



Prepared by: Todd Biron
Senior Planner

I. APPLICATION DATA

- A. **Case Number:** VAR-0925-00012
- B. **Location:** 12925 49th Street North (Parcel ID: 09-30-16-70992-100-1203)
- C. **Request:** Variance to reduce the minimum number of parking spaces from 49 to 5 on a parcel in a "M-1" zoning district.
- D. **Applicant:** Hung Mai (H.T. Mai Inc.)
- E. **Property Owner:** CENTRAL PROPERTIES INC TRE; 49TH ST TRUST
- F. **Legal Ad Text:** Variance to reduce the minimum number of parking spaces from 49 to 5 on a parcel in a "M-1" zoning district.
- G. **PARC Meeting:** October 14, 2025
- H. **Public Hearings:**
- Board of Adjustment Meeting Date: 11/25/25
Advertising Date: 11/5/25

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting a reduction to the required minimum number of parking spaces from 49 to 5. The site is nonconforming, having been developed with three warehouses between 1959 and 1990 in Pinellas County. The property owner is now wishing to add a new vehicle use area for loading and unloading vehicles, triggering the requirement that the site come into conformance with the Land Development code regulations, such as landscaping and required minimum off-street parking. The parking requirement for this use is as follows:

Wholesale: One (1) per two hundred (200) SF of office and accessory retail sales GFA and one (1) per thousand (1,000) SF of merchandise storage GFA.

The entire warehouse is used for merchandise storage. Specifically, the company sells vehicle parts and will be utilizing this site solely for storage. There is no retail component and is not otherwise open to the public. The owner has also stated that "At any given time, the facility operates with only three employees: one inventory clerk, one forklift operator, and one supervisor/accounting staff." At this time, there does not appear to be any existing off-street parking for this site, so the proposed site plan would actually reduce the non-conformity. Given the scope of the request, tying this Variance to this specific business may be the most appropriate way to approve this request. Based on what the applicant has described, the proposed number of parking spaces meets the parking demand of the business.

A 30-foot by 220-foot Right-of-Way Easement been requested by the City in as part of this project to meet City Right-of-Way requirements for Daniel Drive North, a local street.

- B. **Site Area:** 97,435 square feet / 2.23 acres.

C. Property History:

According to Property Appraiser, the property is a portion of a lot platted in 1912 (PB 1, PG 55) as part of the Pinellas Groves subdivision. The existing 24,500, 12,500, and 11,156 square foot structures were built in 1959, 1972 and 1990 respectively.

D. Existing Use: Warehouse

E. Proposed Use: Wholesale

F. Current Land Use: Industrial Limited (IL)

G. Current Zoning District: Light Industrial (M-1)

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

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

J. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	Unincorporated M-1, M-1	Unincorporated IL, IL	Warehousing
South	Unincorporated M-1	Unincorporated IL	Manufacturing/Retail
East	M-1	IL	Warehousing
West	M-1, CH	IL	Retail/Contractor Yard

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

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

2. Key Standards:

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

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

Secondary Uses – Residential (limited to locations in Gateway Centre developed prior to August 7, 2015, pursuant to Section 2.3.3.14(E) of the Countywide Plan Rules (2018));¹ Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.

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

Other Standards - Shall include the following:

- *Industrial Uses Adjacent to Residential Categories – An appropriate buffer, as determined by the City except for an industrial/mixed use project requiring the submission of a master plan as outlined below, shall be provided in and between the Industrial Limited category and an adjoining Residential classification.*
- *Acreage Limitations for Non-Industrial Secondary Uses that Are Not Part of a Master Development Plan – Institutional; Transportation/Utility; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Agricultural Uses – shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses, consistent with the Countywide Plan Rules.*
- *The five acre threshold shall not apply for planned industrial/mixed use projects which constitute a Development of Regional Impact or which comprise not less than 100 acres.*

Standards for Industrial/Mixed Use Project

- *Number of uses – Provision for two or more primary or secondary uses that are mutually supportive, and designed to be physically and functionally integrated.*
- *Public Transit – Location within reasonable proximity, and with specific provision for access, to a designated public transit corridor and connection point.*
- *Project Components – Integration of project components, consistent with the provisions of the Countywide Plan Rules.*
- *Master Development Plan – Preparation of a master development plan that stipulates the type and scale of uses, permitted densities and intensities, and relationships among plan components. Such plan shall distinguish the industrial/mixed use project from the unplanned placement of uses on a site or sites, resulting from separate unrelated actions of distinct developments that fail to provide for synergism between use*

3. Relevant Policies:

POLICY LU.1.16.1

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

POLICY LU.1.16.2

Prohibit industrial development that pollutes the environment and is not compatible with surrounding land use and zoning.

POLICY LU.1.16.3

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

POLICY LU.1.15.3

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

4. Staff Analysis:

The proposed variance would allow the applicant to improve the site to meet their business' needs. The proposed business requires minimal parking and should not adversely impact surrounding properties. Staff find the proposed use to be appropriate and consistent with the goals, objectives, and policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

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

family dwellings, together with accessory uses and public facilities customary to or required for such an environment.

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

2. Key Standards:

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

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

(A) MINIMUM LOT REQUIREMENTS.

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

(B) MINIMUM YARD SETBACK REQUIREMENTS.

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

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

(D) MINIMUM FLOOR AREA.

1. Nonresidential: Three hundred (300) square feet.
2. Residential: See Table 1524-1.

Table 1524-1

Single-family Attached		Multifamily	
# of bedrooms	Required interior floor space in ft ²	# of bedrooms	Required interior floor space in ft ²
Efficiency	650	Efficiency	450
One (1)	750	One (1)	550
Two (2)	850	Two (2)	650
Three (3) or more	1,000	Three (3)	1,000

Single-family Detached: One thousand (1,000) SF.

(E) FLOOR AREA RATIO.

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

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

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

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

Sec. 18-1532.1. - PURPOSE, INTENT AND APPLICABILITY

- (A) PURPOSE.** It is necessary to establish minimum requirements for facilities and space for the off-street parking of vehicles and loading and unloading of goods in the City, in order to promote the safety of pedestrians and motorists, the orderly movement of people, vehicles

and goods, and maintaining the public ways, recognizing that different land uses have varying requirements for off-street parking.

(B) **INTENT.** All use of land shall provide off-street parking in accordance with the standards and requirements of this Section.

(C) **APPLICABILITY.** No development permit shall be issued that causes any of the following situations unless the use or for which the permit is being sought complies with these off-street parking and loading regulations:

1. **New Use.** Whenever a new use is established.
2. **Expansion of a Building or Structure.** Whenever an existing building or structure is enlarged.
3. **Expansion or Change of Use.** Whenever the use of an existing building, structure or site is expanded or changed so that it will increase the number of required spaces.

(D) **EXEMPTIONS.** The Zoning Director may adjust or waive the requirement for additional parking in the following circumstances:

1. If the expansion or change of use of an existing development increases the demand for spaces and the applicant demonstrates the adequacy of existing parking to meet existing and projected demands, the Zoning Director may waive the requirement for additional parking.
2. If the expansion or change increases parking demands by not more than the greater of five (5) spaces or ten (10) percent, the Zoning Director may waive the requirement for additional parking. This provision may be used only once for any given site.
3. If the existing parking is non-conforming, yet accommodates existing demands, the Zoning Director may adjust the increased parking requirement based on the demand created by the expansion of the building or use.

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

(D) **INDUSTRIAL AND MANUFACTURING USES.**

4. **Wholesale:** One (1) per two hundred (200) SF of office and accessory retail sales GFA and one (1) per thousand (1,000) SF of merchandise storage GFA.

SECTION 18-1537. – VARIANCES.

Sec. 18-1537.1. - BOARD OF ADJUSTMENT

(A) The Board of Adjustment is authorized to grant variances as provided herein.

(B) The City Council is authorized to grant variances, provided the variances are associated with an application for conditional use or site plan review on the same property.

(C) For the purpose of this Section, Variances, the Board of Adjustment and City Council shall all be referred to as "the City."

(D) The City may grant variances from the following provisions of this Article:

1. **Height.**
2. **Area requirements,** including but not limited to those for open space, pervious area, lot coverage, and dwelling size. Variances may be granted for lot dimensions provided minimum area requirements are maintained.
3. **Required quantities,** including but not limited to, required landscape materials, parking spaces, vehicular stacking and loading spaces, and signs.
4. **Required (including minimum or maximum) dimensions, separations and locations.**

Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.

