

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) OVERLAY WITH UNDERLYING GENERAL COMMERCIAL (B-1) ZONING ON 0.23 ACRES OF LAND GENERALLY LOCATED ON PARCEL NUMBERS 27-30-16-10494-012-0090 AND 27-30-16-10494-012-0100, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (PUD-0922-00020; MJ Stokes Consulting, LLC)

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**WHEREAS**, the City Council has been petitioned to consider a Commercial Planned Unit Development (CPUD) featuring an approximately 664 square foot drive-thru restaurant on 0.23 acres of land; and

**WHEREAS**, the City Council has determined that it is in the public interest to authorize and approve a CPUD master plan with underlying General Commercial (B-1) Zoning for the property located on Parcel Numbers 27-30-16-10494-012-0090 and 27-30-16-10494-012-0100; 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 Master Plan and supporting documentation for the Commercial Planned Unit Development (CPUD) are hereby adopted for the purpose of controlling development on the 0.23 acre parcel of land described as follows:

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

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

**EXHIBIT "B" - MASTER PLAN**

And, that the following conditions of approval be adopted:

1. Development controls are established through the development order, consisting of the application, staff report and preliminary and final site plans along with any accompanying text or graphics that constitute land development regulations applicable to the subject site. The submitted site plan, prepared by MJ Stokes Consulting, LLC, and last revised November 28, 2022 and as may be directed by City Council to revise as a result of their review, shall be accepted as the controlling site plan for the development. All regulations not addressed in the site plan and supporting documentation shall default to the Code in effect at the time of the Commercial Planned Unit Development (CPUD) adoption.
2. Upon written request prior to the expiration of a development phase, the Planning and Development Services Director may approve an extension of up to one (1) year.

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

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

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

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

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

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

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

AYES:

NAYES:

ABSENT:

ABSTAIN:

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

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Sandra L. Bradbury  
MAYOR

ATTEST:

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Diane M. Corna, MMC  
CITY CLERK

**EXHIBIT "A"**

Legal Description

LOTS 9 AND 10, LESS THAT PART LYING WITHIN 50 FEET OF THE SURVEY LINE OF STATE ROAD 694, AS DESCRIBED IN DEED BOOK 1578, PAGE 71, BLOCK L, BOULEVARD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 21, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**EXHIBIT "B"**

MASTER PLAN

(Prepared by MJ Stokes Consulting, LLC)

Last Revised dated November 28, 2022

City of

# PINELLAS PARK

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



# FLORIDA

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**Please Respond To:**

City Attorney's Office  
Lauren C. Rubenstein  
James W. Denhardt  
2700 First Avenue North  
St. Petersburg, Florida 33713  
(727) 327-3400 - Telephone  
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December 8, 2022

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

**RE: City Document #22-334**  
**Ordinance for Case No. CPUD-0922-00020**

Dear Ms. Montesino:

Our office has received and reviewed the above-referenced Ordinance for a Commercial Planned Unit Development (Case No. CPUD-0922-00020). Assuming the legal description contained in Exhibit A is correct, our office would approve of the Ordinance as to form and correctness.

Very truly yours,

Lauren C. Rubenstein  
City Attorney

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

LCR/dh

22-334.12082022.LMM.Ord for CPUD-0922-00020.wpd



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Prepared by: Megan Montesino  
Development Review Manager

## I. APPLICATION DATA

A. **Case Number:** PUD-0922-00020 and CU-1023-00001

B. **Location:** 0 Park Blvd (Parcel Nos. 27-30-16-10494-012-0090 and 27-30-16-10494-012-0100)

C. **Request:**

- **PUD-0922-00020:** Commercial Planned Unit Development (CPUD) overlay to develop an approximately 664 square foot drive-thru restaurant, with reduced landscaping, setbacks, and parking (from 7 spaces to 4 spaces).
- **CU-1023-00001:** Conditional Use approval for “Restaurants, Drive Thru” in the General Commercial (B-1) Zoning District with a waiver to conditional use criteria that restricts minimum lot area and minimum building setbacks.

D. **Applicant:** Iggy Bley with Scooter’s Coffee

E. **Authorized Agent:** John Stoeckel, P.E. with MJ Stokes Consulting, LLC

F. **Property Owner:** Tampa Bay Land Holdings Inc. C/O Snyder Property Management

G. **Legal Ad Text:** Commercial Planned Unit Development (CPUD) overlay to develop a drive-thru restaurant, with a reduction in required parking, landscaping, and setbacks, and a Conditional Use approval for “Restaurants, Drive Thru” with a waiver to conditional use criteria that restricts minimum lot area and minimum building setbacks.

H. **PARC Meeting:** October 18, 2022

I. **Public Hearings:**

**Planning & Zoning Commission Hearing Date:** January 5, 2023

**Advertising Date:** December 21, 2022

**City Council (1<sup>st</sup> Hearing) Date:** February 9, 2023

**City Council Hearing Date:** February 23, 2023

**Advertising Date:** February 8, 2023

## II. BACKGROUND INFORMATION

A. **Case Summary:** The applicant is requesting a Commercial Planned Unit Development (CPUD) overlay for the approximately 0.23 acre parcel to develop an approximately 664 square foot drive-thru restaurant; specifically a drive-thru only coffee kiosk branded as “Scooters Coffee”. The proposed use of “Restaurants, Drive Thru” is a conditional use in the General Commercial (B-1) Zoning District, and is consistent with the Community Redevelopment District (CRD) Land Use designation.

The proposed use meets a majority of the conditional use criteria, with the exception of criteria “(d)”:

- (a) Review by the Planning and Zoning Commission and approval by City Council.  
*In Progress*

- (b) Minimum lot area of 15,000 square feet.  
*Criteria proposed to be waived. The subject property is 10,042 square feet (0.23 acres).*
- (c) Frontage on an arterial or arterial frontage street. Access plans shall be approved by the Traffic Division Director.  
*Criteria has been met. The property has frontage along Park Blvd, which is an arterial road.*
- (d) Minimum setback of 30 feet to any side property line, or 25 feet to any rear property line.  
*Criteria proposed to be waived. The east side setback is proposed at 24.5 feet from the side property line.*
- (e) The operation of the drive-in/drive-thru facility when abutting or functionally abutting a residential zoning district shall be limited to the period from 7:00 a.m. to 11:00 p.m.  
*Criteria is not applicable. The property does not abut or functionally abut a residential zoning district.*

The development is being proposed as a CPUD to allow for relief from the following code requirements:

- Parking - Section 18-1532.9:  
Per code, the applicant is required to provide 7 parking spaces (1 space per 3 seats, or 1 space per 100 square feet; whichever results in a greater parking requirement) and is proposing to provide 4 parking spaces. Due to the unique operations of this specific company, and the size of the subject property, the reduction in parking is proposed to satisfy the specific use for their operations. There will be no customer seating options inside the building, and parking is only needed on site to satisfy the need for employees during the peak operation shift.
- Dumpster - Section 18-1530.20:  
The applicant is required to setback the dumpster/dumpster enclosure 5 feet from all property lines, and enclose the dumpster with a 6 foot tall solid enclosure. The applicant is proposing a zero foot setback to the southern property line and no solid enclosure. Due to the proposed location and overhead power lines, staff and the applicant have spoken with a Waste Management representative regarding the location and design of the dumpster. The outcome is to propose the dumpster to be accessed from the rear alley, with no enclosure, while being positioned within the legal constraints of the subject property. This configuration and design allows Waste Management to access the dumpster and continue on its route with minimal maneuvering and hurdles.  
  
The dumpster will be on a concrete slab, with bollards to keep the dumpster within the proposed location. The applicant is proposing additional landscaping to shield and enhance the dumpster location.
- Impervious Surface Material - Section Sec.18-1503.9.(A)7:  
The applicant is required to setback all impervious surfaces 5 feet from the property line, per code, and is proposing a minimum of 2.4 foot setback. Due to the size of the subject property, the impervious surface/material setback is proposed in order to provide required escape lanes and parking on-site.
- Landscaping - Section 18-1533:  
The applicant is proposing to waive certain perimeter landscape buffer requirements, such as:
  - Reduction in the streetscape landscape buffer area along Park Blvd and the alley. Due to the size of the subject property, the amount of frontage area required to provide a total landscaped area equal to at least 6 square feet for each linear foot of lot frontage is not practical. However, the applicant has provided landscaping where they could along the frontages, including additional landscaping throughout the site.
  - Reduction in the amount of required trees within the north streetscape landscape buffer along Park Blvd. Per code, within the Community Redevelopment Area (CRA), the buffer is required to have 1 tree per 35 linear feet (3 trees per streetscape buffer). Due to the minimal landscaping area along Park Blvd, there isn't much area to provide 3 trees due to the driveway. With the minimal area to provide landscaping, the applicant is proposing a 2 trees instead of 3 trees.

However, the applicant has provided additional trees within the streetscape along alley to the south.

- Reduction in the width of the perimeter landscape buffer to the east and west. Due to the size of the subject property, and the requirement to provide an escape lane and parking, it only allowed for a minimum landscape buffer width of 2.4 feet. With the minimal area to provide landscaping, the applicant is proposing a continuous row of shrubs and a tree near the northeast corner of the property within the east landscape buffers, and a continuous row of shrubs and a tree near the northwest corner of the property within the west landscape buffers. The trees mentioned are also a part of the streetscape buffer.
- Reduction in the amount of required trees within the perimeter landscape buffer to the east and west. Per code, within the CRA, the buffer is required to have 1 tree per 50 linear feet (3 trees per buffer). Due to the proposed minimum landscape buffer width of 2.4 feet, there isn't much area to provide trees and still meet tree setback requirements from curbs and paving. With the minimal area to provide landscaping, the applicant is proposing a continuous row of shrubs and a tree near the northeast corner of the property within the east landscape buffers, and a continuous row of shrubs and a tree near the northwest corner of the property within the west landscape buffers. The trees mentioned are also a part of the streetscape buffer.

Even though the applicant is requesting relief from the landscape buffer requirements, they are still providing the 14 required trees needed on site (3 canopy trees, 3 intermediate trees, and 8 understory trees).

**B. Site Area:** 10,042 square feet / 0.23 acres

**C. Property History:**

The subject property was platted in 1924. During the 1970s the site was home to Singleton Shrimp Boats, Big John's Fresh Seafood and Neptune Seafood. In 1987, City Council approved Case No. CU 1988-4 to allow the site to be used for automobile rental and leasing. In 1996, the property functioned as an office with 3 structures on site (approx. 1,490 total square feet).

