

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN ZONING DISTRICT FROM GENERAL COMMERCIAL (B-1) TO HEAVY COMMERCIAL (CH) FOR A CERTAIN PARCEL OF LAND LOCATED AT PARCEL NUMBER 16-30-16-69732-400-5101 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (REZ-2023-00003; Northside Engineering, Inc.)

WHEREAS, the City of Pinellas Park, Florida, finds that it is in the public's interest to change the City's Official Zoning Map designation from General Commercial (B-1) to Heavy Commercial (CH) for a certain parcel of land generally located at parcel number 16-30-16-69732-400-5101 and more particularly described in Exhibit "A" which is attached hereto and made a part hereof; and

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

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

SECTION ONE: That the City Council of the City of Pinellas Park hereby amends the City's Official Zoning Map and changes the following described property from General Commercial (B-1) to Heavy Commercial (CH):

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

SECTION TWO: That the City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

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THREE: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

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

PUBLISHED THE _____ DAY OF _____, 2023.

FIRST READING _____ DAY OF _____, 2023.

PUBLIC HEARING THE _____ DAY OF _____, 2023.

PASSED THIS _____ DAY OF _____, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2023.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

Exhibit "A"

Legal Description

PARCEL "C" BEING A PORTION OF FARM 51, PINELLAS FARMS, LYING IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST AND AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS ONCE A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AS A POINT OF REFERENCE SAID POINT ALSO BEING ON THE CENTERLINE OF 49TH STREET NORTH (A 100 FOOT RIGHT OF WAY); THENCE SOUTH 00°04'53" WEST, ALONG SAID CENTERLINE 15.00 FEET; THENCE SOUTH 89°59'30" WEST, 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID 49TH STREET NORTH FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 00°04'53" WEST, 150.00 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 89°59'30" WEST, 200.00 FEET; THENCE NORTH 00°04'53" EAST, 150.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 106TH AVENUE NORTH (A 30.00 FOOT RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°59'30" EAST, 200.00 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHTS OF WAY.

TOGETHER WITH THE SOUTH 1/2 OF 106TH AVENUE RIGHT-OF-WAY VACATED IN RESOLUTION NO. 18-11 RECORDED IN OFFICIAL RECORDS BOOK 20102, PAGE 1475, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF THE ABOVE-DESCRIBED PROPERTY ACQUIRED BY PINELLAS COUNTY BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 7986, PAGE 2187, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



CITY HALL - P.O.Box 1100
PINELLAS PARK, FL 33780-1100

Please Respond To:

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

April 18, 2023

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

RE: City Document #23-069
Ordinance REZ-2023-00003; Northside Engineering, Inc.

Dear Ms. Montesino:

Our office has received and reviewed the above-referenced Ordinance to rezone a certain parcel of land from General Commercial (B-1) to Heavy Commercial (CH) (REZ-2023-00003). Our office is of the opinion that the title and first Whereas should use the language "located at" rather than "located on" when mentioning the address or parcel number. Once that change is incorporated into the Ordinance, our office would approve of the same as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
City Attorney

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

LCR/dh

23-069.04182023.LMM.Ord Amending Zoning Map REZ-2023-00003.wpd



Prepared by: Megan Montesino
Development Review Manager

I. APPLICATION DATA

- A. **Case Number:** REZ-2023-00003
- B. **Location:** Parcel No. 16-30-16-69732-400-5101
- C. **Request:** Request to rezone parcel no. 16-30-16-69732-400-5101 from General Commercial (B-1) to Heavy Commercial (CH) to combine with 10606 49th Street N. and 10612 49th Street N.
- D. **Applicant:** Northside Engineering, Inc.
- E. **Authorized Agent:** Northside Engineering, Inc.
- F. **Property Owner:** Foam by Design, Inc.
- G. **Legal Ad Text:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN ZONING DISTRICT FROM GENERAL COMMERCIAL (B-1) TO HEAVY COMMERCIAL (CH) FOR A CERTAIN PARCEL OF LAND LOCATED ON PARCEL NUMBER 16-30-16-69732-400-5101 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.
- H. **PARC Meeting:** April 4, 2023
- I. **Public Hearings:**
- Planning & Zoning Commission Hearing Date: May 4, 2023
Advertising Date: April 19, 2023
- City Council (1st Reading) Date: June 8, 2023
- City Council Hearing Date: June 22, 2023
Advertising Date: June 7, 2023

II. BACKGROUND INFORMATION

- A. **Case Summary:**
The applicant is requesting to rezone the 0.72-acre parcel from General Commercial (B-1) to Heavy Commercial (CH) in order to make the zoning consistent for three parcels prior to combining them through a plat. The subject property is proposed to be combined with the parcels to the north (10606 49th Street N. and 10612 49th Street N.) for future development of the existing business.
- The subject property is surrounded by B-1 and CH zoning to the north, west, and south, and Light Industrial (M-1) zoning to the east. Rezoning the subject property to CH is consistent with the existing underlying land use of General Commercial (CG).
- B. **Site Area:** 31,363.20 square feet / 0.72 acres

C. Property History:

In 1994, an administrative decision was filed (case no. AD 1994-65) ordering this property to be replatted since it was subdivided prior to 1985 without meeting the City's Subdivision Code.