(A) A variance from the terms of this Article shall not be granted unless and until a written application for a variance is submitted demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and
2. That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and
3. That the special conditions and circumstances do not result from the actions of the applicant; and

4. *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and*
5. *That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and*
6. *That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

3. Staff Analysis:

Per Section 18-1537.1(D)3, the Board of Adjustment may approve variances to reductions in required parking spaces. Staff finds that the variances requested meet the review criteria set forth in Section 18-1537.2. of the Land Development Code:

1. That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and
The subject property was developed years ago in a different jurisdiction. As such, there are special conditions here that not applicable to other properties in the same area. Even if the entire new paved area were configured with parking spaces, the requirement would likely not be met.
2. That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and
As it stands now, a change of use or expansion of the site will trigger the need for the minimum parking requirement to be met. Given the size of the warehouses on site and the minimal amount of remaining space, a variance of some sort is likely the only way to meet the current code. Thus, the literal interpretation of the code deprives the property owner of the right to further develop their property.
3. That the special conditions and circumstances do not result from the actions of the applicant; and
The subject property was initially developed in 1959 and, while in the jurisdiction of Pinellas County, continued to be developed with additional warehouses. The nonconformities have existed for several decades at this point and result from old and insufficient County code requirements and not the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and
The granting of the variance will not confer on the applicant any special privilege that is denied by this article to other lands or buildings in the same district.
5. That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and
The requested variance is the minimum variance that will make possible the reasonable use of the land or building.
6. That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
The granting of the variance will be in harmony with the general intent and purpose of this article, and such variances will not be injurious to the area involved or otherwise detrimental to the public welfare.

The proposed variance would allow the applicant to utilize their property for their intended merchandise storage. Given the nonconforming history of the property there are severe limitations that require relief in order to utilize the property. This request is the minimum variance needed for the applicant to move forward with their project. Staff finds that the variance requested meet the review criteria set forth in Section 18-1537.2. of the Land Development Code and note that the variance, if approved, should be tied to the proposed business.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the October 14 2025 PARC meeting by all relevant departments/divisions. No concerns were raised.

IV. SUMMARY

A. Findings:

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

1. The requested variance meets the criteria, per Section 18-1537.2 of the Land Development Code.
2. The proposed use meets the intent of the Light Industrial (M-1) Zoning District, per Section 18-1524 of the Land Development Code.


Erica Lindquist, AICP, CFM
Planning & Development Services Director

10/15/25
Date


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

10/15/25
Date

V. ACTION

BOARD OF ADJUSTMENTS – MOVE TO:

A. APPROVE

B. APPROVE WITH THE FOLLOWING CONDITION(S):

1. This variance shall expire when the proposed business closes.

C. DENY

...a request for variance to reduce the minimum number of parking spaces from 49 to 5 on a parcel in a "M-1" zoning district.

VI. ATTACHMENTS

Exhibit A: Application
Exhibit B: Affidavit of Ownership
Exhibit C: Project Narrative
Exhibit D: Survey
Exhibit E: Site Plan
Exhibit F: Aerial Map
Exhibit G: Land Use Map
Exhibit H: Zoning Map
Exhibit I: Flood Insurance Rate Map
Exhibit J: Site Photos

Exhibit A

Plan Number: VAR-0925-00012

Plan Type: Variance

Work Class: Board Approval

Assigned To: Todd Biron

Apply Date: 9/4/2025

Expire Date: 3/3/2026

Parcel Number	Address Line1	Address Line2	Address Line3
093016709921001203	12925 49TH ST N	CLEARWATER, Florida 33762	

Contact Type	Company Name	Last Name	First Name	Business Phone	Mobile Phone	Email
Applicant	H.T. MAI, INC.	Mai	Hung			tkmai@aol.com
Owner	Central Properties, Inc.	Muniz, Jr.	Tony	(813) 932-7944	(813) 610-3938	

Specific Request:

Applicant is requesting a variance to the Land Development Code Section 18-1532.9(D)4 - Parking Spaces Requirement for Warehouse Used for Wholesale Merchandise Storage.

General Location of Property:

12925 49th Street North, Clearwater, FL 33672.

Property Size:

Square Feet: 90704 **Acres:** 2.23

Current Use (Number and Type of Buildings):

Three (3) Existing Warehouses (currently vacant) in M-1 (Light Industrial) Zoning District.

The Applicant believes that the Board of Adjustment should grant this request because:

The project site area is 90,704 SF. The current LDC requires green area at 25% of the total project area or 22,676 SF including a stormwater retention pond. The total building area is 48,482 SF. The existing impervious area is 4,962 SF with a proposed impervious area of 14,506 SF totaling 19,468 SF. Therefore, 49 parking spaces required based on the building area (one per 1,000 SF of building area) creates a unreasonable burden on the applicant due to physical constraints of the project site.

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same Zoning District.:

When the applicant purchased the property in 2023, there were three (3) warehouse buildings which were constructed in 1959, 1972, and 1990, respectively totaling 48,482 SF. It had one (1) concrete driveway and one (1) concrete loading ramp on Daniel Dr. There is an existing curb with a concrete apron gravel driveway on 49th St. N. Due to the existing conditions, it is not feasible to have 49 parking spaces based on the limited square footage available. The maximum lot coverage allows for 75% or 68,028 SF. The existing buildings are 48,482 SF which leaves only 19,546 SF allowed for vehicle used area.

2. Why would the literal interpretation of the provisions of the Zoning Code deprive you of rights commonly enjoyed by other properties in the same Zoning District under terms of the Code?

Without the variance, reasonable use cannot be provided. This variance would allow for reasonable use of the subject site. Adhering to the strict LDC regulations would be unjust for the applicant since the warehouse buildings were built in 1959, 1972, and 1990. The applicant purchased the project in 2023 without improvements to the site. Thus, reasonable parking to the subject site cannot be provided without decreasing the existing warehouse square footage. Literal interpretation of the LDC would deprive the applicant's right to enjoy or use the property as the other property owners in the same M-1 Zoning District.

3. Explain how the special conditions or circumstances of this case do not result from actions of the applicant.

The existing buildings have been established since 1959, 1972, and 1990 totaling 48,482 SF. Total project site area is 90,704 SF. The existing impervious area is 4,962 SF. All existing conditions negatively impact the applicant's ability to provide the required 49 parking spaces on the project site. These special circumstances creates an unjust and unfair burden on the applicant that is not self-imposed.

4. Will granting the variance requested confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures of buildings in the same Zoning District?

The variance request would not be detrimental to public health, safety, and welfare. The variance would allow reasonable use of the subject site. Applicant is not seeking any additional entitlements in the future for the subject parcel. There is no room for additional buildings. The applicant is proposing to use the warehouses for storage purposes only. This site will not be open for public retail. Thus, by granting the variance, it would not deprive the applicant of his rights to enjoy and use the property as other property owners are allowed to do in the same zoning district.

5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?

If the variance is granted, it would allow for reasonable use of the subject site. The warehouse buildings are for storage purposes only with limited use of the existing driveway for box truck deliveries and pick up. Thus, the variance would be a just outcome for the applicant without creating any public safety concerns.

6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?

The variance would not be a detriment to the public health, safety, and welfare. It would allow the applicant to use and enjoy his property rights as others are allowed to in the same zoning district. The proposed use of the warehouses for storage purposes would improve public safety since it will not be open to the public. The limited use of the driveway for truck deliveries and pick up also improve any local traffic circulation/operation of the site and adjacent areas. Thus, the limited proposed use of the site with the decrease in the daily trip generation of traffic and would be in harmony with the surrounding area and adjacent properties. Thus, by granting the variance, it would not be injurious to the neighborhood or to the public at large.

Submittal Requirements:

- ☒ Notarized Affidavit of Ownership
- ☒ Survey
- ☒ Legal Description
- ☒ Site Plan

Exhibit B

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Central Properties, 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:

12925 49th Street North, 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.)

See EXHIBIT "A"

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

Variance to Parking Spaces Requirement for Wholesale Merchandise Storage (LDC Section 18-1532.9(D)4)

3. That the undersigned (has / have) appointed and (does / do) appoint Hung T. Mai, P.E. (H.T. MAI, INC.) as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 3rd day of September, 2025.

By Tony Muniz, President., who is
(Name of person acknowledging and title of position)

personally known to me or who has produced _____
(Type of identification)

as identification and who DID / DID NOT take an oath.

Notary Public, Commission No. HH 210418

Stacy Robinson / Stacy
(Name of Notary- typed, printed or stamped)



STACY L. ROBINSON
Commission # HH 210418
Expires December 21, 2025

(SEAL ABOVE)

PARCEL ID 09-30-16-70992-100-1203

THE SOUTH 220 FEET OF THE NORTH 440 FEET OF THE NORTH ½ OF LOT 12, AND THE WEST 165 FEET OF THE SOUTH 220 FEET OF THE NORTH 440 FEET OF LOT 13, IN PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE NE ¼ SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, LESS RIGHT-OF-WAY FOR 49TH STREET.

SOURCE: TITLE COMMITMENT

HTM PROJECT # 100-24-005

H.T. MAI, INC.

Civil, Water Resources & Environmental Engineering
14031 N. DALE MABRY HIGHWAY
TAMPA, FL 33618
Phone: (813) 962-6230
Fax: (813) 962-6420
E-mail: htmai@aol.com

CENTRAL PROPERTIES, INC. WAREHOUSE PARKING & LOADING AREA
12925 49TH STREET NORTH, CLEARWATER, FL 33762
SECTION 09/30/16, PINELLAS COUNTY

LEGAL DESCRIPTION

**EXHIBIT
A**

Exhibit C



H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 * PHONE: (813) 962-6230 * FAX: (813) 962-6420

E-MAIL: htmai@aol.com

CERTIFICATE OF AUTHORIZATION NO. 6542

PROJECT NARRATIVE

PERMIT NO: ENG-1225-00004

PARCEL ID NO: 09-30-16-70992-100-1203

This variance request is being sought in conjunction with the submission of an Engineering & Landscaping Permit assigned **Permit No. ENG-1225-00004**. The subject parcel is 2.23+/- acres (90,704 SF) located at 12925 49th Street North, Clearwater, FL 33762. It is zoned M-1 (Light Industrial) and is in the Urban Service Area.