In 2002, per case no. BOA 2002-17 and MS 2002-14, the CRA approved a variance to the maximum lot coverage from 75% to 80%, a variance to the front yard setback from 30 feet to 20 feet, and a waiver to the perimeter landscaping requirements for the west boundary line in the B-1 zoning district. The variances and waiver expired after one year, but the applicant reapplied and was approved for the variance to lot coverage and a landscape waiver, in addition to a variance to Floor Area Ratio and A variance to drainage code requirements was also approved. This was approved by the CRA with the following conditions:

- The maximum lot coverage shall not exceed 80%.
- The Floor Area Ratio shall not exceed 0.50.
- No retention/detention pond is required based on existing conditions of the site and a previous approval by Southwest Florida Water Management District.
- No landscape buffer is required on the western property line of the subject property.

In 2005, per case no. BOA 2005-34, the CRA approved a variance to reduce parking requirements from 24 to 17 spaces and increase Floor Area Ratio (FAR) from 0.45 to 1.48, with the following conditions:

- The variances are to parking requirements and Floor Area Ratio only.
- The Floor Area Ratio shall not exceed 1.48.
- Seventeen (17) parking spaces shall be provided.

In 2006, the 3 original structures were demolished and the site was redeveloped with a 9,497 square foot office building for Subway Corporate Offices, per permit no. 2005-2076.

**D. Existing Use:** Vacant

**E. Proposed Uses:** Drive-Thru Restaurant (Coffee)

**F. Future Land Use:** Community Redevelopment District (CRD)

G. **Zoning District:** General Commercial (B-1)

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

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

J. **Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	B-1	CRD	I-HOP and Moe's Southwest Grill
<b>South</b>	B-1	CRD	Vacant Commercial Building
<b>East</b>	B-1	CRD	Commercial Plaza
<b>West</b>	B-1	CRD	Subway Restaurant

### III. APPLICABLE CRITERIA / CONSIDERATIONS

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

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

*It is the purpose of this category to depict those areas of the City that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan therefor.*

2. **Key Standards:**

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

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

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

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

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

3. **Relevant Policies:**

**POLICY LU.1.8.5**

*Conditional uses authorized by the City Council and the Community Redevelopment Agency shall be consistent with the Comprehensive Plan.*

**OBJECTIVE LU.1.12**

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

- a. *Encourage development that is compatible with the natural environment and the overall vision of the community;*

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

**POLICY LU.1.15.1**

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

**POLICY LU.1.15.5**

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

**POLICY SW.1.8.1**

*All dumpsters in the City shall continue to be screened.*

**4. Staff Analysis:**

The proposed CPUD would encourage development that is compatible with the surrounding environment and the overall vision of the community. The proposed CPUD is located near a major intersection of 49<sup>th</sup> Street N and Park Blvd, which are both arterial roads.

The applicant is proposing appropriate landscaping to assist with buffering the dumpster and the property from the street. The proposed dumpster will not be enclosed with a solid fence, per code, but will be screened with landscaping.

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

**B. Zoning District / Land Development Code Standards:**

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

*The "B-1" General Commercial District is established to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a general commercial environment with supportive medium density residential. This district is intended for a wide variety of consumer-oriented commercial uses and activities located in proximity to major thoroughfares and to residential concentrations, together with accessory uses and public facilities customary to or required for such an environment.*

*This district is appropriate for areas designated on the Official Land Use Plan Map as either Residential Medium (RM), Residential/Office/Retail (R/O/R), Residential/Office General (R/OG), Commercial General (CG), Commercial Recreation (CR), Resort Facilities High (RFH) or Community Redevelopment District (CRD).*

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

- (A) *A creative approach may be taken for the development of large tracts of land and the redevelopment of older, smaller areas.*

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

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

## **2. Key Standards:**

### **SECTION 18-1520. - "B-1" GENERAL COMMERCIAL DISTRICT**

#### **Sec. 18-1520.4. - DIMENSIONAL AND AREA REGULATIONS.**

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

- 1. Lot Area: Fifteen thousand (15,000) square feet.
- 2. Lot Width: One hundred (100) feet.
- 3. Lot Depth: One hundred fifty (150) feet.
- 4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to September 26, 1963 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

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

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

##### **(C) MAXIMUM LOT COVERAGE.** Seventy-five (75) percent.

##### **(E) MAXIMUM BUILDING HEIGHT.** Height fifty (50) feet excluding mechanical and or elevator penthouse (additional height may be granted as a conditional use).

##### **(F) MINIMUM BUILDING SEPARATION.** See Section 18-1530.17, "Minimum Building Separation."

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

- 1. Nonresidential Uses:
  - (d) Forty-five hundredths (0.45) in CRD.

### **SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT**

#### **Sec. 18-1529.9. - COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD).**

- (B) LOCATION. The CPUD overlay shall only be assigned to those areas zoned "GO", "B-1", "CH", MXD, or TC on the Official Zoning Map except where the predominant planned use is residential, the RPUD overlay shall be assigned.
- (C) CHARACTER OF SITE. Any CPUD site shall be suitable for development in the manner proposed without undue hazards to persons or property, on or off the tract, from probability of flooding, wind and water erosion, subsidence, or slipping of the soil, or subsidence of buildings, or other structures or facilities. Condition of soil, ground water level, drainage and topography shall be appropriate to both kind and pattern of use intended. Based on recognized engineering principles the City Engineer may require load bearing tests. The site shall also contain sufficient width and depth to accommodate its proposed use and design.
- (D) USES PERMITTED. The uses permitted in CPUD districts shall be limited to those "permitted" or "conditional uses" allowed by the underlying zoning existing on the subject property at the time of

application to rezone to CPUD. Conditional uses shall adhere to the applicable provisions of Section 18-1531 of this Article.

**(E) DIMENSIONAL REGULATIONS.**

1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulation guidelines.
2. Should the established regulations be inappropriate for non-traditional lot layout or site design, the following guidelines are established.
  - (a) No minimum lot size or structural setbacks. However, in reviewing the proposed Master Plan, City Council shall consider the following criteria: Character of the immediately surrounding development; size of the parcel, configuration and natural features of the land to be developed, traffic impacts, configuration and natural features of the land to be developed, and nature of the proposed development.
  - (b) Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.

**(F) OUTDOOR STORAGE.** Outdoor storage facilities are prohibited in a CPUD. This provision shall not be construed to exclude the outdoor display and sale of new or used automotive vehicles for sale or rent, or the incidental display of goods or chattels for sale or rent by an establishment having activities that occur principally within a building.

**SECTION 18-1531. - CONDITIONAL USE REGULATIONS**

**Sec. 18-1531.6. - REVIEW CRITERIA.**

- (A) In granting an application for a conditional use, the City shall find that such approval will not adversely affect the public interest, and shall consider the compatibility criteria listed in Paragraph (C), below, in their decision.
- (B) In evaluating an application for conditional use, the presence of nonconforming uses or buildings, substandard property maintenance, or substandard conditions in the neighborhood shall not be used to justify the granting of a conditional use. Additionally, the cumulative impact of the proposed use in proximity to a similar existing use shall be considered, as shall the scale, placement, orientation, design, appearance, and intensity of the conditional use and improvements to be associated with the conditional use, as applicable.

**(C) COMPATIBILITY REVIEW CRITERIA.**

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

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

70. Restaurants, Drive-In/Drive Thru.

- (a) Review by the Planning and Zoning Commission and approval by City Council.
- (b) Minimum lot area of fifteen thousand (15,000) square feet.

- (c) *Frontage on an arterial or arterial frontage street. Access plans shall be approved by the Traffic Division Director.*
- (d) *Minimum setback of thirty (30) feet to any side property line, or twenty-five (25) feet to any rear property line.*
- (e) *The operation of the drive-in/drive-thru facility when abutting or functionally abutting a residential zoning district shall be limited to the period from 7:00 a.m. to 11:00 p.m.*

**SECTION 18-1532. - OFF-STREET PARKING AND LOADING REGULATIONS**

**Sec. 18-1532.7. - VEHICULAR STACKING SPACES AND DRIVE-THRU LANES.**

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

**Sec. 18-1532.9. - MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS.**

**(B) COMMERCIAL/BUSINESS USES.**

- 31. *Restaurant, Drive-Thru: One (1) per three (3) seats, or one (1) per hundred (100) SF of GFA; whichever results in a greater parking requirement.*

**3. Staff Analysis:**

The Applicant has requested a Commercial Planned Unit Development (CPUD) overlay with the existing underlying General Commercial (B-1) Zoning. The applicant is proposing to develop an approximately 664 square foot drive-thru restaurant, which is a conditional use within the B-1 Zoning District. The development is being proposed as a CPUD in order to request relief from landscaping, parking, and setback requirements.

The applicant has proposed to reduce parking on the site to 4 spaces, which is less than the 7 spaces required, in order to provide additional greenspace and to meet the drive-thru and stacking requirements for the proposed use.

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

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

The application was discussed at the October 18, 2022 PARC meeting by all relevant departments/divisions. Staff had the following comments:

- A Lot Line Adjustment is required to combine the 2 platted lots.

**IV. SUMMARY**

**A. Findings:**

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


- 1. The proposed Commercial PUD is consistent with the intent of the Land Development Code;
- 2. The request to reduce the required number of parking spaces and decrease setbacks would allow for appropriate traffic flow on site;

3. The proposed drive-thru restaurant meets most of the Conditional Use criteria; and
4. The request is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan and the CRA Plan.

**B. Staff Recommendation:**

Consistent with the above findings, staff recommends **APPROVAL** of case numbers PUD-0922-00020 and CU-1023-00001, with the following condition:

- Complete a Lot Line Adjustment (LLA) to combine the 2 platted lots.

  
Erica Lindquist, AICP, CFM  
Planning & Development Services Director

  
Date

  
Nick A. Colonna, AICP  
Assistant Community Development Administrator

  
Date

**V. ACTION**

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

**A. RECOMMEND APPROVAL**

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

- Complete a Lot Line Adjustment (LLA) to combine the 2 platted lots.

**C. RECOMMEND DENIAL**

...of a Commercial Planned Unit Development (CPUD) overlay to develop an approximately 664 square foot drive-thru restaurant, with a reduction in required parking, landscaping, and setbacks, and a Conditional Use approval for a "Restaurants, Drive Thru" with a waiver to conditional use criteria that restricts minimum lot area and minimum building setbacks.

**VI. ATTACHMENTS**

**Exhibit A:** Affidavit of Ownership with Legal Description  
**Exhibit B:** Master Plan  
**Exhibit C:** Landscape Plan  
**Exhibit D:** Architecture Elevation Rendering  
**Exhibit E:** Survey  
**Exhibit F:** Narrative Summary  
**Exhibit G:** Aerial Map  
**Exhibit H:** Land Use Map  
**Exhibit I:** Zoning Map  
**Exhibit J:** Flood Insurance Rate Map  
**Exhibit K:** Site Photos



## **ADDENDUM**

**Case Number:** PUD-0922-00020 and CU-1023-00001

### **PLANNING AND ZONING COMMISSION**

On January 5, 2023, the Planning & Zoning Commission **RECOMMENDED APPROVAL** of case numbers PUD-0922-00020 and CU-1023-00001, with the following condition:

- A Lot Line Adjustment is required to combine the 2 platted lots.

