



Community Development Department
Planning & Development Services Division

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

I. APPLICATION DATA

- A. **Case Number:** AX-2023-00001, LUPA-1123-00004, PSP-1123-00001
- B. **Location:**
1. **Address:** 10288 US Hwy 19 N
 2. **Parcel Numbers:** 16-30-16-69732-300-6000 and 16-30-16-69732-400-6101
- C. **Request:** Request for the Annexation of two parcels and adjacent right-of-way located at 10288 US Hwy 19 N. with associated Annexation Agreement and Future Land Use Map Amendment designating the two parcels as Industrial Limited (IL) together with a Preliminary Site Plan approval for the addition of outdoor storage along the north and west sides of the subject parcels.
- D. **Applicant:** OSI 10280 US Highway I, LLC
- E. **Agent:** Katherine E. Cole
- F. **Property Owner:** OSI 10280 US Highway I, LLC
- G. **Legal Ad Text:** Request for the Annexation of two parcels and adjacent right-of-way located at 10288 US Hwy 19 N. with associated Annexation Agreement and Future Land Use Map Amendment designating the two parcels as Industrial Limited (IL) together with a Preliminary Site Plan approval for the addition of outdoor storage along the north and west sides of the subject parcels.
- H. **PARC Meeting:** November 29, 2022
- I. **Public Hearings:**
- Planning & Zoning Commission Hearing Date:** February 2, 2023
Advertising Date: January 18, 2023
- City Council (1st Reading) Date:** March 9, 2023
- City Council (2nd Reading) Public Hearing Date:** March 23, 2023
Advertising Date: March 8, 2023

II. BACKGROUND INFORMATION

- A. **Case Summary:** The applicant is proposing the annexation of two properties totaling 23.5 acres. The existing development consists of approximately 159,000 square feet of industrial space across five buildings with multiple tenants. There is an existing driveway off of the US Hwy 19 N frontage road and two driveways off of 102nd Ave N. A portion of the north end of the property is used for outdoor storage. Drainage canals line the west and south sides of the properties. The applicant is proposing to expand the outdoor storage area along the north and west sides of the property.

The addition of new outdoor storage will requires the approval of a Preliminary Site Plan (PSP) upon annexation. The applicant has requested eight special provisions related to the annexation and PSP that they would like included in the Annexation Agreement. Those applicant requested special provisions are:

1. Waiver to Section 18-1533.16 "Required Perimeter Buffers Table 18-1533-3" to allow an 8-foot-high solid PVC fence in lieu of 8-foot-high masonry wall on northern buffer and western buffer adjacent to residential PUD and R-5 zoning.
2. Waiver to Section 18-1533.16 "Required Perimeter Buffer Table 18-1533-3" to not require continuous hedge in landscape buffer adjacent to fence on northern buffer and western buffer, however, trees shall be planted every 30 feet within such buffers adjacent to residential PUD and R-5 zoning.
3. Waiver to Section 18-1533.16 "Required Perimeter Buffers Table 18-1533-3" to allow an 8-foot-high solid PVC fence in lieu of 8-foot-high masonry wall along the westernmost 300 feet of the southern boundary along 102nd Avenue functionally abutting residential R-1 zoning.
4. Waiver to Section 18-1524.5 (G)2.e to not require a continuous hedge in landscape buffer adjacent to fence on southern boundary along 102nd Avenue, however, trees will be planted every 40 feet within such buffer along 102nd Avenue.
5. Waiver to Section 18-702.4 "Mandatory Requirements for Construction of Sidewalks" to waive sidewalk requirement along the southern border adjacent to the 102nd Avenue right-of-way.
6. Waiver of internal fence between two (2) existing parcels under common ownership.
7. Waiver of city development standards, to accept the existing portions of the development "as-is" that were developed under Pinellas County Land Development code, including buildings, signage, parking lot design, and landscaping. This waiver does not apply to future development proposed for the northern and western portions of the property or the portion of the site adjacent to US 19.
8. Waiver of Site Plan Review Fees and city permit fees for the property being annexed.

B. Site Area:

1. Parcel Area: 1,023,660 square feet / 23.5 acres
2. Annexation Area: 1,127,082 square feet / 25.87 acres

C. Property History:

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

D. Existing Use: 159,000+/- square feet of light industrial warehouse/manufacturing space with outdoor storage along the north property line.

E. Proposed Uses: Existing uses with additional outdoor storage along the north and west property lines.

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

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

H. Current Zoning District: E-1 Employment 1 District (County)

I. Proposed Zoning District: M-1 Light Industrial

- J. **Flood Zone:** Most of the area of the subject properties is located in Flood Zone AE, which is a high-risk flood zone. The existing developed portion in the middle of the subject properties is in the X-Shaded and X Flood Zones, which are moderate and low-risk flood zones respectively.
- K. **Evacuation Zone:** The subject property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.
- L. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	R-5	RM/RLM	Multi-family Residential
South	R-1	RU/RLM	Single-family Residential
East	B-1/E-1(county)/M-1	CG/E (county)	Retail, hotel and office
West	RPUD	RLM	Residential Planned Unit Development

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Land Use Designation / Comprehensive Plan Policies:**

1. **Land Use Purpose / Intent:**

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a limited industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial and industrial/mixed use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

2. **Key Standards:**

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

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

3. **Relevant Policies:**

POLICY PW 1.3.1

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

POLICY SW.1.3.1

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

OBJECTIVE ICE.1.8

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

POLICY ICE.1.8.1

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

- Advance Notices - a procedure that provides for advance notice of all annexations to the respective parties of interest;*
- Accurate Legal Descriptions - a means to review and validate the legal descriptions for annexations;*

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

4. Staff Analysis:

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

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

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

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

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

2. Key Standards:

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

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

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

Sec. 18-1524.1. - STATEMENT OF INTENT.

The "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations

as provided in (B) below, single and multi-family dwellings, together with accessory uses and public facilities customary to or required for such an environment.
Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Industrial Limited (IL) or Community Redevelopment District (CRD) Land Use Plan Map Categories.

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

(A) MINIMUM LOT REQUIREMENTS.

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

(B) MINIMUM YARD SETBACK REQUIREMENTS.

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

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

(D) MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.

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

(E) FLOOR AREA RATIO.

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

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

Sec. 18-1524.5. - ADDITIONAL REGULATIONS.

(G) Specific Locational Design Standards for Property Abutting or Functionally Abutting Residential or Mixed Use Zoning Districts and Proposed for Development or Redevelopment after November 1, 2010.

As in (F) above, all plans submitted for various permits and/or development orders on vacant parcels being developed or previously developed parcels being redeveloped after November 1, 2010, shall demonstrate conformance with the following design standards.

2. Functionally Abutting Residential or Mixed Use Zoning Districts.

- (a) All noise generating mechanical equipment, including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed twenty-five (25) feet from the lot line closest to the residential property and shall exhaust away from said property to minimize the industrially generated noise.
- (b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door.
- (c) Loading areas, loading docks, and/or shipping/receiving areas/facilities shall be screened from view by wing walls or recessed into the building. Where an intervening structure lies between the loading/unloading facilities and the residential lot(s), additional screening is not required.
- (d) No outdoor storage area shall be permitted within ten (10) feet of abutting or functionally abutting residential or mixed use district property lines. If the height of storage items exceeds the height of the eight (8) feet high buffer wall, then additional visual screening with a

material able to withstand the various destructive elements of subtropical weather (i.e. UV radiation, humidity, wind, heat) shall be required equal to the height of said storage. Said screening shall be maintained in good condition so as not to diminish its functionality or visual appearance. Vehicles and mobile equipment of extraordinary height need not be screened above a height of eight (8) feet. Additionally, activities within the outdoor storage areas shall be limited to the hours between 7:00 a.m. and 7:00 p.m.