We are requesting a variance to the Land Development Code (LDC) Section 18-1532.9(D)4 – Parking Spaces Requirement for Warehouse Used for Wholesale Merchandise Storage. The applicant is proposing to pave an existing 18,346 SF gravel truck parking and loading area with concrete pavement. There are 4,962 SF of existing concrete pavement which brings a total impervious area to 23,308 SF. The applicant is requesting a variance for 49 parking spaces required based on the building area (one per 1,000 SF of building area).

The following criteria are offered for this variance request:

(a) There is an unreasonable burden on the applicant.

- When the applicant purchased the subject site in 2023, there were three (3) warehouse buildings which were constructed in 1959, 1972, and 1990 respectively totaling 48,482 SF. It had one (1) concrete driveway and one (1) concrete loading ramp on Daniel Drive. There is an existing curb cut with a concrete apron gravel driveway on 49th Street North. Due to the existing conditions, it is not feasible to have 49 parking spaces based on the physical constraints of the site (**EXHIBIT 1 & 2**).
- The maximum lot coverage allows for 75% or 68,028 SF. The existing buildings are 48,482 SF which leaves 19,546 SF allowed for vehicle used area. Based on the limited square footage, 49 parking spaces with drive aisles and terminal island landscape space is an unreasonable burden on the applicant (**EXHIBIT 3**).
- Project site area is 90,704 SF. The current LDC requires green area at 25% of the total project area or 22,676 SF including a stormwater retention pond. The total building area is 48,482 SF. The existing impervious area is 4,962 SF with a proposed impervious area of 14,506 SF totaling 19,468 SF. Therefore, 49 parking spaces would create a hardship on applicant due to the limited square footage available.

(b) The variance would not be detrimental to public health, safety, and welfare.

- The applicant proposes to use the warehouses for storage of wholesale merchandise only. The site would not be open for public retail. Therefore, this will not be a detriment to public health, safety, or welfare.
- The existing driveway would have limited use for box truck deliveries and pick up. Thus, with limited use of the existing driveway, it will improve public safety and not pose any danger.
- The applicant is not seeking any additional entitlements in the future for the subject parcel. In addition, there is no more room for additional buildings.

(c) Without the variance, reasonable use cannot be provided. In evaluation of the variance request, the issuing authority shall be valid consideration to the land use plans, policies and local traffic circulation/operation of the site and adjacent areas.

- The variance would allow reasonable use of the subject site. The existing buildings has been established since

1959. It would be an unreasonable burden for the applicant to add the 49 parking spaces required due to physical constraints and infeasibility.

- Adhering to the strict LDC regulations would be unjust for the applicant since warehouse buildings were built in 1959, 1972, and 1990. The applicant purchased the property in 2023 with no improvements to the site. Thus, reasonable parking to the subject property cannot be provided without decreasing the warehouse square footage. This is not a self-imposed hardship.

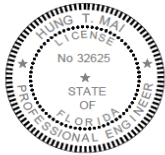
We respectfully request your review and approval of the variance request. Photos are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

H. T. MAI, INC.

Hung T Mai
Digitally signed by Hung
T Mai
Date: 2025.09.04
09:15:48 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HUNG T. MAI, P.E. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC



EOR Florida P.E. No. 32625

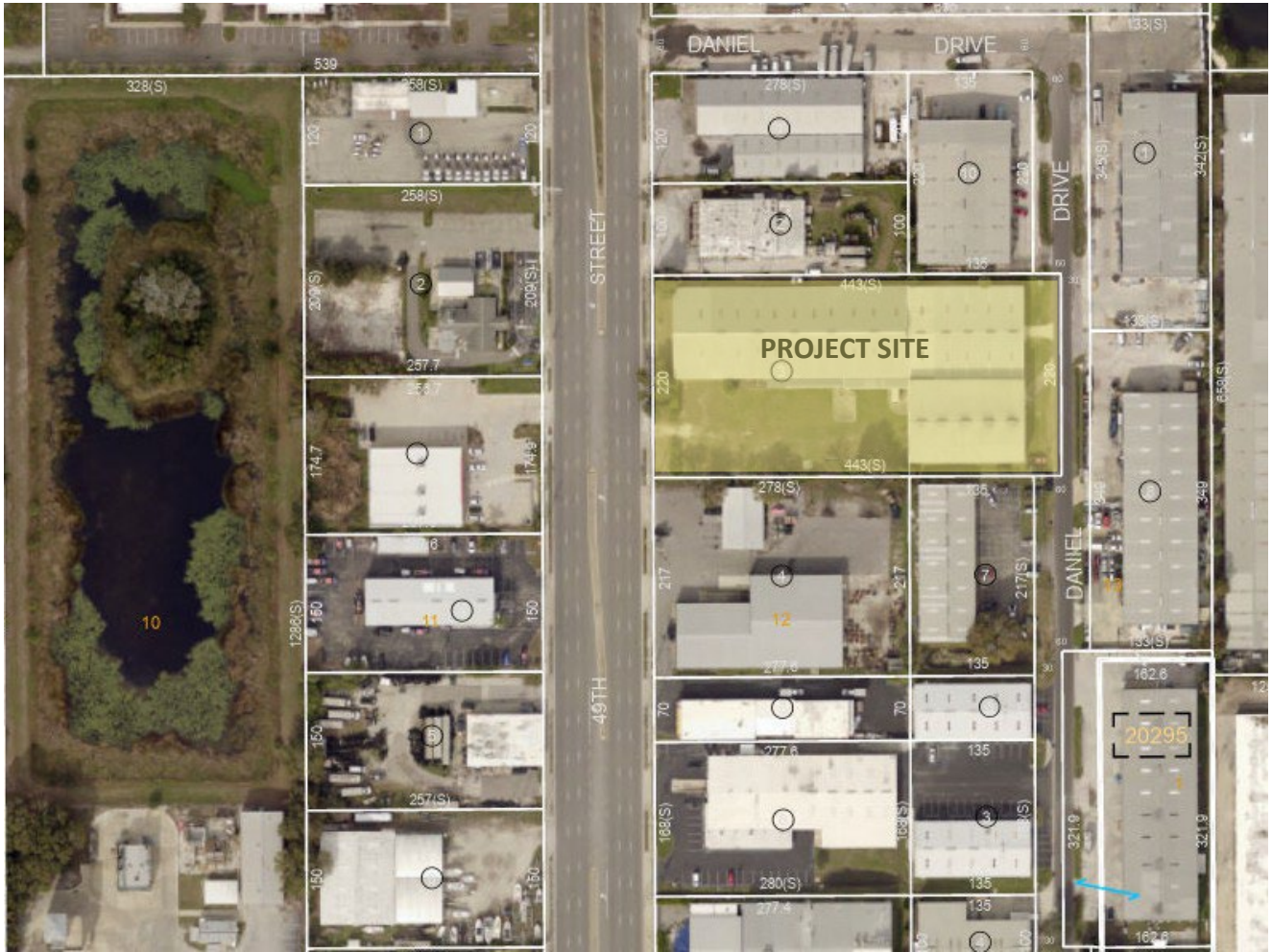
Based on the information provided by the applicant, this request is:

_____ Approved with Conditions

_____ Approved

_____ Disapproved

VARIANCE BOARD, CHAIR



SOURCE: GOOGLE MAPS

HTM PROJECT # 100-24-005

H.T. MAI, INC.

Civil, Water Resources & Environmental Engineering
14031 N. DALE MABRY HIGHWAY
TAMPA, FL 33618
Phone: (813) 962-6230
Fax: (813) 962-6420
E-mail: htmai@aol.com

CENTRAL PROPERTIES, INC. WAREHOUSE PARKING & LOADING AREA
12925 49TH STREET NORTH, CLEARWATER, FL 33762
SECTION 09/30/16, PINELLAS COUNTY

LOCATION MAP

EXHIBIT
1



SOURCE: GOOGLE EARTH

HTM PROJECT # 100-24-005

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EXHIBIT
2



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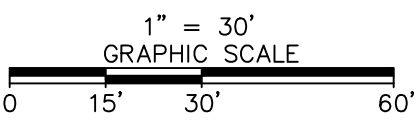
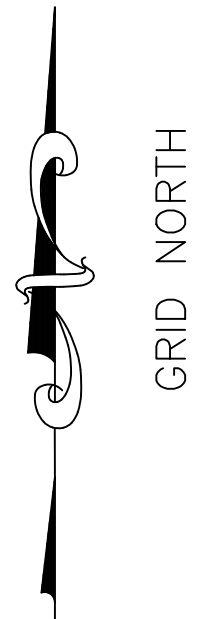
CENTRAL PROPERTIES, INC. WAREHOUSE PARKING & LOADING AREA
12925 49TH STREET NORTH, CLEARWATER, FL 33762
SECTION 09/30/16, PINELLAS COUNTY

EXHIBIT
3







































BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH BOUNDARY LINE OF SUBJECT PROPERTY, HAVING A GRID BEARING OF N89° 58' 45"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 (FLORIDA WEST ZONE) ADJUSTED NATIONAL GEODETIC SURVEY 2018.

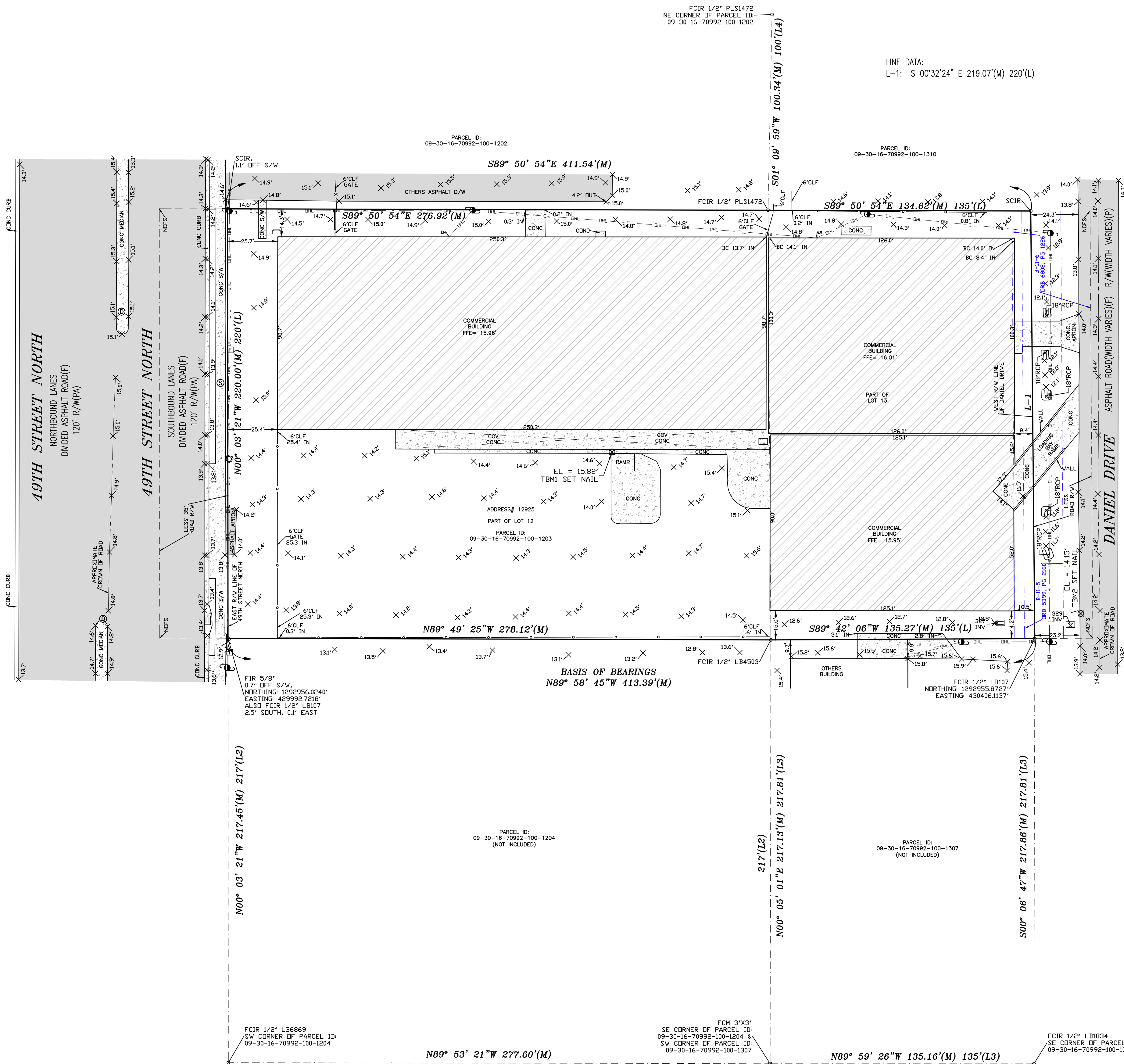
BOUNDARY & TOPOGRAPHIC SURVEY

ADDRESS:
12925 49TH STREET NORTH
CLEARWATER, FLORIDA 33762



Legend of Symbols & Abbreviations

	AIR CONDITIONER	(C)	GENERAL: CALCULATED
	BACKFLOW PREVENTER	(F)	FIELD
	BENCHMARK	(L)	LEGAL: SPECIFICATION
	BOLT	(ORB 1440)	ORB 1440 P/N 2322
	BULB	(L)	ORB 2158R, P/N 2595
	COVER LINE	(ORB 1465S)	ORB 1465S, P/N 905
	CLEANOUT	(M)	MEASURED
	CLOSED AREA	(P)	PLAT
	DRAINAGE MANHOLE	(RBL)	RAILING CONCRETE
	ELECTRIC BOX	(GR)	GRAND BEARING
	FIRE DEPARTMENT CONNECTION	(CR)	CERTIFIED CORNER RECORD CONCRETE
	FIRE HYDRANT	(CIN)	CONCRETE LINEN FIRE CONCRETE
	GAS PUMP	(OV)	COVERED
	GAS VALVE	(S)	SEWER
	GUY ANCHOR	(EW)	EDGE OF PAVEMENT
	GRATE INLET	(LEV)	EDGE OF ELEVATION
	HANDICAP PARKING	(EM)	ELECTRIC METER
	LIGHT POLE	(FCH)	F-CHUTE CURB & GUTTER
	MANHOLE	(FCR)	FOUR CORNERED IRON ROD
	MANHOLE	(FCM)	FOUR CORNERED MOVEMENT
	MANHOLE	(TST)	TEST
	MANHOLE	(FIR)	FOUR CORNERED IRON ROD
	MANHOLE	(FND)	FOUR CORNERED IRON PIPE
	MANHOLE	(FNS)	FOUR CORNERED IRON PIPE
	MANHOLE	(FNS)	FOUR CORNERED IRON PIPE
	MANHOLE	(FNS)	FOUR CORNERED IRON PIPE
	MANHOLE	(FNS)	FOUR CORNERED IRON PIPE
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	MANHOLE	(FNS)	FOUR CORNERED IRON PIPE
	MANHOLE	(FNS)	FOUR CORNERED IRON PIPE
	MANHOLE	(FNS)	FOUR CORNERED IRON PIPE



1. THE BOUNDARY SURVEY HAS BEEN OWN HEREON, WAS MADE WITH BENEFIT OF ABSTRACT OF TITLE, THE UNDERSIGNED AND TERMINUS SURVEYING LLC, MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE OR INTERESTS IN REAL PROPERTY, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY COURTHOUSE.

2. THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THE PARTIES LISTED HEREON SHALL BE LIMITED TO THE PARTIES LISTED HEREON. NO LIABILITY SHALL BE INCURRED BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

3. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.

4. THIS BOUNDARY SURVEY DOES NOT DEPEND OWNERSHIP. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO ESTABLISH THE PERIMETER BOUNDARY LINES OF THE LAND OR LANDS DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS BOUNDARY SURVEY.

5. BOUNDARY SURVEYS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS BOUNDARY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY ENGINEER/PLANNING DEPARTMENT HAS THE AUTHORITY TO DETERMINE FLOODING.

6. NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

8. MEASUREMENTS OF FENCES WERE NOT VERIFIED AT TIME OF SURVEY.

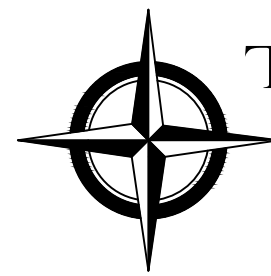
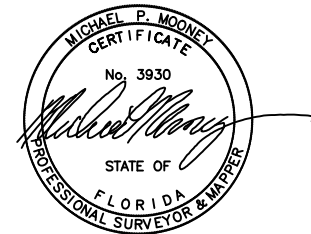
9. ALL MEASUREMENTS ARE IN FEET AND TENTHS, UNLESS OTHERWISE NOTED. (TREES AND PIPES MEASURED IN INCHES)

10. MEAN HIGH WATER LINE WAS NOT DETERMINED AT TIME OF SURVEY. (ONLY APPLICABLE WHEN ABUTTING BODIES OF WATER)

- 49TH ST TRUST
- CAPSTONE TITLE LLC
- CHICAGO TITLE INSURANCE COMPANY

Michael Monge 6/26/2024

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



TERMINUS
SURVEYING
LLC.

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

JOB INFORMATION:	
CREW CHIEF:	JT
FIELD DATE:	6/20/2024
FIELD BOOK:	T3 PAGE: 2
DRAFTER:	AMB
DRAWING DATE:	6/25/2024
CHECKED BY:	JSM
JOB#	
24000694	
REVISONS:	
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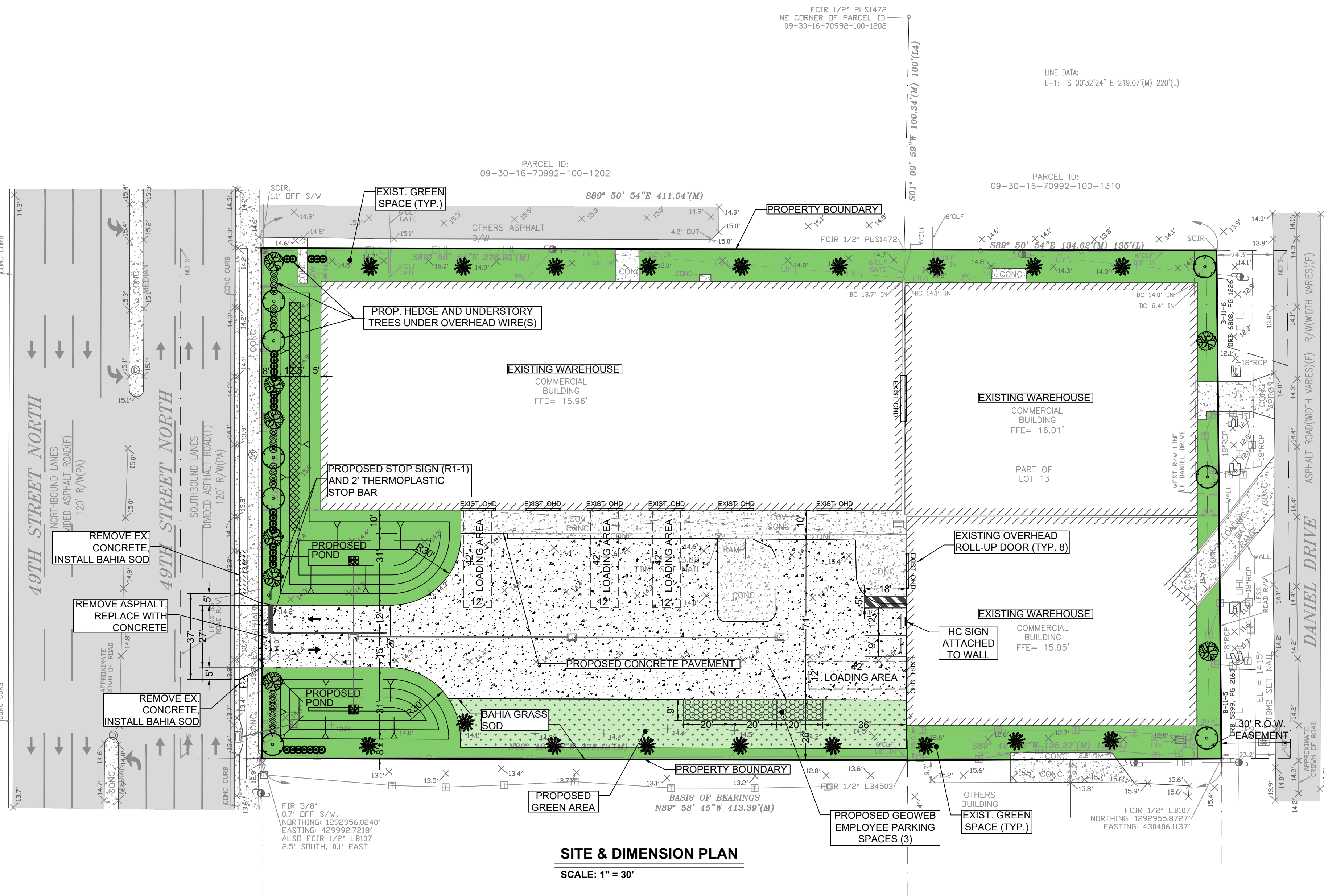
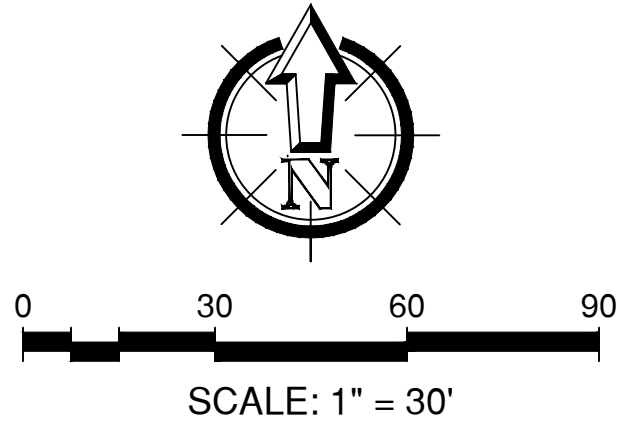
COPYRIGHT 2024 BY TERMINUS SURVEYING, LLC. CERTIFICATE OF AUTHORIZATION (LB #8207)

TERMINUS SURVEYING

Exhibit E

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	SITE PLAN
2	GRADING & DRAINAGE PLAN
3	CONSTRUCTION DETAILS
4	TRUCK INGRESS & EGRESS



SITE & DIMENSION PLAN

SCALE: 1" = 30'

LANDSCAPE LEGEND:

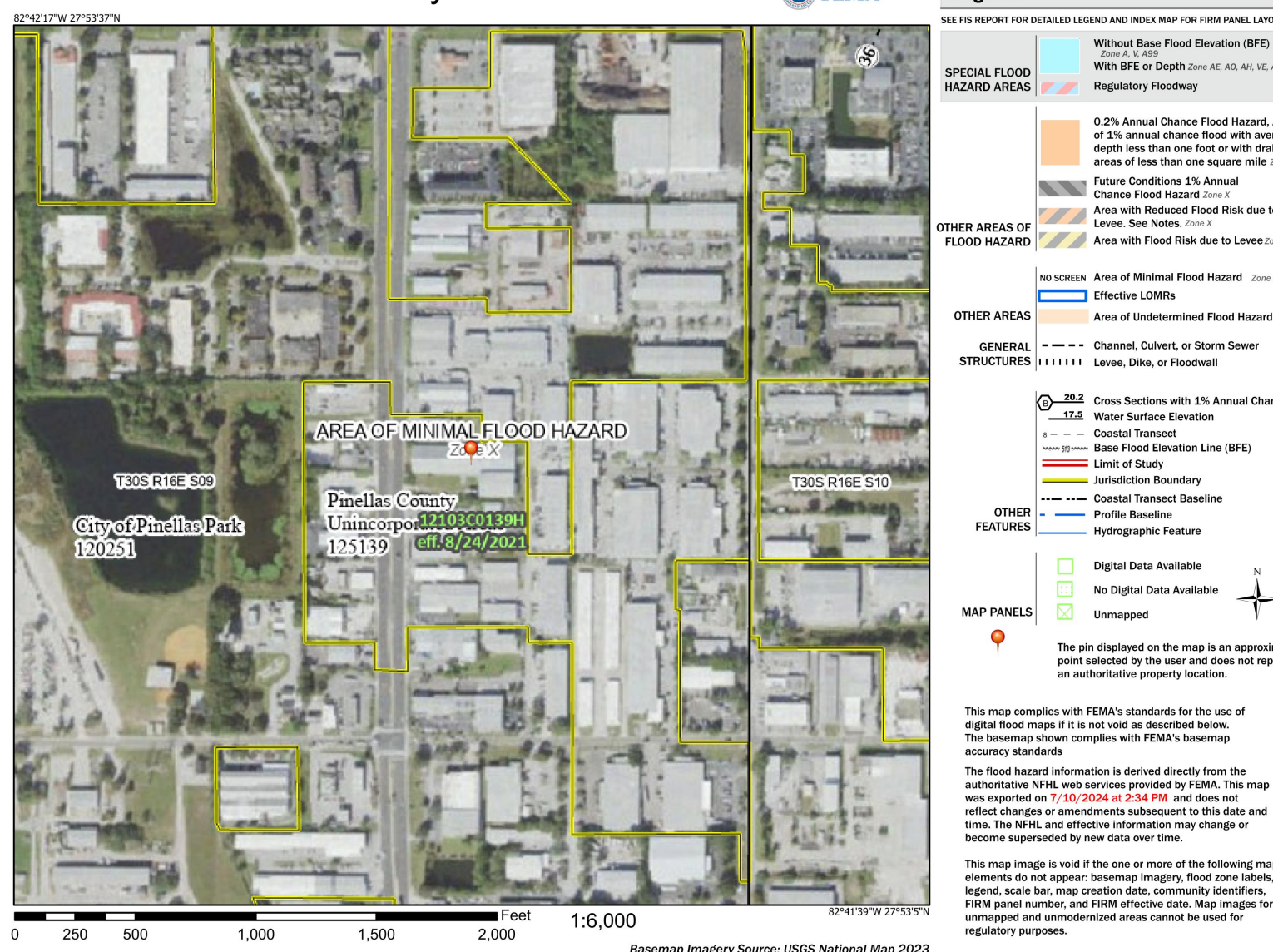
SYMBOL	QTY	DESCRIPTION
	(8)	YAUPOON HOLLY (ILEX VOMITORIA), 2" MIN. CALIPER, 6' HIGH, FLA. GRADE 1.
	(8)	CRAPPE MYRTLE (LAGERSTROEMIA INDICA), MULTI-TRUNK, 6' HIGH, FLA. GRADE 1.
	(18)	SLASH PINE (PINUS ELIOTTII), 2" MIN CALIPER, 6' HIGH, FLA. GRADE 1.
	(23)	WALTERS VIBURNUM (VIBURNUM OBOVATUM), MIN. 24" HIGH AT PLANTING, 2.5' O.C.
	(28)	SIMPSON STOPPER (MYRCIANTHES FRAGRANS), MIN. 24" HIGH AT PLANTING, 2.5' O.C.

HEDGE MATERIAL SHALL BE INSTALLED AT LEAST 24" ABOVE THE FINISHED PAVEMENT GRADE.
USE LARGER HEDGE MATERIAL AS REQUIRED.
NO MORE THAN 50% OF GROUND COVER SHALL BE ST. AUGUSTINE GRASS.
*ALL LANDSCAPING MUST BE FLORIDA GRADE #1 OR BETTER

CONSTRUCTION NOTES:

- NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS (INDEX 660) IN PLACE PRIOR TO PATHWAY BEING AFFECTED.
- ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING.
- ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOUR, TO F.D.O.T. SPECIFICATIONS.
- PIPE CULVERTS SHOWN ON THE PERMIT MUST MEET FDOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED ON THE PERMIT. EACH JOINT OR LENGTH OF PIPE SHALL HAVE FOOT STAMPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1" RING JOINTS MUST BE DIAPHERED. ALL CULVERTS TO BE INSPECTED BY THE FDOT PRIOR TO PLACEMENT OF FILL.
- THE FDOT RETAINS THE RIGHT TO MAKE ALTERATIONS TO THE PERMIT, ATTACHED SKETCH OR CHARACTER OF WORK AS MAY BE CONSIDERED NECESSARY OR DESIRABLE DURING THE PROGRESS OF THE WORK FOR SATISFACTORY COMPLETION OF THE PROPOSED CONSTRUCTION.
- THE PERMITTEE SHALL NOTIFY THE FDOT OF DATE OF COMPLETION, REQUEST A FINAL INSPECTION AND A NOTICE OF FINAL ACCEPTANCE.
- ALL CONSTRUCTION AND/OR MAINTENANCE ON THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD), THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PLANS PREPARATION MANUAL AND DRAINAGE MANUAL.
- ANY PROJECT REQUIRING WIDENING MUST BE OVERLAID FULL WIDTH AND LENGTH OF THE ROADWAY WHERE THE PROPOSED STRIPING WILL BE IN CONFLICT WITH EXISTING STRIPING. REVIEW PROPOSED OVERLAY WITH FDOT (1" OVERLAY WITH TYPE SP-9.5 FINE MIX UNLESS OTHERWISE STATED ELSEWHERE.
- NO LANE CLOSURES OF ANY STATE ROAD ARE ALLOWED WITHOUT 48 HOUR ADVANCE NOTICE AND APPROVAL FROM FDOT.
- LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY 8:00 PM TO 5:30 AM UNLESS OTHERWISE APPROVED BY THE FDOT.
- ANY SIDEWALK DAMAGED AS A RESULT OF WORK BEING PERFORMED IN ASSOCIATION WITH THE PERMITTEE AND CONTRACTOR SHALL BE REMOVED AND REPLACED WITH 6" THICK CLASS 1 NON-STRUCTURAL CONCRETE WITH FIBER MESH ADDITIVE.
- OPEN CUTTING OF ANY ROADWAY, DRIVEWAY OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL OF THE FDOT.
- THE CONTRACTOR SHALL HAVE AN AUTHORIZED PERSON AVAILABLE AT/OR NEAR THE WORK SITE ON A 24 HOUR BASIS, 7 DAYS A WEEK IN ORDER TO ADDRESS EMERGENCY ISSUES ASSOCIATED WITH THE PROJECT.
- NO STOCK PILING, STORING OR SEMI-PERMANENT USE OF THE RIGHT OF WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT.
- NO WORK SHALL BE PERFORMED DURING THE WEEKS OF ANY STATE OR FEDERAL HOLIDAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE FDOT.
- THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00 AM TO 5:30 PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BEFORE WORKING THE ALTERNATE SCHEDULE.
- THE DEPARTMENT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY PERMITTED METHODS OF INSTALLATION, SCOPE OF WORK AND RESTORATION THAT MAYBE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY AND ENVIRONMENTAL WELL-BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.
- ROADWAY RESTORATION SHALL UTILIZE 100 PSI FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN THE STATE RIGHT OF WAY SHALL BE PLACED "FULL DEPTH", (2) 3" LIFTS OF SP 12.5, (2) 2" LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE PAVEMENT PLACEMENT. A STAIR STEP METHOD SHOULD BE INCORPORATED, PRIOR TO PLACING ASPHALT, IN ORDER TO AVOID VERTICAL JOINTS. MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50 FT OF THE PATCH ALONG THE LONGITUDINAL PATH OF LANE, FULL LANE WIDTH AND TO INCLUDE ANY ADJACENT BIKE LANES, SHARED PATH OR URBAN SHOULDER SECTIONS.
- THE CONTRACTOR IS REQUIRED TO HAVE A PRECONSTRUCTION MEETING 2 WEEKS PRIOR TO ANY CONSTRUCTION.
- DISPOSAL OF CONCRETE SLURRY DIRECTLY OR INDIRECTLY INTO PUBLIC DRAINAGE SYSTEMS IS A VIOLATION OF ILLICIT DISCHARGE PROVISION OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE. THE PINELLAS COUNTY CODE AUTHORIZES PENALTIES OF UP TO \$10,000.00.
- ALL EXISTING ACCESS CONNECTIONS AT THE LOCATIONS OF ANY EXISTING DRIVEWAYS AND ROADWAY TIE-IN POINTS THAT ARE TO BE REMOVED THE DROP CURB AND DRIVEWAY / ROADWAY APRONS SHALL BE REMOVED AND AREA REGRADED AND RESTORED WITH TYPE "F" CURB AND STANDARD SIDEWALK THAT CONFORMS WITH F.D.O.T. STANDARD INDEX #300 & #310.

National Flood Hazard Layer FIRMette



LEGEND:

	PROPERTY BOUNDARY LINE
	EXISTING BUILDING/STRUCTURE
	EXISTING CONCRETE
	EXISTING ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING CONCRETE TO BE REMOVED
	PROPOSED POND SLOPE
	PROPOSED SILT FENCE
	PROPOSED SPOT ELEVATION
	PROPOSED FLOW ARROW
	EXISTING SPOT ELEVATION

NOTE: LIGHTER TONE INDICATES EXISTING CONDITIONS



LOCATION MAP:

SECTION 9, TOWNSHIP 30 S, RANGE 16 E, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

PINELLAS GROVES NE 1/4, SEC 9-30-16 S 220FT OF N 440FT OF LOT 12 LESS RD AND W 165FT OF S 220FT OF N 440FT OF LOT 13

PARCEL ID #: 09-30-16-70992-100-1203

PROJECT SITE DATA TABLE:

DESCRIPTION	EXISTING	PROPOSED	TOTAL
PROJECT SITE AREA	90,704 SF	N/A	90,704 SF
WETLAND AREA	0 SF	0 SF	0 SF
UPLAND AREA	90,704 SF	N/A	90,704 SF
BUILDING	48,482 SF	0 SF	48,482 SF
IMPERVIOUS AREA	4,962 SF	14,506 SF	19,468 SF
GREEN AREA	37,260 SF	-23,611 SF	13,649 SF
RETENTION POND AREA	0 SF	5,265 SF	5,265 SF
CURRENT ZONING	M-1 (LIGHT INDUSTRIAL)		
BUILDING USE	WAREHOUSE		
MAX LOT COVERAGE	0.75 (ALLOWED)	0.749 (PROPOSED)	

NOTE:

ALL BUILDINGS (WAREHOUSES) ARE EXISTING.

UTILITIES SERVICE:

WATER: PINELLAS COUNTY
WASTEWATER: CITY OF LARGO

FEMA CERTIFICATION:

FLOOD ZONE: "X" PER COMMUNITY PANEL NO. 12057C0139H,
DATED 08-24-2021

OWNER/APPLICANT:

CENTRAL PROPERTIES INC.
49TH STREET TRUST
8405 N. EDISON AVE
TAMPA, FL 33604
CONTACT: TONY MUNIZ, JR.
E: TMUNIZ3550@YAHOO.COM

CONTRACTOR:

STRESS FREE CONSTRUCTION, LLC
4501 E. COLUMBUS DR
TAMPA, FL 33605
PHONE: (813) 737-2477
CONTACT: JONATHAN SANDS
E: BUCK@STRESSFREECONSTRUCTION.COM

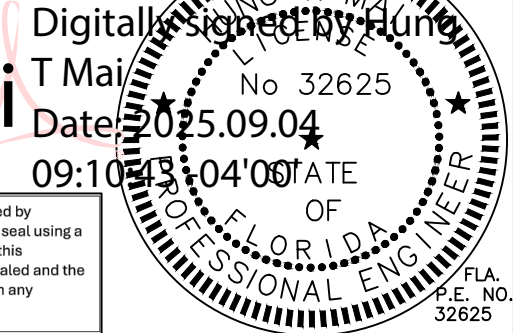
CIVIL ENGINEER:

H.T. MAI, INC.
14031 N. DALE MABRY HWY.
TAMPA, FL 33618-2401
PHONE: (813) 962-6230
CONTACT: HUNG MAI, P.E.
E: HTMAI@AOL.COM

SURVEYOR:

TERMINUS SURVEYING LLC
2752 JASON ST
TAMPA, FL 33619
PHONE: (813) 681-4481
CONTACT: MICHAEL P. MOONEY, PSM
E: FRONTDESK@TEAMTERMINUS.COM

Hung T Mai



This item has been digitally signed and sealed by Hung T. Mai, P.E. on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

DES. H.T.M.
DRN. J.S.
CHKD. T.K.M.
APP. H.T.M.

NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BOX

DATE REVISION

BY

APPLICANT

CENTRAL PROPERTIES, INC.
8405 N. EDISON AVE
TAMPA, FLORIDA 33604
ATTN: TONY MUNIZ, JR
PHONE: (813) 932-7944



Civil, Transportation & Environmental Engineering
14031 N. Dale Mabry Highway, Tampa, Florida 33618
H.T. Mai, Inc.
Phone: (813) 962-6230 Fax: (813) 962-6420
E.B. No. 6542

PROJECT

CENTRAL PROPERTIES INC - WAREHOUSE PARKING & LOADING AREA

12925 49TH STREET N, PINELLAS PARK, FLORIDA 33762
SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

SITE PLAN

JOB NUMBER

100-24-005

DATE

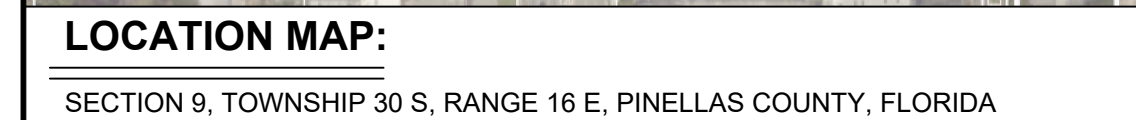
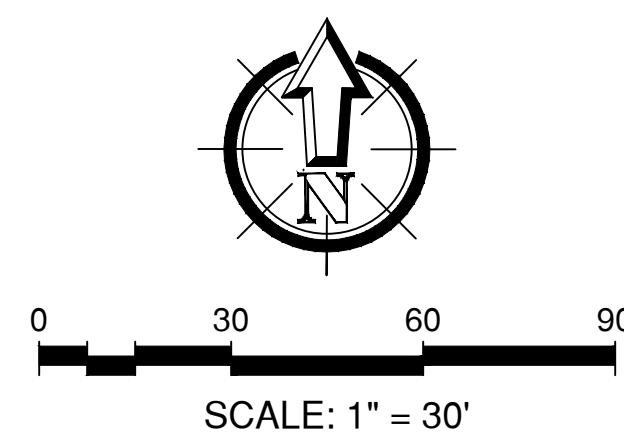
SEPTEMBER 2024

SHEET

C-1

OF

4



1. ALL BUILDINGS (WAREHOUSES) ARE EXISTING.
2. WAREHOUSE USE IS FOR WHOLESALE STORAGE ONLY. NO RETAIL BUSINESS IS PROPOSED.
3. WAREHOUSE IS SERVICED BY BOX TRUCKS ONLY. NO SEMI-TRAILER TRUCKS ARE USED ONSITE.



NOTE:
PAINT SYMBOL BELOW ONTO PAVED
SURFACE W/2 COATS OF TRAFIC
PAINT. MANUFACTURE PER F.D.O.T.
SPECIFICATIONS. MADATORY WHITE
NO BACKGROUND



WT. OF BLANK POST SHALL BE 2-2 1/2" #/FT



- [illegible]

SIGN DETAIL

CENTRAL PROPERTIES, INC.
8405 N. EDISON AVE
TAMPA, FLORIDA 33604
ATTN: TONY MUNIZ, JR
PHONE: (813) 932-7944



TRUCK INGRESS & EGRESS PLAN

JOB NUMBER 100-24-005	SHEET C-4 OF 4
DATE SEPTEMBER 2024	

This item has been digitally signed and sealed by Hung T. Mai, P.E. on the date adjacent to the seal using SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Digitally signed by
Hung T Mai
Date: 2025.09.04 09:14:16 +04'00'

Exhibit F: Aerial Map



9/26/2025, 1:17:15 PM

Master Address Points

Pinellas Park

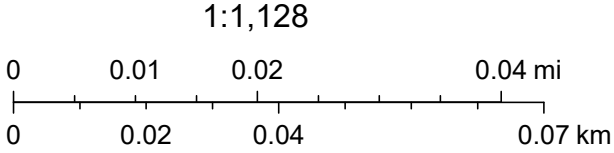
Parcels

Aerials 2024

Red: Band_1

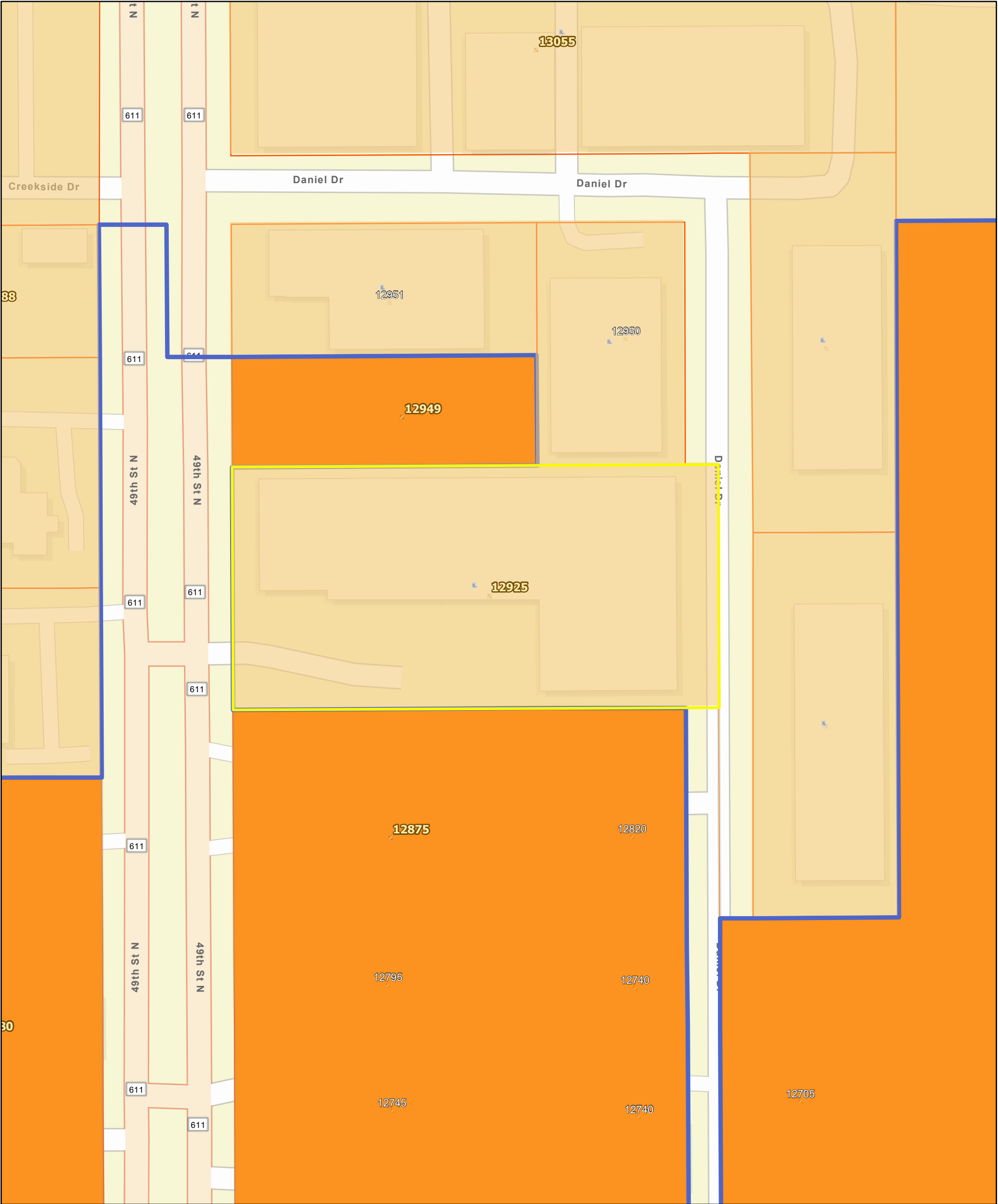
Green: Band_2

Blue: Band_3



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Exhibit G: Future Land Use Map



9/26/2025, 1:19:26 PM

Unincorporated Land Use

INDUSTRIAL LIMITED

Land Use (Pinellas Park)

Industrial Limited - IL

Master Address Points

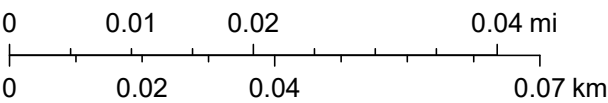


Pinellas Park



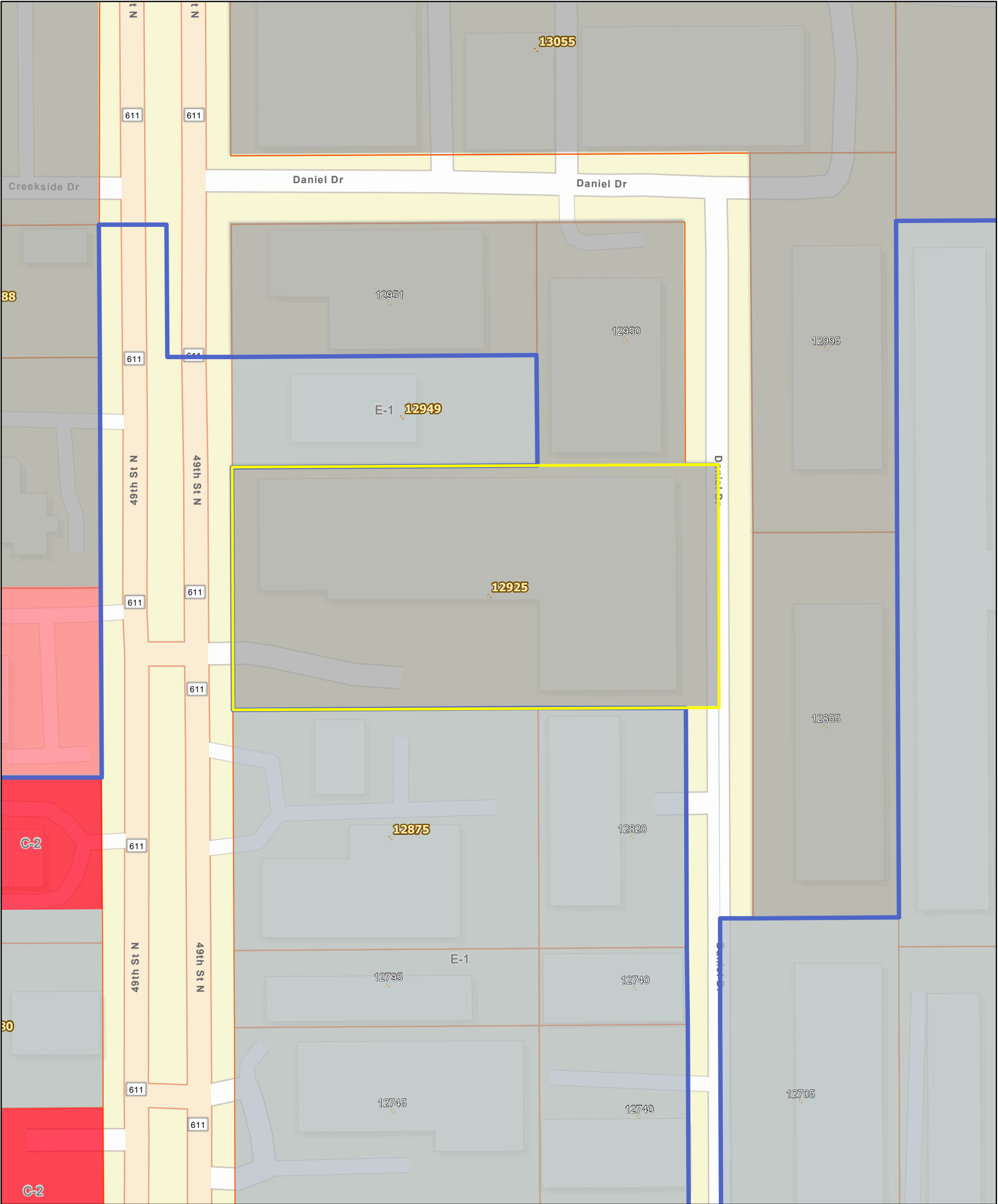
Parcels

1:1,128



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Exhibit H: Zoning Map



9/26/2025, 1:18:05 PM

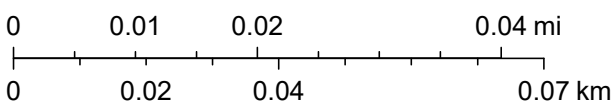
Zoning (Pinellas Park)

- Heavy Commercial - CH
- Light Industrial - M-1
- Master Address Points
- Pinellas Park

Unincorporated Zoning

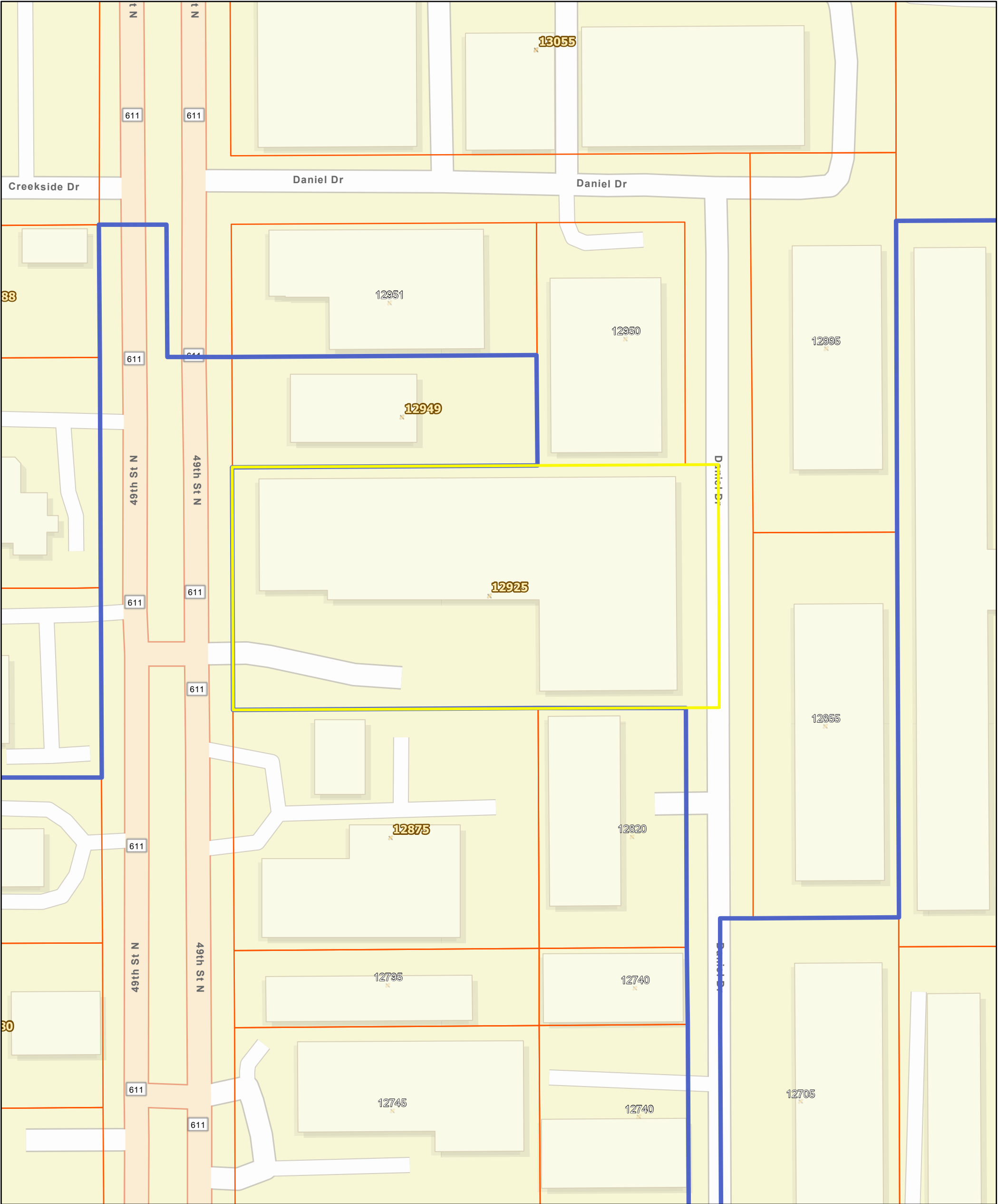
- General Retail Commercial And Limited Services - C-2
- Employment-1 - E-1
- Parcels

1:1,128



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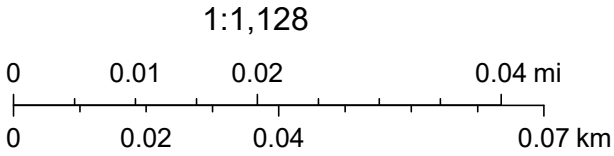
Exhibit I: Flood Insurance Rate Map



9/26/2025, 1:20:10 PM

FEMA Flood Hazard Areas

- Area of Minimal Flood Hazard (X)
- Panel Extent
- Master Address Points
- Pinellas Park
- Parcels



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ArcGIS Web AppBuilder

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Exhibit J

Site Photos



A.L.
COMMERCIAL, INC.
FOR LEASE
(1) 242-6464

10-10-2025 12:30 PM



10-10-2025 12:34 PM