15. TREE IDENTIFICATIONS SHOWN HEREON ARE TO BEST OF FIELD SURVEYOR'S ABILITY, AND SHOULD BE FIELD VERIFIED BY AN APPROPRIATELY LICENSED PROFESSIONAL WHERE NECESSARY.

SIGNIFICANT OBSERVATIONS:

OWNERSHIP OF PHYSICAL ITEMS NOT INVESTIGATED DURING THE COURSE OF THIS SURVEY.

1. THERE IS EVIDENCE OF AN APPARENT RIGHT OF WAY TAKING, AS NOTED AND SHOWN HEREON, ALONG 64TH STREET NORTH RIGHT OF WAY.
2. ABOVEGROUND UTILITY FEATURES EXIST ON PROPERTY WITHOUT BENEFIT OF EASEMENT, AS SHOWN.
3. UTILITIES EXIST OUTSIDE SUBJECT PROPERTY AS SHOWN.
4. ABOVEGROUND IMPROVEMENTS EXIST INSIDE DRAINAGE EASEMENTS AS SHOWN.



VICINITY MAP
(NOT TO SCALE)

LAND TABULATIONS:

PROPERTY AREA:	0.475 ACRES±
BUILDING AREA:	710 SF±
PARKING SPACES:	10 REGULAR 1 DISABLED

FEMA FLOOD ZONE DETERMINATION

FLOOD ZONE	"X"
PANEL #	12103C 0203 J
EFFECTIVE	08/24/2021
COMMUNITY #	120192 – CITY OF PINELLAS PARK

ABBREVIATIONS LEGEND

POC =POINT OF COMMENCEMENT
POB =POINT OF BEGINNING
IP =IRON PIPE
IR4 =1/2" IRON ROD (#4 REBAR)
IR5 =5/8" IRON ROD (#5 REBAR)
CM =CONCRETE MONUMENT
PK =PARKER-KALON NAIL
MAG =MAGNETIC NAIL
FND =FOUND
O/S =OFFSET
TYP =TYPICAL
PRM =PERMANENT REFERENCE MONUMENT
PCP =PERMANENT CONTROL POINT
BM =BENCHMARK
ELEV =ELEVATION
FFE =FINISHED FLOOR ELEVATION
SF =SQUARE FEET
FNC =FENCE
CLF =CHAIN LINK FENCE
EOW =EDGE OF WATER
UE =UTILITY EASEMENT
DE =DRAINAGE EASEMENT
CATV =CABLE TELEVISION
AT&T =AMERICAN TELEPHONE AND TELEGRAPH
FP&L =FLORIDA POWER AND LIGHT COMPANY
CBS =CONCRETE BLOCK CONSTRUCTION
SSMH =SANITARY SEWER MANHOLE
STMH =DRAINAGE MANHOLE
CB =CATCH BASIN
EOP =EDGE OF PAVEMENT
R/W =RIGHT-OF-WAY
℄ =CENTERLINE
℘ =PROPERTY LINE
(P) =PLAT DATA
(L) =LEGAL DESCRIPTION DATA
(M) =MEASURED DATA
(C) =CALCULATED DATA
(FDOT) =FLORIDA DEPARTMENT OF TRANSPORTATION DATA
SEC =SECTION
TWP =TOWNSHIP
RGE =RANGE
L =LENGTH
Δ =CENTRAL ANGLE (DELTA ANGLE)
CHD =CHORD
R =RADIUS
NR =NON-RADIAL
PT =POINT OF TANGENCY
PC =POINT OF CURVATURE
PRC =POINT OF REVERSE CURVATURE
PCC =POINT OF COMPOUND CURVATURE
STA =STATION
PB =PLAT BOOK
OR =OFFICIAL RECORDS BOOK
PG =PAGE
STA =STATION
PSM =PROFESSIONAL SURVEYOR AND MAPPER
LB =PROFESSIONAL SURVEYING AND MAPPING BUSINESS
ADA =AMERICANS WITH DISABILITIES ACT
FIND. =FLORIDA INLAND NAVIGATIONAL DISTRICT
GIS =GEOGRAPHIC INFORMATION SYSTEM

SYMBOL LEGEND

=METAL UTILITY POLE
=WOOD UTILITY POLE
=CONC UTILITY POLE
=LIGHT POLE
=GUY WIRE ANCHOR
=FIRE DEPARTMENT CONNECTION
=FIRE HYDRANT
=WATER VALVE
=WATER METER
=SANITARY CLEANOUT
=RECLAIMED WATER VALVE
=BACKFLOW PREVENTER VALVE
=DOUBLE DETECTOR CHECK VALVE
=WIRE PULL BOX (EBOX)
=SANITARY SEWER VALVE
=SANITARY SEWER MANHOLE (SSMH)
=DRAINAGE MANHOLE (STMH)
=DISABLED PARKING
=TRAFFIC SIGNAL BOX
=FIBER OPTIC POST
=ELECTRIC POST
=GAS POST
=ELECTRIC TRANSFORMER
=TRAFFIC DIRECTION
=SPOT ELEVATION
=GREASE TRAP

UTILITY LEGEND

=OVERHEAD WIRES
=BURIED ELECTRIC
=TELEPHONE
=FIBER OPTIC
=GAS
=SANITARY SEWER
=RECLAIM WATER
=STORM SEWER
=WATER
=UNKNOWN

TREE LEGEND

OOIN =DIAMETER AT BREAST HEIGHT (INCHES)
CP =CABBAGE PALM
OAK =OAK TREE
FIG =STRANGLER FIG
FIC =FICUS
GL =GUMBO LIMBO
UNK =UNKNOWN TREE
=COMMON TREE TYPES
=SPECIMEN TREE
=PINE TREE
=CABBAGE PALM
=OTHER PALM
=TREE CLUSTER

SURVEYOR'S CERTIFICATION:

TO:
1. 6401 PARK BOULEVARD, LLC
2. FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 8, 9, 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON 04/29/2026.
DATE OF PLAT OR MAP: 05/07/2026

Digitally signed by WILLIAM J WRIGHT
Date: 2026.05.08 10:27:55 -04'00'

WILLIAM J WRIGHT, PhD, PSM
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION SIGNED AND SEALED BY WILLIAM J WRIGHT, P.S.M., ON DATE SHOWN, USING AN SHA-1 AUTHENTICATION CODE.

PAPER COPIES NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL. DATE OF SIGNATURE DOES NOT CONSTITUTE DATE OF SURVEY.

WILLIAM J WRIGHT License Number 6868 STATE OF FLORIDA Professional Surveyor and Mapper

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Plotted: 05/08/26 – 10:27 AM, By: wwrig
File: G:\Shared drives\Jobs\26-0153_Greenlone-PinellasPk\CAD Files\26-0153.dwg, ---> Dynamic (1)

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REV.	DATE	COMMENTS	BY
1	04/29/26	ALTA/NSPS LAND TITLE SURVEY	DJS

GRAPHIC SCALE
–20 0 10 20
(IN FEET)
1 INCH = 20 FT.

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HYDROGRAPHIC SURVEY • CONSTRUCTION STAKEOUT
ALTA/NSPS LAND TITLE • FOUNDATION LOCATION
421 Main Street
Dunedin, FL 34689
T: 727.474.4000
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www.dynamic-surveyservices.com

PROJECT:
6401 PARK BLVD LLC
PINELLAS PARK
PID: 28-30-16-71064-074-0060
6401 PARK BOULEVARD
CITY OF PINELLAS PARK
PINELLAS COUNTY, FLORIDA 33781

WrightPSM, LLC
PROFESSIONAL SURVEYING AND MAPPING
OFFICE: 2225 53RD AVE VERO BEACH, FL 32966
info@wrightpsm.com (772) 538-1858
www.wrightpsm.com
CERTIFICATE OF AUTHORIZATION NO. L.B.8186
WRIGHTPSM JOB No. 26-0153