### **V. ACTION**

#### **CITY COUNCIL– MOVE TO:**

##### **A. APPROVE.**

##### **B. APPROVE WITH CONDITIONS:**

- A Lot Line Adjustment is required to combine the 2 platted lots.

##### **C. DENY.**

...a Commercial Planned Unit Development (CPUD) overlay to develop a drive-thru restaurant, with a reduction in required parking, landscaping, and setbacks, and a Conditional Use approval for “Restaurants, Drive-Thru” with a waiver to conditional use criteria that restricts minimum lot area and minimum building setbacks.

**CITY OF PINELLAS PARK**  
**AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Tampa Bay Land Holdings Inc

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

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

ADDRESS OR GENERAL LOCATION:

South side of Park Blvd approx 150-ft east of 47th Street N.

LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)  
Lots 9 and 10, less that part lying within 50 feet of the survey line of state road 694, as described in deed book 1578, page 71, Block L, Boulevard Park, according to the plat thereof recorded in plat book 7, page 21, of the public records of Pinellas County, Florida.

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):

Application for a Conditional Use Permit (CUP) and associated site applications for an approximate  
664 sq. ft. drive-thru only coffee kiosk and associated site improvements.

3. That the undersigned (has / have) appointed and (does / do) appoint John J Stoeckel, P.E; as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

MJ Stokes Consulting, LLC

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.

[Signature]  
SIGNED (PROPERTY OWNER 1)

\_\_\_\_\_  
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Volusia

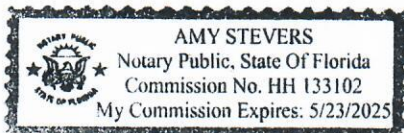
The foregoing instrument was acknowledged before me by means of  
☒ physical presence or ☐ online notarization, this 7<sup>th</sup> day  
of September, 20 22.

By Amy Stevers LCAM, who is  
(Name of person acknowledging and title of position)

personally known to me or who has produced

Known Person as identification and who DID / DID NOT  
(Type of identification) take an oath.

Notary Public, Commission No. HH 133102



(SEAL ABOVE)





P.O. Box 22821  
Tampa, FL 33622  
P: 813.724.4199

[info@mjstokesconsulting.com](mailto:info@mjstokesconsulting.com)

September 26, 2022

Pinellas Park Scooters Coffee (#1662)

MJS No. 22-2601

Application Documents – Legal Description

The below legal description was taken from a survey entitled “Boundary and Topographic Survey 2 Parcels on Park Boulevard Pinellas Park” prepared by Deuel and Associates, dated July 11, 2022.

**SURVEYOR’S DESCRIPTION:**

Lots 9 and 10, less that part lying within 50 feet of the survey line of State Road 694, as described in Deed Book 1578, Page 71, Block 1, Boulevard Park, according to the plat thereof recorded in Plat Book 7, Page 21, of the Public Records of Pinellas County, Florida.

**2022 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# J10727

**Entity Name:** TAMPA BAY LAND HOLDINGS, INC.

**Current Principal Place of Business:**

4905 34TH STREET SOUTH  
UNIT 4500  
ST. PETERSBURG, FL 33711

**Current Mailing Address:**

4905 34TH STREET SOUTH  
UNIT 4500  
ST. PETERSBURG, FL 33711 US

**FEI Number:** 59-2664026

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

BLALOCK WALTERS, P.A.  
802 11TH STREET WEST  
BRADENTON, FL 34205 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** MICHAEL J LASALLA

04/06/2022

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title PD  
Name LASALLA, MICHAEL J.  
Address 4905 34TH STREET SOUTH  
UNIT 4500  
City-State-Zip: ST. PETERSBURG FL 33711

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** MICHAEL J LASALLA

PD

04/06/2022

Electronic Signature of Signing Officer/Director Detail

Date

09/30/2020  
9/28/2020

16:25 Blalock Walters

Division of Corporations

FAX 817-2093

P.001/006

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H20000336413 3)))



H200003364133ABCW

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.**  
Doing so will generate another cover sheet.

To:

Division of Corporations  
Fax Number : (850)617-6380

From:

Account Name : BLALOCK, WALTERS, HELD & JOHNSON, P.A.  
Account Number : 076666003611  
Phone : (941)748-0100  
Fax Number : (941)745-2093

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: \_\_\_\_\_

**COR AMND/RESTATE/CORRECT OR O/D RESIGN  
SUBWAY DEVELOPMENT OF TAMPA BAY, INC.**

Certificate of Status	0
Certified Copy	0
Page Count	06
Estimated Charge	\$35.00

Electronic Filing Menu

Corporate Filing Menu

Help

DocuSign Envelope ID: 2E6DC01C-1812-48B8-B7C9-DC1963167478

COVER LETTERTO: Amendment Section  
Division of CorporationsNAME OF CORPORATION: SUBWAY DEVELOPMENT OF TAMPA BAY, INC.DOCUMENT NUMBER: J10727The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Michael FarrName of Contact PersonBlalock Walters, P.A.Firm/ Company802 11th Street WestAddressBradenton, FL 34205City/ State and Zip CodeEPennington@blalockwalters.comE-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Michael Farrat ( 941 )241-9304Name of Contact PersonArea Code & Daytime Telephone Number

Enclosed is a check for the following amount made payable to the Florida Department of State:

☒ \$35 Filing Fee☐ \$43.75 Filing Fee &  
Certificate of Status☐ \$43.75 Filing Fee &  
Certified Copy  
(Additional copy is  
enclosed)☐ \$52.50 Filing Fee  
Certificate of Status  
Certified Copy  
(Additional Copy  
is enclosed)Mailing AddressAmendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314Street AddressAmendment Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

DocuSign Envelope ID: 2E6DC01C-1812-48B8-B7C9-DC1963167478

Articles of Amendment  
to  
Articles of Incorporation  
of

SUBWAY DEVELOPMENT OF TAMPA BAY, INC.

(Name of Corporation as currently filed with the Florida Dept. of State)

J10727

(Document Number of Corporation (if known))

Pursuant to the provisions of section 607.1006, Florida Statutes, this *Florida Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

**A. If amending name, enter the new name of the corporation:**

TAMPA BAY LAND HOLDINGS, INC.

*The new name must be distinguishable and contain the word "corporation," "company," or "incorporated" or the abbreviation "Corp.," "Inc.," or "Co.," or the designation "Corp.," "Inc.," or "Co." A professional corporation name must contain the word "chartered," "professional association," or the abbreviation "P.A."*

**B. Enter new principal office address, if applicable:**  
(Principal office address MUST BE A STREET ADDRESS)

802 11th Street West

Bradenton, FL 34205

**C. Enter new mailing address, if applicable:**  
(Mailing address MAY BE A POST OFFICE BOX)

802 11th Street West

Bradenton, FL 34205

**D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:**

Name of New Registered Agent Blalock Walters, P.A.

802 11th Street West

(Florida street address)

New Registered Office Address: Bradenton, Florida 34205  
(City) (Zip Code)

**New Registered Agent's Signature, if changing Registered Agent:**

*I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.*

DocuSigned by:

Jennifer Schumbri

Signature of New Registered Agent, if changing

**Check if applicable**

☐ The amendment(s) is/are being filed pursuant to s. 607.0120 (11) (c), F.S.

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If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

X Change                      PT      John Doe

X Remove                     V       Mike Jones

X Add                         SV      Sally Smith

Type of Action (Check One)	Title	Name	Address
1) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____
2) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____
3) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____
4) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____
5) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____
6) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____

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**E. If amending or adding additional Articles, enter change(s) here:**

(Attach additional sheets, if necessary). (Be specific)

**F. If an amendment provides for an exchange, reclassification, or cancellation of issued shares, provisions for implementing the amendment if not contained in the amendment itself:**

(if not applicable, indicate N/A).

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The date of each amendment(s) adoption: \_\_\_\_\_, if other than the date this document was signed.

Effective date if applicable: \_\_\_\_\_  
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) (CHECK ONE)

- ☒ The amendment(s) was/were adopted by the incorporators, or board of directors without shareholder action and shareholder action was not required.
- ☐ The amendment(s) was/were adopted by the shareholders. The number of votes cast for the amendment(s) by the shareholders was/were sufficient for approval.
- ☐ The amendment(s) was/were approved by the shareholders through voting groups. The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):

"The number of votes cast for the amendment(s) was/were sufficient for approval  
by \_\_\_\_\_."  
(voting group)

Dated 9/29/20

Signature

DocuSigned by:

Michael LaSalla

EC325D3602A14C1

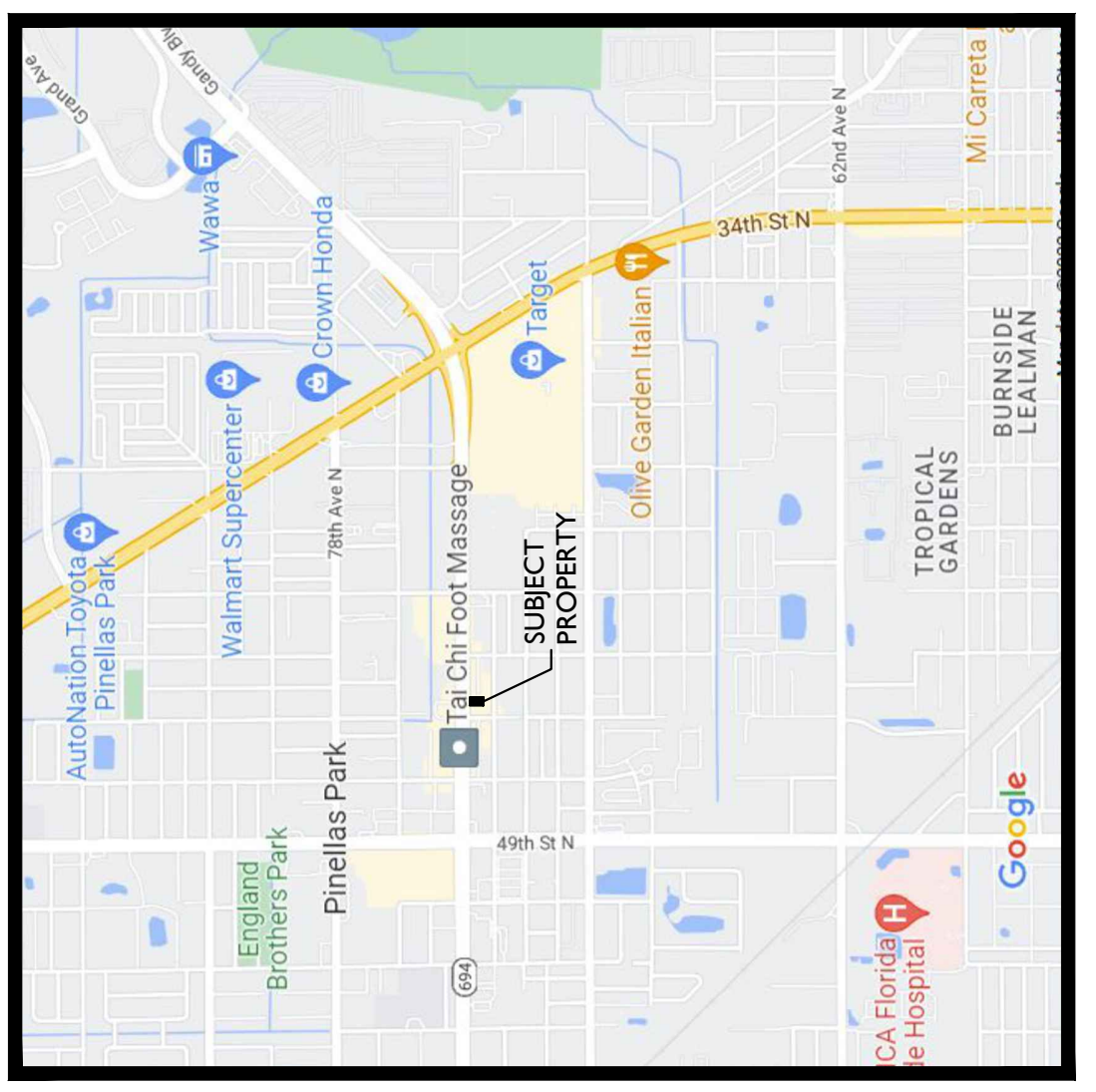
(By a director, president or other officer – if directors or officers have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Michael LaSalla