In 2018, a vacation of right-of-way was approved (case no. V 2018-5) to vacate a portion of right-of-way at 106th Ave & 49th Street, just north of the subject property.

D. Existing Use: Outdoor Storage

E. Current Land Use: General Commercial (CG)

F. Current Zoning District: General Commercial (B-1)

G. Proposed Zoning District: Heavy Commercial (CH)

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

I. Evacuation Zone: This property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

J. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	CH	CG	Foam By Design
South	B-1	CG	Vacant Wetlands
East	M-1	IL	Bert's Barracuda / OCC
West	B-1	CG	Vacant Wetlands

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 manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

2. Key Standards:

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

Primary Uses – *Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Wholesale/Distribution (Class A); Storage/Warehouse (Class A); Temporary Lodging*

Secondary Uses – *Commercial Recreation; Residential; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space; Research/Development; Light Manufacturing/Assembly (Class A)*

Locational Characteristics – *This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit.*

3. Relevant Policies:

POLICY LU.1.2.2

The City shall continue to enforce regulations that will ensure compatibility of adjacent land uses.

4. Staff Analysis:

The proposed rezoning to CH is compatible with the neighborhood and surrounding uses. Rezoning to CH is consistent with the current land use designation of CG and with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Proposed Zoning District Purpose / Intent:

The "CH" Heavy Commercial 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 heavy commercial/light manufacturing and warehousing environment. This district is intended primarily for compatible retail, wholesale, distribution and light manufacturing operations, none of which require large areas for outdoor storage or display, and that do not involve the use of materials, processes, or machinery likely to cause undesirable effects upon neighboring properties, 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 indicated on the Land Use Plan Map as either Commercial General (CG), Industrial Limited (IL), or Community Redevelopment District (CRD). No residential development is permitted in the "CH" Heavy Commercial District.

2. Key Standards:

Section 18-1539. - AMENDMENTS TO ARTICLE 15, "ZONING CODE" & OFFICIAL ZONING MAP

Sec. 18-1539.1. - APPLICABILITY.

The regulations, restrictions, and boundaries set forth in this Article 15 "Zoning Code" may from time to time be amended, supplemented, changed, or repealed in accordance with the following regulations.

Sec. 18-1539.2. - PROCEDURE.

(A) **APPLICATION FILING.** *Petitions for amendment to Article 15 and the Official Zoning Map shall be filed on forms provided by the City and shall be submitted to the Zoning Division.*

- 1. An application for amendment to the text of Article 15 may be filed only by the City Council or the City Manager. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to Article 15.*
- 2. An application for amendment to the Official Zoning Map may be filed only by the City Council, City Manager, or by an owner of real property that is located within the City. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to the Official Zoning Map.*

(B) **PUBLIC NOTICE.** *Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".*

(C) **PUBLIC HEARING PROCEDURE.**

- 1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency when required by F.S. ch. 163, pt. II. The Planning and Zoning Commission shall submit written reasons for its recommendations, and its determinations related to the application review criteria listed in Section 18-1539.3, "Review Criteria", below.*
- 2. The City Council shall hear the application during a separate public hearing and shall consider the recommendation of the Local Planning Agency if applicable in its decision to approve or deny the application.*
- 3. Public hearings for map amendments shall be conducted pursuant to the quasi-judicial procedures set forth in Resolution No. 94-65 unless otherwise determined by the City Attorney. Public hearings for text amendments are legislative in nature, and are not subject to quasi-judicial procedures.*

(D) **BURDEN OF PROOF.** *The applicant shall bear the burden of demonstrating, by competent substantial evidence that the evidence on the record demonstrates that a map amendment should be granted.*

(E) **ADOPTION.** *Amendments to the Official Zoning Map and to Article 15 shall be by Ordinance of the City Council.*

Sec. 18-1539.3. - REVIEW CRITERIA.

(A) *For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.*

(B) *For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:*

1. *Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.*
2. *Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.*
3. *Whether the amendment will constitute a grant of special privilege to an individual owner.*
4. *Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.*
5. *Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.*
6. *Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.*
7. *Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.*
8. *Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.*
9. *Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.*
10. *Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.*

3. Staff Analysis:

The applicant is proposing to rezone parcel no. 16-30-16-69732-400-5101 from General Commercial (B-1) to Heavy Commercial (CH) prior to combining the parcel with 10606 49th Street N. and 10612 49th Street N through a plat. Section 18-1539 of the Land Development Code provides criteria to guide amendments to the Official Zoning Map (see above). Staff finds the following concerning those criteria:

1. The proposed zoning map amendment is compatible with the existing and planned uses in the area.
2. The proposed use will comply with the requirements of the Heavy Commercial (CH) Zoning District.
3. There is no special privilege to be granted.
4. The Pinellas Park Public Works Department has expressed no concerns over the availability of services for the proposed use.
5. Vehicular access to the site is from 49th Street N., with 110th Ave N. approximately 0.25 miles north of the subject property.
6. The property is existing light industrial (warehouse, storage, and manufacturing). Freedom Lake Park is approximately 1 mile from the subject property. Mass transit (bus) is available along 49th street.
7. District boundaries are appropriate based on locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.
8. Changing conditions of the neighborhood necessitate the amendment. In order to combine the subject property with the 2 properties to the north, it would be necessary for the applicant to rezone. The properties to the north are currently zoned CH, and are owned by the property owner of the subject property. The subject property is surrounded by CH to the north, Light industrial (M-1) to the east and B-1 to the south and west.
9. The site is not located within designated wetland or preservation areas.
10. Staff finds that the proposed rezoning request is consistent with the Comprehensive Plan.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the April 4, 2023 PARC meeting by all relevant departments/divisions. All comments have been satisfied.