- (e) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that a ten-foot wide landscaped buffer shall be maintained along the entire right-of-way of said property.*
- (f) No dumpster(s) shall be visible from the public or private right-of-way; said dumpster(s) shall be screened from view by a solid fence or wall six (6) feet in height (including gates) and shall not be placed within five (5) feet of the property line.*

2. Staff Analysis:

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

Per Section 18-1524.5, there are six additional regulations that must be approved on a Preliminary Site Plan when an industrial property is functionally abutting a residential zoning district. These have been met as follows:

- (a) There is no new mechanical equipment proposed as part of the Preliminary Site Plan.
- (b) There are no new structures or doors proposed as part of the Preliminary Site Plan.
- (c) There are no new loading areas or docks proposed as part of the Preliminary Site Plan.
- (d) A minimum 10 foot buffer is provided between residential property lines and outdoor storage.
- (e) The proposed Preliminary Site Plan generally complies with the landscaping code with two exceptions. The applicant has requested two special provisions to be included in the Annexation Agreement related to the waiver of landscaping requirements. Those are for an eight foot tall solid PVC fence instead of a masonry wall along the residential property lines and along the street. The applicant has proposed two other requests to waive the requirement for a continuous hedge in the same areas as the eight foot tall PVC fence, but the applicant has withdrawn those requests.
- (f) There are no new dumpsters proposed as part of the Preliminary Site Plan.

The applicant has requested two other special provisions for the Annexation Agreement similar to the landscaping waivers described previously. The first is to waive the requirement for a sidewalk along 102nd Avenue N. Staff is recommending additional terms limiting the time and restricting the waiver to industrial development. A second request is to waive buffer requirements between the two subject properties. Staff is recommending a condition of the Preliminary Site Plan that the properties be replatted as one.

Staff finds the "M-1" Light Industrial Zoning District to be the most appropriate and compatible zoning designation for the subject property and the Preliminary Site Plan, in conjunction with the requested special provisions for the Annexation Agreement, is consistent with the requirements of the Land Development Code.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the November 29, 2022 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

A. Findings:

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

1. The subject property has no outstanding code enforcement violations with Pinellas County.
2. The subject property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.

3. The IL Future Land Use designation has been determined the most appropriate for this property.
4. The Preliminary Site Plan, in conjunction with the requested special provisions for the Annexation Agreement, is consistent with the requirements of the Land Development Code.
5. The proposed annexation is consistent with the Land Development Code and the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case numbers AX-2023-00001, LUPA-1123-00004, and PSP-1123-00001 with the condition for the Preliminary Site Plan that the subject properties be replatted to combine them into a single parcel prior to Final Site Plan approval.


Erica Lindquist, AICP, CFM
Planning & Development Services Director

1/19/23
Date

 for NC
Nick A. Colonna, AICP
Community Development Administrator

1/19/2023
Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
 - That AX-2023-00001 is approved by City Council.
 - The properties are replatted and combined into a single parcel.
- C. RECOMMEND DENIAL

VI. ATTACHMENTS

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



ADDENDUM

Case Number: PSP-1123-00001

V. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

... of a request for Preliminary Site Plan approval for the addition of outdoor storage along the north and west sides of the subject properties located at 10288 US Highway 19 N.



CITY OF PINELLAS PARK
PLANNING AND DEVELOPMENT

ANNEX APPLICATION

PROPERTY INFORMATION

Street Address: 10288 Us Highway 19, North and __ US Highway 19, North

City: Pinellas Park (unincorporated) Zip Code: 33782 State: FL

Parcel ID: 16-30-16-69732-300-6000 and 16-30-16-6972-4006101

Intended Use of Property: warehouse, storage, garage, industrial

PROPERTY OWNER INFORMATION

Owner Name(s): OSI 10280 US Highway 1 LLC

Street Address: 1108 Kane Councourse Unit 308

City: Bal Harbour, FL Zip Code: 33154-0049 State: FL

Phone Number: +1 (618) 713-3391 Email Address: Jonathan Huh <jhuh@outourstorage.com>

AUTHORIZED AGENT (OPTIONAL)

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

Authorized Agent Name(s): Katherine E. Cole, Esq/Hill Ward Henderson

Street Address: 600 Cleveland Street, Suite 800

City: Clearwater Zip Code: 33755 State: FL

Phone Number: 727-259-6791 Email Address: katie.cole@hwlaw.com

ADDITIONAL INFORMATION

Why do you wish to annex? The applicant desires to develop and utilize portions of the Property consistent with the

Pinellas Park Land Development Code. A proposed site plan for certain improvements and conditions of such annexation are included as an exhibit to this Application.

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

OSI 10280 US HW, 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:

ADDRESS OR GENERAL LOCATION:

10280 US Highway 19 N, Pinellas Park

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

Pinellas County APN#: 16-30-16-69732-300-6000 & 16-30-16-69732-400-6101

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):

Annexation into the City of Pinellas Park, Florida.

3. That the undersigned (has / have) appointed and (does / do) appoint Katie Cole at HWH 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.

By: OSI 10280 US Highway, LLC

Andrew T. Smith
SIGNED (PROPERTY OWNER 1)
Authorized Representative

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 29th day
of November, 2022.

By Andrew Thomas Smith, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

Georgia Driver License as identification and who DID / DID NOT
(Type of identification)

take an oath.

Notary Public, Commission No. 96926975

[Signature]
(Name of Notary- typed, printed or stamped)

 Maria Victoria Diaz
NOTARY PUBLIC
STATE OF FLORIDA
Commission #GG926975
Expires 10/28/2023

Prepared by and
upon recordation return to:
Arnall Golden Gregory LLP
171 17th Street NW, Suite 2100
Atlanta, Georgia 30363
Attn: Bartow B. Duncan, III, Esq.

Cross reference this document to
Special Warranty Deed recorded
As Document #2022178602
Pinellas County, Florida records

[Space Above This Line For Recording Data]

Corrective Special Warranty Deed

This Corrective Special Warranty Deed made this 4 day of January, 2023 between **Highway 19 Properties, LLC, a Florida limited liability company**, whose post office address is **311 Park Place Blvd., Suite 600, Clearwater, FL 33759**, grantor, and **OSI 10280 US HW, LLC, a Delaware limited liability company** whose post office address is **800 Brickell Ave, Suite 904, 800 Brickell Ave, Suite 904, Miami, FL 33131**, grantee:

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

This Deed is given solely to correct the name of the Grantee in the Special Warranty Deed dated May 31, 2022, and recorded in the public land records of Pinellas County on June 7, 2022, as Document #2022178602.

Witneseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Pinellas County, Florida**, to-wit:

Parcel I: Interior Parcel

A Parcel of land lying in the Southwest 1/4 of Section 16, Township 30 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 16; thence N00°16'52"E. 15.00' to the North right of way line of 102nd Avenue North; thence along said North right of way line, N89°51'47"W, 33.00 feet to the Point of Beginning. Thence continue along said North right of way line, N89°51'47" W, 601.78'; thence leaving said North right of way line, N00°31'04"W, 44.59' to a point of curvature of a curve concave Northwest and having a radius of 115.00'; thence Northwesterly along said curve 63.20', through a central angle of 31°29'22"; thence N32°00'26"W, 83.30' to a point of curvature of a curve concave Northwest and having a radius of 190.42'; thence Northwesterly along said curve 107.31' through a central angle of 32°17'21"; thence N00°05'22"W, 345.26' to a point of curvature of a curve concave Northwest and having a radius of 265.00'; thence Northwest along said curve 66.85' through a central angle of 14°27'16"; thence N15°29'17"W, 16.76' to a point of curvature of a curve concave Northeast and having a radius of 70.00'; thence Northwest and Southeast along said curve 152.10' through a central angle of 124°29'53"; to a point of reverse curvature of a curve concave Northeast and having a radius of 265.00'; thence Southeasterly along said curve 79.60' through a central angle of 17°12'38"; thence N89°59'19"E,

482.82' to a point of curvature of a curve concave Southwest and having a radius of 60.00' thence Southeast along said curve 94.55' through a central angle of 90°17'34"; thence S.00°16'52"W, 721.65 feet to the Point of Beginning.