(Typed or printed name of person signing)

President

(Title of person signing)



VICINITY MAP  
SCALE: 1" = 200'

**OWNER:**  
TAMPA BAY LAND HOLDINGS, INC.  
4905 34TH STREET S, BOX 4500  
ST PETERSBURG, FL 33711

**APPLICANT:**  
BEAN THERE DONE THAT, LLC  
1806 BAYOU GRANDE BLVD  
ST. PETERSBURG, FL 33703

**PARCEL INFORMATION:**

- PARCEL ID: 27-30-16-10494-012-0090 & 27-30-16-10494-012-0100
- SITE AREA: 40.23 ACRES (10,042 SQ. FT.)
- PHYSICAL ADDRESS: PENDING
- ZONING: B-1 (GENERAL COMMERCIAL)
- LAND USE: CRD (COMMUNITY REDEVELOPMENT DISTRICT)
- EXISTING USE: COMMERCIAL VACANT LAND
- PROPOSED USE: DRIVE-THRU ONLY RESTAURANT

**LEGAL DESCRIPTION:**

LOTS 9 AND 10, LESS THAT PART LYING WITHIN 50 FEET OF THE SURVEY LINE OF STATE ROAD 694, AS DESCRIBED IN DEED BOOK 1578, PAGE 71, BLOCK L, BOULEVARD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 21, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**ZONING TABLE:**

LOT AREA	REQUIRED	PROVIDED
15,000 SQ. FT.	100	10,042 SQ. FT. (40.23 ACRES)
LOT WIDTH (FT)	100	92.0
LOT DEPTH (FT)	150	109.15
FRONT YARD SETBACK - PARK BLVD N (FT)	20	27.0
REAR YARD SETBACK - ALLEY (FT)	25	43.8
SIDE YARD SETBACK - EAST (FT)	30	24.5
SIDE YARD SETBACK - WEST (FT)	30	47.5
BUILDING HEIGHT (FT)	50	20'-6" (1-STORY)
FLOOR AREA RATIO (FAR)	0.45	0.066 (664/10,042)
MAXIMUM LOT COVERAGE %	75%	77.9 % (7,822/10,042)

**PARKING SCHEDULE**

PARKING REQUIRED (SECTION 18-1532.9(A)(30))

RESTAURANT, DRIVE-THRU: ONE (1) PER THREE (3) SEATS, OR ONE (1) PER HUNDRED (100) SF OF GFA; WHICHEVER RESULTS IN A GREATER PARKING REQUIREMENT.

DRIVE-THRU ONLY RESTAURANT (NO SEATING) TOTAL REQUIRED = 7 SPACES

HANDICAP SPACES REQUIRED = 1 SPACE

TOTAL SPACES REQUIRED = 7 SPACES

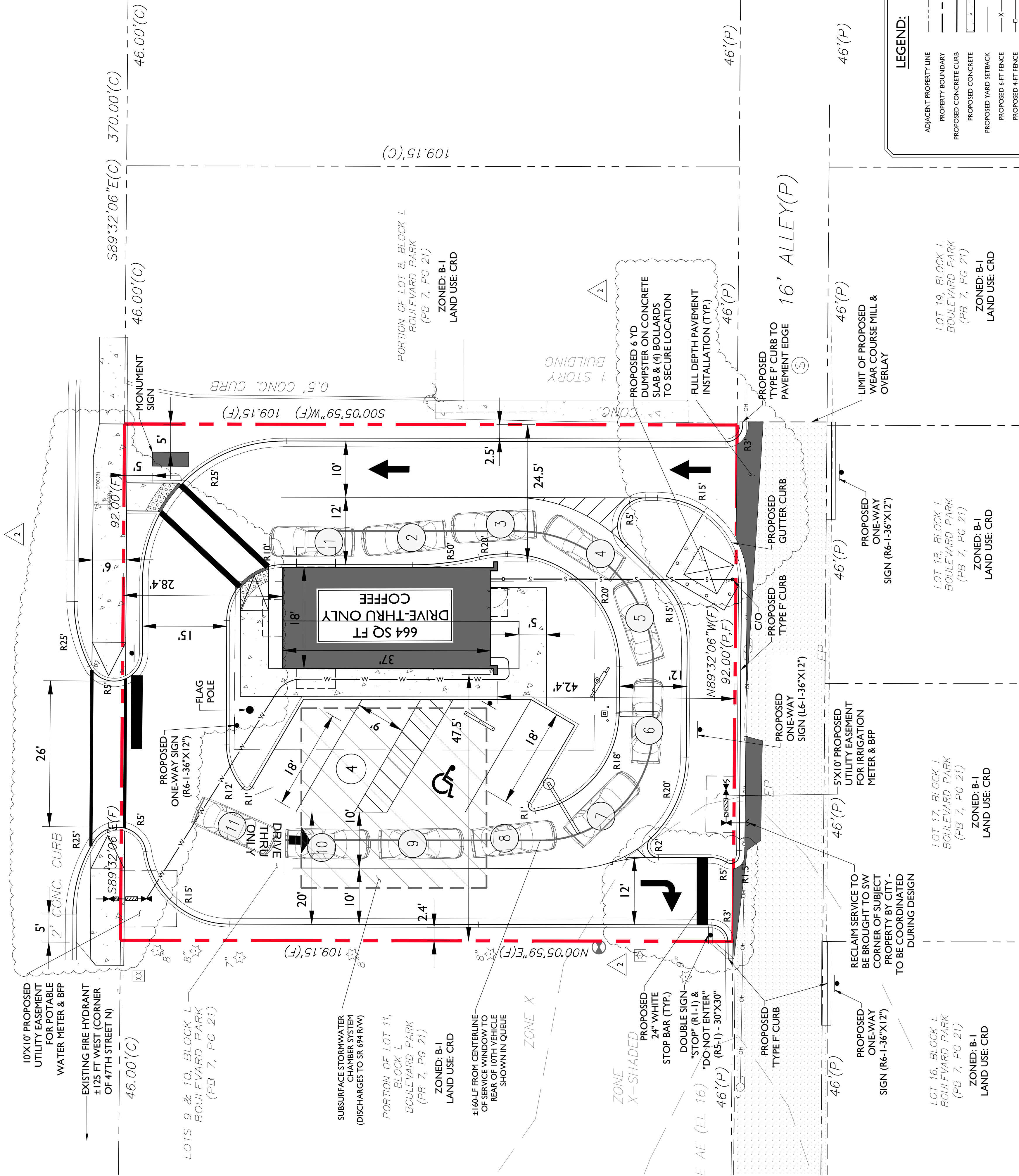
**PARKING PROVIDED**

REGULAR SPACES (9'x18') = 3  
COMPACT SPACES (6'x16') = 1  
TOTAL = 4

**GENERAL NOTES:**

1. BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 2 PARCELS ON PARK BOULEVARD PINELLAS PARK", PREPARED FOR BEAN THERE DONE THAT, LLC, PREPARED BY DEUEL & ASSOCIATES, DATED JULY 11, 2022.
2. THE HORIZONTAL AND VERTICAL DATUM (NAD83) ARE PER ABOVE REFERENCED SURVEY.
3. THE SUBSURFACE/GEOTECHNICAL INFORMATION UTILIZED FOR DESIGN WAS TAKEN FROM A REPORT ENTITLED "REPORT OF GEOTECHNICAL EXPLORATION PROPOSED SCOOTERS COFFEE 4672 PARK BLVD N PINELLAS PARK FLORIDA 33781" PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC, DATED AUGUST 25, 2022.
4. ACCORDING TO THE FLOOD INSURANCE MAP FOR CITY OF PINELLAS PARK, FLORIDA, COMMUNITY PANEL 120251, MAP PANEL NUMBER 12103C0204H, EFFECTIVE DATE AUGUST 18, 2009, THE SUBJECT PARCEL IS LOCATED WITHIN SFHA ZONE 'X' AND 'X'-SHADED.
5. ALL TRAFFIC SIGNAGE, INCLUDING BUT NOT LIMITED TO, "STOP", "DO NOT ENTER", AND "ONE-WAY" SIGNS SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS.

PARK BOULEVARD/74TH AVE N  
AKA STATE ROAD NO. 694 (F)  
PARK BOULEVARD(P)  
100' RIGHT-OF-WAY(PCPAQ)



**LEGEND:**

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 4FT FENCE
- PROPOSED 4FT FENCE
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT
- FULL DEPTH ASPHALT
- MILL & OVERLAY WEAR COURSE

**TREE LEGEND:**

- 10" O = TREE LOCATION & SIZE
- LO = LIVE OAK
- CP = CABBAGE PALM
- LAO = LAUREL OAK

**MJ STOKES CONSULTING**

P.O. BOX 22821  
TAMPA, FL 33622  
813.724.4199  
INFO@MJSTOKESCONSULTING.COM

FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS		DESCRIPTION
02	11/28/22	REVISED PER FOOT ACCESS & CITY STAFF COMMENTS
01	11/03/22	REVISED PER CITY STAFF COMMENTS & DISCUSSION
JJS		
JJS		
BY		

**Sunshine811**

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.  
Check positive response codes before you dig!

**JOHN J. STOECKEL**  
FLORIDA PROFESSIONAL ENGINEER  
LICENSE NO. 80758

PROJECT NAME:  
**PINELLAS PARK  
SCOOTERS COFFEE (#1622)**  
FOR

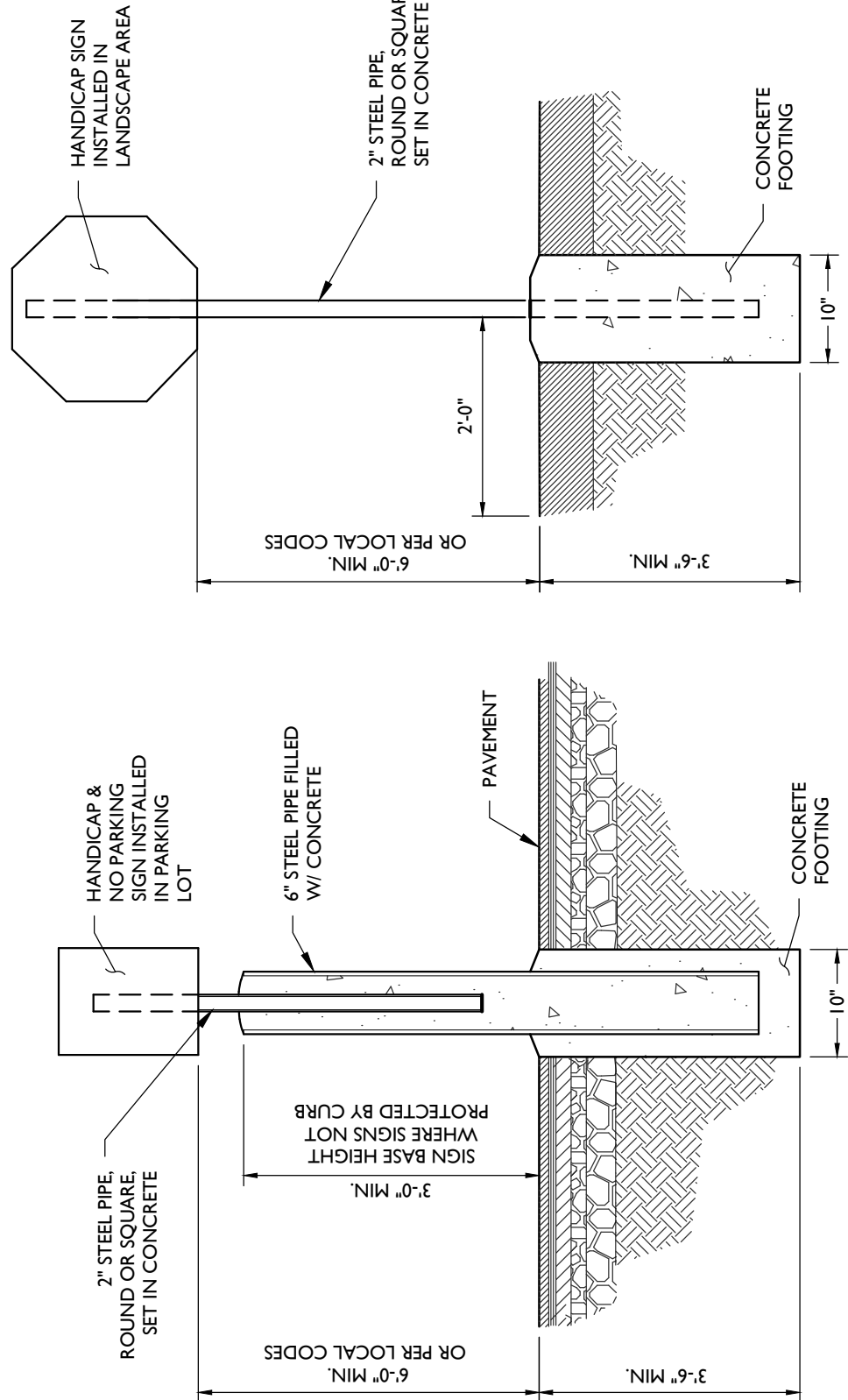
**BEAN THERE DONE  
THAT, LLC**

CITY OF PINELLAS PARK  
PINELLAS COUNTY, FLORIDA  
SHEET TITLE

**PLANNED  
DEVELOPMENT (PUD)  
SITE PLAN**

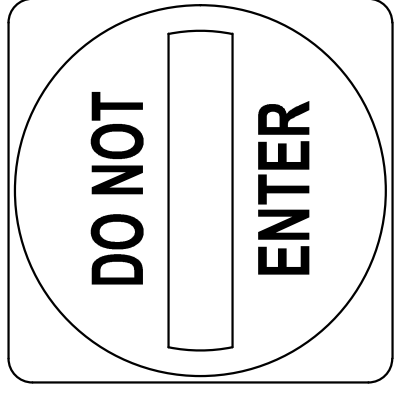
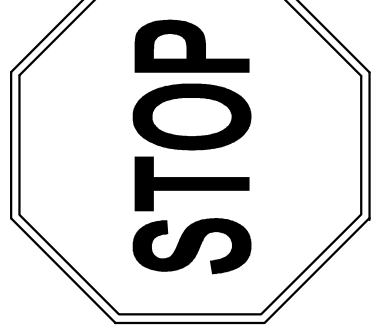
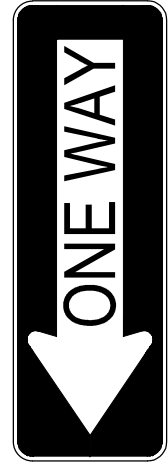
PROJECT NO: 22-2601  
CHECKED BY: JJS  
VERTICAL DATUM: NAVD 1988  
DATE: SEPTEMBER 26, 2022  
SHEET NUMBER

**C-001**



SIGN POST IN BOLLARD DETAIL  
N.T.S.

STANDARD SIGN POST DETAIL  
N.T.S.



R6-1R  
(36"X12")

R1-1  
(30"X30")

R5-1  
(24"X24")

SIGN LEGEND

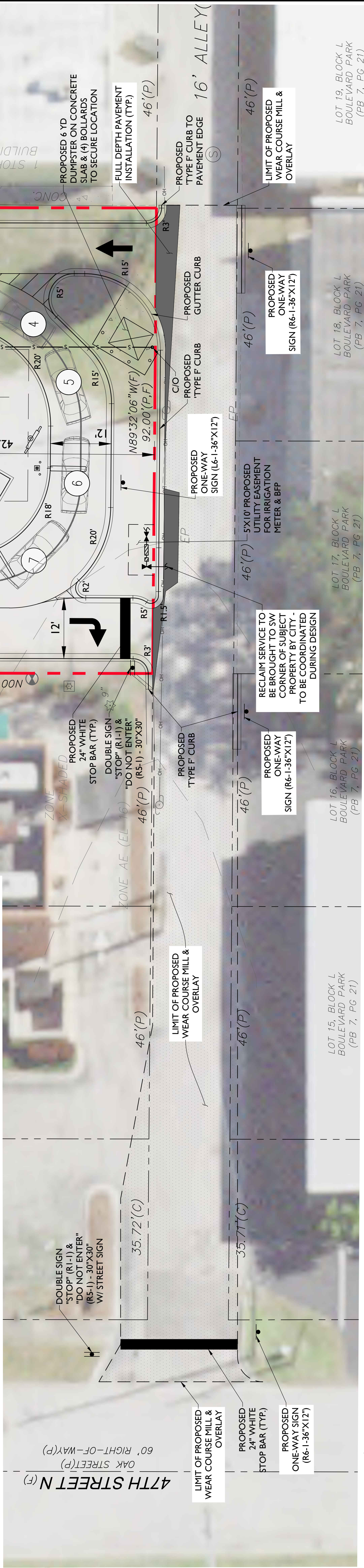
(SEE MUTCD FOR SPECIFICATIONS; SIGNS SHOWN FOR REFERENCE ONLY)

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY 2 PARCELS ON PARK BOULEVARD PINELLAS PARK", PREPARED FOR BEAN THERE DONE THAT, LLC, PREPARED BY DEUEL & ASSOCIATES, DATED JULY 11, 2022.
- THE HORIZONTAL AND VERTICAL DATUM (NAVDS88) ARE PER ABOVE REFERENCED SURVEY.
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- ACCORDING TO THE FLOOD INSURANCE MAP FOR CITY OF PINELLAS PARK, FLORIDA, COMMUNITY PANEL 120251, MAP PANEL NUMBER 12103C0204H, EFFECTIVE DATE AUGUST 18, 2009, THE SUBJECT PARCEL IS LOCATED WITHIN SFHA ZONE 'X' AND 'X-SHADED'.
- ALL TRAFFIC SIGNAGE, INCLUDING BUT NOT LIMITED TO, "STOP", "DO NOT ENTER", AND "ONEWAY" SIGNS SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS.

LEGEND:	
---	ADJACENT PROPERTY LINE
---	PROPERTY BOUNDARY
---	PROPOSED CONCRETE CURB
---	PROPOSED CONCRETE
---	PROPOSED YARD SETBACK
---	PROPOSED 6-FT FENCE
---	PROPOSED 4-FT FENCE
---	PROPOSED EASEMENT
---	PROPOSED TRAFFIC SIGN
---	PARKING SPACE COUNT
---	FULL DEPTH ASPHALT
---	MILL & OVERLAY WEAR COURSE

TREE LEGEND:	
10' O	= TREE LOCATION & SIZE
LO	= LIVE OAK
CP	= CABERGE PALM
LAO	= LAUREL OAK



SCALE 1" = 10'

MJSTOKES CONSULTING

FLORIDA BUSINESS REGISTRY NO. 34448  
P.O. BOX 22821  
TAMPA, FL 33622  
813.724.4199  
INFO@MJSTOKESCONSULTING.COM

REVISIONS	
REV	DATE
02	11/28/22
01	11/03/22
BY	JJS
BY	JJS
DESCRIPTION	REVISED PER PDOT ACCESS & CITY STAFF COMMENTS
DESCRIPTION	REVISED PER CITY STAFF COMMENTS & DISCUSSION

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

JOHN J. STOECKEL  
FLORIDA PROFESSIONAL ENGINEER  
LICENSE NO. 80758

PROJECT NAME  
PINELLAS PARK  
SCOOTERS COFFEE (#1622)  
FOR  
BEAN THERE DONE  
THAT, LLC

CITY OF PINELLAS PARK  
PINELLAS COUNTY, FLORIDA

SHEET TITLE  
PLANNED  
DEVELOPMENT (PUD)  
SITE PLAN

PROJECT NO: 22-2601  
CHECKED BY: JJS  
VERTICAL DATUM: NAVD 1988  
DATE: SEPTEMBER 26, 2022  
SHEET NUMBER

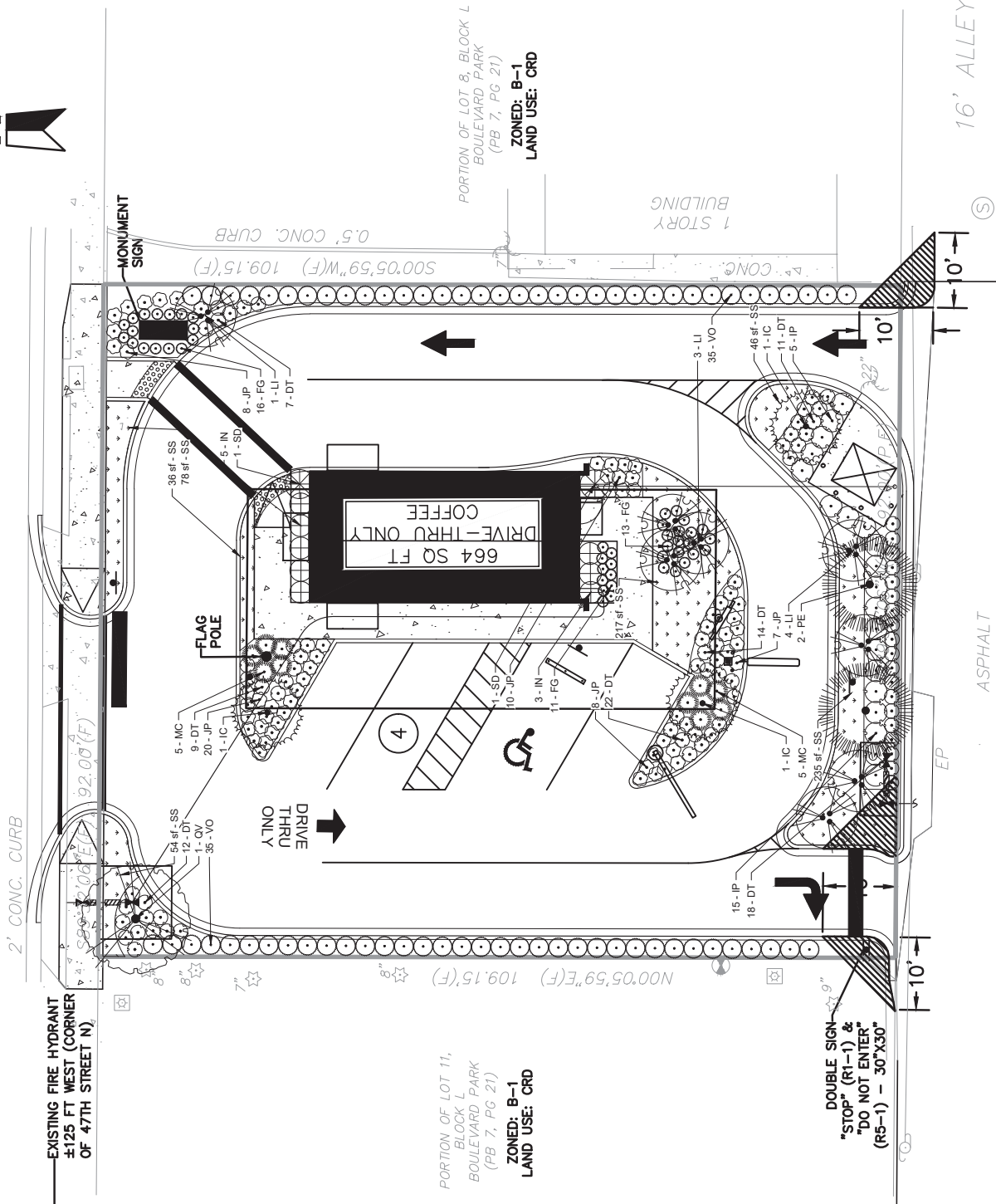
C-002

PARK BOULEVARD/74TH AVENUE

AKA STATE ROAD NO. 694 (F)

PARK BOULEVARD(P)

100' RIGHT-OF-WAY(PCPAO)

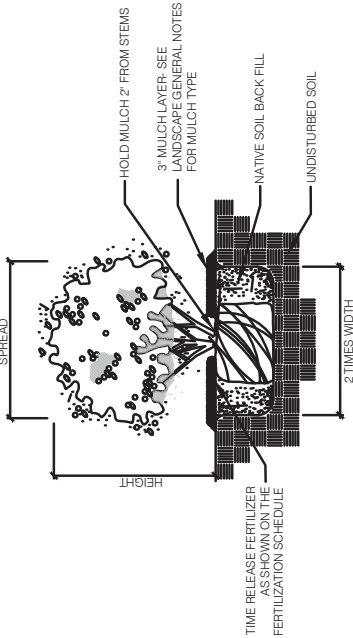


**GENERAL LANDSCAPE NOTES:**

1. All plant material to be Florida #1 or better quality, as specified in the current edition of the FDCS Grades and Standards for Nursery Stock.
2. Tree caliper measurements shall be taken at six (6) inches above natural grade. Measurements for trees over four (4) inches of caliper shall be taken at twelve (12) above natural grade. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
3. The Plant Material Schedule included with the Plans is provided only for the landscape contractor's convenience; it shall not be construed as to conflict or predominate over the Plans.
4. In the event of discrepancies in the quantities shown on the Plant Material Schedule/Bid Form and those shown on the Plans, the landscape contractor shall bid the quantity shown on the Plant Material Schedule/Bid Form and provide a note as to the quantity shown on the Plans.
5. If a conflict between the Plans and the Specifications exists, the Plans shall predominate and be considered the controlling document.
6. Landscape contractor shall provide documentation of plant variety when specified. Plants specified by Genus and Species alone shall not require documentation.
7. All materials shall be installed as specified on the Plans. If material and labor do not adhere to the Details and Specifications, they will be rejected by the Landscape Architect. Rejected materials will be replaced by the landscape contractor at no additional cost.
8. All necessary permits are to be provided by the installing contractor for work shown on the Plans (unless otherwise specifically stated in the Specifications or Bid Documents).
9. The landscape contractor shall be responsible for verification and protection of all underground and overhead utilities. Plant material shown on the Plans that conflict with the utilities shall be brought to the attention of the Landscape Architect prior to installation.

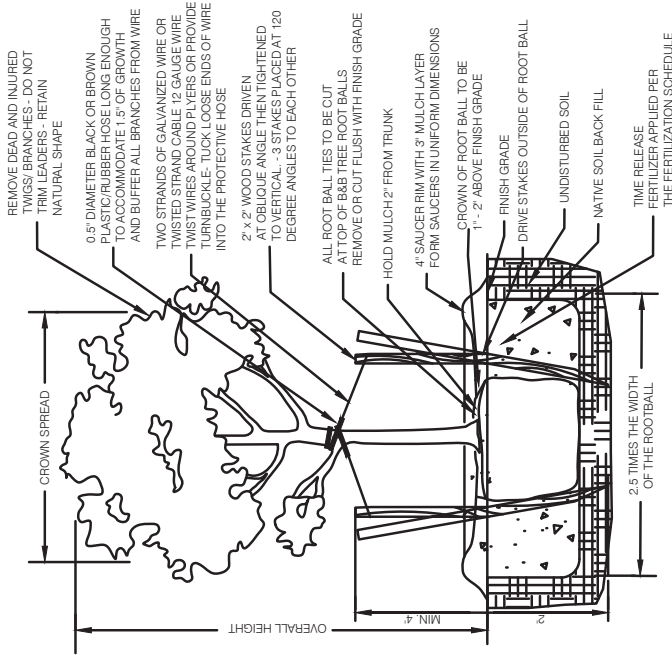
## SHRUB PLANTING DETAIL

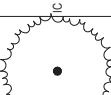
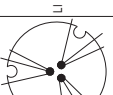











N.T.S.



SMALL TREE PLANTING DETAIL (< 3" CALIPER)

**N.T.S.**



PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL
	IC	3	ILEX CASSINE	DAHON HOLLY	2' CAL.	
	LI	8	LAGERSTROEMIA INDICA	GRAPE WIRTLE	2' CAL.	
	EL	2	PNUS ELLIOTTII	SLASH PINE	3' CAL.	
	OV	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3' CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL
	DT	81	DIANELLA TASHANICA	FLAX LILLY	1 GAL	24" o.c.
	FG	48	FIGUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND INDIAN LAUREL FIG	3 GAL	18" o.c.
	IP	20	ILICLIUM FLORIDANUM	FLORIDA ANISE	10 GAL.	36" o.c.
	IN	8	IXORA COCCINEA 'NORA GRANT'	NORA GRANT PINK IXORA	5 GAL.	36" o.c.
	JP	53	JUNIPERUS CHINENSIS 'PARSONII'	PARSON JUNIFER	1 GAL	24" o.c.
	MC	10	MUHLLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	36" o.c.
	SD	2	STRELTIZIA REGINAE 'DWARF'	DWARF BIRD OF PARADISE	15 GAL	48" o.c.
	VO	70	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	3 GAL	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL
	SS	666 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD	

Digitally signed by Thomas G Mead  
DN: cn=US, e=thomasgmead@gmail.com,  
cn=Thomas G Mead  
Reason: I attested to the  
accuracy and integrity of this  
document  
Date: 2022.12.07  
15:44:36 -0500

LANDSCAPE  
PLAN & DETAILS

PROJECT NO: 22-2601
CHECKED BY: JJS
VERTICAL DATUM: NAVD83
DATE: OCTOBER 7, 2024
SHEET NUMBER

**MJ STOKES CONSULTING**  
P.O. BOX 22821  
TAMPA, FL 33622  
813.724.4199  
INFO@MJSTOKESCONSULTING.COM  
FLORIDA BUSINESS REGISTRY NO. 34448

## REVISIONS

REV	DATE	DESCRIPTION	BY
			JJS
REVISIONS			

**Sunshine 811** 

Call 811 or visit [sunshine811.com](http://sunshine811.com) two full business days before digging to have buried facilities located and marked.

*Check positive response codes before you dig!*

REGISTERED LANDSCAPE ARCHITECT  
THOMAS MEAD  
LA 6667354  
— ★ —  
STATE OF FLORIDA

**THOMAS MEAD**  
REGISTERED LANDSCAPE ARCHITECT  
LICENSE NO. LA6667354

PROJECT NAME: PINELLAS PARK  
SCOOTERS COFFEE (#16222)  
FOR

CITY OF PINELLAS PARK  
PINELLAS COUNTY, FLORIDA  
SHEET TITLE

**SHEET TITLE**







P.O. Box 22821  
Tampa, FL 33622  
P: 813.724.4199

[info@mjestokesconsulting.com](mailto:info@mjestokesconsulting.com)

**PINELLAS PARK SCOOTERS COFFEE (#1622)  
NARRATIVE SUMMARY  
CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA  
MJ PROJECT No. 22-2601  
SEPTEMBER 2022**

The Applicant proposes to develop an approximate 664 sq. ft. free standing drive-thru only coffee kiosk branded “Scooters Coffee” on  $\pm 0.23$  acres with associated site amenities and improvements physically located on the south side of the 4600 block of Park Blvd (SR 694) bound to the west by an existing subway restaurant, east by an existing retail strip, north by Park Blvd, and south by a public alley, in the City of Pinellas Park, Pinellas County, Florida (Parcel ID 27-30-16-10494-012-0090 & 27-30-16-10494-012-0100). The subject parcel is currently vacant and approximately 50% of the parcel is or recently served as an overflow parking lot of crushed stone/pavement for the subway restaurant and the remainder of the site is pervious/vegetation. The proposed use complies with the existing zoning but is subject to a conditional use permit within the general commercial (B-1) zoning district. The project will require approvals from City of Pinellas Park, Southwest Florida Water Management District (SWFWMD) and Florida Department of Transportation (FDOT).

There is one primary ingress/egress proposed along the Park Blvd (SR 694) frontage, and secondary ingress/egress to the rear of the parcel along the public alley. Based on preliminary discussions with FDOT personnel, the proposed driveway will be located at the midpoint of the subject property and shall be constructed as an urban driveway access. The proposed development will propose a pedestrian connection from the building to the Park Blvd sidewalk system and also provide interior circulation.

Due to the legal and physical constraints associated to the subject property, a Planned Unit Development (PUD) application for a re-zone is being sought due to the significant list of waivers and deviations from the B-1 zoning district that are required, even for the relatively small scope of work associated to the 664 sq. ft. drive-thru only kiosk concept proposed. Deviation from code requirements have been minimized as much as practical as it relates to building setbacks, perimeter landscape buffers, and the proposed dumpster enclosure but for practical utilization of the property, remains necessary. These items are outlined in general below to support the site plan provided.

- Legal constraints requiring deviation include lot width, depth, and area requirements not met by the subject property as originally platted;
- Physical constraints lead to numerous waivers and deviations necessary based on practicality to preserve safe and necessary circulation and operation.
  - Minimum off-street parking and loading requirements are constrained by the 92x109-ft site – due to the unique use of the property being proposed the reduced spaces proposed satisfy the needs for normal operation as there are no customer seating options and parking only needs to satisfy employers during the peak operation shift.
  - Perimeter landscaping and building setbacks are also constrained due to operation needs and bypass lanes for emergency vehicles. The proposed development is seeking to provide required

landscaping components throughout the property to maximize compliance. It should be noted that the standard B-1 side yard setbacks can be met and both the front and rear setbacks comply but the requirements associated to the conditional use cannot be met due to the lack of lot width.

- The proposed dumpster enclosure has been developed to be accessed from the rear alley and has been positioned to be within the legal constraints of the subject property and allows the waste management vehicle to continue on its route with minimal maneuvering.
- A signage variance will be sought as the remaining non-impervious areas outside the vehicle use area (VUA) does not accommodate code requirements and as such falls under the geometric, physical constraints of the subject property.

From a drainage perspective, the existing parcel is a redevelopment site which has a slight increase in total impervious area and vehicle use area (VUA) which is within the thresholds of a SWFWMD exemption from an Environmental Resource Permit (ERP). Based on review of the City drainage code requirements, the subject property does however require providing required water quality volume and attenuation of increased runoff associated to development of the 10-yr, 1-hr storm. To comply with this attenuation requirement, the proposal includes an underground chamber system with shallow, traffic rated chambers but even utilizing the shallow design the site must be raised in the proximity of the building and system to accommodate the design and separation from groundwater.

FDOT also has jurisdiction for drainage that discharges to the Park Blvd right-of-way and as such runoff in the proposed condition must also be attenuated to FDOT requirements. The primary discharge of the subject property in the pre- and post-development condition will be to the rear, southwest corner of the property and the required storm events will be attenuated accordingly. The subject property lies outside of the 100-yr floodplain (SFHA 'X' zone) but an existing SFHA 'AE' flood zone does exist off site to the southwest of the property.

Utility Services will utilize existing infrastructure on and around the subject property. The proposed building will connect to an existing sanitary sewer main located to the south within the public alley and will utilize an existing stub if identified but do not believe one exists. Potable water will connect to an existing watermain in Park Blvd running along the southern side of the right-of-way. Coordinating with the utility department will further detail the connection during construction plan permitting. Irrigation service will be provided at the connection point for the potable service along Park Blvd.

We ask that you please review the enclosed submission.

# Aerial Map (Zoomed-in)

## Legend

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



Notes:

1: 564

47.0 0 23.51 47.0 Feet



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Aerial Map (Zoomed-Out)

- Legend
- Parcel Lines
- Redacted

Centerlines

Private Roads

Pinellas Park

Rights of Way

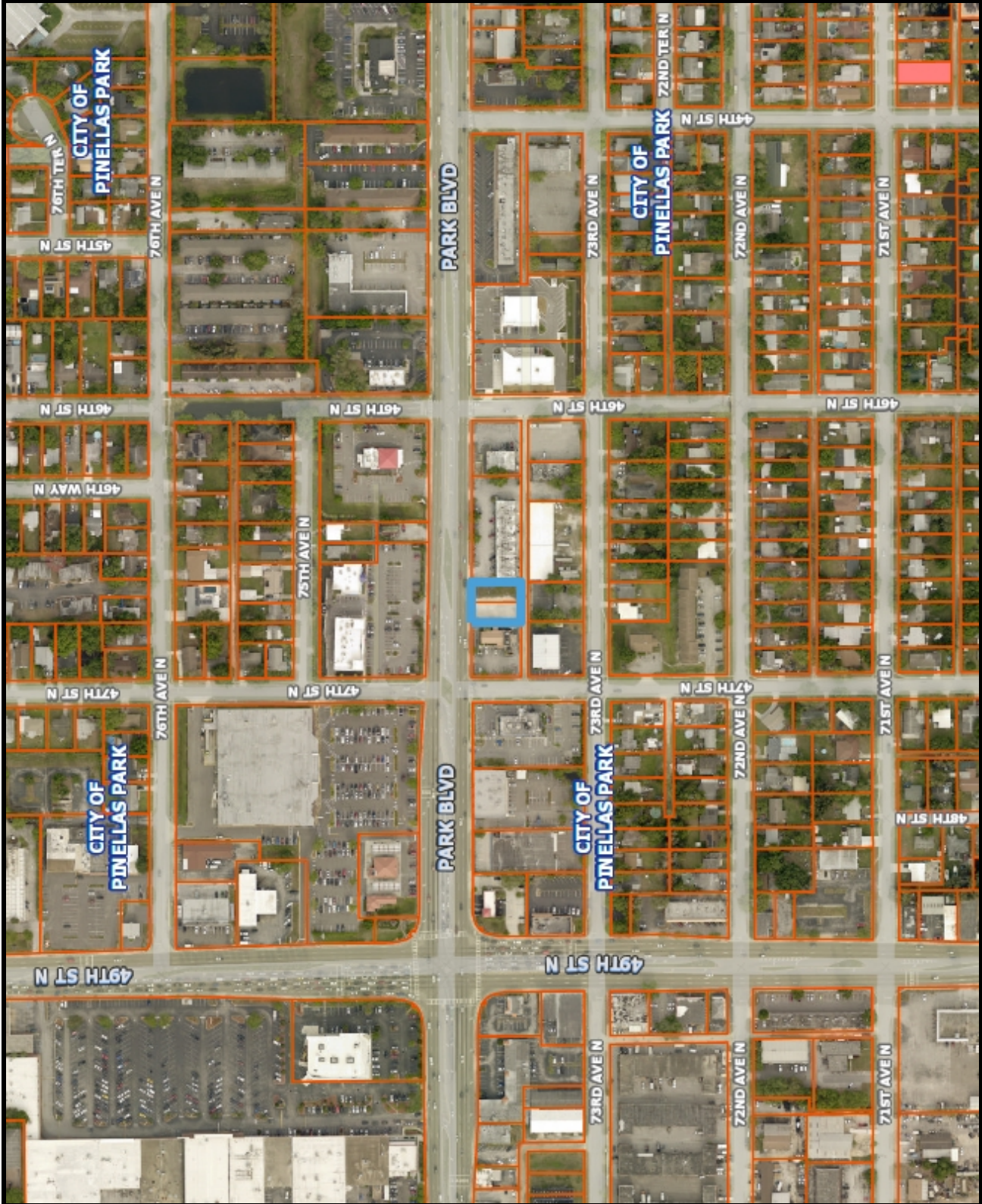
Holes

Fairways

Greens

Course

Unincorporated



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

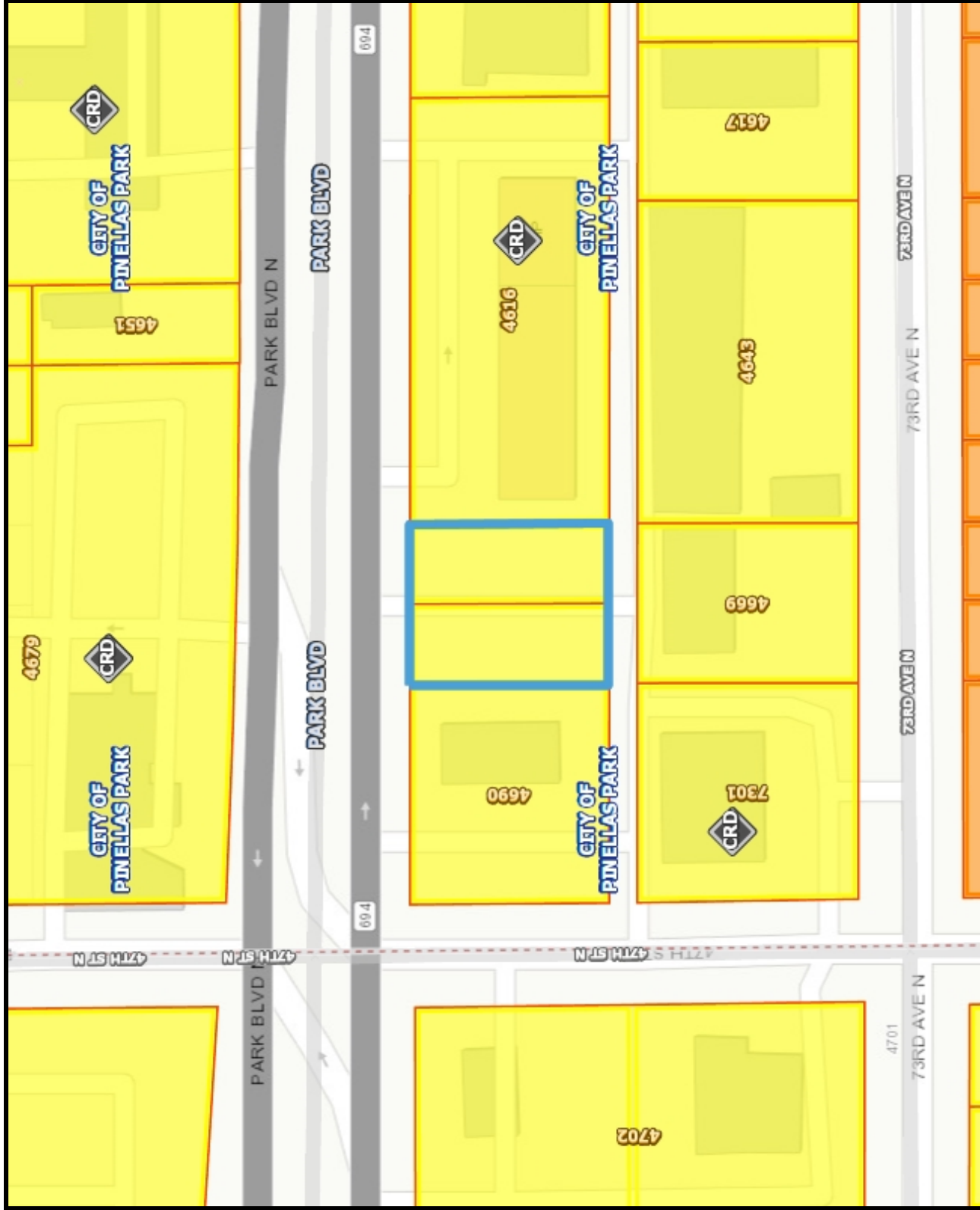
# Future Land Use Map

## Legend

- Master Address Points
- Parcel Lines

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

## Exhibit H - Future Land Use Map



Notes:

1: 1,128

94.0 Feet

47.02

0

94.0



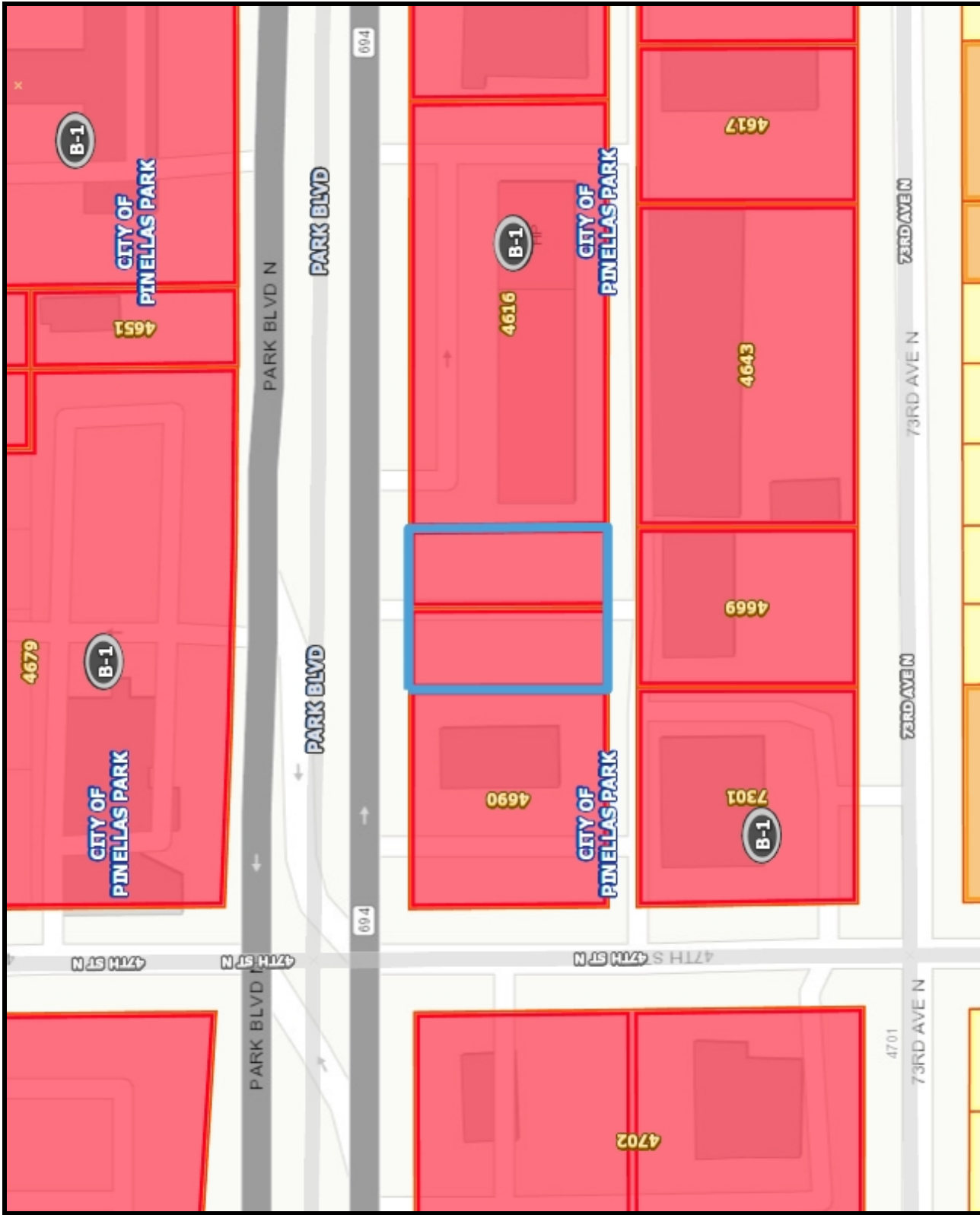
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

# Zoning Map

## Legend

Master Address Points  
Parcel Lines

- Redacted
- Centerlines
- Pinellas Park
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C1
- 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



Notes:



1: 1,128

94.0 Feet

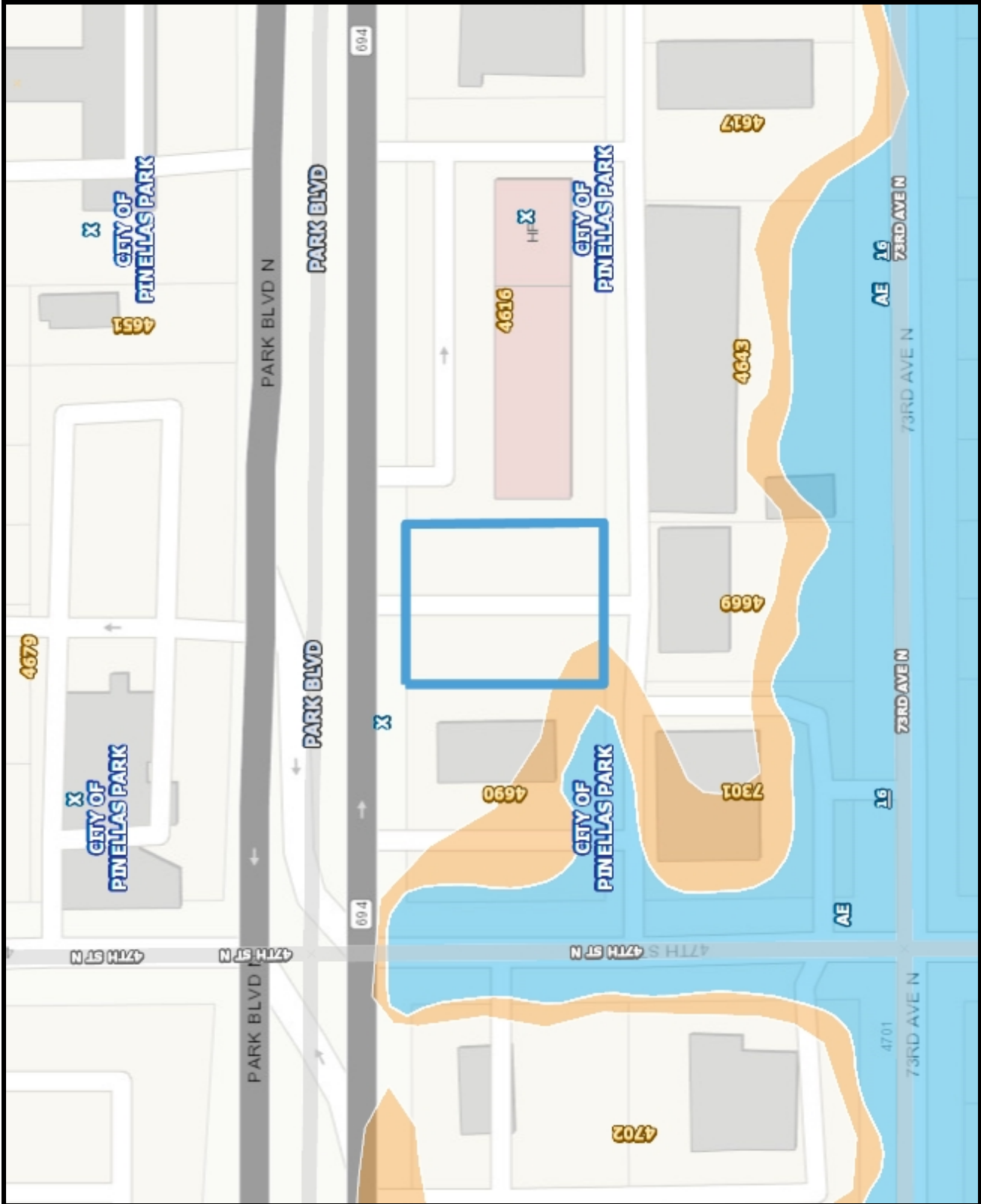


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# Flood Insurance Rate Map

## Legend

- Master Address Points
- Centerlines
- Pinellas Park
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
  - Bridge
  - Culvert
  - Weir
  - Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- 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 Combined Riverine and Coastal Flood Hazard in Combined Riverine and Coastal Zone (X)
  - 0.2% Annual Chance Flood Hazard (X)
  - 0.2% Annual Chance Flood Hazard in Coastal Zone (X)
  - Area of Minimal Flood Hazard (X)
  - Riverine Floodway in Combined Riverine and Coastal Flood Hazard (AE)
  - Floodway (AE)
  - Coastal High Hazard Area



Notes:



1: 1,128

94.0 0 47.02 94.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Site Photos