IV. SUMMARY


A. Findings:

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

1. Rezoning from General Commercial (B-1) to Heavy Commercial (CH) is appropriate based on surrounding zoning;
2. The proposal meets the intent of the proposed Heavy Commercial (CH) Zoning per the Land Development Code; and
3. The requested map amendment is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as well as the regulations of the Land Development Code.

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case number REZ-2023-00003.


Erica Lindquist, AICP, CFM
Planning & Development Services Director

4/17/23
Date


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

4/17/23
Date

V. ACTION

PLANNING & ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

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

C. RECOMMEND DENIAL

...of a request to rezone parcel no. 16-30-16-69732-400-5101 from General Commercial (B-1) to Heavy Commercial (CH) to combine with 10606 49th Street N. and 10612 49th Street N.

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



ADDENDUM

Case Number: REZ-2023-00003

PLANNING AND ZONING COMMISSION

On May 4, 2023, the Planning & Zoning Commission **RECOMMENDED APPROVAL** of case number REZ-2023-00003.

V. ACTION

CITY COUNCIL– MOVE TO:

A. APPROVE.

B. APPROVE WITH CONDITIONS:

C. DENY.

...a request to rezone from General Commercial (B-1) to Heavy Commercial (CH) to combine with 10606 49th Street N. and 10612 49th Street N.

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

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

Gustavo Trejos

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

ADDRESS OR GENERAL LOCATION:

10606 49th St N, Clearwater, FL 33762

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

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

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

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

SIGNED (PROPERTY OWNER)

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA

COUNTY OF

Pinellas

The foregoing instrument was acknowledged before me this

03/17/2023
(Date)

By

Gustavo Trejos, President
(Name of person acknowledging and title of position)

who is personally known to me or who has produced

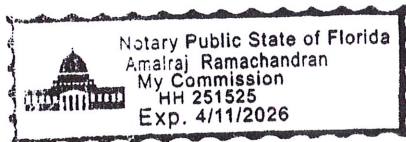
(Type of identification)

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

Amalraj Ramachandran Notary Public,
(Name of Notary)

Commission No.

HH 251525



(SEAL ABOVE)

Notary Signature

LETTER OF AUTHORIZATION

This letter will serve as authorization for **Housh Ghovae** and **Northside Engineering, Inc.** to act as an agent for: **Foam By Design Inc.** and to execute any and all documents related to securing permits and approvals for the construction on the property generally located: 10606 49th Street North (City of Pinellas Park) lying within PINELLAS County, State of FLORIDA.


Signature of Property Owner

10609 Tarpon Springs Rd.
Address of Property Owner

Odessa / FL / 33556
City/State/Zip Code

Gustavo Trejos
Print Name of Property Owner

President
Title

727-561-7479
Telephone Number

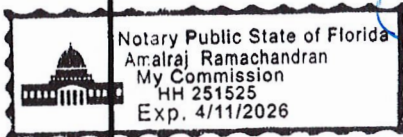
State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me this 04 day
of January, 2023, by Gustavo Trejos, as Owner
who is personally known to me or who has produced _____
as identification and who did (did not) take an oath.


(Signature)

Notary Public



Commission # HH251525

Expires: 04/11/2026

(SEAL ABOVE) Amalraj Ramachandran (Name of Notary Typed, Printed or Stamped)

LEGAL DESCRIPTION:
(OFFICIAL RECORDS BOOK 20321, PAGE 2557)

PARCEL I

PARCEL "C" BEING A PORTION OF FARM 51, PINELLAS FARMS, LYING IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST AND AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS ONCE A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AS A POINT OF REFERENCE SAID POINT ALSO BEING ON THE CENTERLINE OF 49TH STREET NORTH (A 100 FOOT RIGHT OF WAY); THENCE SOUTH 00°04'53" WEST, ALONG SAID CENTERLINE 15.00 FEET; THENCE SOUTH 89°59'30" WEST, 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID 49TH STREET NORTH FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 00°04'53" WEST, 150.00 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 89°59'30" WEST, 200.00 FEET; THENCE NORTH 00°04'53" EAST, 150.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 106TH AVENUE NORTH (A 30.00 FOOT RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°59'30" EAST, 200.00 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHTS OF WAY.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY ACQUIRED BY PINELLAS COUNTY BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 7986, PAGE 2187, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL II

THE SOUTH 193.71 FEET OF FARM 46, PLAT OF PINELLAS FARMS, IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, LESS THE NORTH 80 FEET; LESS THE WEST 417.42 FEET; AND LESS THAT PART LYING WITHIN 50 FEET OF THE CENTERLINE OF DISSTON BOULEVARD (49TH STREET NORTH) 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; FURTHER LESS AND EXCEPT ADDITIONAL RIGHT-OF-WAY TAKEN FOR 49TH STREET NORTH AS SET FORTH IN THAT CERTAIN AMENDED STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 8476, PAGE 1695, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

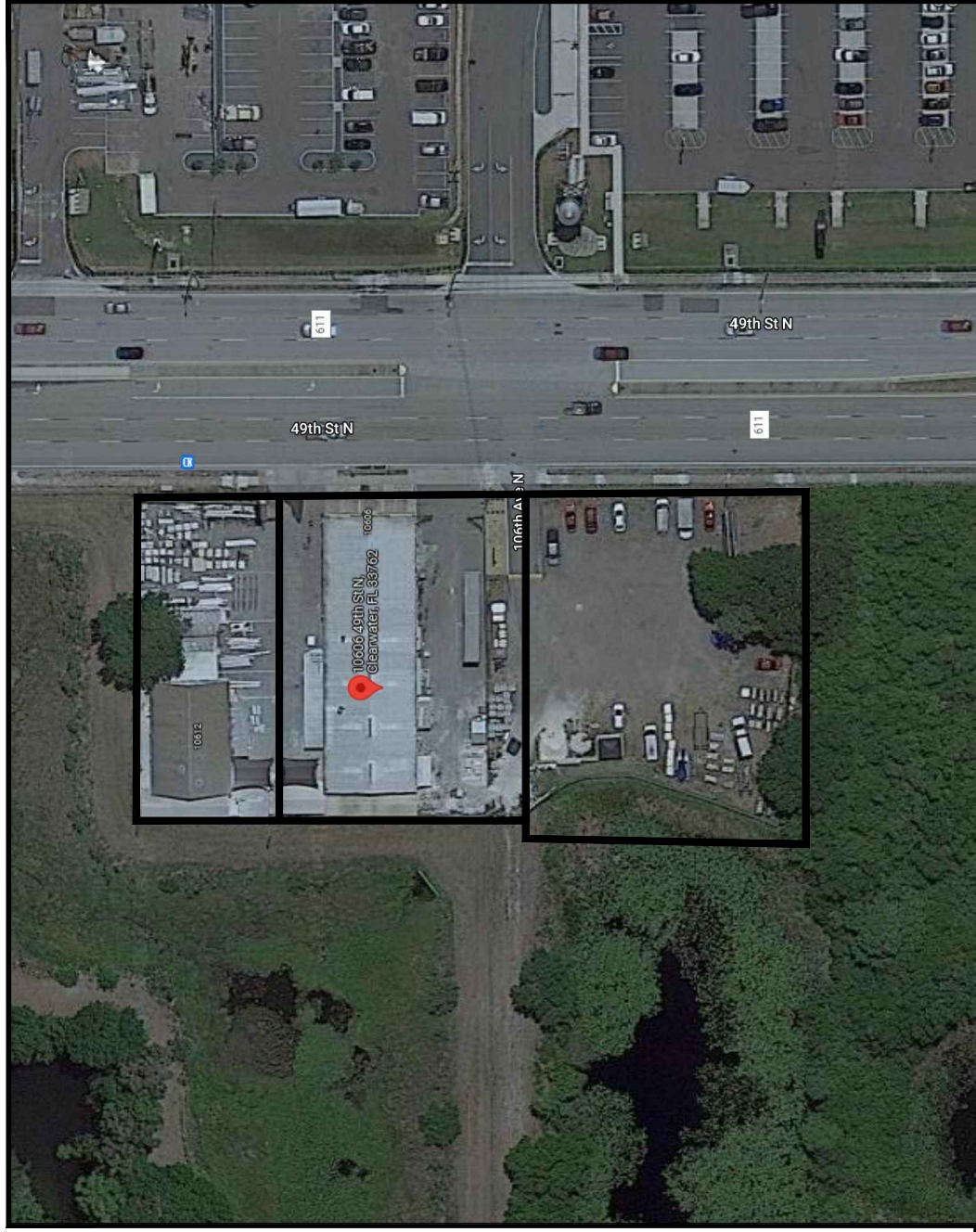
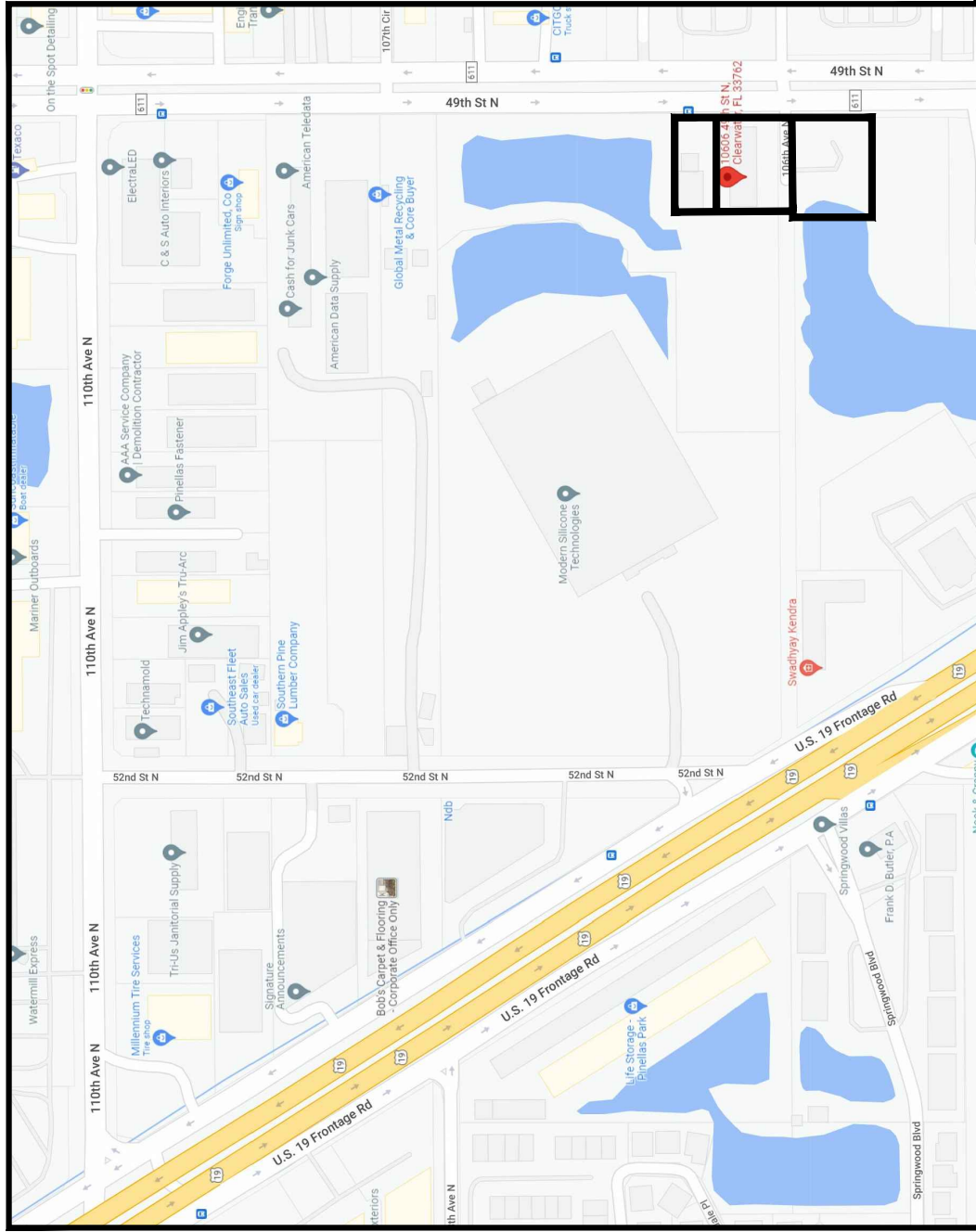
PARCEL III

THE NORTH 80 FEET OF THE SOUTH 193.71 FEET OF FARM 46, PLAT OF PINELLAS FARMS, IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LESS THE WEST 417.42 FEET THEREOF AND FURTHER LESS AND EXCEPT ADDITIONAL RIGHT-OF-WAY TAKEN FOR 49TH STREET NORTH AS SET FORTH IN THAT CERTAIN AMENDED STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 8476, PAGE 1695, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF 106TH AVENUE RIGHT-OF-WAY VACATED IN RESOLUTION NO. 18-11 RECORDED IN OFFICIAL RECORDS BOOK 20102, PAGE 1475, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

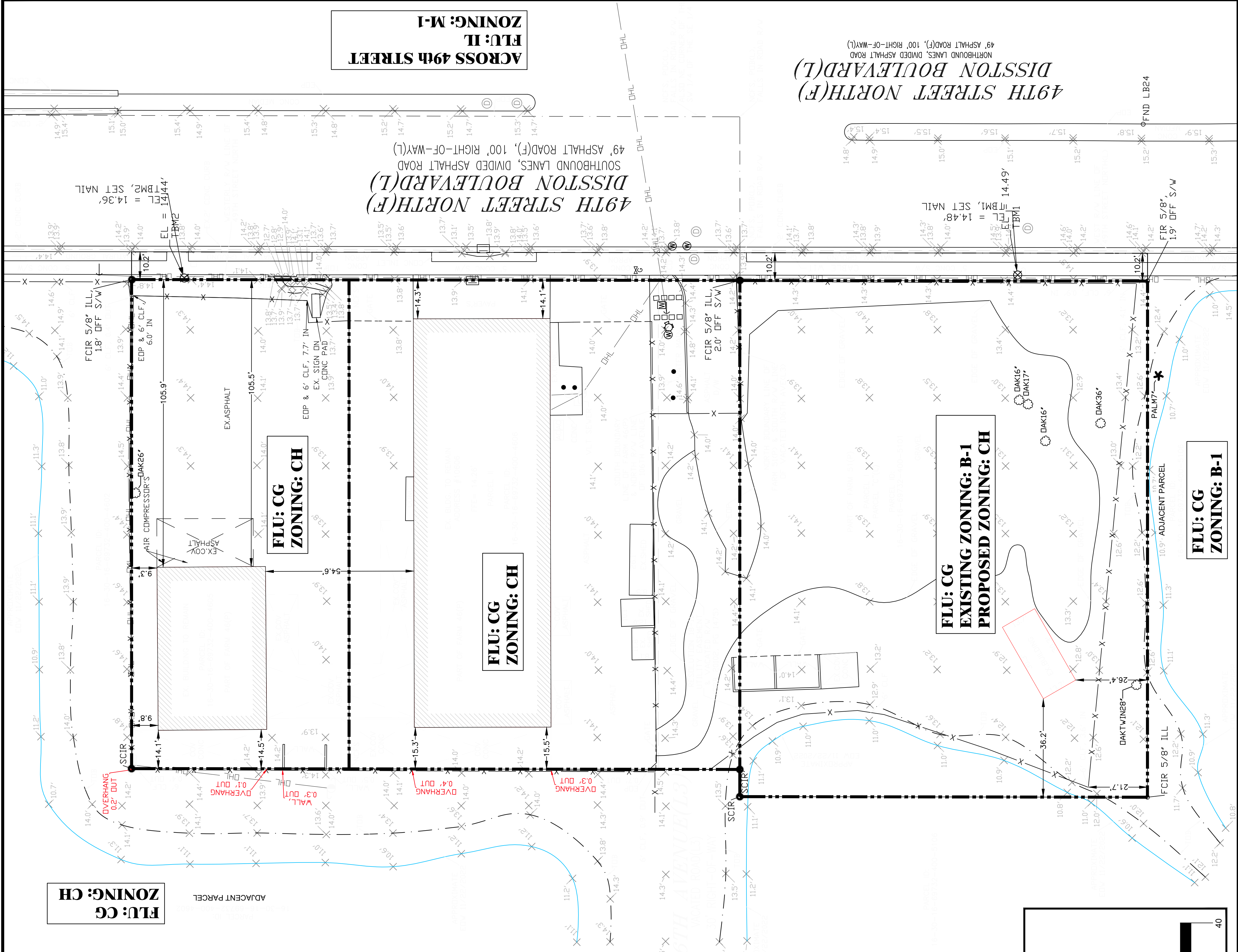
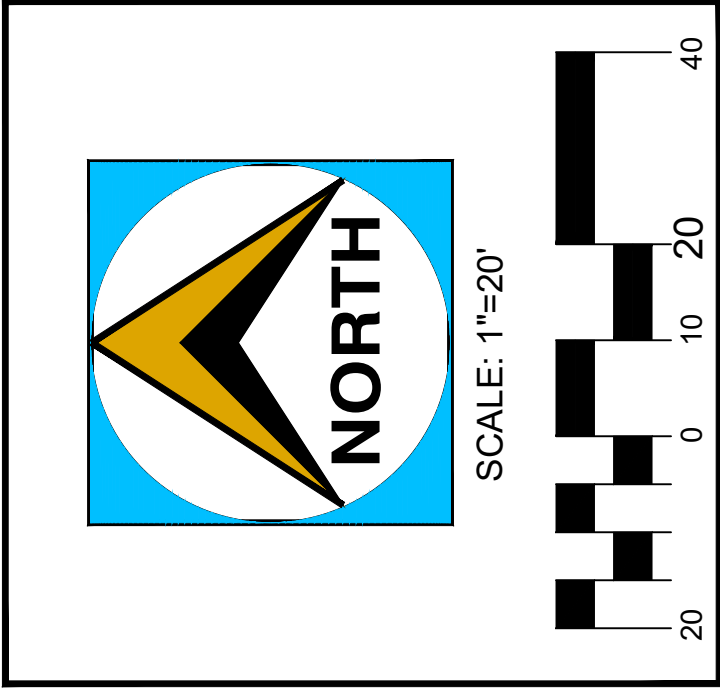
REZONING REQUEST

STREET MAP

[illegible]

OWNER CONTACT	SURVEY _____ TERMINUS SURVEYING LLC. 2752 JASON STREET TAMPA, FLORIDA 33619 813-681-4481
FOAM BY DESIGN INC 18066 48TH ST NW CLEARWATER, FL 33762-5009	CIVIL ENGINEER/PLANNER: _____ NORTHSHORE ENGINEERING, INC. 300 SOUTH BELCHER ROAD CLEARWATER, FLORIDA 33745 727-445-2869
DESIGN PROFESSIONALS	FLOOD ZONE INFORMATION SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "W". ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, CITY OF PINELLAS PARK, COMMUNITY 120251 PANEL NUMBER 12103CQ02021, REVISED 8/24/2021.

SITE DATA			
MATRIX	EXISTING	PROPOSED	ALLOWED/CODE
ZONING:	CH & B-1	CH	OK.
FUTURE LAND USE:	CG	CG	OK.
LOT AREA (GROSS):	68,707.8 S.F. 1.577 ACRES	68,707.8 S.F. 1.577 ACRES	15,000 S.F. (MIN.)

[illegible]

REZONING PLAN	FOAM BY DESIGN 10606 49TH ST N PINELLAS PARK, FLORIDA
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Northside
Engineering, Inc.
CO.1

Exhibit B - Site Plan

Northside *Engineering, Inc.*

Civil · Land Planning · Traffic Studies · Landscape
Site Engine Reports · Land Use · Rezoning
Construction Management · Utility Design
Construction Administration

300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-443-2828 Fax: 727-446-8026
tech@northsideengineering.net
Est. 1998

Civil · Land Planning · Traffic Studies · Landscape
Due Diligence Reports · Land Use · Re-Zoning
Stormwater Management · Utility Design
Construction Administration



Daniel E. Shockey, P.E. #85385	COPIES OF THESE PLANS ARE NOT VALID UNLESS
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Aerial Map

Legend

- Master Address Points
- Parcel Lines
- Parcels Redacted
- Centerlines
- Private Roads
- Building Footprints
- Pinellas Park
- Rights of Way
- Holes
- Fairways
- Greens
- Course
- Unincorporated



Notes:



1: 1,128

94.0

0

47.02

94.0

Feet

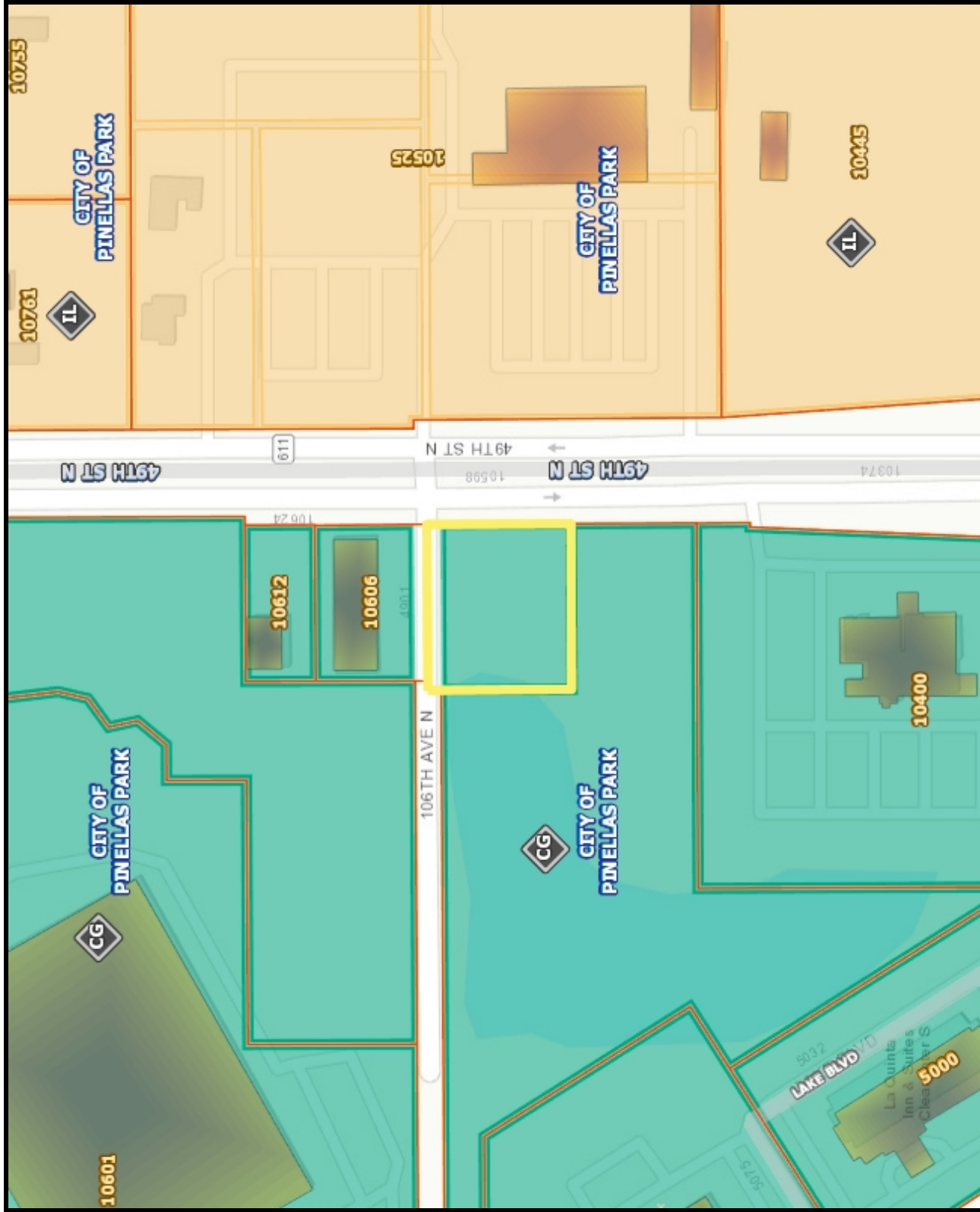
WGS_1984_Web_Mercator_Auxiliary_Sphere

Land Use Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Building Footprints
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Land Use Borders
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Residential/Open Space - R/OS
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - F
- Residential Urban (Residential Low) - RU(R)
- Transportation/Utility - T/U
- Land Use Fill
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Recreation/Open Space - R/OS

Exhibit E - Land Use Map



Notes:

1: 2,257

188.1 Feet

94.04

0

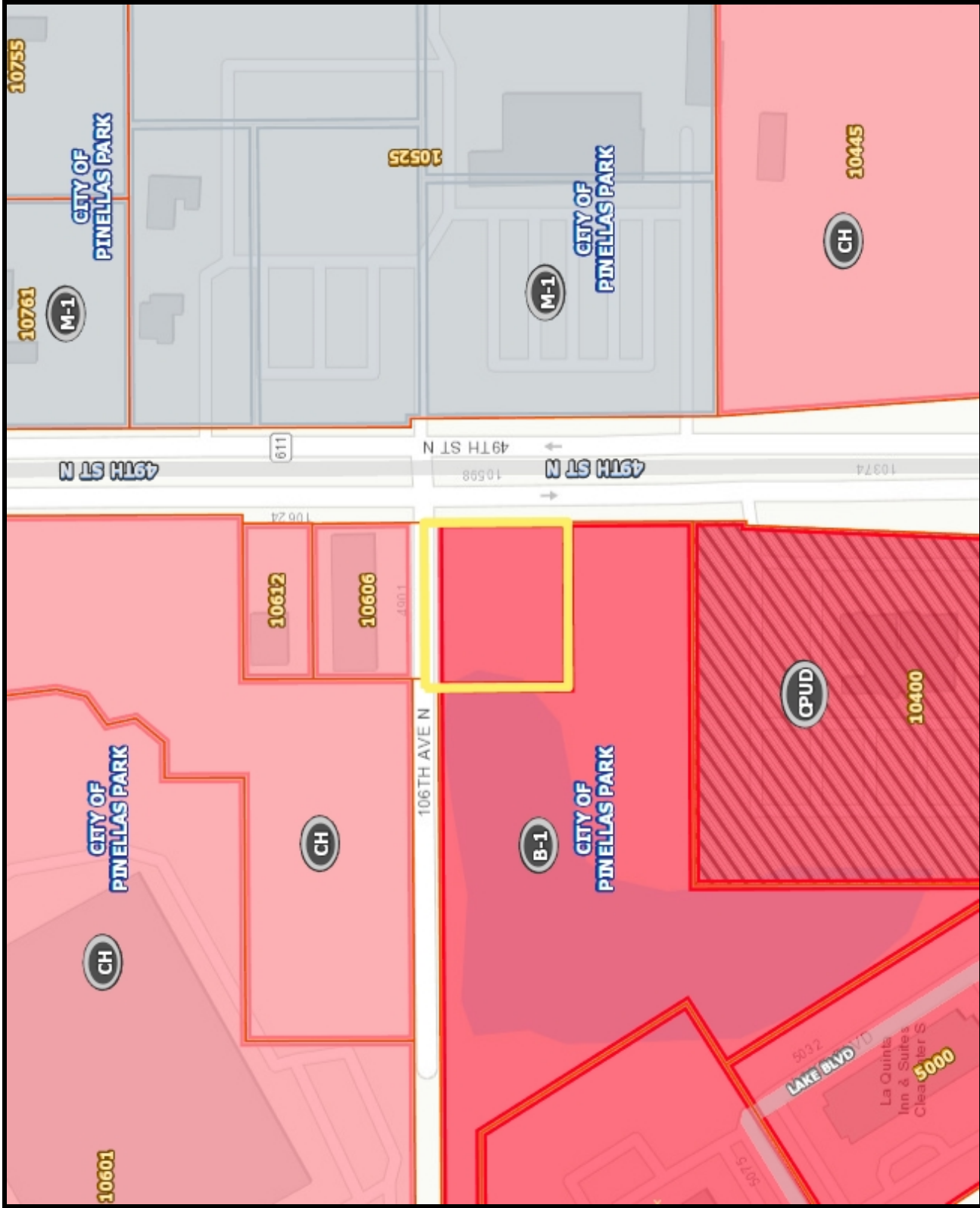
188.1

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Zoning Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C-PUD
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUD
- IN REVIEW
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Mixed Use Planned Unit Development - MU
- Open Space - O/S
- Public - P
- Preservation - PRES.
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RP
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2
- Town Center - TC
- Zoning Fill
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C-PUD
- Farm - F



Notes:



1: 2,257

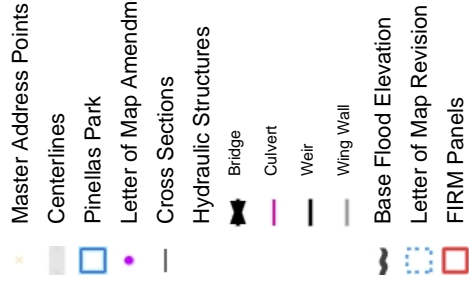
188.1 Feet

94.04

0

188.1

Legend



Notes:



Exhibit G - Flood Insurance Rate Map