Parcel 2: Exterior Parcel

A Parcel of land lying in the Southwest 1/4 and in the Southeast 1/4 of Section 16, Township 30 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 16; thence N00°16'52"E, 15.00' to the North right of way line of 102nd Avenue North; thence along said North right of way line, N89°51'47"W, 634.78 feet to the Point of Beginning.

Thence continue along said North right of way line, N89°51'47"W, 340.12'; thence N00°14'25"E, 969.74'; thence S89°59'06"E, 318.02'; thence N00°13'53"E, 3.09'; thence S89°56'59"E, 642.70'; thence S00°16'59"W, 329.95'; thence S89°54'02"E, 276.39'; thence S31°56'27"E, 168.01'; thence S02°48'41"E, 57.24'; thence S32°00'37"E, 52.87 feet; thence N89°50'25"W, 382.40'; thence S00°16'52"W, 400.57'; thence N89°51'47"W, 33.00'; thence N00°16'52"E, 721.65' to a point of curvature of a curve concave Northwest and having a radius of 60.00'; thence Northwest along said curve 94.55' through a central angle of 90°17'34"; thence S89°59'19" W, 482.82' to a point of curvature of a curve concave Northerly and having a radius of 265.00'; thence Northwesterly along said curve 79.60' through a central angle of 17°12'38" to a point of reverse curvature of a curve concave Southwest and having a radius of 70.00'; thence Northwest and Southeast along said curve 152.10' through a central angle of 124°29'53"; thence S15°29'17"E, 16.76' to a point of curvature of a curve concave Southeast and having a radius of 265.00' thence Southeasterly along said curve 66.85' through a central angle of 14°27'16"; thence S00°05'22"E, 345.26' to a point of curvature of a curve concave Southeast and having a radius of 190.42'; thence Southeasterly along said curve 107.31' through a central angle of 32°17'21"; thence S32°00'26"E, 83.30' to a point of curvature of a curve concave Southeast and having a radius of 115.00'; thence Southeasterly along said curve 63.20' through a central angle of 31°29'22"; thence S00°31'04"E, 44.59 feet to the Point of Beginning.

The Interior Parcel and the Exterior Parcel combined are more particularly described as follows:

That part of Farms 53, 54, 59, 60 AND 61 of "PINELLAS FARMS" as recorded in Plat Book 7, Pages 4 and 5 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part. Farms 53, 54, 59 and 60 in the Southwest 1/4 of Section 16, Township 30 South, Range 16 East, Pinellas County, Florida, and Farm 61 in the Southeast 1/4 of Section 16, Township 30 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 16; thence North 00°16'52" East for a distance of 15.00 feet to the North right of way line of 102nd Avenue North, also being the Point of Beginning; thence along said North right of way line, North 89°51'47" West for a distance of 974.90 feet to the East boundary of the West 12.00 feet of the East 330.00 feet of Farm 59, also being the East boundary of Condominium Unit No. 1 of Springwood Villas No. II Replat; Thence leaving said North right of way line, along said East boundaries, North 00°14'25" East for a distance of 969.74 feet to the South boundary of Condominium Unit No. 1 of Springwood Villas No. II Replat, as recorded in Condominium Plat Book 9, page 58, of the Public Records of Pinellas County, Florida; Thence along said South boundary, South 89°59'06" East, for a distance of 318.02 feet to the East boundary of Farm 54; Thence along said East boundary of Farm 54, North 00°13'53" East, for a distance of 3.09 feet to the North boundary of the South 330.00 feet of Farm 53; thence along said North boundary, South 89°56'59" East, for a distance of 642.70 feet to the West right of way line of 52nd Street, a 30.00 foot platted right of way as recorded in Plat Book 7, Pages 4&5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Thence along said West right of way line; South 00°16'59" West, for a distance of 329.95 feet; Thence leaving said West right of way line, South 00°16'59" West, for a distance of 329.95 feet; Thence leaving said West right of way line, South 89°54'02" East, for a distance of 276.39 feet to

the Westerly right of way line of U.S. 19 / S.R. 55; thence along said Westerly right of way line the following three courses South 31°56'27" East, for a distance of 168.01 feet; thence South 02°48'41" East, for a distance of 57.24 feet; Thence South 32°00'37" East, for a distance of 52.87 feet to the North boundary of the South 400.00 feet of Farm 61; Thence leaving said Westerly right of way line, along said North Boundary, North 89°50'25" West, for a distance of 382.40 feet; thence leaving said North boundary, South 00°16'52" West, for a distance of 400.57 feet to the point of beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

CBushman
Witness Name: Cyndi Bushman
MARCIA TAYLOR
Witness Name: MARCIA TAYLOR

Highway 19 Properties, LLC, a Florida limited liability company

By: John Gerlach
John Gerlach, Manager
(Corporate Seal)

State of Florida
County of Hillsborough

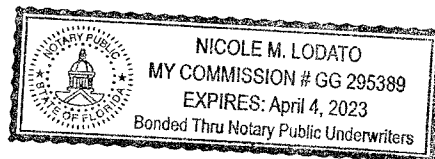
The foregoing instrument was acknowledged before me this 4 day of January, 2023 by John Gerlach, Manager of Highway 19 Properties, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification, and appeared ☒ in person or ☐ via remote notarization.

[Notary Seal]

Nicole M. Lodato
Notary Public

Printed Name: Nicole M. Lodato

My Commission Expires: _____



BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE WEST CLOSURE LINE OF SUBJECT PROPERTY, HAVING A GRID BEARING OF N00° 21' 17"W THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 ADJUSTED 2013 (FLORIDA WEST ZONE)

[illegible]

WITH TREE LOCATION

L-4: N 00°13'53" E 3.09'(L)
N 00°41'57" E 2.93'(M)

L-5: S 00°16'59" W 329.95'(L)
S 00°15'19" W 329.85'(M)

L-6: S 89°54'02" E 276.39'(L)
S 89°51'32" E 276.59'(M)

L-7: S 31°56'27" E 168.01'(L)
S 31°54'47" E 167.77'(M)

L-8: S 02°48'41" E 57.24'(L)
S 02°49'01" E 57.40'(M)

L-9: S 32°00'37" E 52.87'(L)
S 32°12'36" E 52.30'(M)

L-10: S 00°16'52" W 400.57'(L)
S 00°17'49" W 400.50'(M)

L-11: N 00°31'04" W 44.59'(L)
N 00°29'11" W 44.41'(M)

L-12: N 32°00'26" W 83.30'(L)
N 32°02'43" W 83.29'(M)

PARCEL ID:
16-30-16-69732-400-5202

16-30-16-69732-400-6101

14.8° 15.1° WE

15.1° 15.2°

[illegible]

TREE DATA:

(113)	LAUREL OAK	10"
(114)	LAUREL OAK	7"
(115)	LAUREL OAK	21"
(116)	LAUREL OAK	21"
(117)	LAUREL OAK	7"
(118)	LAUREL OAK	7"
(119)	LAUREL OAK	7"
(120)	LAUREL OAK	8"
(121)	LAUREL OAK	6"
(122)	LAUREL OAK	8"
(123)	CHINESE TALLOW	

2752 JASON STREET TAMPA, FLORIDA 33619 (813) 681-4481 r.TerminusSurveying.com tDesk@TeamTerminus.com DATE OF AUTHORIZATION (LB #8207)	JOB INFORMATION:	
	CREW CHIEF: JT	FIELD DATE: 11/26/2022
	FIELD BOOK: WS	PAGE: WS
	DRAFTER: CBG	
	DRAWING DATE: 12/6/2022	
	CHECKED BY:	
	JOB#	
	220873-01	
	REVISIONS:	
	-	
-		
-		