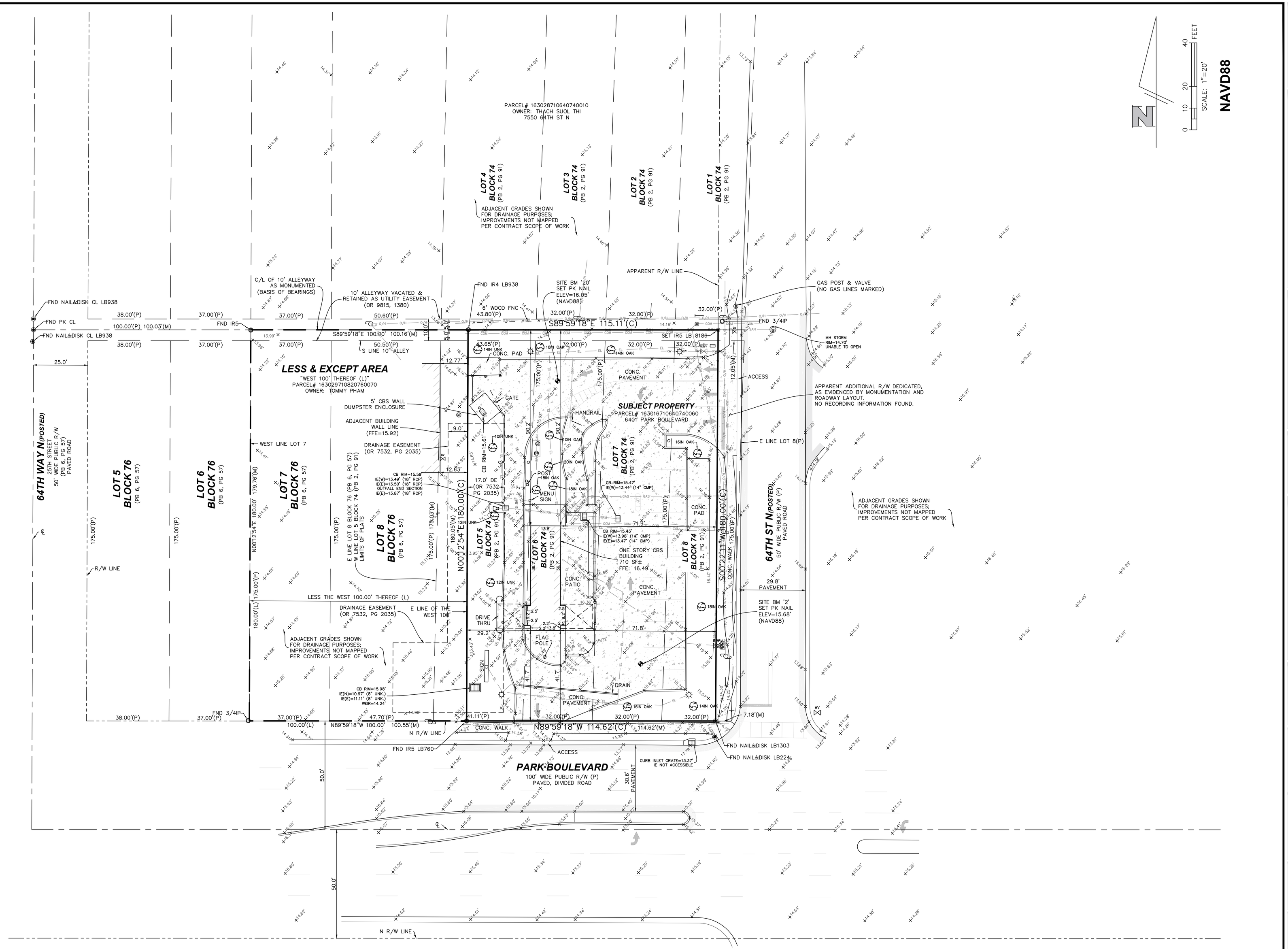
Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the FL Board of Professional Surveyors and Mappers FS Ch472, FL Rule 5J-17. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

TITLE:
ALTA/NSPS LAND TITLE SURVEY

PROJECT No:	SCALE:	DATE:
	1"=20'	04/29/26
DRAWN BY: CAN	FIELD BY: DJS	CHECKED BY: WJW

SHEET No: 1 OF 2
Rev. #:

Exhibit C



DYNAMIC ENGINEERING CONSULTANTS, LLC
SURVEY • TRACK

REV.	DATE	COMMENTS	BY
		SEE SHEET 1	

GRAPHIC SCALE
-20 0 10 20
(IN FEET)
1 INCH = 20 FT.

DYNAMIC SURVEY, LLC
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www.dynamic-surveyservices.com

PROJECT:
6401 PARK BLVD LLC
PINELLAS PARK
PID: 28-30-16-71064-074-0060
6401 PARK BOULEVARD
CITY OF PINELLAS PARK
PINELLAS COUNTY, FLORIDA 33781

WrightPSM, LLC
PROFESSIONAL SURVEYING AND MAPPING
OFFICE: 2225 53RD AVE VERO BEACH, FL 32966
info@wrightpsm.com (772) 538-1858
www.wrightpsm.com
CERTIFICATE OF AUTHORIZATION NO. L.B.8186
WRIGHTPSM JOB No. **26-0153**

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the FL Board of Professional Surveyors and Mappers FS Ch472, FL Rule 5J-17. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

TITLE:
ALTA/NSPS LAND TITLE SURVEY

PROJECT No:	SCALE: 1"=20'	DATE: 04/29/26
DRAWN BY: CAN	FIELD BY: DJS	CHECKED BY: WJW

SHEET No: 2 OF 2
Rev. #:

Plotted: 05/08/26 – 10:27 AM, By: wwrig
File: Q:\Shared drives\Jobs\26-0153_Greenlure-PinellasPk\CAD Files\26-0153.dwg, ---> Dynamic (2)

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Exhibit D

Aerial Map

4/23/2026, 8:02:19 AM

Parcel (Polygon)

Road Centerlines

Public

PP City Boundary

Aerials2025

Red: Band_1

Green: Band_2

Blue: Band_3

World_Hillshade

1:1,109

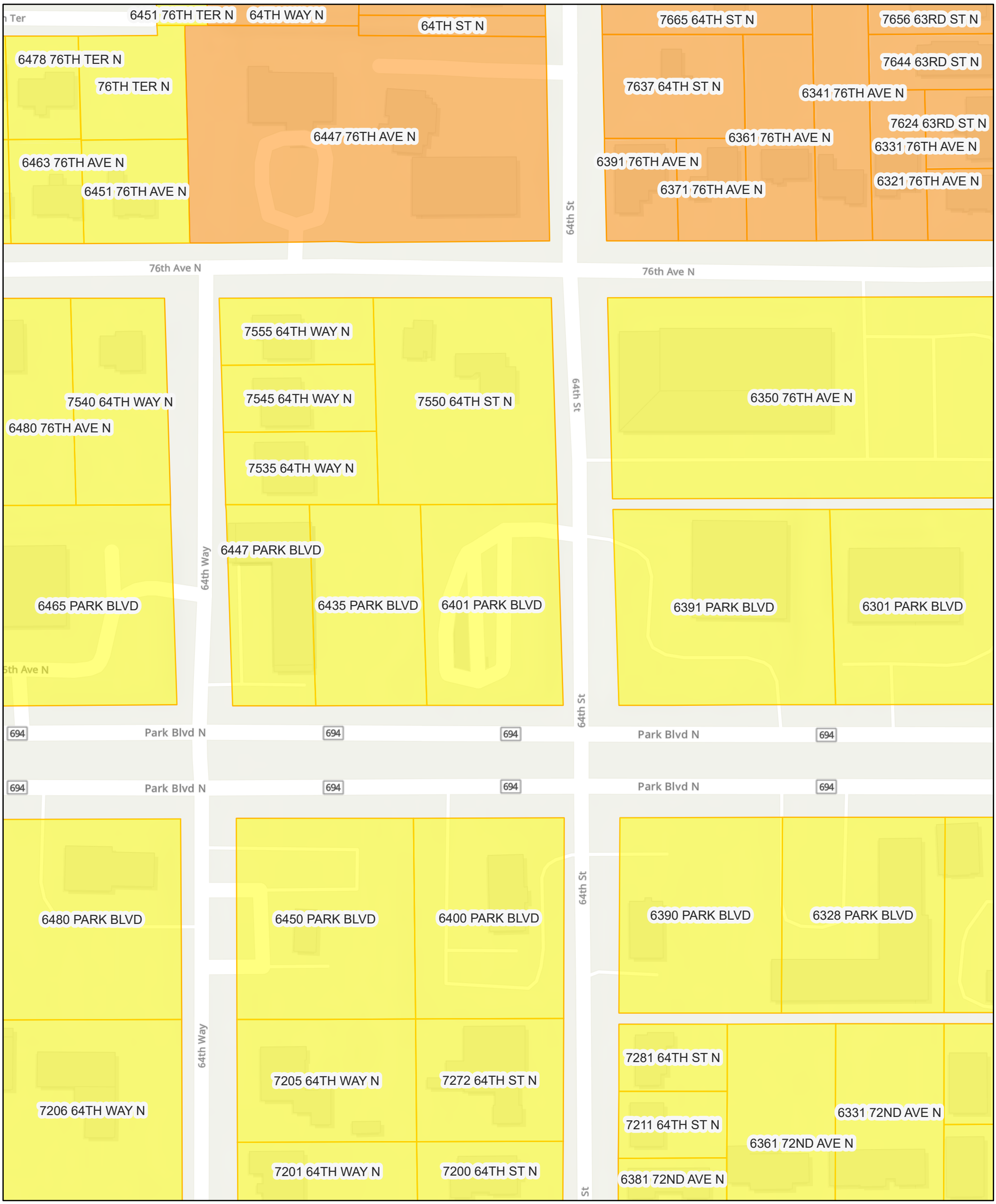
0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Exhibit E

Land Use Map



4/23/2026, 8:00:12 AM

Land Use (Pinellas Park)

- COMMUNITY REDEVELOPMENT DISTRICT
- RESIDENTIAL LOW MEDIUM
- Parcel (Polygon)
- World_Hillshade

1:1,109

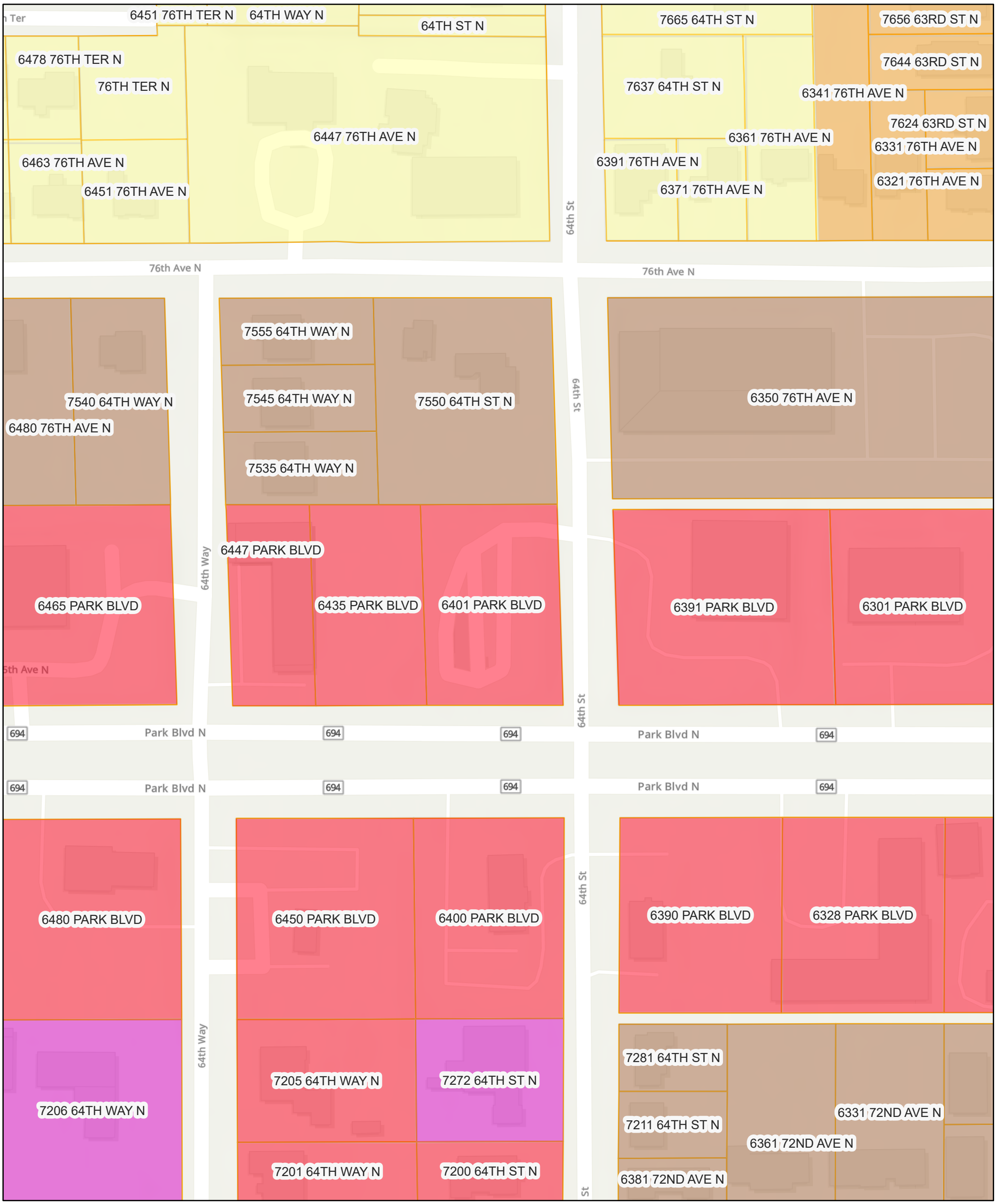
0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Exhibit F

Zoning Map



4/23/2026, 7:59:32 AM

Zoning (Pinellas Park)

- COMMERCIAL GENERAL - B-1
- MIXED USE DEVELOPMENT MXD-2
- SINGLE FAMILY RESIDENTIAL R-1
- DUPLEX RESIDENTIAL R-4
- MULTIFAMILY RESIDENTIAL R-6
- Parcel (Polygon)
- World_Hillshade

1:1,109

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Flood Insurance Rate Map

Exhibit G

4/23/2026, 8:01:00 AM

SFHA

Flood Zones

AE

X

Flood Insurance Rate Map (FIRM) Panel

Parcel (Polygon)

World_Hillshade

1:1,109

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap