

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), WITH UNDERLYING GENERAL COMMERCIAL (B-1) ZONING ON A 0.56 ACRE PARCEL OF LAND LOCATED AT PARCEL NO. 33-30-16-40913-000-0020, ON LAND 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-0326-00004; Northside Engineering LLC)

WHEREAS, on October 14, 2004, City Council adopted Ordinance No. 3268 (PUD 2004-2 and Z 2004-6) which rezoned land generally located between 70th Ave N. and 66th Ave N. and between 49th St N. and 46th St N. from Farm (F), Single Family Residential (R-1) and Light Manufacturing (M-1) zoning to Multi-family Residential (R-5) and General Commercial (B-1) zoning, and adopted a Planned Unit Development (PUD) Master Plan for the development of 307 townhome units and three (3) commercial out parcels; and

WHEREAS, on September 23, 2010, City Council adopted Ordinance No. 3746 (PUD 2004-2(R)), adopting a Commercial Planned Unit Development (CPUD) Master Plan for the development of a Gas Station; and

WHEREAS, on January 9, 2012, the City Manager approved a Minor Amendment (PUD 2004-2(R-2)) which reduced the setbacks to allow for the encroachment of screen enclosures; and

WHEREAS, on September 27, 2012, City Council approved Ordinance No. 3315 (PUD 2004-2(R-2)), adopting a revised Master Plan for the existing CPUD for a Car Wash with waivers to landscape requirements and variances to width of drive aisles, size of parking spaces, and distance of paving to property lines; and

WHEREAS, on January 24, 2013, City Council approved Case No. PUD 2004-2(R-3), a minor amendment to the Master Plan along with a waiver to interior greenspace percentage from 9.7% to 7.4%; and

WHEREAS, on June 25, 2013, the Community Redevelopment Agency (CRA) approved Case No. PUD 2004-2(R-4) and to allow the installation of a flagpole at a height of 120 feet; and

WHEREAS, the City Council has been petitioned to consider a Major Amendment to the Commercial Planned Unit Development (CPUD) Master Plan for the addition of an Automotive Repair Facility (minor) for a certain parcel of land generally located at Parcel No. 33-30-16-40913-000-0020 and more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida, have reviewed and held public hearings on said request; 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 generally located at Parcel No. 33-30-16-40913-000-0020 and more particularly described in Exhibit “A”.

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

SECTION 1: That the revised Master Plan and supporting documentation for the Commercial Planned Unit Development (CPUD) are hereby adopted for the purpose of controlling development on the 0.56-acre parcel of land described in Exhibit “A”, which is attached hereto and incorporated herein.

SECTION 2: That the overall Master Plan attached hereto and incorporated herein as **EXHIBIT “B”** shall be controlling as to the amended CPUD, and is adopted as part of this Ordinance with the following conditions:

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 master plan, prepared by Northside Engineering, Inc, and last revised February 3, 2026, 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 3: 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 4: 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 5: That this Ordinance shall become effective immediately upon its final passage and approval.

PUBLISHED THE _____ DAY OF _____, 2026.

FIRST READING THE _____ DAY OF _____, 2026.

SECOND READING & PUBLIC HEARING THE _____ DAY OF _____, 2026.

PASSED THIS _____ DAY OF _____, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2026.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

EXHIBIT “A”

LEGAL DESCRIPTION

LOT 2, HOME TEAM CAR WASH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGES 25 AND 26, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

EXHIBIT “B”

MASTER PLAN

(Prepared by Northside Engineering, Inc.)

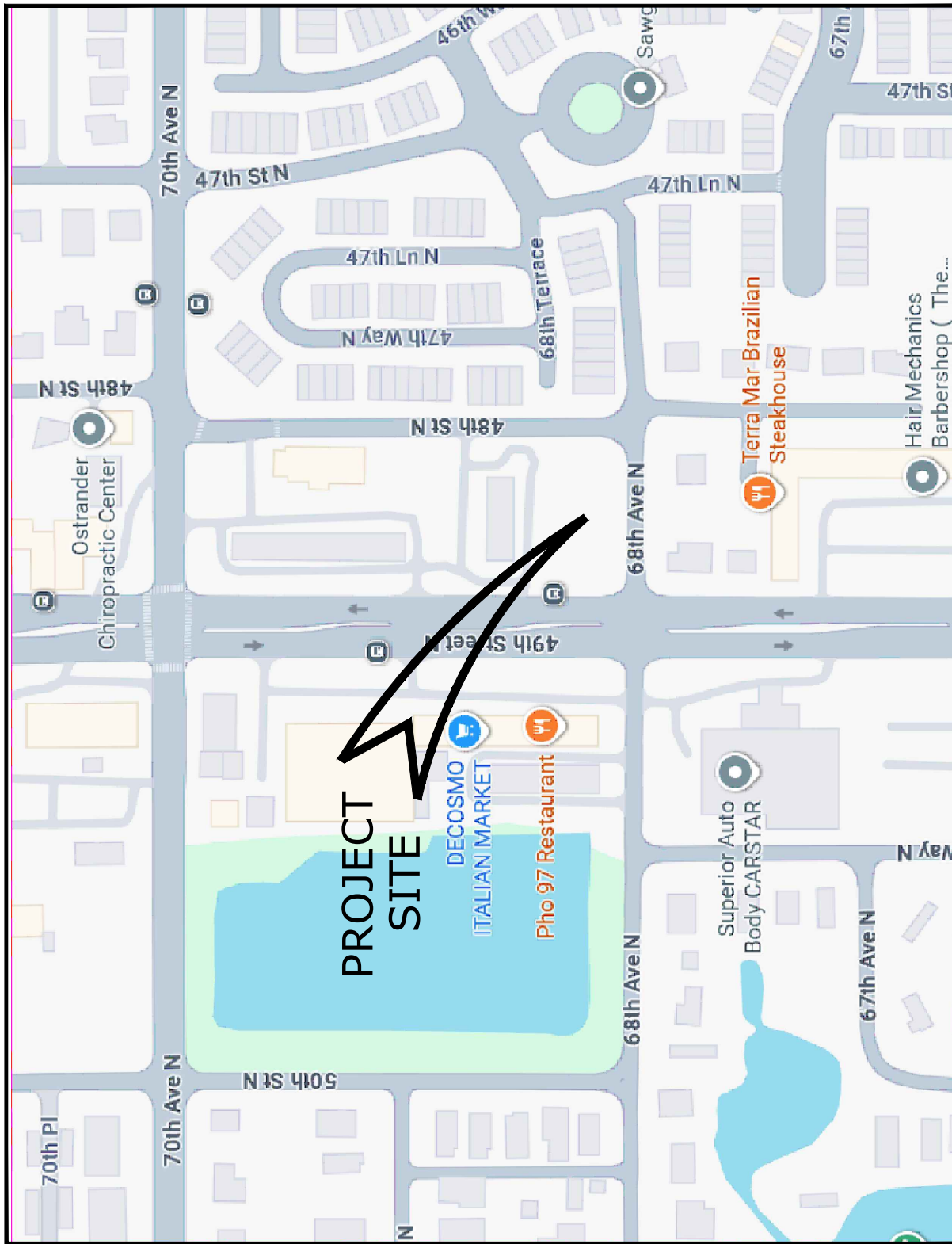
Last Revised dated February 3, 2026

VALVOLINE

SECTION 33 - TOWNSHIP 30 S - RANGE 16 E
PARCEL NO. 33-30-16-40913-000-0020
CITY OF PINELLAS PARK

LEGAL DESCRIPTION

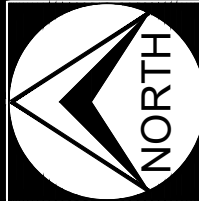
ALL ALTAIERS SURVEY DATA (PROVIDED TO SURVEYORS) HAS BEEN RECORDED IN PLAT BOOK 138, PAGES 25 AND 26, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



STREET MAP



AERIAL MAP



OWNER CONTACT

ONE ESS LLC
7825 4th Ave. S
St. Petersburg, Florida 33707

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:	ARCHITECT
NORTHSIDE ENGINEERING, INC. 12103C0204 CLEARWATER, FLORIDA 33765 727-443-2669	GOODWIN MILLS CAYWOOD 12103C0204 MOBILE, ALABAMA 36602 (251) 460-4006
SURVEY	GEOTECH
JOHN C. BRENDA & ASSOC. 4015 82nd AVE. N. PINELLAS PARK, FL 33781 (727) 576-7546	GEOTECH ADDRESS 1 ADDRESS 2 PHONE NUMBER

FLOOD ZONE INFORMATION

FLOOD ZONE: X
COMMUNITY PANEL #120251 12103C0204 H
EFFECTIVE DATE: 8/18/09
FLOOD ELEVATION: N/A

SITE DATA

MATRIX	EXISTING	PROPOSED	ALLOWED/CODE
ZONING:	B-1	B-1	B-1
USAGE:	VACANT	AUTO SERVICE STATION	COMMERCIAL
FUTURE LAND USE:	N/A	N/A	N/A
LOT AREA (GROSS):	24,842 S.F. .57 ACRES	24,842 S.F. .57 ACRES	15,000 S.F. .34 ACRE
BUILDING COVERAGE:	0 S.F.	1,743 S.F.	300 S.F. MIN.
FLOOR AREA RATIO: (FAR)	0 S.F. N/A	1,743 S.F. .07	.45 (MAX)
DENSITY:	VACANT LOT	N/A	75% MAX
BLDG. SETBACKS:	FRONT (WEST)	20'	20'
	SIDE (NORTH)	5'	5'
	FRONT (SOUTH)	20'	20'
	REAR (EAST)	15'	15'
BLDG. HEIGHT:	0'	+/- 24'	50'
VEHICULAR USE AREA (VUA):	0 S.F.	11,063 S.F.	??
INTERIOR LANDSCAPING:	100% PERVIOUS	365 S.F. .014 %	N/A
IMPERVIOUS SURFACE RATIO: (IS.R)	0 S.F. N/A	17,577 S.F. .71	18,631 S.F. .75
OPEN SPACE: (S.F. & % OF GROSS SITE)	24,842 S.F. 100%	7,265 S.F. 29%	6,210 S.F. 25% MIN
PARKING:	0 SPACES	7 SPACES	8 SPACES

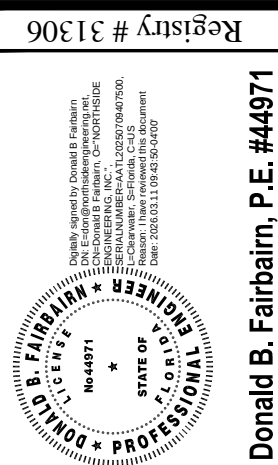
PARKING CALCULATIONS:
2.5 SPACE/ BAY = 8 SPACES
ADA PARKING SPACES REQUIRED = 1 SPACE

COMMUNITY COMPLIANCE ZONE 2
COMMUNITY RE-DEVELOPMENT DISTRICT
COMMERCIAL PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
Reference Benchmark:
PINELLAS COUNTY BM #1118 (336 SRD)
ELEV=22.767' NGVD, ADJUSTED TO
ELEV=22.24' NAVD, MSL=0.00'



AGENCY RESPONSE STAMPS

Northside Engineering, Inc.
Civil - Land Planning - Traffic Studies - Landscape
Due Diligence Reports - Land Use - Re-Zoning
Stormwater Management - Utility Design
Construction Administration
300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-443-2669 Fax: 727-446-8036
tech@northsideengineering.net
Est. 1989



Donald B. Fairbairn, P.E. #44971
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY Donald B. Fairbairn, P.E. ON THE
DATE 02/26/2026. THE SIGNATURE AND
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
ELECTRONIC COPIES ARE NOT CONSIDERED
SIGNED AND SEALED.

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CIVIL SITE DATA

Valvoline
6825 49th St. N.
Pinellas Park, Florida

Northside
Engineering, Inc.

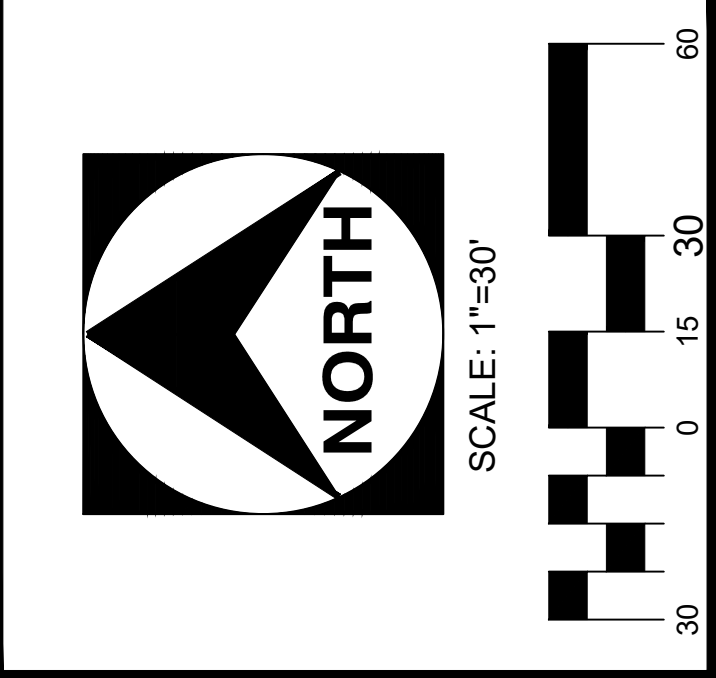
C11

Exhibit "B"

Registry # 31306	Donald B. Fairbairn, P.E. #44971	
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY Donald B. Fairbairn, P.E. ON THE 02/03/26. ANY ALTERATIONS TO THIS DOCUMENT WILL BE RECORDED. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID. ANY COPIES OF THIS DOCUMENT THAT ARE NOT SIGNED, SEALED, AND DATED BY THE SIGNER WILL BE RECORDED. ANY COPIES OF THIS DOCUMENT THAT ARE NOT SIGNED, SEALED, AND DATED BY THE SIGNER WILL BE RECORDED. ANY COPIES OF THIS DOCUMENT THAT ARE NOT SIGNED, SEALED, AND DATED BY THE SIGNER WILL BE RECORDED.		
PROJECT #	26005	
ISSUE DATE:	02/03/26	
REVISIONS:		
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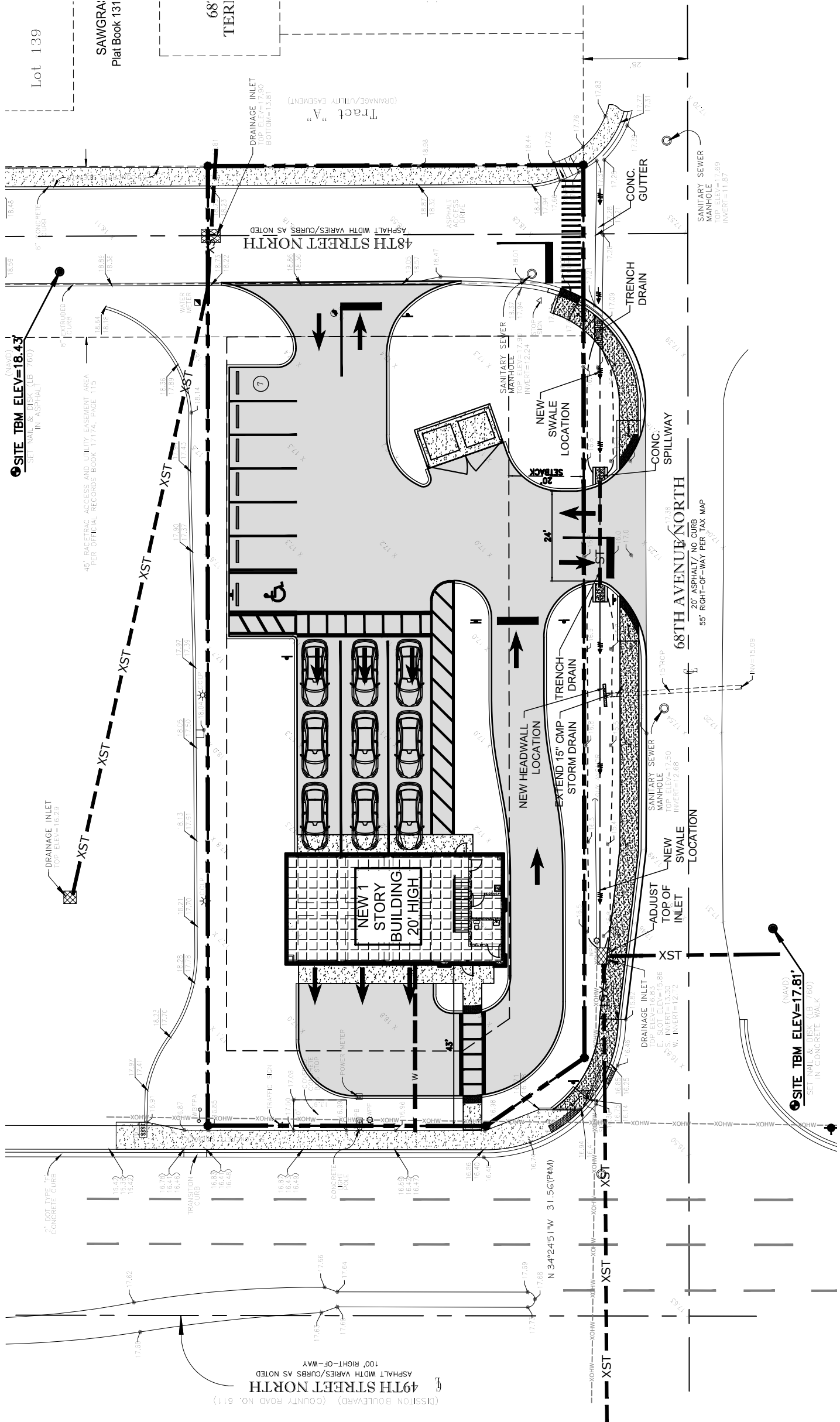
GENERAL NOTES

1. SIGNS (IF REQUIRED) SHALL BE UNDER SEPARATE PERMIT. CONTRACTOR SHALL COORDINATE WITH SIGN PROVIDER AND ELECTRICAL DESIGNER TO PROVIDE POWER TO SIGN.
2. CONTRACTOR SHALL COORDINATE WITH IRRIGATION DESIGNER AND ELECTRICAL DESIGNER TO PROVIDE SLEEVES UNDER PAVEMENT FOR IRRIGATION PIPES AND WIRING FOR IRRIGATION CONTROLLER
3. CONTRACTOR SHALL COORDINATE WITH LOCAL PROVIDERS OF CABLE, PHONE AND INTERNET FOR INSTALLATION REQUIREMENTS.
4. ALL ROOF DRAINS/DOWNSPOUTS SHALL DIRECT WATER TO THE STORMWATER MANAGEMENT SYSTEM.



LEGEND

PROPERTY LINE	-----
CENTER LINE OF STREET	-----
EASEMENT BOUNDARY	-----
POND CONTOUR LINE	-----
EXISTING OH ELEC WIRE	---XOHW---
EXISTING STORM WATER	---XST---
PROPOSED STORM WATER	---ST---
EXISTING FIRE SUPPLY	---XF---
EXISTING OH ELEC WIRE	---XOHW---
EXISTING INLET	●
EXISTING CLEAN-OUT	●
EXISTING MANHOLE	●
EXISTING BACKFLOW PREVENTER	●
EXISTING FIRE HYDRANT	●
FLOW ARROW	→
SWALE ARROW	→
EXISTING GRADE ELEVATION	PUT SURVEYOR SYMBOL
PROPOSED GRADE ELEVATION	+48.5

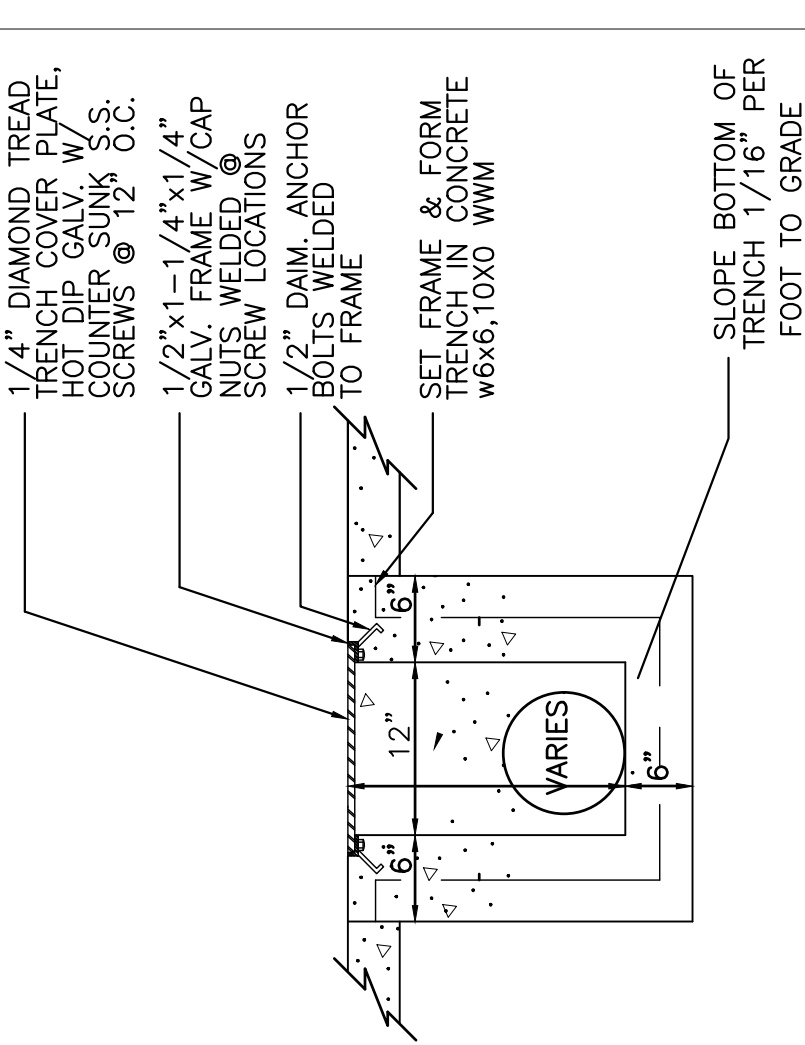


GRADING AND DRAINAGE PLAN

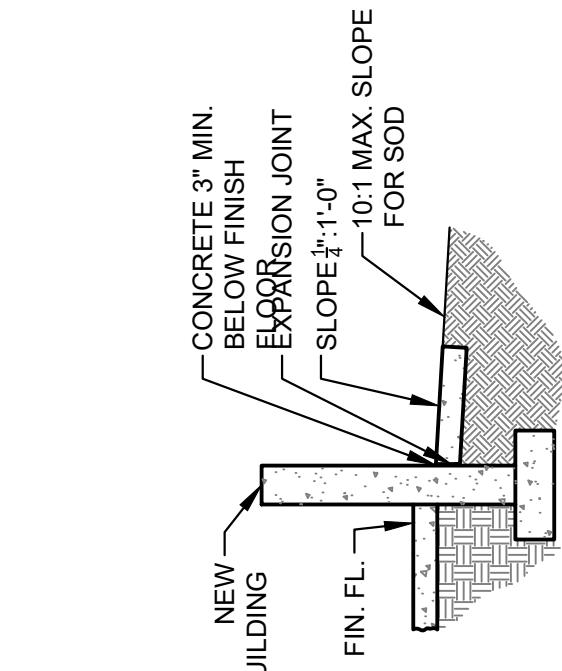
Valvoline
6825 49th St. N.
Pinellas Park, Florida

Northside
Engineering, Inc.

C4.1



TRENCH DETAIL
N.T.S.



Business Impact Estimate

This form must be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed resolution's title/reference: **Ordinance 2026-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), WITH UNDERLYING GENERAL COMMERCIAL (B-1) ZONING ON A 0.56 ACRE PARCEL OF LAND LOCATED AT PARCEL NO. 33-30-16-40913-000-0020, ON LAND 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-0326-00004; Northside Engineering LLC)

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is ***not*** required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in Florida Statutes § 163.3164, and development agreements, as authorized by the Florida Local

¹ See Section 166.041(4)(c), Florida Statutes.

Government Development Agreement Act under Florida Statutes § 163.3220-163.3243;

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed CPUD amendment is to add an Automotive Repair Facility (minor) to the existing CPUD.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;
N/A

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
N/A

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.
N/A

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

N/A

4. Additional information the governing body deems useful (if any):

This proposed amendment to the PUD Master Plan was initiated by a private party.



Prepared by: Megan Montesino
Development Review Manager

I. APPLICATION DATA

- A. **Case Number:** PUD-0326-00004
- B. **Location:** Parcel No. 33-30-16-40913-000-0020
- C. **Request:** Major Planned Unit Development (PUD) Amendment to an existing Commercial PUD (CPUD) to add an Automotive Repair Facility (Minor).
- D. **Applicant:** Northside Engineering
- E. **Authorized Agent:** Northside Engineering
- F. **Property Owner:** ONE ESS LLC
- G. **Legal Ad Text:** TBD
- H. **PARC Meeting:** April 14, 2026
- I. **Public Hearings:**

Planning & Zoning Commission Hearing Date: June 4, 2026
Advertising Date: May 20, 2026

City Council (1st Reading) Date: July 7, 2026

City Council Hearing Date: August 11, 2026
Advertising Date: July 29, 2026

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting a Major PUD Amendment to an existing CPUD to add a 1,743 square foot Automotive Repair Facility (minor), which is a permitted use within the underlying General Commercial (B-1) zoning district. The existing CPUD encompasses 3 properties:

- **Race Trac Gas Station** - 6951 49th St N.
- **ModWash Car Wash** - 6875 49th St N.
- **Vacant Parcel (Subject Property)** - Parcel No. 33-30-16-40913-000-0020

The proposed development includes a 1,743 square foot Automotive Repair Facility (Minor), 3 drive-thru service bays, and 7 parking spaces. The applicant is requesting relief for one parking space as part of the PUD. The required parking is 8 spaces (2.5 spaces per service bay), and the development is proposing 7 spaces. The proposed development meets required setbacks, Lot Coverage, and Floor Area Ratio (FAR).

- B. **Site Area:** 24,799 square feet / 0.56 acres

C. Property History:

The lot was platted in 2013 in Plat Book 138, page 25-26 as part of the Home Team Car Wash plat. This was around the time of the redevelopment of this block and creation of the Planned Unit Development (PUD). PUD 2004-2 was approved in 2004 for the development of the single-family attached development known as Sawgrass Village. A three-lot outparcel was created for future commercial development. Prior to this development, the subject area was the site of Small's Nursery.

In 2010, a revision to the master plan was approved with case PUD 2004-2(R), which was a major amendment to allow for the development of the Race Trac gas station. In 2012, another major amendment was approved via case PUD 2004-2(R-2) for the construction of a ModWash Car Wash, directly south of the Race Trac. A minor amendment to the master plan for the waiving of greens space requirements was approved in 2013 via case PUD 2004-2(R-3).

The most recent revision to the master plan was approved in mid-2013 for a variance to flag pole height for the Race Trac gas station. The subject property has been vacant since around 2006, when the previously existing nursery was demolished.

D. Existing Use: Vacant Commercial

E. Proposed Use: Automotive Repair Facility (minor)

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

G. Zoning District: General Commercial (B-1) with a Commercial Planned Unit Development (CPUD) overlay

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

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

J. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	B-1 (CPUD)	CRD	Car Wash
South	B-1	CRD	Single-Family Detached
East	R-5 (RPUD)	CRD	Townhomes
West	CH	CRD	Strip Mall

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

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

2. Key Standards:

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

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

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

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

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

Other Standards - Shall include the following:

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

3. Relevant Policies:

POLICY LU.1.15.1

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

POLICY LU.1.15.3

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

POLICY LU.1.15.5

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

POLICY LU.1.15.6

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

POLICY LU.1.15.11

New development and redevelopment projects shall provide safe and efficient onsite pedestrian movement.

POLICY LU.1.15.12

Sidewalks internal to development projects shall be designed to integrate smoothly with public sidewalks and with public transit in order to ensure safe and efficient transition for pedestrians.

POLICY T.1.2.12

Approval of a site plan for large proposed development is contingent upon a well-defined safe and efficient internal traffic circulation system.

4. Staff Analysis:

The use of an Automotive Repair Facility (minor) is compatible with the CRD land use designation. The proposal is compatible with surrounding land uses, and the development will aid in the continued redevelopment and investment in the City's Community Redevelopment Area. Staff finds the PUD amendment to be generally consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Proposed Zoning District Purpose / Intent:

The "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. 18-1520.3. - PERMITTED AND CONDITIONAL USES.

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

<i>Land Use</i>	<i>Approval Type</i>	<i>Conditions</i>
COMMERCIAL USES		
Automotive Repair Facility (minor)	P	CG or CRD land use categories only

Sec. 18-1520.4. - DIMENSIONAL AND AREA DEVELOPMENT STANDARDS.

(A) MINIMUM LOT REQUIREMENTS.

- 1. Lot Area: Fifteen thousand (15,000) square feet.*
- 2. Lot Width: One hundred (100) feet.*
- 3. Lot Depth: One hundred fifty (150) feet.*

4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to September 26, 1963 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.
- (B) MINIMUM YARD SETBACK REQUIREMENTS.
1. Front Yard Setback: Twenty (20) feet.
 2. Secondary Front Yard Setback: Twenty (20) feet.
 3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
 4. Rear Yard Setback: Fifteen (15) feet.
 5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7 "Yard Determinations."
 6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
 7. Refer to Section 18-1504.3(G)(2) for special yard setbacks for additions to buildings in existence as of August 14, 1997.
- (C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.
- (D) MINIMUM FLOOR AREA.
1. Nonresidential: Three hundred (300) square feet.
 2. Single-family Detached Dwellings:
 - a. Nine hundred (900) square feet in R/OG or R/O/R.
 - b. One thousand (1,000) square feet in CRD.
 3. Multi-Family Dwellings:
 - a. Efficiency: Four hundred fifty (450) square feet.
 - b. One-bedroom: Five hundred fifty (550) square feet.
 - c. Two-bedroom: Six hundred fifty (650) square feet.
 - d. Three-bedroom: Eight hundred (800) square feet.
- (E) MAXIMUM BUILDING HEIGHT. Height fifty (50) feet excluding mechanical and or elevator penthouse (additional height may be granted as a conditional use). See Section 18-1503.13, "Exclusion from Height Limits" for height limit exclusions.
- (F) MINIMUM BUILDING SEPARATION. Must meet Florida Building Code separation requirements.
- (G) FLOOR AREA RATIO. (F.A.R.)
1. Nonresidential Uses:
 - (a) Thirty hundredths (0.30) in R/O/R.
 - (b) Thirty-five hundredths (0.35) in R/OG.
 - (c) Forty-five hundredths (0.45) in CG.
 - (d) Forty-five hundredths (0.45) in CRD.
 - (e) Forty-five hundredths (0.45) in RM.
 - (f) Forty-five hundredths (0.45) in CR.
 - (g) Forty-five hundredths (0.45) in RFH.
 2. Mixed Use Development: See "R-6" zoning district.

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT

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

- (A) 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.
- (B) 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.
- (C) 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.
- (D) 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.*

Sec. 18-1529.12. - CHANGES AND AMENDMENTS.

- (A) *The City Manager may approve minor changes in the location, size or height of structures, single-family detached residential setbacks, signage and other improvements authorized by the adopted Master Plan provided that the intent of the plan is not changed and provided the proposed change is not in conflict with paragraph (B) below. Minor changes include any change that has no material impact on the character of the approved Master Plan or the relationship between phases of the Master Plan or between the PUD and adjacent development, including, but not limited to:*
 1. *Deviations arising from limited technical considerations which could not reasonably be anticipated during the approval process;*
 2. *Amendments required to bring the application into compliance with adopted technical codes;*
 3. *Driveway relocations;*
 4. *Facility design modifications for design, recreational or other amenities;*
 5. *Substitutions of landscaping materials, so long as the substituted material has substantially similar characteristics as the approved landscaping;*
 6. *Realignments of internal streets prior to final plat approval as long as the realignment does not reduce the gross area of common areas or open spaces, reduce residential lot sizes, eliminate required buffers or create street alignments that fail to conform with City standards;*
 7. *Modifications to dwelling types that produce no increase to the density, parking demand or trip generation within the applicable phase;*
 8. *Modifications to residential setbacks;*
 9. *Changes to the size or height of structures not located on parcels abutting the boundary of the PUD;*
 10. *Changes to the design, location, or orientation of buildings that have no substantive impact on adjacent properties within adjoining the PUD;*
 11. *Minor changes to the design of signs that do not increase their height or area; and*
 12. *Expansions of buffers, open spaces and landscape areas.*
- (B) *In such cases where the applicant proposes any amendment to an approved Master Plan, except as defined as minor changes in paragraph (A) of this section, the amendment shall be processed through the Planning and Zoning Commission and City Council as a new PUD application, including fees, public hearing and notification as set forth in this Article. These major changes include, but are not limited to any change that:*
 1. *Increases the gross floor area of any nonresidential building.*
 2. *Increases the number of structures or the number of dwelling units.*
 3. *Increases the gross density as specified by the adopted Master Plan.*
 4. *Rearrangement of any lot, block, building tract or common open space as shown on the adopted Master Plan so that the intent of the plan is altered.*
 5. *Changes any use to a substantially different use not originally approved on the adopted Master Plan.*
 6. *Significantly changes the location or amounts of land devoted to specified land uses on the adopted Master Plan.*
 7. *Changes the intent of the Master Plan as adopted by City Council.*
 8. *Changes any boundary of the planned unit development.*
 9. *Transfers and/or amends the densities among the undeveloped phases of the PUD.*

SECTION 18-1532. - OFF-STREET PARKING AND LOADING REGULATIONS
Sec. 18-1532.9. - MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS.

12. Automobile Service Station or Repair Facility: Two and one-half (2.5) per service bay, in addition to required parking for other principal uses such as retail.

3. Staff Analysis:

Per Section 18-1529.12 of the Land Development Code, this request to amend the PUD Master Plan by developing a vacant parcel within the existing CPUD is a major amendment that is required to be reviewed by Planning & Zoning Commission and approved by City Council.

Staff finds that the proposed request will likely not adversely impact the neighborhood or surrounding properties, and finds the requested amendment to be consistent with the intent of the Land Development Code, CPUD, and Master Plan. The proposed use of an Automotive Repair Facility (Minor) is not substantially different from the other approved uses within the CPUD, which includes a car wash and a gas station. It is also consistent with uses in the surrounding area as the subject site sits at the corner 49th Street N. and 68th Avenue N.

C. Project Application Review Committee (PARC) Comments:

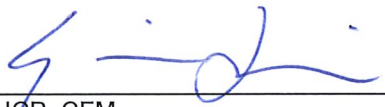
The proposed PUD amendment was discussed at the April 14, 2026 PARC meeting. No concerns or comments were raised at this meeting.

IV. SUMMARY

A. Findings:

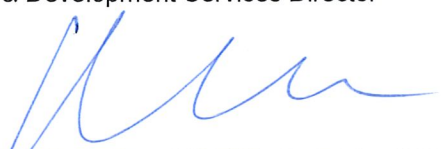
Based on the information and analysis contained in this report, staff finds as follows:

1. The requested amendment is consistent with the intent of the Land Development Code and the approved CPUD.
2. The requested amendment is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

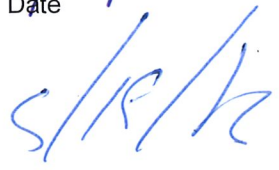


Erica Lindquist, AICP, CFM
Planning & Development Services Director

5/15/26
Date



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



Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

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

C. RECOMMEND DENIAL

... of a Major Planned Unit Development (PUD) Amendment to an existing Commercial PUD (CPUD) to add an Automotive Repair Facility (Minor).

VI. ATTACHMENTS

Exhibit A: Affidavit of Ownership

Exhibit B: Survey

Exhibit C: Master Plan

Exhibit D: Aerial Map

Exhibit E: Land Use Map

Exhibit F: Zoning Map

Exhibit G: Flood Insurance Rate Map

**CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

ONE ESS LLC

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

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

ADDRESS OR GENERAL LOCATION:

Corner of 49th St. N. and 68th Ave. N. Pinellas Park, FL.

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

An ALTA/NSPS Survey of: Lot 2, home team car wash, according to the map or plat thereof as recorded in plat book 138, pages 25 & 26, 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):

Construction of 1,743 s.f Valvoline Instant Oil Change business on said property in Pinellas Park, Florida

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

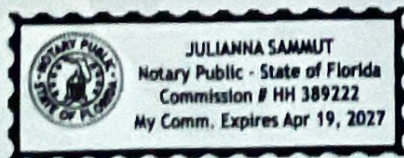
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]
SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Lee



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 6th day of March, 2026.

By Eric Schlueter, who is
(Name of person acknowledging and title of position)

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

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

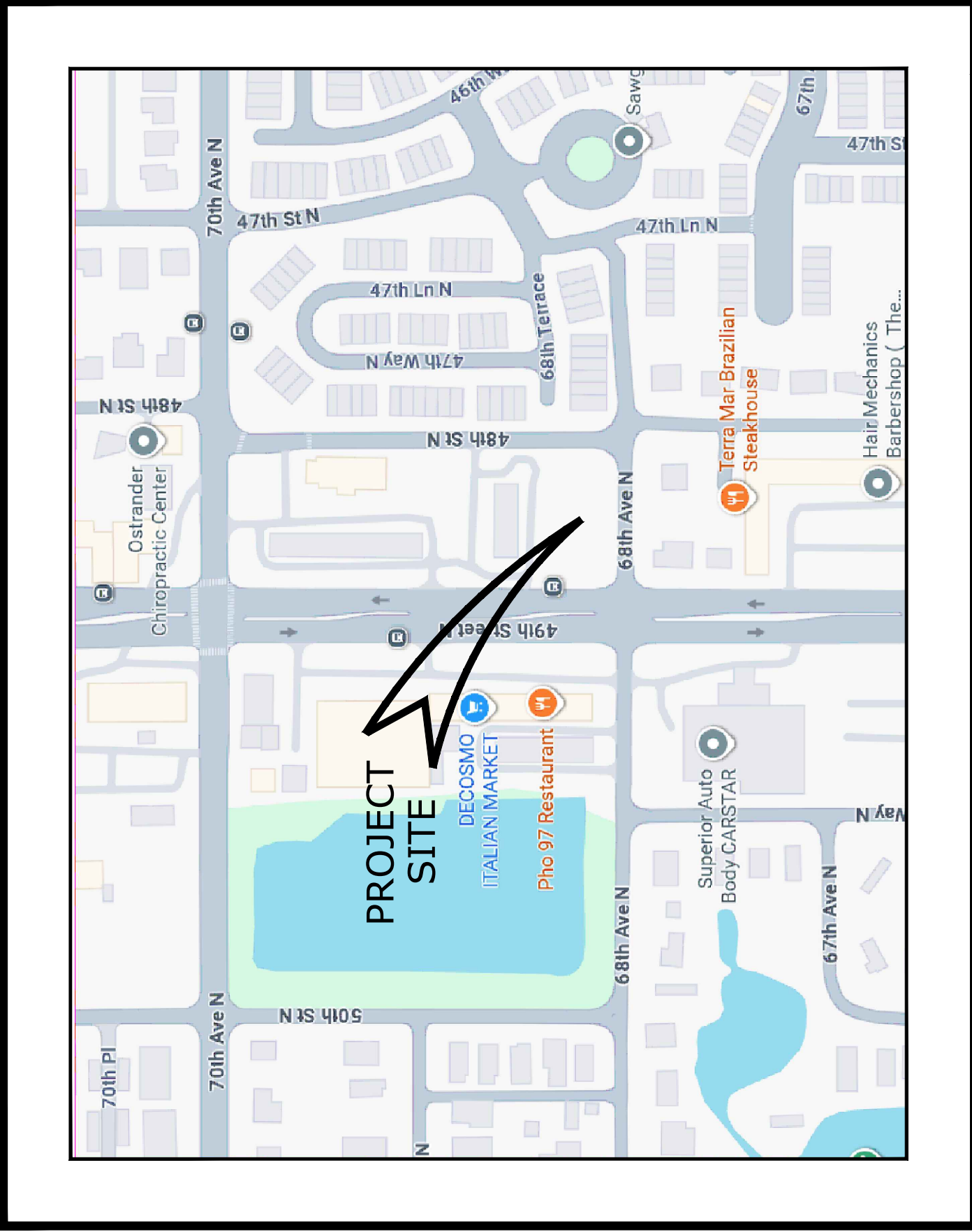
Notary Public, Commission No. HH 389222

Julianna Sammut
(Name of Notary- typed, printed or stamped)

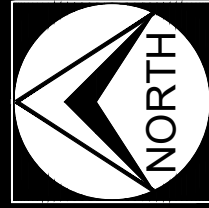
VALVOLINE

**SECTION 33 - TOWNSHIP 30 S - RANGE 16 E
PARCEL NO. 33-30-16-40913-000-0020
CITY OF PINELLAS PARK**

LEGAL DESCRIPTION



STREET MAP



AERIAL MAP



INDEX OF SHEETS	
C1.1	CIVIL SITE DATA
C1.2	CIVIL SPECIFICATIONS
C1.3	CIVIL SPECIFICATIONS
C2.1	SITE PREPARATION PLAN
C2.2	EROSION CONTROL DETAILS
C3.1	PROPOSED SITE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C5.1	UTILITY PLAN
C6.1	CIVIL SITE SECTIONS
C6.2	CIVIL DETAILS
C6.3	MUNICIPLE DETAILS
L1.1	LANDSCAPING PLAN
L1.2	LANDSCAPING DETAILS

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C6.3	MUNICIPLE DETAILS
L1.1	LANDSCAPING PLAN
L1.2	LANDSCAPING DETAILS

SITE DATA			
MATRIX	EXISTING	PROPOSED	ALLOWED/CODE
ZONING:	B-1	B-1	B-1
USAGE:	VACANT	AUTO SERVICE STATION	COMMERCIAL
FUTURE LAND USE:	N/A	N/A	N/A
LOT AREA (GROSS):	24,842 S.F. .57 ACRES	24,842 S.F. .57 ACRES	15,000 S.F. .34 ACRE
BUILDING COVERAGE:	0 S.F.	1,743 S.F.	300 S.F. MIN.
FLOOR AREA RATIO: (FAR)	0 S.F. N/A	1,743 S.F. .07	.45 (MAX)
DENSITY:	VACANT LOT	N/A	75% MAX
BLDG. SETBACKS:	FRONT (WEST)	20'	20'
	SIDE (NORTH)	5'	5'
	FRONT (SOUTH)	20'	20'
	REAR (EAST)	15'	15'
BLDG. HEIGHT:	0'	+/- 24'	50'
VEHICULAR USE AREA (VUA):	0 S.F.	11,063 S.F.	??
INTERIOR LANDSCAPING:	100% PERVIOUS	365 S.F. .014 %	N/A
IMPERVIOUS SURFACE RATIO: (I.S.R.)	0 S.F. N/A	17,577 S.F. .71	18,631 S.F. .75
OPEN SPACE: (S.F. & % OF GROSS SITE)	24,842 S.F. 100%	7,265 S.F. 29%	6,210 S.F. 25% MIN
PARKING:	0 SPACES	7 SPACES	8 SPACES
PARKING CALCULATIONS: 2.5 SPACE/ BAY = 8 SPACES			
ADA PARKING SPACES REQUIRED = 1 SPACE			

MATRIX	EXISTING	PROPOSED	ALLOWED/CODE
ZONING:	B-1	B-1	B-1
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FUTURE LAND USE:	N/A	N/A	N/A
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2.5 SPACE/ BAY = 8 SPACES
ADA PARKING SPACES REQUIRED = 1 SPACE

OWNER CONTACT	
ONE ESS LLC	7825 4th Ave. S St. Petersburg, Florida 33707

ONE ESS LLC
7825 4th Ave. S
St. Petersburg, Florida 33707

DESIGN PROFESSIONALS	CIVIL ENGINEER/PLANNER: NORTHSIDE ENGINEERING, INC. 300 SOUTH BELCHER ROAD CLEARWATER, FLORIDA 33765 727-443-2869	ARCHITECT GODDARD MILLS CANWOOD 11 N. WATERS ST., STE. 19290 MOBILE, ALABAMA 36602 (251) 460-4006
	SURVEY JOHN C. BRENDLA & ASSOC. 4015 82ND AVE. N. PINELLAS PARK, FL. 33781 (727) 376-7346	GEOTECH GEOTECH ADDRESS 1 ADDRESS 2 PHONE NUMBER

CIVIL ENGINEER/PLANNER:	KORTFUSSE ENGINEERING, INC. 300 SOUTH BEULCHER ROAD CLEARWATER, FLORIDA 33765 (727) 443-2869
ARCHITECT	GORDONWILL MILLS CANWOOD 11 N. WATERS ST. STE 1920D MOBILE, ALABAMA 36602 (251) 460-4006
CIVIL ENGINEER/PLANNER:	JOHN C. BRENDIA & ASSOC. 3071 PINELLAS PARK, FL. 33781 (727) 576-7546
GEOTECH	GEOTECH ADDRESS 1 ADDRESS 2 PHONE NUMBER

FLOOD ZONE INFORMATION

FLOOD ZONE: X
COMMUNITY PANEL #: 120251 12103C0204 H
EFFECTIVE DATE: 8/18/09
FLOOD ELEVATION: N/A

FLOOD ZONE: X
COMMUNITY PANEL #:120251 12103C0204 H
EFFECTIVE DATE: 8/18/09
FLOOD ELEVATION: N/A

Reference Benchmark:

PINELLAS COUNTY BM #1118 (336 SRD)
ELEV=22.767' NGVD, ADJUSTED TO
ELEV=22.24' NAVD, MSL=0.00'



AGENCY RESPONSE STAMPS	
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CIVIL SITE DATA

Valvoline
6825 49th St. N.
Pinellas Park, Florida

Northside
Engineering, Inc.

Figure 1



Donald B. Fairbairn, P.E. #44971

PROJECT #	2605	
ISSUE DATE:	02/3/26	
REVISIONS:		
No.	Date	Description
1	/ /	
2	/ /	
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DRAWN BY: SR		

SITE PREPARATION NOTES:

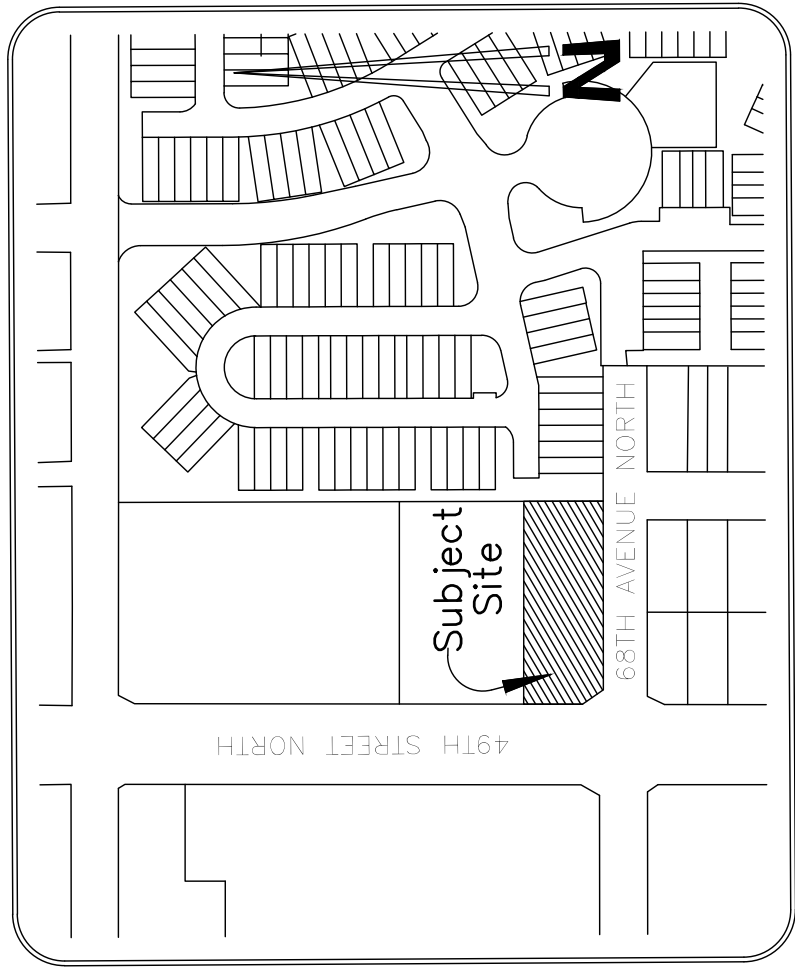
1. All erosion/sedimentation control, placement and details meet the requirements of the NPDES program. The issuance of Pinellas County's Habitat Management and Landscape permit requires erosion control and sedimentation control measures be installed/maintained throughout construction as specified on plans.
2. A Habitat Management and Landscape Permit (HML) is required for this project. An application and extra copy of the approved final plan must be submitted to the Habitat Management and Landscaping Department in order to process the permit. Once Final Administrative Approval (FAA) has been granted, an inspection can be scheduled. Please be advised that all erosion control and tree barricades must be installed per the approved plan. When all barricades have been approved, the permit can be typed and released.
3. Pursuant to Section 1368-3653, all Tier 1 exotics as specified on the Pinellas County Undesirable Organism List http://www.pinellascounty.org/drs/pdf/undesirable_species.pdf must be removed as a condition of site development. Where necessary, due to their proximity to protected plant material, hand removal will be required.
4. There must be no equipment or construction materials on site until HML permit is in hand.
5. To ensure silt fence is installed in a timely manner, concrete may be sawcut along the perimeter in order to install silt fence. This will be verified at the time of habitat inspection and only after permit is in hand can the remaining concrete be removed.
6. No stockpiles proposed. Separate permit shall be required for any contractor designated stockpiles.

NPDES Notification
(National Pollutant Discharge Elimination System)

ATTENTION: THE EROSION/SEDIMENTATION LOCATIONS AND DETAILS SET FORTH IN THIS SITE PLAN HAVE BEEN DEvised BY THE ENGINEER TO MEET THE REQUIREMENTS OF THE FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM. FAILURE TO MAINTAIN THESE CONTROLS, OR AN ILLICIT DISCHARGE RESULTING FROM THEIR FAILURE WILL LIKELY RESULT IN FINE CITATIONS. SEC. 58-239 OF THE PINELLAS COUNTY CODE AUTHORIZES PENALTIES OF UP TO \$10,000.00 FOR EACH OFFENSE.

NOTE TO CONTRACTOR : TREE BARRICADES AND EROSION CONTROL MEASURES

REQUIRED TREE BARRICADES AND EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN LAW ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY CHAPTER 166 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE.



Vicinity Map

NOT TO SCALE

SITE PREPARATION NOTES

PREPARATION OF THE SITE INCLUDES THE REMOVAL/RELOCATION OF ALL EXISTING STRUCTURES WITHIN PROJECT AREA, PAVING AND BASE, UTILITY LINES (SANITARY SEWER, STORM PIPES, WATER LINES, POWER POLES, OVERHEAD AND UNDERGROUND POWER AND TELEPHONE CABLES, GAS LINES, TREES, SHRUBS, ETC.) AND IS NOT LIMITED TO WHAT IS SHOWN ON PLANS.

- | | | |
|----|--|---|
| 1 | REMOVE EXISTING ASPHALT AND BASE |  |
| 2 | REMOVE EXISTING CONCRETE SIDEWALKS TO EXISTING CURB |  |
| 3 | REMOVE EXISTING ELECTRIC POLE CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND JURISDICTION FOR RELOCATION AND EXTENSION OF SERVICE (IF REQUIRED) |  |
| 4 | REMOVE EXISTING STRUCTURE AND FOUNDATION |  |
| 5 | REMOVE EXISTING CANOPY |  |
| 6 | REMOVE EXISTING WOOD DECK |  |
| 7 | REMOVE EXISTING PAVEMENT/BIWALK |  |
| 8 | REMOVE EXISTING CONCRETE BLOCK WALL |  |
| 9 | REMOVE EXISTING FENCE, GATE AND ASSOCIATED POSTS |  |
| 10 | REMOVE EXISTING STAIRS AND LANDING |  |
| 11 | REMOVE EXISTING TREE |  |
| 12 | REMOVE EXISTING SHRUB |  |
| 13 | REMOVE EXISTING POOL |  |
| 14 | REMOVE EXISTING WHEEL STOP |  |
| 15 | REMOVE EXISTING CURB |  |

A. ALL CAVITY & EXCAVATION RESULTING FROM REMOVAL OF TREES, SHRUBS, PIPES, INLETS, GREASE TRAPS, SIGN, AND POLE BASE SHALL BE FILLED WITH APPROVED SUITABLE MATERIAL AND COMPACTED IN 12" LIFTS TO 95% OF MAX DENSITY.

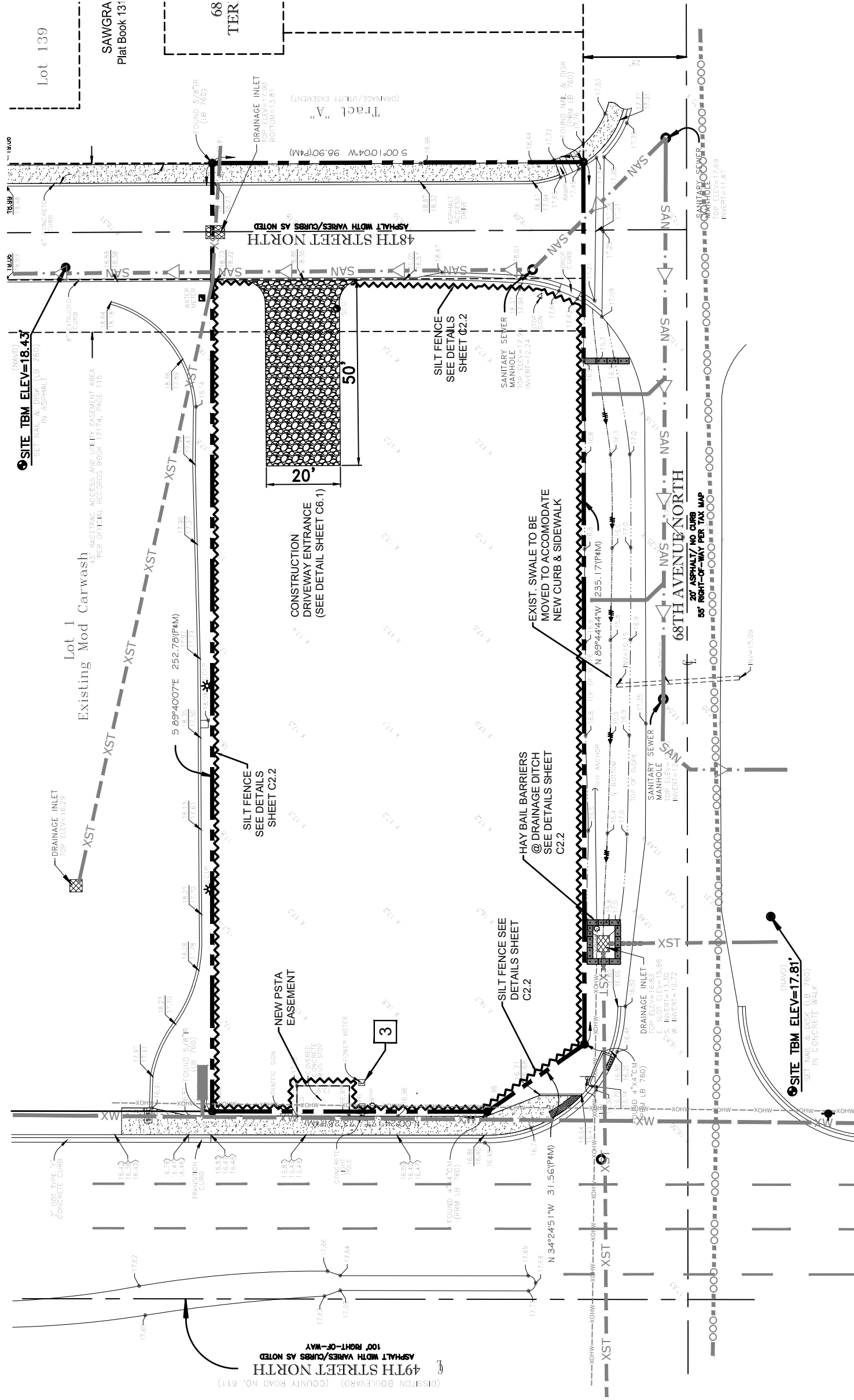
B. OFF-SITE DISPOSAL OF STRUCTURES, UTILITIES AND CONSTRUCTION DEBRIS SHALL OCCUR IN SOLID WASTE DISPOSAL FACILITIES APPROVED BY F.D.E.P., AND LOCAL JURISDICTION'S STANDARDS AND SPECIFICATIONS.

NOTE:

ALL SILT FENCING AND OTHER EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE WORK AND MAINTAINED THROUGHOUT THE PROJECT.

ABBREVIATIONS:

C = CENTERLINE
 CCLP = CONCRETE LIGHT POLE
 CM = CONCRETE MONUMENT
 DWS = DETECTABLE WARNING SURFACE
 ELEV = ELEVATION
 INV = INVERT
 IR = IRON ROD
 LB = LICENSED BUSINESS
 (M) = MEASURED
 MSL = MEAN SEA LEVEL
 NAVD = NORTH AMERICAN VERTICAL DATUM
 NGVD = NATIONAL GEODETIC VERTICAL DATA
 O.R. = OFFICIAL RECORDS
 PB = POWER BOX
 (P&M) = PLAT AND MEASURED
 PRM = PERMANENT REFERENCE MONUMENT
 SCO = SANITARY CLEANOUT
 TBM = TEMPORARY BENCHMARK
 WBFA = WATER BACKFLOW PREVENTOR ASSEMBLY
 WPP = WOOD POWER POLE



SITE PREPARATION PLAN

Valvoline
6825 49th St. N.
Pinellas Park, Florida

Northside
Engineering, Inc.

120

Northside
Engineering, Inc.
300 South Belcher Road, Clearwater, Florida 33765
Tel. 727-443-2869 Fax: 727-443-8036
tech@northsideengineering.net
Est. 1989

Civil, Land Planning, Traffic Studies, Landscape
Site Diligence Reports, Land Use, Rezoning
Stormwater Management, Utility Design
Construction Administration

Donald B. Fairbairn, P.E. #44971

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY Donald B. Fairbairn, P.E. ON THE
DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

PROJECT # 2605

ISSUE DATE: 02/3/26

REVISIONS:

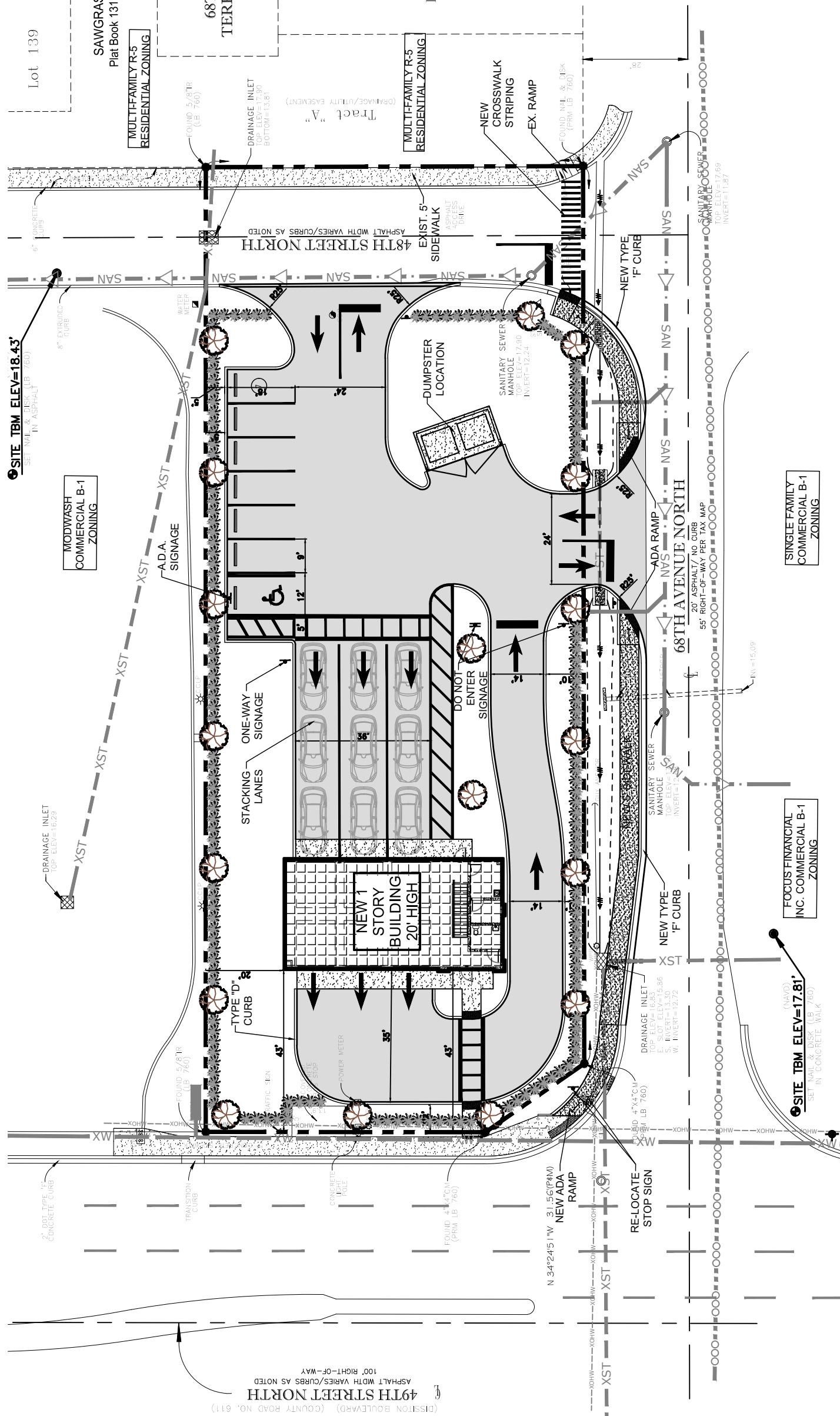
No.	Date	Description
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[illegible][illegible][illegible]DRAWN BY : **SR**DRAWN BY : **SR**

Registry # 31306	Donald B. Fairbairn, P.E. #44971	
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY Donald B. Fairbairn, P.E. ON THE 02/03/26. ANY ALTERATIONS TO THIS DOCUMENT WILL BE RECORDED IN THE PUBLIC RECORDS. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID. ANY COPIES OF THIS DOCUMENT THAT ARE NOT PRINTED COPIES OF THIS DOCUMENT AND THE ORIGINAL COPIES OF THIS DOCUMENT ARE NOT VALID. ANY COPIES OF THIS DOCUMENT THAT ARE NOT PRINTED COPIES OF THIS DOCUMENT AND THE ORIGINAL COPIES OF THIS DOCUMENT ARE NOT VALID.		
PROJECT #	26005	
ISSUE DATE:	02/03/26	
REVISIONS:		
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GENERAL NOTES

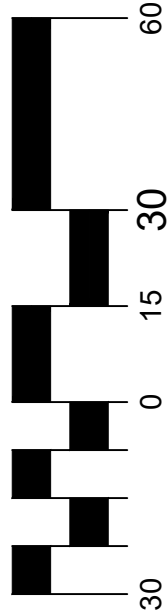
1. SIGNS (IF REQUIRED) SHALL BE UNDER SEPARATE PERMIT. CONTRACTOR SHALL COORDINATE WITH SIGN PROVIDER AND ELECTRICAL DESIGNER TO PROVIDE POWER TO SIGN.
2. CONTRACTOR SHALL VERIFY LOCATION OF TRANSFORMERS (IF REQUIRED) WITH OWNER AND COORDINATE WITH POWER PROVIDER AND ELECTRICAL DESIGNER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DESIGNER AND ELECTRICAL DESIGNER TO PROVIDE CONDUITS AND WIRING FOR SITE POWER LIGHTING, HEIGHT OF POLES AND LIFT STATIONS.
4. CONTRACTOR SHALL COORDINATE WITH IRRIGATION DESIGNER AND ELECTRICAL DESIGNER TO PROVIDE SLEEVES UNDER PAVEMENT FOR IRRIGATION PIPES AND WIRING FOR IRRIGATION CONTROLLER.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL PROVIDERS OF CABLE, PHONE AND INTERNET FOR INSTALLATION REQUIREMENTS.
6. WITHIN SIGHT VISIBILITY TRIANGLES, UNOBSTRUCTED SIGHT LINES AND CROSS VISIBILITY SHALL BE MAINTAINED BETWEEN A HEIGHT OF 2 FEET AND 8.5 FEET. NO STRUCTURE, OBJECT AND/OR VEGETATION SHALL BE PLACED AND/OR MAINTAINED IN A MANNER THAT MATERIALLY IMPEDES THE VISIBILITY FROM A STREET, ALLEY OR DRIVEWAY OF LAWFULLY ONCOMING TRAFFIC FROM ANY DIRECTION IN THE INTERSECTING PUBLIC STREET.
7. ALL ROOF DRAINS/DOWNSPOUTS SHALL DIRECT WATER TO THE STORMWATER MANAGEMENT SYSTEM.
8. SIDEWALKS THROUGH DRIVEWAYS SHALL NOT EXCEED 2% CROSS-SLOPE.



LEGEND	
PROPERTY LINE	---
LOT LINE	---
CENTER LINE OF STREET	---
EXISTING STORM WATER	XST
EX. GRAVITY SAN SEWER	---
EXISTING POTABLE WATER	XW
EXISTING RECLAIMED WATER	---
FLOOD ZONE BOUNDARY	---
EASEMENT BOUNDARY	---
MATCH LINE	---
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
POND CONTOUR LINE	---
BUILDING	---
SETBACK/BUFFER	---
BUILDING ROOF OVERHANG	---
EXISTING OH ELEC WIRE	XOHW
CHAIN LINK FENCE	---
MASONRY WALL	---
WOOD FENCE	---
SIGN	---



SCALE: 1"=30'



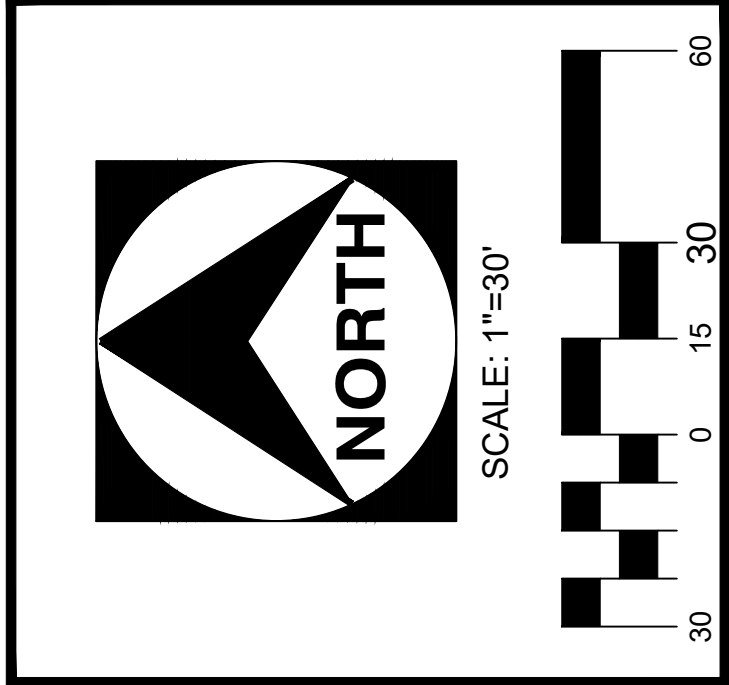
Northside Engineering, Inc.
Civil · Land Planning · Traffic Studies · Landscape
Due Diligence Reports · Land Use · Re-Zoning
Stormwater Management · Utility Design
Construction Administration
300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-446-8038 Fax: 727-446-8036
tech@northsideengineering.net
Est. 1989

Registry # 31306
Donald B. Fairbairn, P.E. #44971
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY Donald B. Fairbairn, P.E. ON THE
DATE 02/23/26. THE SIGNATURE AND SEAL
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
ELECTRONIC COPIES ARE THE ONLY VALID AND
ELECTRONIC COPIES.

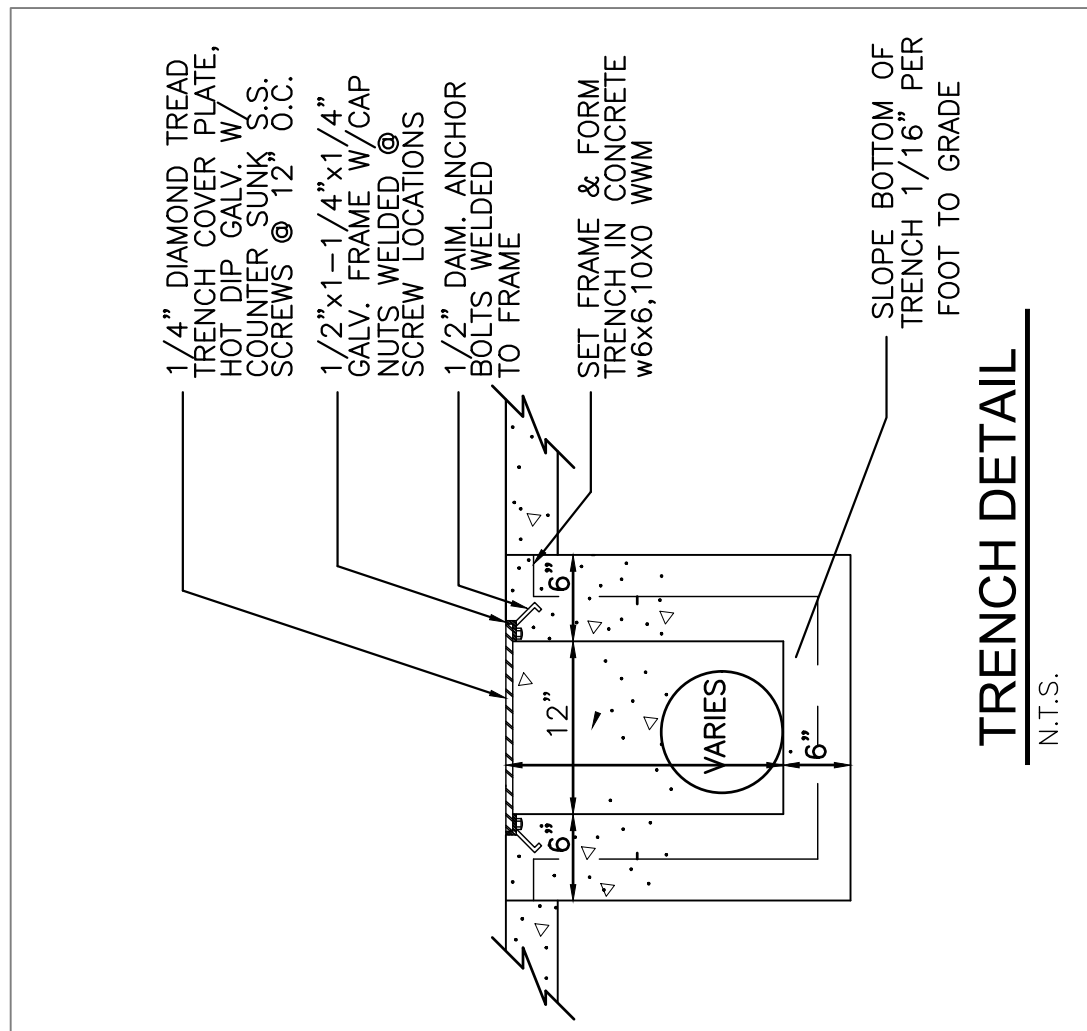
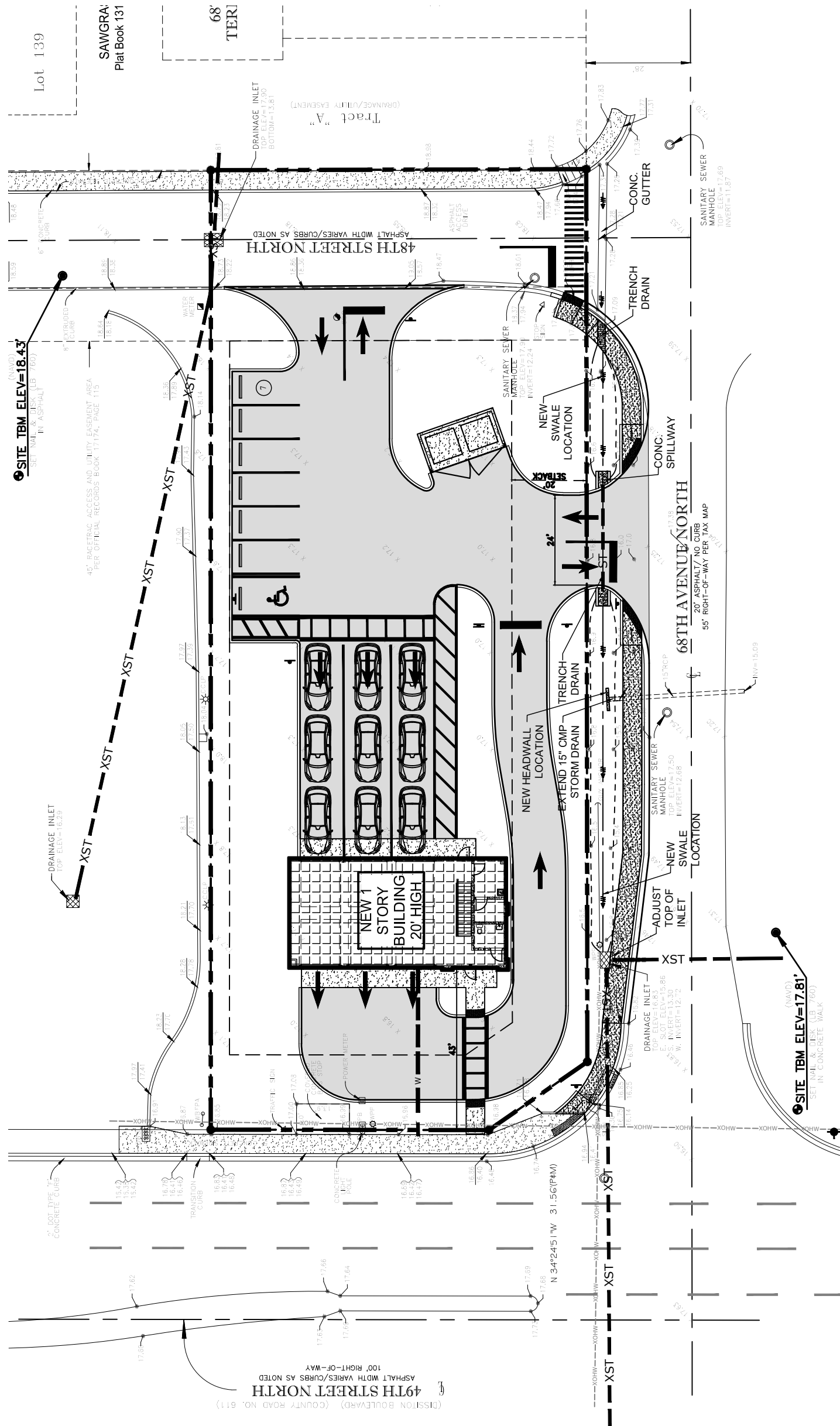
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ISSUE DATE:	02/3/26	
REVISIONS:		
No.	Date	Description
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DRAWN BY: SR		

GENERAL NOTES

1. SIGNS (IF REQUIRED) SHALL BE UNDER SEPARATE PERMIT. CONTRACTOR SHALL COORDINATE WITH SIGN PROVIDER AND ELECTRICAL DESIGNER TO PROVIDE POWER TO SIGN.
2. CONTRACTOR SHALL COORDINATE WITH IRRIGATION DESIGNER AND ELECTRICAL DESIGNER TO PROVIDE SLEEVES UNDER PAVEMENT FOR IRRIGATION PIPES AND WIRING FOR IRRIGATION CONTROLLER
3. CONTRACTOR SHALL COORDINATE WITH LOCAL PROVIDERS OF CABLE, PHONE AND INTERNET FOR INSTALLATION REQUIREMENTS.
4. ALL ROOF DRAINS/DOWNSPOUTS SHALL DIRECT WATER TO THE STORMWATER MANAGEMENT SYSTEM.



PROPERTY LINE	— — — — —
CENTER LINE OF STREET	— — — — —
EASEMENT BOUNDARY	— — — — —
POND CONTOUR LINE	— — — — —
EXISTING OH ELEC WIRE	—XOHW—
EXISTING STORM WATER	—XST—
PROPOSED STORM WATER	—ST—
EXISTING FIRE SUPPLY	—XF—
EXISTING OH ELEC WIRE	—XOHW—
EXISTING INLET	
EXISTING CLEAN-OUT	
EXISTING MANHOLE	
EXISTING BACKFLOW PREVENTER	
EXISTING FIRE HYDRANT	
FLOW ARROW	
SWALE ARROW	
EXISTING GRADE ELEVATION	PUT SURVEYOR SYMBOL
PROPOSED GRADE ELEVATION	+48.5



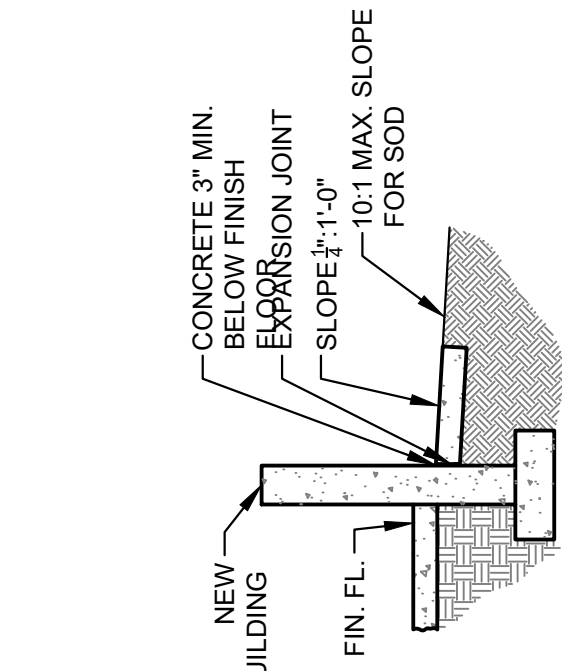
Valvoline
6825 49th St. N.
Pinellas Park, Florida

Northside
Engineering, Inc.
300 South Bolchey Road, Clearwater, Florida 33765
Tel: 727-443-2829 Fax: 727-446-0036
tech@northsideengineeringinc.com
Est. 1989

onald B. Fairbairn, P.E. #44971

PROJECT #	2605	
ISSUE DATE:	02/3/26	
REVISIONS:		
No.	Date Description	
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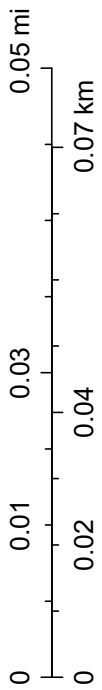


Aerial Map



8/25/2025, 1:45:55 PM

1:1,128



Master Address Points

Pinellas Park

Aerials 2024

Red: Band_1

Green: Band_2

Blue: Band_3

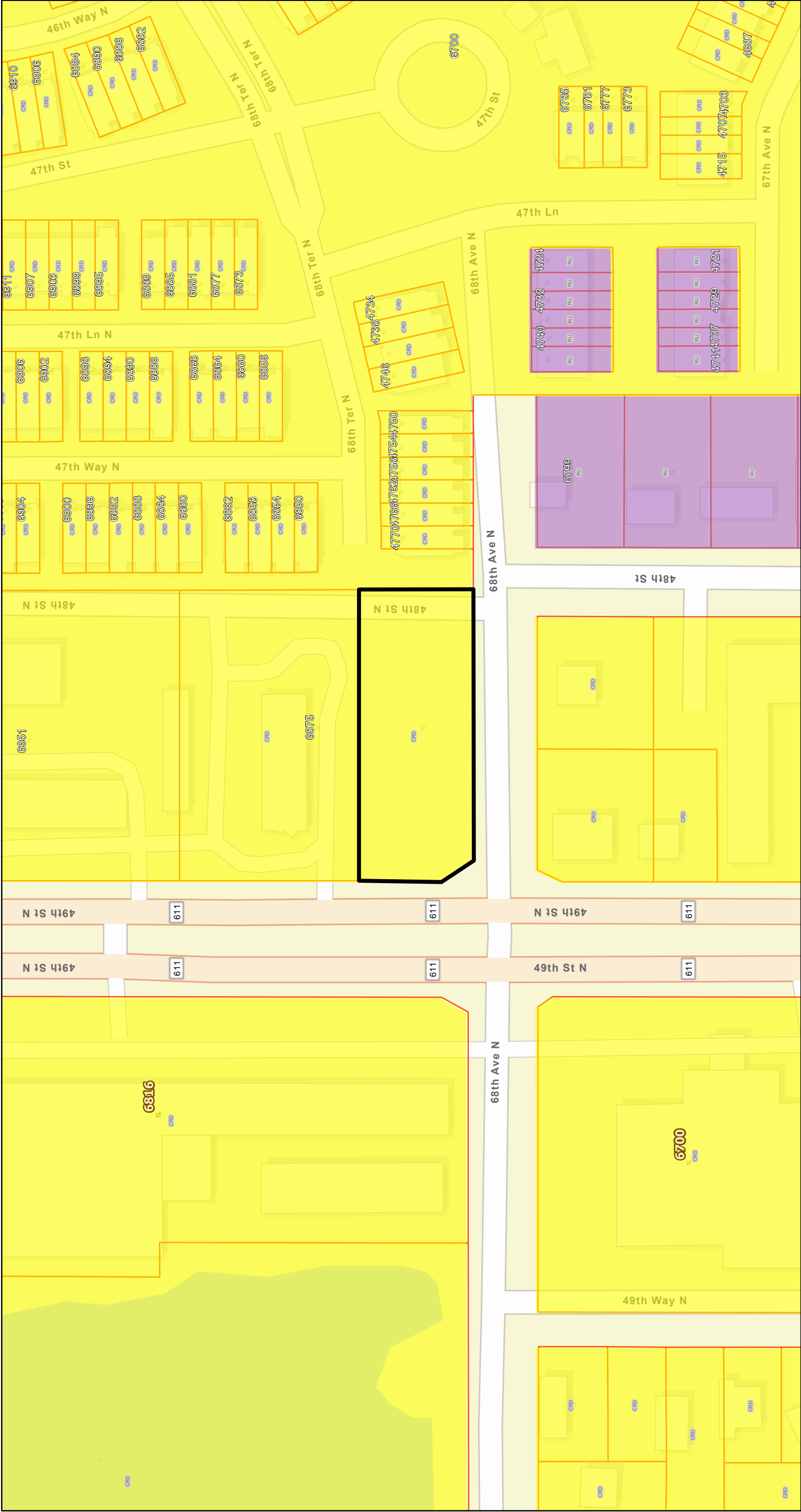
Parcels

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Exhibit D

Future Land Use Map

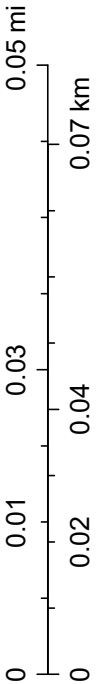


8/25/2025, 1:46:29 PM

Land Use (Pinellas Park)

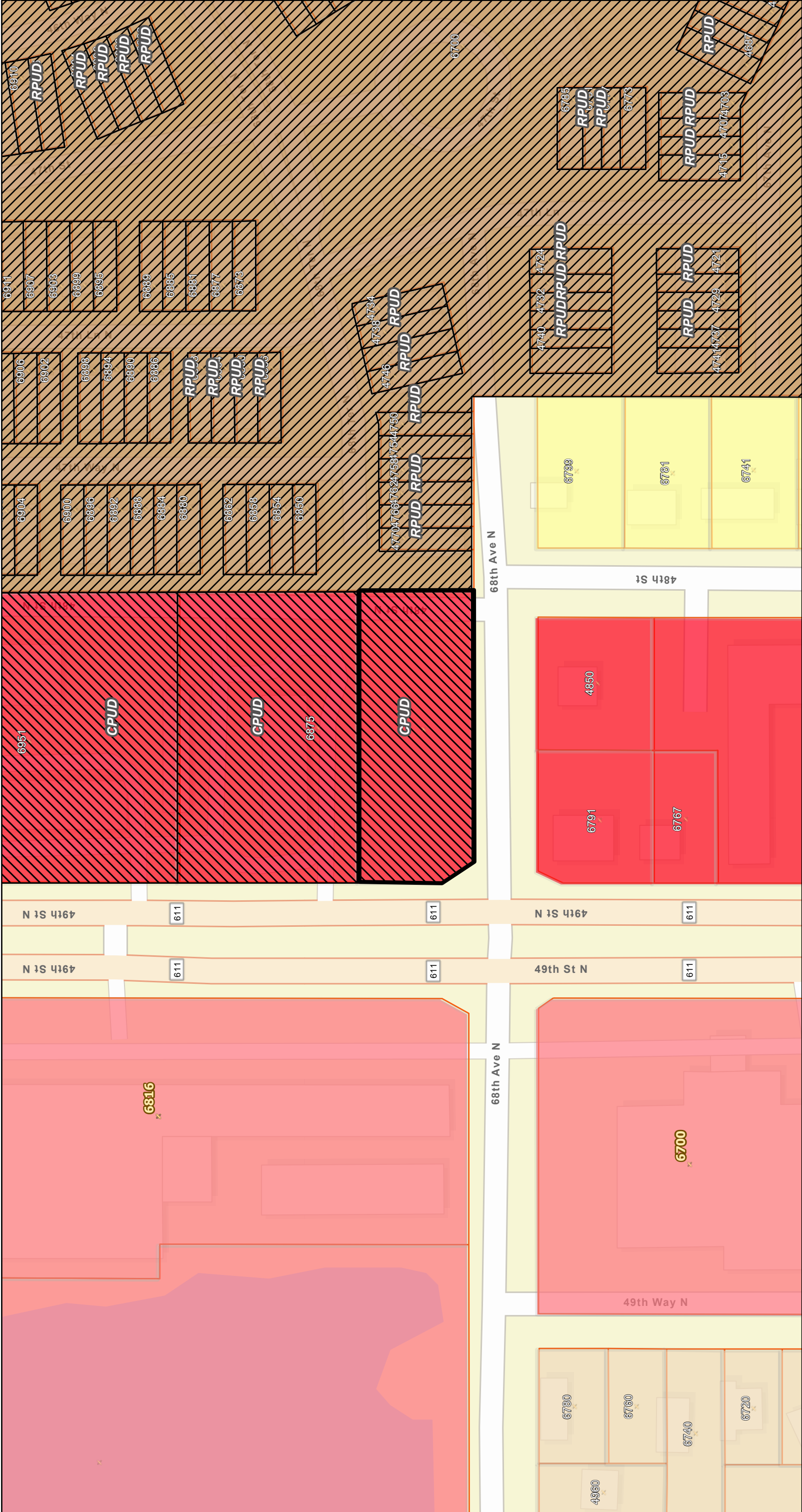
- Community Redevelopment District - CRD
- Residential Urban - RU
- Master Address Points
- Pinellas Park
- Parcels

1:1,128



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Zoning Map



8/25/2025, 1:45:17 PM

Zoning (Pinellas Park)

- Commercial General - B-1
- Heavy Commercial - CH
- Single Family Residential - R-1

Multifamily Residential - R-5

Mobile Home Subdivision - T-1

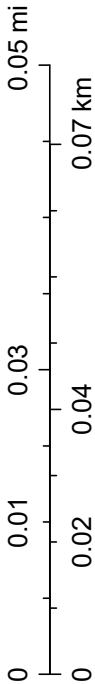
Master Address Points

Pinellas Park

Zoning Overlay District

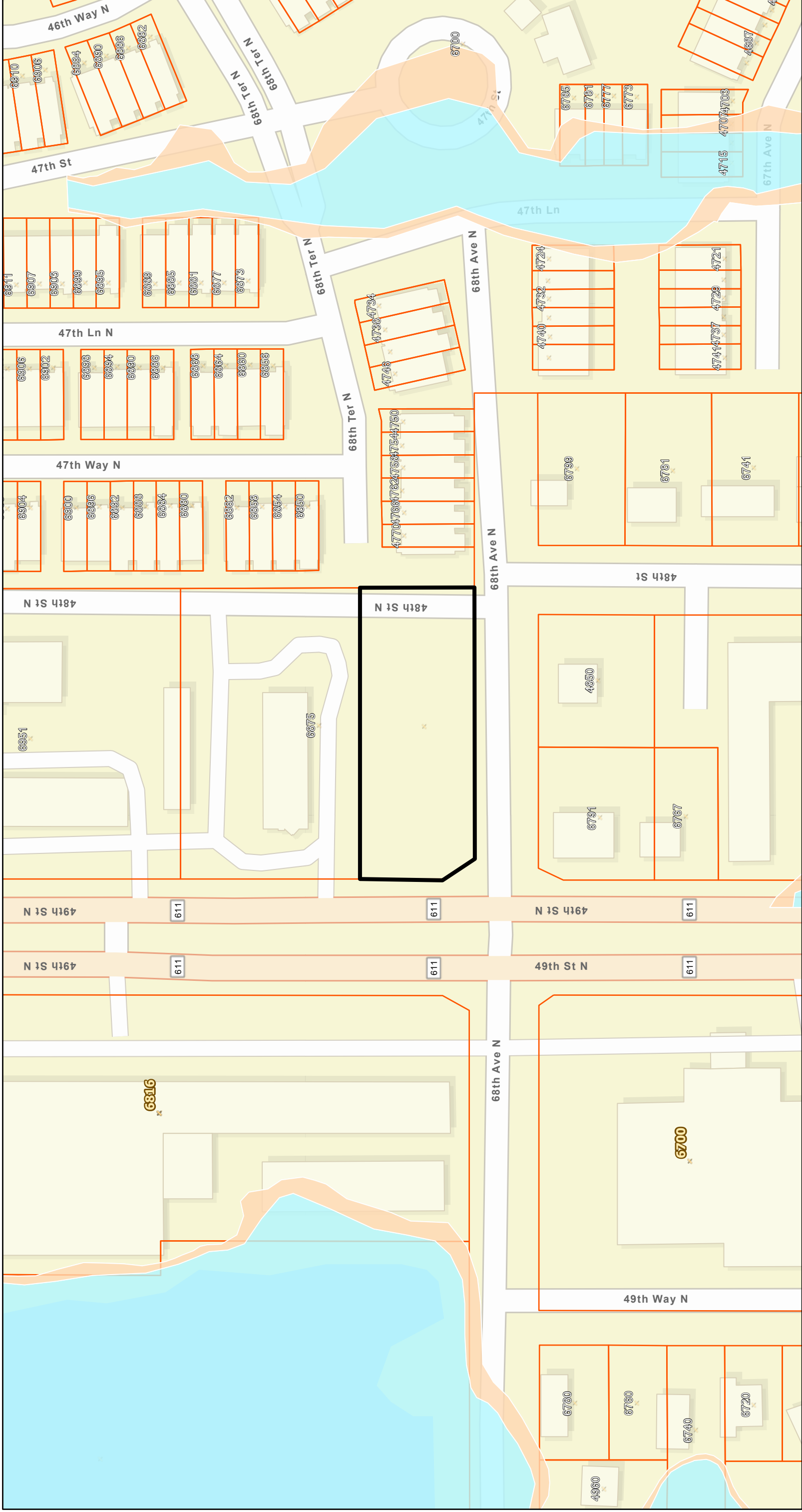
- CPUD
- RPUD
- Parcels

1:1,128



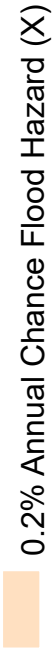
Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Flood Insurance Rate Map



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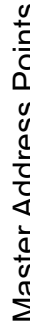
FEMA Flood Hazard Areas



Area of Minimal Flood Hazard (X)



Panel Extent



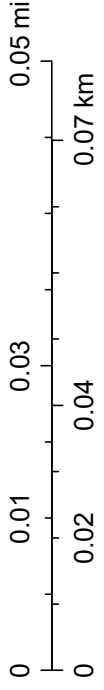
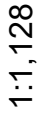
Master Address Points



Pinellas Park



Parcels



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