CURVE DATA:
C-1
RADIUS=115.00'(L&M)
ARC=63.20'(L) 63.25'(M)
CHORD=62.41'(C) 62.46'(M)
CHORD BEARING=
NORTHWESTERLY(L)
N16° 10' 04"W(M)

C-2
RADIUS=190.42'(L&M)
ARC=107.31'(L) 107.23'(M)
CHORD=105.90'(C) 105.82'(M)
CHORD BEARING=
NORTHWESTERLY(L)
N15° 49' 55"W(M)

C-3
RADIUS=265.00'(L & M)

C-4
RADIUS=70.00'(L&M)
ARC=152.10'(L) 152.10'(M)
CHORD BEARING=
N06° 29' 18"W(M)

CHORD=129.90'(C) 123.90'(M)
CHORD BEARING=
NORTHWEST & SOUTHEAST
N44° 59' 55"E(M)

C-5
RADIUS=265.00'(L&M)
ARC=79.60'(L) 79.50'(M)
CHORD=179.30'(C) 79.21'(M)

CHORD BEARING=
SOUTHEASTERLY(L)
S81° 22' 08"E(M)

C-6
RADIUS=60.00'(L&M)
ARC=94.55'(L) 94.46'(M)
CHORD=85.07'(C) 85.00'(M)
CHORD BEARING=
SOUTHEAST(L)

ROAD
SOUTHEAST
S44° 53' 17"E(M)



THE

GRID NORTH

1" = 60'
GRAPHIC SCALE
30' 60' 120'

CERTIFIED TO:

THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

12/7/2022

MICHAEL P. MOONEY DATE
PROFESSIONAL SURVEYOR & MAPPER #3930
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR & MAPPER

TERMINUS
SURVEYING
LLC

2752 JASON STREET
TAMPA, FLORIDA 33619
(813) 681-4481
www.TerminusSurveying.com
FrontDesk@TeamTerminus.com

COPYRIGHT 2022 BY TERMINUS SURVEYING, LLC. CERTIFICATE OF AUTHORIZATION (LB #8207)

ANNEXTION AGREEMENT WAIVER REQUESTS
PINELLAS COMMERCE CENTER
10280 – 10294 US HIGHWAY 19
Parcel ID #16-30-16-69732-300-6000 & 16-30-16-69732-400-6101
23.5 Acres

The Applicant proposes to voluntarily annex the Property to the City of Pinellas Park pursuant to an Annexation Agreement. The Property currently has a future land use map category in Pinellas County of Industrial Limited (IL) and a County zoning of Employment -1 (E-1). The Applicant proposes a city zoning of Light Industrial (M-1) with no change of land use from the County or the Countywide Plan.

The property owner seeks the following waivers for voluntarily annexing into the City of Pinellas Park.

1. Waiver to Section 18-1533.16 "Required Perimeter Buffers Table 18-1533-3" to allow an 8-foot-high solid PVC fence in lieu of 8-foot-high masonry wall on northern buffer and western buffer adjacent to residential PUD and R-5 zoning.
2. Waiver to Section 18-1533.16 "Required Perimeter Buffer Table 18-1533-3" to not require continuous hedge in landscape buffer adjacent to fence on northern buffer and western buffer, however, trees shall be planted every 30 feet within such buffers adjacent to residential PUD and R-5 zoning.
3. Waiver to Section 18-1533.16 "Required Perimeter Buffers Table 18-1533-3" to allow an 8-foot-high solid PVC fence in lieu of 8-foot-high masonry wall along the westernmost 300 feet of the southern boundary along 102nd Avenue functionally abutting residential R-1 zoning.
4. Waiver to Section 18-1524.5 (G)2.e to not require a continuous hedge in landscape buffer adjacent to fence on southern boundary along 102nd Avenue, however, trees will be planted every 40 feet within such buffer along 102nd Avenue.
5. Waiver to Section 18-702.4 "Mandatory Requirements for Construction of Sidewalks" to waive sidewalk requirement along the southern border adjacent to the 102nd Avenue right-of-way.
6. Waiver of internal fence between two (2) existing parcels under common ownership.
7. Waiver of city development standards, to accept the existing portions of the development "as-is" that were developed under Pinellas County Land Development code, including buildings, signage, parking lot design, and landscaping. This waiver does not apply to future development proposed for the northern and western portions of the property or the portion of the site adjacent to US 19.
8. Waiver of Site Plan Review Fees and city permit fees for the property being annexed.

10280-10294 US 19 SITE

AN EXEMPTION AGREEMENT PRELIMINARY SITE PLAN

SECTION 16, TOWNSHIP 30 S, RANGE 16 E
PINELLAS PARK, FLORIDA

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 22091, PAGE 2589)

PARCEL A: INTERIOR PARCEL

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE NORTH 0°16'52"E, 15.00' TO THE NORTH RIGHT OF WAY LINE OF 102ND AVENUE NORTH; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°51'47"W, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N89°51'47"W, 601.78' THENCE LEAVING THE SAID NORTH RIGHT OF WAY LINE, N00°01'04"W, 44.59' TO A POINT OF CURVATURE CONCAVE NORTHWEST AND HAVING A RADIUS OF 115.00'; THENCE NORTHWESTERLY ALONG SAID CURVE 63.30', THROUGH A CENTRAL ANGLE OF 31°29'22"; THENCE N32°02'26"W, 83.30' TO A POINT OF CURVATURE OF CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 190.47'; THENCE NORTHWESTERLY ALONG SAID CURVE 107.31' THROUGH A CENTRAL ANGLE OF 3°17'21"; THENCE N00°05'22"W, 345.28' TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 265.00'; THENCE NORTHWESTERLY ALONG SAID CURVE 66.87' THROUGH A CENTRAL ANGLE OF 14°27'16"; THENCE N15°29'17"W, 16.78' TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 70.00'; THENCE NORTHWEST AND SOUTHWEST ALONG SAID CURVE 153.10' THROUGH A CENTRAL ANGLE OF 124°29'53"; TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 265.00'; THENCE SOUTHEASTERLY ALONG SAID CURVE 78.60' THROUGH A CENTRAL ANGLE OF 17°12'36"; THENCE N89°51'01"E, 482.82' TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 60.00'; THENCE SOUTHEAST ALONG SAID 94.50' THROUGH A CENTRAL ANGLE OF 90°17'34"; THENCE, S.00°16'50"W, 721.65 FEET TO THE POINT OF BEGINNING.

PARCEL B: EXTERIOR PARCEL

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE NORTH 0°16'52"E, 15.00' TO THE NORTH RIGHT OF WAY LINE OF 102ND AVENUE NORTH; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°51'47"W, 634.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N89°51'47"W, 340.12'; THENCE NORTH 4°25'E, 969.74'; THENCE S89°51'06"E, 318.02'; THENCE N00°13'53"E, 1.09'; THENCE S89°56'59"E, 642.70'; THENCE S00°18'59"W, 329.90'; THENCE S89°54'02"E, 276.39'; THENCE S31°56'27"E, 186.01'; THENCE S02°48'16"E, 51.24'; THENCE S32°00'37"E, 52.87 FEET; THENCE N89°52'25"W, 382.40'; THENCE S00°18'52"W, 400.57'; THENCE N89°51'47"W, 33.00'; THENCE NORTH 0°16'52"E, 721.65' TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 60.00'; THENCE NORTHWEST ALONG SAID CURVE 64.50' THROUGH A CENTRAL ANGLE OF 90°17'34"; THENCE S89°51'01"E, 482.82' TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 265.00'; THENCE NORTHWESTERLY ALONG SAID CURVE 153.10' THROUGH A CENTRAL ANGLE OF 124°29'53"; TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 70.00'; THENCE NORTHWEST AND SOUTHWEST ALONG SAID CURVE 152.10' THROUGH A CENTRAL ANGLE OF 14°27'16"; THENCE S00°05'22"W, 345.28' TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 190.47'; THENCE SOUTHEASTERLY ALONG SAID CURVE 107.31' THROUGH A CENTRAL ANGLE OF 3°17'21"; THENCE S32°02'26"W, 83.30' TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 115.00'; THENCE SOUTHEASTERLY ALONG SAID CURVE 63.30' THROUGH A CENTRAL ANGLE OF 31°29'22"; THENCE S00°13'04"E, 44.59 FEET TO THE POINT OF BEGINNING.

THE INTERIOR PARCEL AND THE EXTERIOR PARCEL COMBINED ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

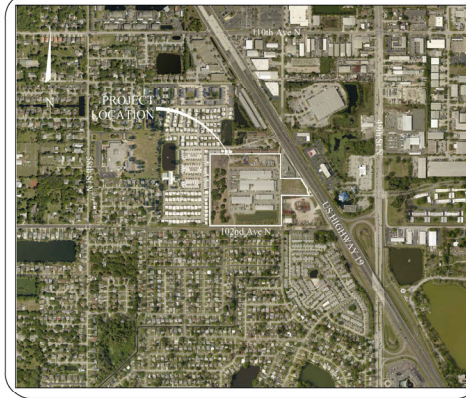
THE PART OF FARMS 53, 54, 59, 60, AND 61 OF "PINELLAS FARMS" AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; FARMS 53, 54, 59 AND 60 IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND FARM 61 IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE NORTH 0°16'52"E EAST FOR A DISTANCE OF 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 102ND AVENUE NORTH, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89°51'47" WEST FOR A DISTANCE OF 974.90 FEET TO THE EAST BOUNDARY LINE OF THE WEST 132.00 FEET OF THE EAST 330.00 FEET OF FARM 56, ALSO BEING THE EAST BOUNDARY OF CONDOMINIUM UNIT NO. 1 OF SPRINGWOOD VILLAS NO. II REPLAT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARIES, NORTH 0°14'25" EAST FOR A DISTANCE OF 969.74 FEET TO THE SOUTH BOUNDARY OF CONDOMINIUM UNIT NO. 1 OF SPRINGWOOD VILLAS NO. II REPLAT, AS RECORDED IN CONDOMINIUM PLAT BOOK 9, PAGE 88, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH BOUNDARY, SOUTH 89°50'59" EAST, FOR A DISTANCE OF 318.02 FEET TO THE EAST BOUNDARY OF FARM 54; THENCE ALONG SAID EAST BOUNDARY OF FARM 54, NORTH 0°13'53" EAST, FOR A DISTANCE OF 3.09 FEET TO THE NORTH BOUNDARY OF THE SOUTH 330.00 FEET OF FARM 53; THENCE ALONG SAID NORTH BOUNDARY, SOUTH 89°50'59" EAST, FOR A DISTANCE OF 642.70 FEET TO THE WEST RIGHT OF WAY LINE OF 52ND STREET; A 30.00 FOOT PLATTED RIGHT OF WAY AS RECORDED IN PLAT BOOK 11 AS, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 0°16'50" WEST, FOR A DISTANCE OF 329.85 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, SOUTH 0°16'50" WEST, FOR A DISTANCE OF 276.39 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. 19 / S.R. 30; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES SOUTH 31°56'27" EAST FOR A DISTANCE OF 186.01 FEET; THENCE SOUTH 02°48'16" EAST, FOR A DISTANCE OF 51.24 FEET; THENCE SOUTH 32°00'37" EAST, FOR A DISTANCE OF 52.87 FEET TO THE NORTH BOUNDARY OF THE SOUTH 400.00 FEET OF FARM 61; THENCE LEAVING WESTERLY RIGHT OF WAY LINE, ALONG SAID NORTH BOUNDARY, NORTH 89°50'59" EAST, FOR A DISTANCE OF 382.40 FEET; THENCE LEAVING SAID NORTH BOUNDARY, SOUTH 0°16'52" WEST, FOR A DISTANCE OF 400.57 FEET TO THE POINT OF BEGINNING.

PROJECT DIRECTORY

OWNER/DEVELOPER: OSI 10280 US HIGHWAY 1, LLC
1108 KANE CONCOURSE, UNIT 308
8341 E. BROADBLVD., FL 33141-0010
CIVIL ENGINEER: GULF COAST CONSULTING, INC.
13825 ICOT BOULEVARD, SUITE 605
CLEARWATER, FL 33760
SURVEYORS: TERMINUS SURVEYING, LLC
2752 JASON STREET
TAMPA, FL 33619
SUNCOAST LAND SURVEYING, INC.
111 FOREST LAKES BOULEVARD
GOLDMAN, FL 34677

LOCATION MAP



PREPARED FOR:

OUTOUR STORAGE INVESTMENTS

1108 KANE CONCOURSE, #308
BAL HARBOUR, FL 33154



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

DRAWING INDEX

SHEET

C1
C2
C3

TITLE

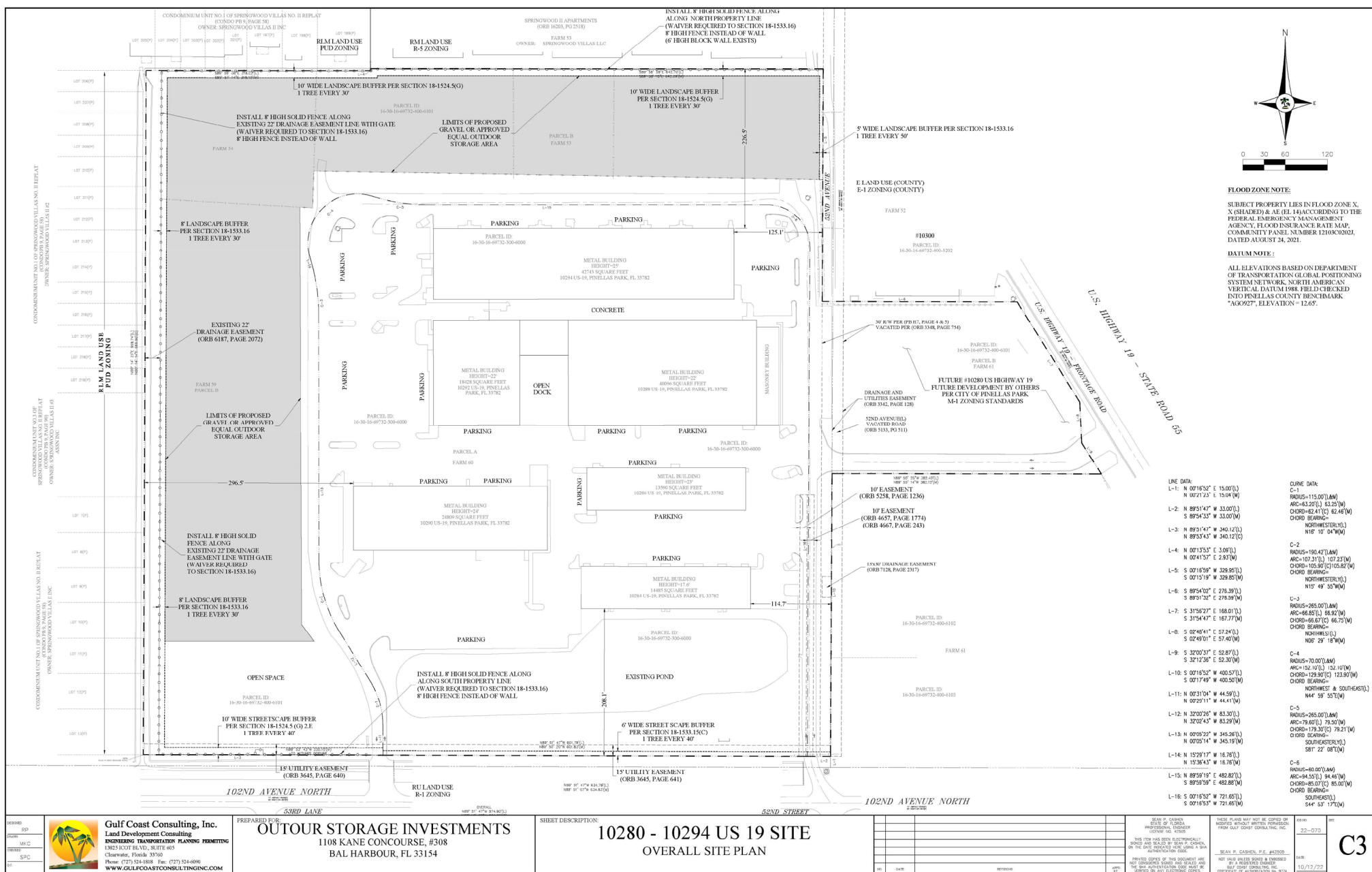
COVER SHEET
EXISTING CONDITIONS / DEMOLITION PLAN
OVERALL SITE PLAN

SITE DATA TABLE

SITE ADDRESS:		10280 - 10294 US HIGHWAY 19 N		
PARCEL ID:		16-30-16-69732-300-4000 & 16-30-16-69732-400-6101		
PROPOSED USES:		WAREHOUSING, LIGHT ASSEMBLY & OUTDOOR STORAGE		
EXISTING LAND USE CATEGORY (PINELLAS COUNTY):		EMPLOYMENT (E)		
EXISTING ZONING DISTRICT (PINELLAS COUNTY):		E-1		
PROPOSED CITY LAND USE CATEGORY (CITY):		INDUSTRIAL LIMITED (IL)		
PROPOSED CITY ZONING DISTRICT (CITY):		LIGHT INDUSTRIAL (M-1)		
TOTAL LAND AREA:		23.90 ACRES (1,023,680 SF)		
SITE DATA TOTALS		EXISTING	PROPOSED	MIN/MAX REQUIRED
BUILDINGS (*)		154,152 SF	154,152 SF	
FAR		0.15	0.15	0.55 FAR (MAX)
PAVEMENT:		303,947 SF	561,234 SF	
IMPERVIOUS:		458,099 SF (44.77%)	715,386 SF (69.89%)	75% MAX
OPEN SPACE:		565,561 SF (55.23%)	308,274 SF (30.11%)	25% MIN
BUILDING HEIGHT		25'	25'	40' MAX
BUILDING SETBACKS:				
FRONT (F)		114.7'	114.7'	20' MIN
SECONDARY FRONT (S)		208.1'	208.1'	10' MIN
SIDE / REAR (N)		226.5'	226.5'	10' MIN ADJUTING RESIDENTIAL ZONE
SIDE / REAR (W)		296.5'	296.5'	10' MIN ADJUTING RESIDENTIAL ZONE
FLOOD ZONE: PROJECT LIES WITHIN FLOOD ZONE X, X (SHADED) AND AE (EL 14) AS DELINEATED IN FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0202A, INDEX DATED AUGUST 24, 2021.				
* EXISTING BUILDING AREAS: #10284 - 14,485 SF; #10286 - 13,590 SF; #10288 - 40,086 SF; #10290 - 24,809 SF; #10292 - 18,429 SF; #10294 - 42,143 SF				

DATE: 10/20/2022
PROJECT NO: 10280-10294 US 19 SITE
DRAWING NO: 10280-10294 US 19 SITE
THIS SET HAS BEEN ELECTRONICALLY
CHECKED AND REDESIGNED BY GULF COAST CONSULTING, INC.
IN THE PROFESSIONAL ENGINEERING OFFICE OF GULF COAST CONSULTING, INC.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED VALID UNLESS THEY ARE
SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER
ON THE EXISTING SHEET.

22-070
DATE: 10/20/2022
10280-10294 US 19 SITE





Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

December 14, 2022

Andrei Danshes

Outour Storage Investments

Email: adanshes@outourstorage.com

**Re: 10294 US Highway 19 Site (Pinellas Commerce Center)
Stormwater Management System Inspection**

Dear Mr. Danshes:

I performed a stormwater inspection of this site on December 13, 2022. Upon inspection, all the stormwater inlets and structures appear to be operating and functioning properly. Some of the structures have some standing water within them which is typical of submerged stormwater systems in this area of Florida. There are some existing grate inlets located in the open space area along the western portion of the site, adjacent to the existing pavement, which are overgrown with grass and vegetation---this area needs to be mowed/cut down (bush-hogged) to allow a clear path for stormwater runoff to drain to these drainage inlets (See attached **Survey Markup** which delineates this area that needs maintenance).

There are also some rutted-out eroded areas adjacent to the pavement where it appears water has ponded due to the vegetation impeding the flow of water to the inlets. These areas need to be regraded and sodded after the overgrown vegetation has been cut down and removed.

The existing pond located to the south has some vegetation around the shallower perimeter, which is common, but otherwise appears to be working and functioning properly. The Weir Overflow control structure located in the existing retention pond at the southeast corner of the site needs the grass and vegetation cut down around this structure to allow an unimpeded flow-way from the pond to this structure. This is also detailed on this Survey Markup.

We also inspected the northeast corner of the site since the City had mentioned in email correspondence that there were complaints about stormwater discharging from our site to the northeast. The grate inlets along this northern boundary are visible and free and

December 14, 2022

Page 2 of 2

clear of any visible obstructions and it appears this northern area of the site is draining to these inlets and this water is being conveyed to the west and south as designed. I did not observe any evidence of any flooding or ponding of water along the northern or northeastern portion of this site. I spoke to a gentleman who has been a tenant in a unit --at this northeast corner-- for seven years and he said there has never been any drainage issues or ponding of water in this area since he has been a tenant there. There is a shared swale and depressional area located at the northeast corner of the site. This swale appears to be collecting stormwater mainly from this adjacent development to the east/northeast—there is a very insignificant area of our site that appears to drain to this swale area. This swale that is collecting and conveying stormwater runoff from this adjacent site to the east may be experiencing some ponding of water during severe storm events but there is no evidence of any discharge of stormwater from our site to this area.

In summation, the stormwater system for this existing site appears to be functioning and operating as designed and permitted although some minor maintenance is needed along the western part of the site and around the weir overflow structure within the southern retention pond as mentioned in this letter and as detailed on the **Survey Markup** enclosed.

Please call me if you have any questions or comments or if any additional information is needed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sean P. Cashen', with a large, stylized flourish above the name.

Sean P. Cashen, P.E.
Principal

cc: File 22-070

THIS IS NOT A SURVEY.

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

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

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING COMPRISED OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A PORTION OF THE RIGHT-OF-WAY OF US HIGHWAY NO. 19 AND A PORTION OF THE RIGHT-OF-WAY OF 102ND AVENUE NORTH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE N89°51'47"W, ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 974.89 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°14'25"E, ALONG THE WESTERLY LINE AND SOUTHERLY EXTENSION THEREOF OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, SAID LINE BEING THE SAME AS THE EASTERLY LINES OF CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT, AS RECORDED IN PLAT BOOK 9, PAGE 58, CONDOMINIUM UNIT NO.3 OF SPRINGWOOD VILLAS NO.2, AS RECORDED IN PLAT BOOK 9, PAGES 90-91, AND CONDOMINIUM UNIT NO.2 OF SPRINGWOOD VILLAS NO.II REPLAT, AS RECORDED IN PLAT BOOK 9, PAGE 59, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 984.74 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT; THENCE ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, THE FOLLOWING THREE (3) COURSES: 1) S89°59'06"E, ALONG SAID SOUTHERLY LINE OF CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT, A DISTANCE OF 318.02 FEET TO THE SOUTHEAST CORNER OF SAID CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT; 2) N00°13'53"E, ALONG THE EASTERLY LINE OF SAID CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT, A DISTANCE OF 3.09 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16203, PAGES 2518 THROUGH 2522, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; 3) S89°56'59"E, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16203, PAGES 2518 THROUGH 2522, A DISTANCE OF 642.70 FEET TO THE NORTHEASTERLY CORNER OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, THE SAME BEING THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16203, PAGES 2518 THROUGH 2522; THENCE S00°16'59"W, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, A DISTANCE OF 329.95 FEET; THENCE S89°54'02"E, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11352, PAGE 1383, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 276.39 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 19 AND THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11352, PAGE 1383; THENCE N31°56'27"W, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11352, PAGE 1383, A DISTANCE OF 490.20 FEET; THENCE N00°16'59"E, A DISTANCE OF 187.54 FEET TO A POINT ON THE CENTERLINE OF SAID US HIGHWAY NO. 19; THENCE S31°56'27"E, ALONG SAID CENTERLINE, A DISTANCE OF 919.58 FEET; THENCE S57°59'23"W, A DISTANCE OF 127.80 FEET TO A SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE NORTHEASTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N89°50'25"W, ALONG A SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524, A DISTANCE OF 382.40 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524; THENCE S00°16'52"W, ALONG AN EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE WESTERLY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524 AND THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18548, PAGES 245 THROUGH 247, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 400.57 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18548, PAGES 245 THROUGH 247, AND BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 102ND AVENUE NORTH; THENCE S89°51'47"E, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18548, PAGES 245 THROUGH 247, A DISTANCE OF 155.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18548, PAGES 245 THROUGH 247, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, S00°08'13"W, A DISTANCE OF 15.00 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF SECTION 16; THENCE N89°51'47"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 155.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,127,082 SQUARE FEET (25.87 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589-2591, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, HAVING A BEARING OF N00°14'25"E.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
A SEPL COMPANY

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

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

SKETCH OF DESCRIPTION
10288 US HIGHWAY 19 NORTH
PINELLAS PARK

PINELLAS COUNTY

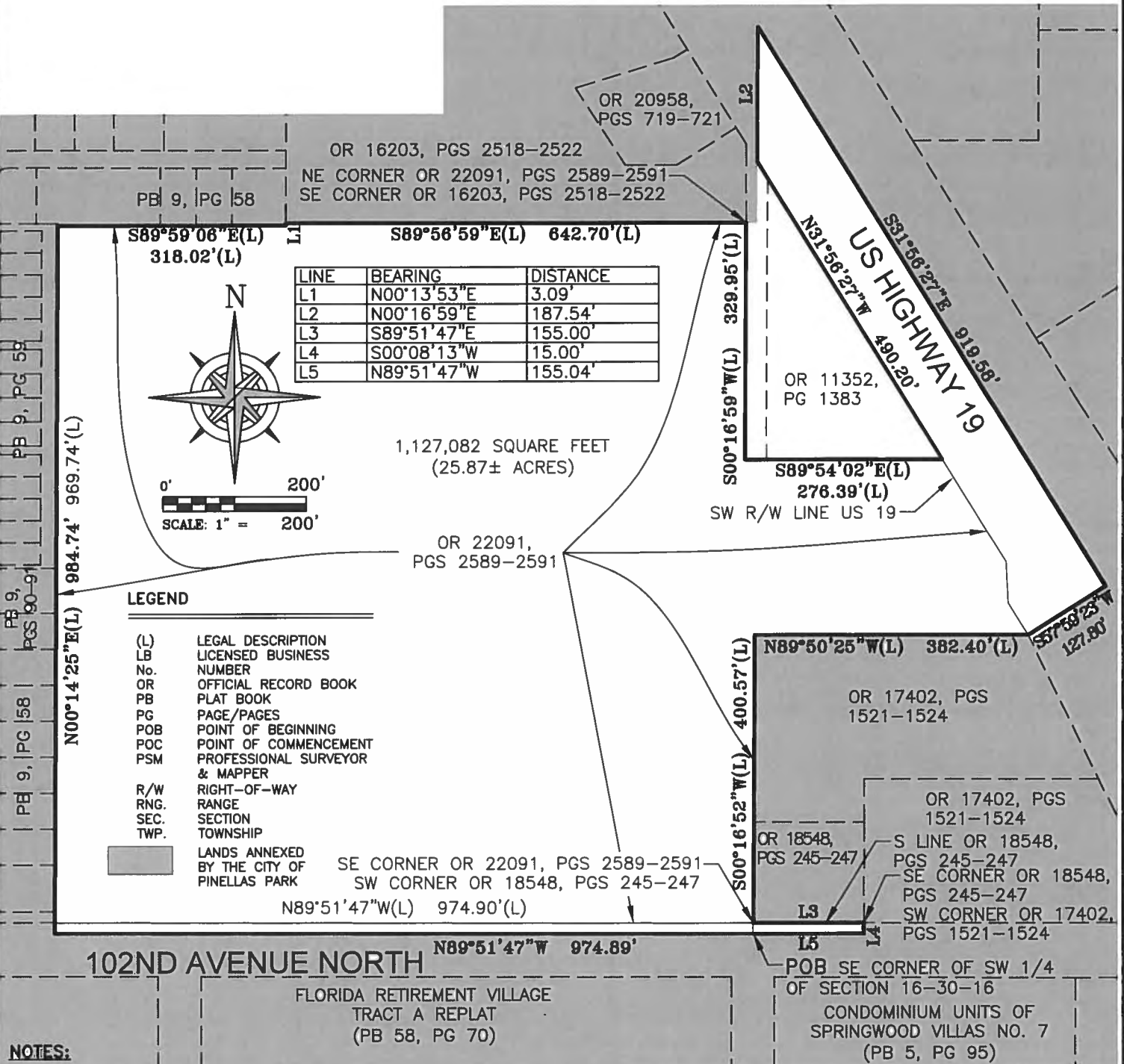
FLORIDA

PROJECT NO.	SE22.396
DATE:	9/15/2022
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	1 OF 3

FREDERICK S. BACHMANN, PLS, LS 5174

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

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



1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589-2591, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF N00°14'25"E.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/200 OR SMALLER.

DEUEL & ASSOCIATES
A SEPI COMPANY

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

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

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

SKETCH OF DESCRIPTION
10288 US HIGHWAY 19 NORTH
PINELLAS PARK

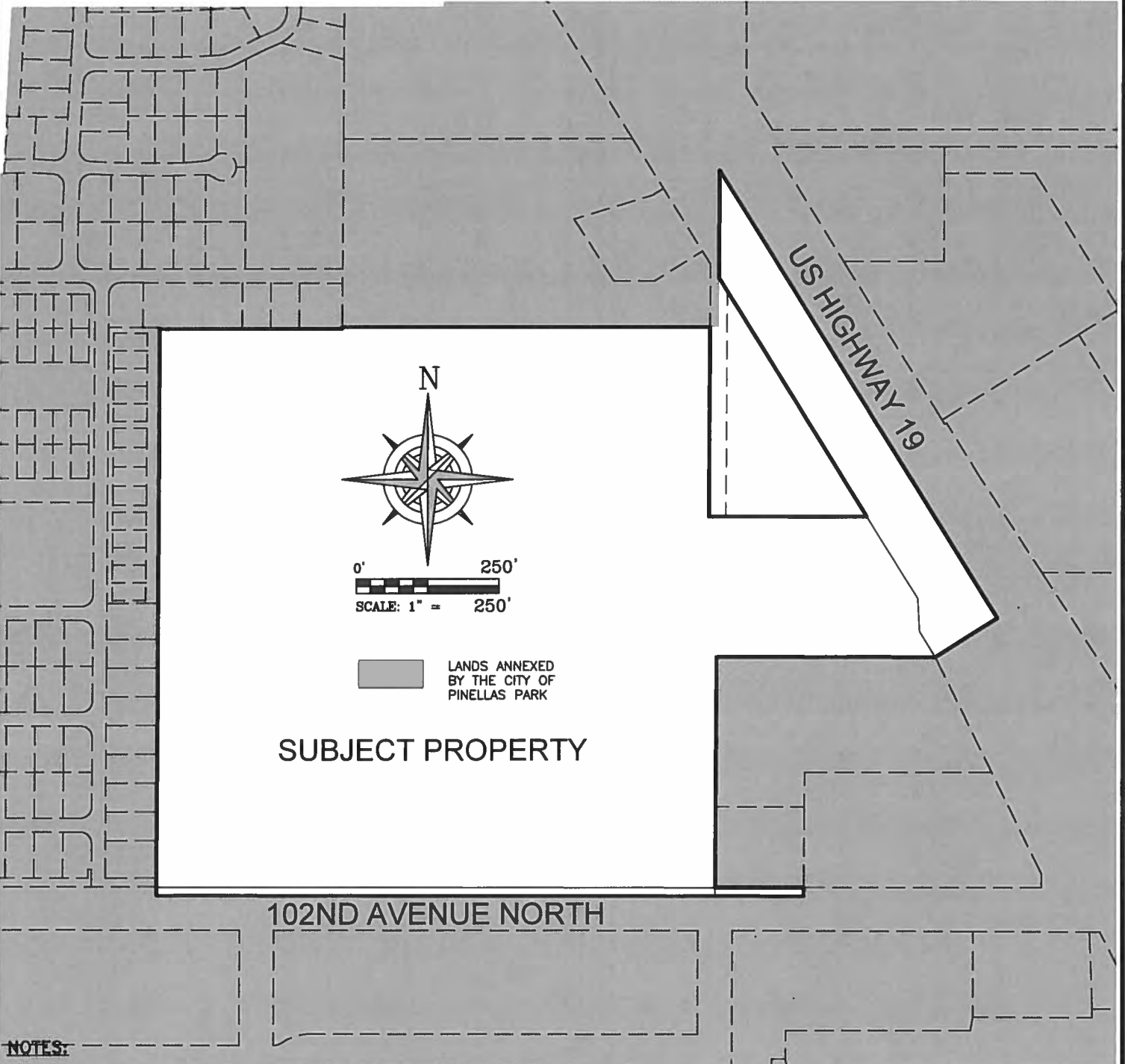
PINELLAS COUNTY

FLORIDA

PROJECT NO.	SE22.396
DATE:	9/15/2022
DRAWN:	TBM
SCALE:	1" = 200'
SHEET NO.	2 OF 3

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

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



NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589-2591, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, HAVING A BEARING OF N00°14'25"E.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/250 OR SMALLER.

DEUEL & ASSOCIATES
A SEPI COMPANY

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

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

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

SKETCH OF DESCRIPTION
10288 US HIGHWAY 19 NORTH
PINELLAS PARK

PINELLAS COUNTY

FLORIDA

PROJECT NO.	SE22.396
DATE:	9/15/2022
DRAWN:	TBM
SCALE:	1" = 250'
SHEET NO.	3 OF 3

City of Pinellas Park

- Legend**
- Parcel Lines
 - Centerlines
 - Private Roads
 - Pinellas Park
 - Rights of Way
 - Holes
 - Fairways
 - Greens
 - Course
 - Unincorporated



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere



Legend



1:4,514

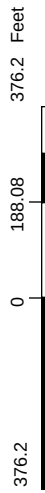


WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

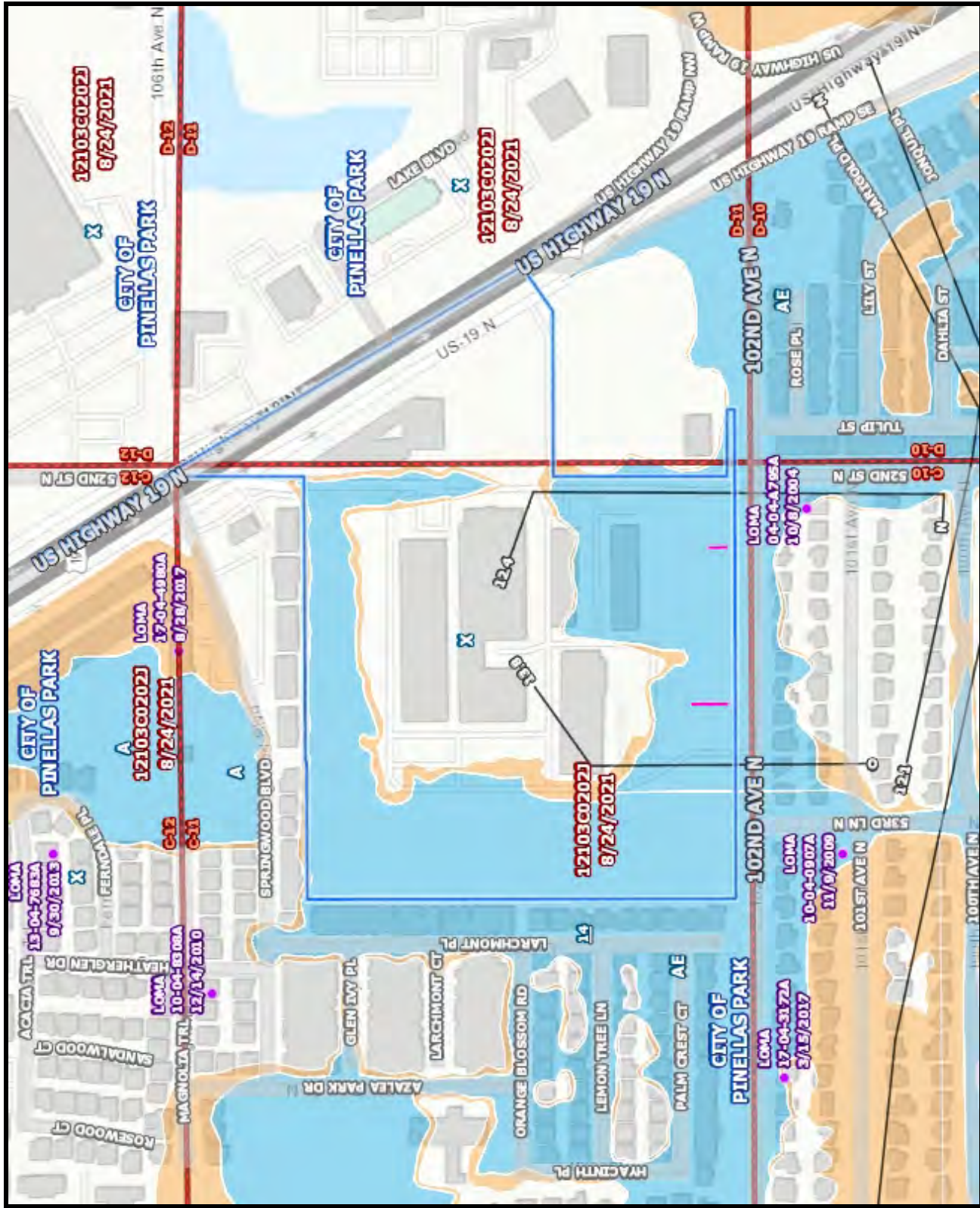


1: 4,514



Legend

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



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet