

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN ZONING DISTRICT FROM GENERAL COMMERCIAL (B-1) TO TOWN CENTER (TC) FOR A CERTAIN PARCEL OF LAND LOCATED AT PARCEL NUMBER 28-30-16-71064-016-0040 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (REZ-2023-00004; Pinellas Park Community Redevelopment Agency)

WHEREAS, the City of Pinellas Park, Florida, finds that it is in the public's interest to change the City's Official Zoning Map designation from General Commercial (B-1) to Town Center (TC) for a certain parcel of land generally located at parcel number 28-30-16-71064-016-0040 and more particularly described in Exhibit "A" which is attached hereto and made a part hereof; and

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

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

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

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

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

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THREE: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

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

PUBLISHED THE _____ DAY OF _____, 2023.

PUBLISHED THE _____ DAY OF _____, 2023.

FIRST PUBLIC HEARING THE ____ DAY OF _____, 2023.

SECOND PUBLIC HEARING THE ____ DAY OF _____, 2023.

PASSED THIS _____ DAY OF _____, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2023.

Sandra L. Bradbury

MAYOR

ATTEST:

Jennifer R. Carfagno, MMC

CITY CLERK

Exhibit "A"

Legal Description

ALL OF LOTS 5, 8, TOGETHER WITH LOTS 4, 6, AND 7 LESS THE SOUTH 2.5 FEET THEREOF, ALL BEING IN BLOCK 16, AND LOT B, TOGETHER WITH A PORTION OF VACATED RAILROAD AVENUE AND A PORTION OF VACATED 76TH AVENUE, PLAT OF PINELLAS PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF THE VACATED RAILROAD AVENUE AND THE WESTERLY LINE OF LOT B, PLAT OF PINELLAS PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE S44°18'40"E, ALONG SAID NORTHEAST LINE OF THE VACATED RAILROAD AVENUE, A DISTANCE OF 379.75 FEET; THENCE, DEPARTING SAID LINE, S37°15'32"W, A DISTANCE OF 50.00 FEET; THENCE N88°55'00"W, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 4 OF SAID BLOCK 16; THENCE S00°27'38"W, ALONG SAID EAST LINE OF LOT 4 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 202.50 FEET; THENCE DEPARTING SAID EAST LINE, N89°44'58"W, A DISTANCE OF 43.50 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE S00°27'38"W, ALONG SAID WEST LINE, A DISTANCE OF 2.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, ALSO BEING THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 16; THENCE N89°44'58"W, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 43.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, ALSO BEING THE SOUTHEAST CORNER OF LOT 6 OF SAID BLOCK 16; THENCE N00°27'38"E, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 2.50 FEET; THENCE DEPARTING SAID EAST LINE, N89°44'58"W, A DISTANCE OF 87.00 FEET TO A POINT ON THE WEST LINE OF LOT 7 OF SAID BLOCK 16; THENCE S00°27'37"W, ALONG SAID WEST LINE, A DISTANCE OF 2.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, ALSO BEING THE SOUTHEAST CORNER OF LOT 8 OF SAID BLOCK 16; THENCE N89°44'58"W, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 43.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF 60TH STREET NORTH; THENCE N00°27'37"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 515.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 90,458 SQUARE FEET (2.08 ACRES), MORE OR LESS.



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

Please Respond To:

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

May 16, 2023

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

RE: City Document #23-122
Ordinance REZ-2023-00004

Dear Ms. Montesino:

Our office has received and reviewed the above-referenced Ordinance to rezone a parcel of land located at Parcel No. 28-30-16-71064-016-0040. As the proposed Ordinance is a rezoning initiated by the City, Florida Statute §166.041 requires that the City Council hold two advertised public hearings on the proposed Ordinance. Please update the end of the Ordinance to reflect two publication dates and two public hearing dates.

Once the above change is incorporated into the Ordinance, and the legal description in Exhibit A is updated based on the new survey, our office would approve of the Ordinance as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
City Attorney

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

LCR/dh

23-122.05162023.LMM.Ord REZ-2023-00004 28-30-16-71064-016-0040.wpd



Prepared by: Megan Montesino
Development Review Manager

I. APPLICATION DATA

- A. **Case Number:** REZ-2023-00004
- B. **Location:** Parcel No. 28-30-16-71064-016-0040
- C. **Request:** Request to rezone parcel no. 28-30-16-71064-016-0040 from General Commercial (B-1) to Town Center (TC).
- D. **Applicant:** Pinellas Park Community Redevelopment Agency (CRA)
- E. **Property Owner:** Pinellas Park Community Redevelopment Agency (CRA)
- F. **Legal Ad Text:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN ZONING DISTRICT FROM GENERAL COMMERCIAL (B-1) TO TOWN CENTER (TC) FOR A CERTAIN PARCEL OF LAND LOCATED AT PARCEL NUMBER 28-30-16-71064-016-0040 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.
- G. **Public Hearings:**
- Planning & Zoning Commission Hearing Date: June 1, 2023
Advertising Date: May 17, 2023
- City Council (1st Reading) Date: July 13, 2023
- City Council Hearing Date: July 27, 2023
Advertising Date: July 12, 2023

II. BACKGROUND INFORMATION

- A. **Case Summary:**
At this time, there are no proposed changes to the property or its current use as a part of this application. However, the proposed rezoning to Town Center, which has no minimum lot size requirement, increased building height, and increased floor area ratio, allows for more development opportunities on the subject property.
- B. **Site Area:** 91,040.40 square feet / 2.09 acres
- C. **Property History:**
In 1927, the subject property was developed with a single-family home. In 1995, per case no. CU 1995-7, Staff approved a conditional use for a "Wholesale Plant Nursery." In 2000, per case no. V 2000-1, the portion of 76th Ave N. was vacated between 60th Street N. and Railroad Ave.
- In 2016, the property was purchased by the City of Pinellas Park; then purchased by Pinellas Park Community Redevelopment Agency (CRA) in 2016.
- D. **Existing Use:** Open Space (McDevitt Park) and a portion of the Park Station parking lot.

- E. **Current Land Use:** Community Redevelopment District (CRD)
- F. **Current Zoning District:** General Commercial (B-1)
- G. **Proposed Zoning District:** Town Center (TC)
- H. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone; and Flood Zone AE, which is a high-risk flood zone.
- I. **Evacuation Zone:** This property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.
- J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	P	T/U and CRD	PP Police Department
South	B-1	CRD	Commercial
East	P and B-1	CRD	Park Station and PP Police Department
West	P and R-6	CRD	Davis Park and American Legion Post 104

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:**

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

3. **Relevant Policies:**

POLICY LU.1.2.2

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

POLICY LU.1.10.4

The City shall recognize activity areas within the Community Redevelopment District, as detailed in the "Pinellas Park Community Redevelopment Plan."

POLICY LU.1.10.5

The Town Center shall encourage a diversity of uses with a major emphasis on street level activities including outdoor cafes and evening activities such as entertainment and civic functions.

4. **Staff Analysis:**

The requested rezoning to TC is compatible with the existing conditions of the subject property and the surrounding area. Staff finds the requested rezoning to be consistent with the CRD Land Use designation and the goals, objectives and policies of the adopted Comprehensive Plan.

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

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

The "TC" Town Center District is established in order to encourage a mix of residential, commercial, institutional, office and professional uses, located adjacent to major transportation facilities. The development standards are intended to promote developments of an urban scale, and high-quality urban design, including significant public space areas. Allowable uses are based upon the Community

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

2. Key Standards:

SECTION 18-1522. - "TC" TOWN CENTER DISTRICT

Sec. 18-1522.4. - DEVELOPMENT STANDARDS.

The development standards governing the use of any lot within the "TC" District shall be established during the site plan approval process. The CRA, after recommendation from the Planning and Zoning Commission shall approve the standards proposed on a site plan provided it determines that the proposed standards accomplish the intent of this Section.

- (A) **MINIMUM LOT REQUIREMENTS.** There are no minimum lot area or width requirements within the "TC" District. However, open space shall be provided around each building so as to provide adequately for light, air, and proper relationship of building to site, especially adjacent uses.
- (B) **MINIMUM YARD SETBACK REQUIREMENTS.** Buildings shall be set back a reasonable distance from all property lines and abutting roadways so as not to adversely affect or impede the use of abutting property or be adversely affected by abutting land uses currently existing or zoned.
- (C) **Building height in excess of one hundred (100) feet shall not be permitted. First floor transparency is encouraged from two (2) feet to eight (8) feet with retail uses.**
- (D) **Building separation and number of dwelling units/structures shall be based upon site-design considerations including building height and mass, architectural facade articulation and changes in the horizontal plane of the façade, as well as required or appropriate locations of rear-access driveways and pedestrian pass-throughs.**
- (E) **Maximum lot coverage shall be a function of drainage and landscape buffer requirements.**
- (F) **FLOOR AREA RATIO (FAR).** (maximum/maximum through bonuses)
 - 1. Residential N/A.
 - 2. Nonresidential and mixed-use 0.75/2.75.
- (G) **MINIMUM LIVEABLE FLOOR AREA (PER DWELLING UNIT).**

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: 1,000 SF

- (H) **LANDSCAPING AND BUFFERING.** See Section 18-1533, "Landscaping Regulations."
- (I) **OFF-STREET PARKING AND LOADING.** See Section 18-1532, "Parking and Loading Regulations."

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

Sec. 18-1539.1. - APPLICABILITY.

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

Sec. 18-1539.2. - PROCEDURE.

- (A) **APPLICATION FILING.** Petitions for amendment to Article 15 and the Official Zoning Map shall be filed on forms provided by the City and shall be submitted to the Zoning Division.
 - 1. An application for amendment to the text of Article 15 may be filed only by the City Council or the City Manager. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to Article 15.
 - 2. An application for amendment to the Official Zoning Map may be filed only by the City Council, City Manager, or by an owner of real property that is located within the City. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to the Official Zoning Map.
- (B) **PUBLIC NOTICE.** Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".
- (C) **PUBLIC HEARING PROCEDURE.**
 - 1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency when required by F.S.

ch.163, pt. II. The Planning and Zoning Commission shall submit written reasons for its recommendations, and its determinations related to the application review criteria listed in Section 18-1539.3, "Review Criteria", below.

2. The City Council shall hear the application during a separate public hearing and shall consider the recommendation of the Local Planning Agency if applicable in its decision to approve or deny the application.
 3. Public hearings for map amendments shall be conducted pursuant to the quasi-judicial procedures set forth in Resolution No. 94-65 unless otherwise determined by the City Attorney. Public hearings for text amendments are legislative in nature, and are not subject to quasi-judicial procedures.
- (D) **BURDEN OF PROOF.** The applicant shall bear the burden of demonstrating, by competent substantial evidence that the evidence on the record demonstrates that a map amendment should be granted.
- (E) **ADOPTION.** Amendments to the Official Zoning Map and to Article 15 shall be by Ordinance of the City Council.

Sec. 18-1539.3. - REVIEW CRITERIA.

- (A) For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.
- (B) For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:
1. Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.
 2. Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.
 3. Whether the amendment will constitute a grant of special privilege to an individual owner.
 4. Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.
 5. Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.
 6. Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.
 7. Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.
 8. Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.
 9. Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.
 10. Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.

3. Staff Analysis:

The subject property is located within the area that is considered a core component of the City Center in the CRA Plan. The City Center is envisioned as a reinvigorated central area where civic, commercial, and residential uses come together to create a vibrant neighborhood. The TC Zoning District is specifically designed to work within this area where buildings have reduced setbacks, density is increased, and height of structures are increased.

C. Project Application Review Committee (PARC) Comments:

The application was reviewed by all relevant departments/divisions. No comments were raised during review.

IV. SUMMARY

A. Findings:

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

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

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case number REZ-2023-00004.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

5/18/23

Date



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

5/18/2023

Date

V. ACTION

PLANNING & ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

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

C. RECOMMEND DENIAL

...of a request to rezone parcel no. 28-30-16-71064-016-0040 from General Commercial (B-1) to Town Center (TC).

VI. ATTACHMENTS

Exhibit A: Aerial Map

Exhibit B: Land Use Map

Exhibit C: Zoning Map

Exhibit D: Flood Insurance Rate Map



ADDENDUM

Case Number: REZ-2023-00004

PLANNING AND ZONING COMMISSION

On June 1, 2023, the Planning & Zoning Commission **RECOMMENDED APPROVAL** of case number REZ-2023-00004.

V. ACTION

CITY COUNCIL– MOVE TO:

A. APPROVE.

B. APPROVE WITH CONDITIONS:

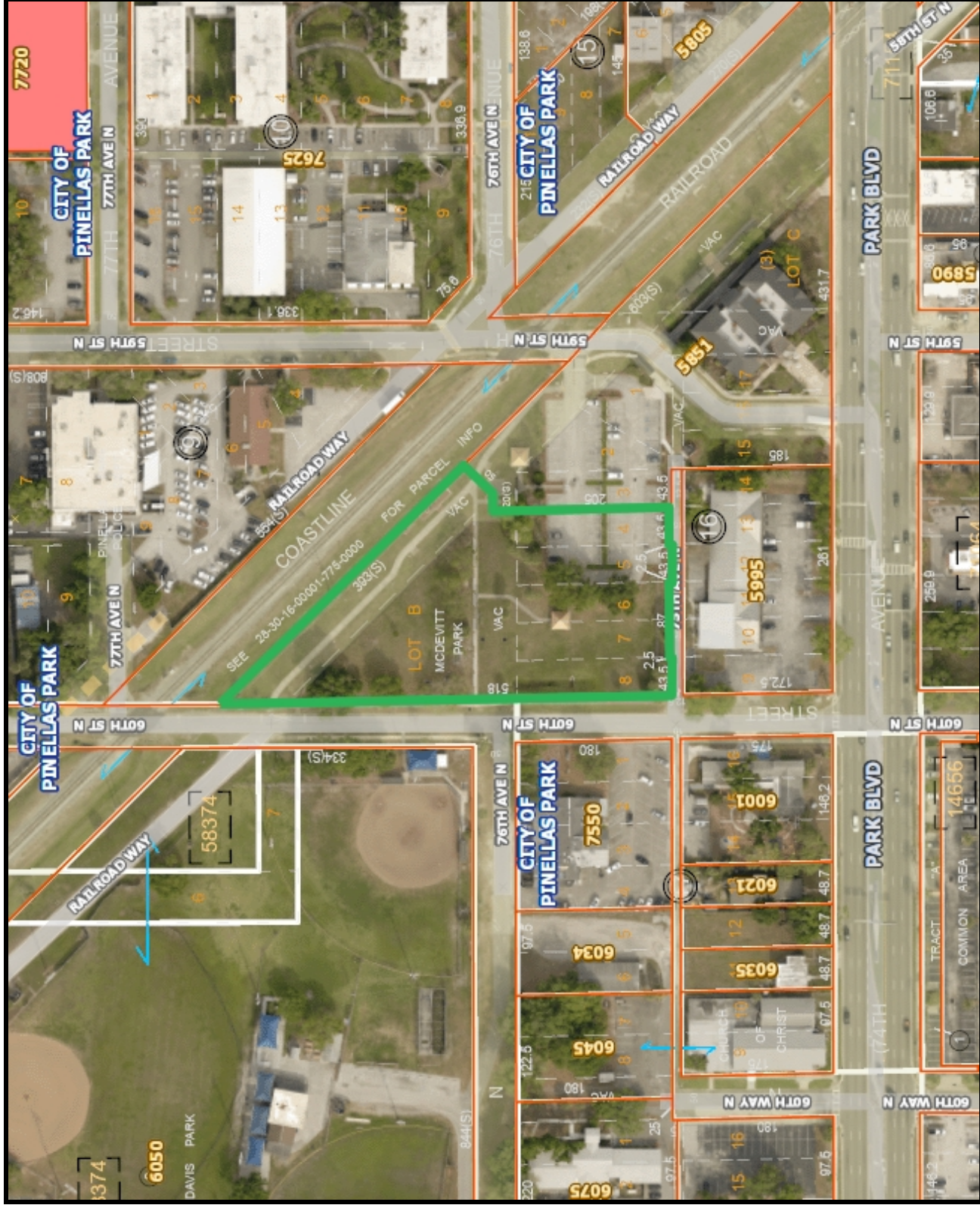
C. DENY.

...a request to rezone parcel no. 28-30-16-71064-016-0040 from General Commercial (B-1) to Town Center (TC).

Aerial Map

Legend

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



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1

WGS_1984_Web_Mercator_Auxiliary_Sphere

NORTH

Legend



Notes:



1:2,257

Feet

94

0

188.1

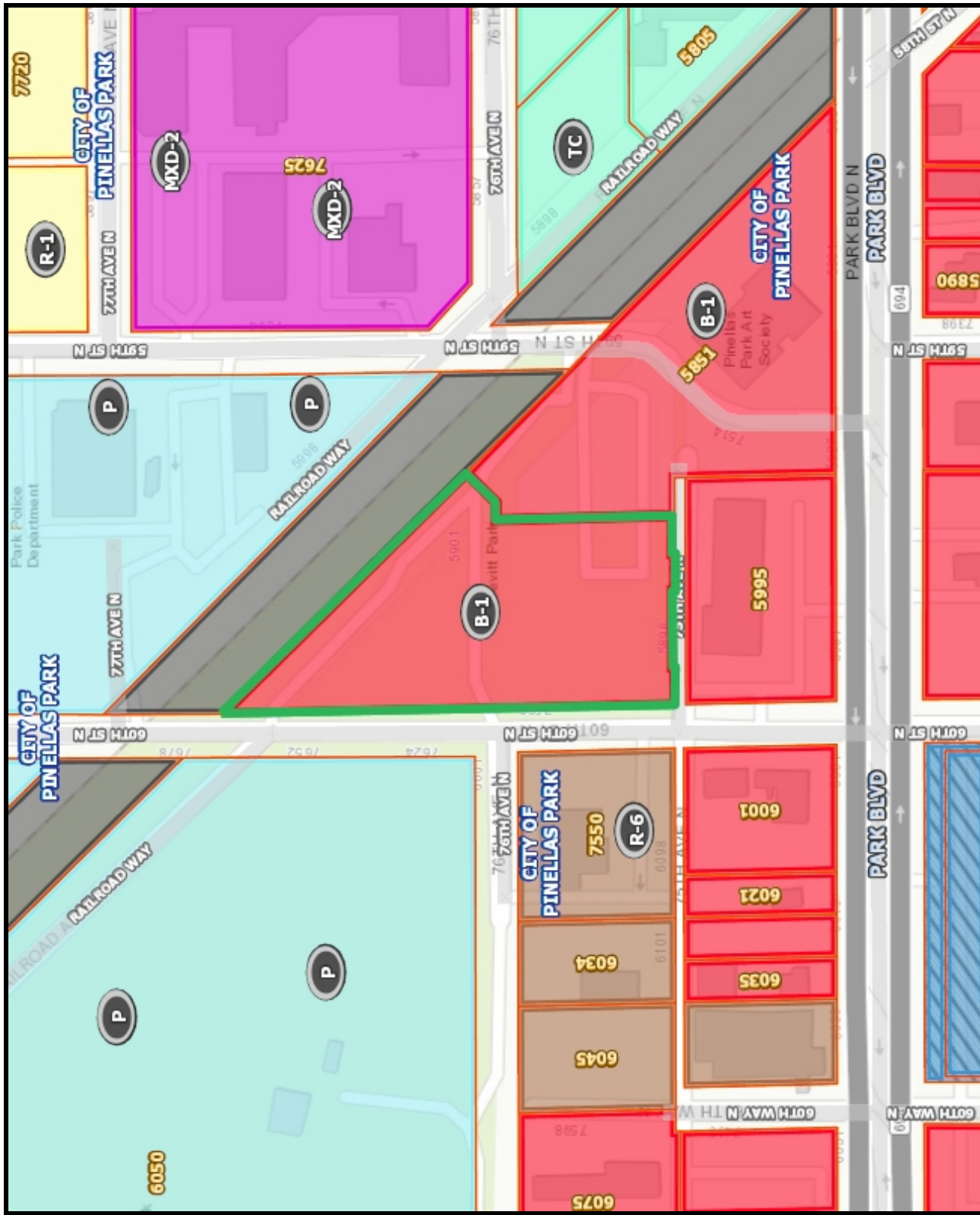
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Exhibit B - Land Use Map

Zoning Map

Legend

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



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1

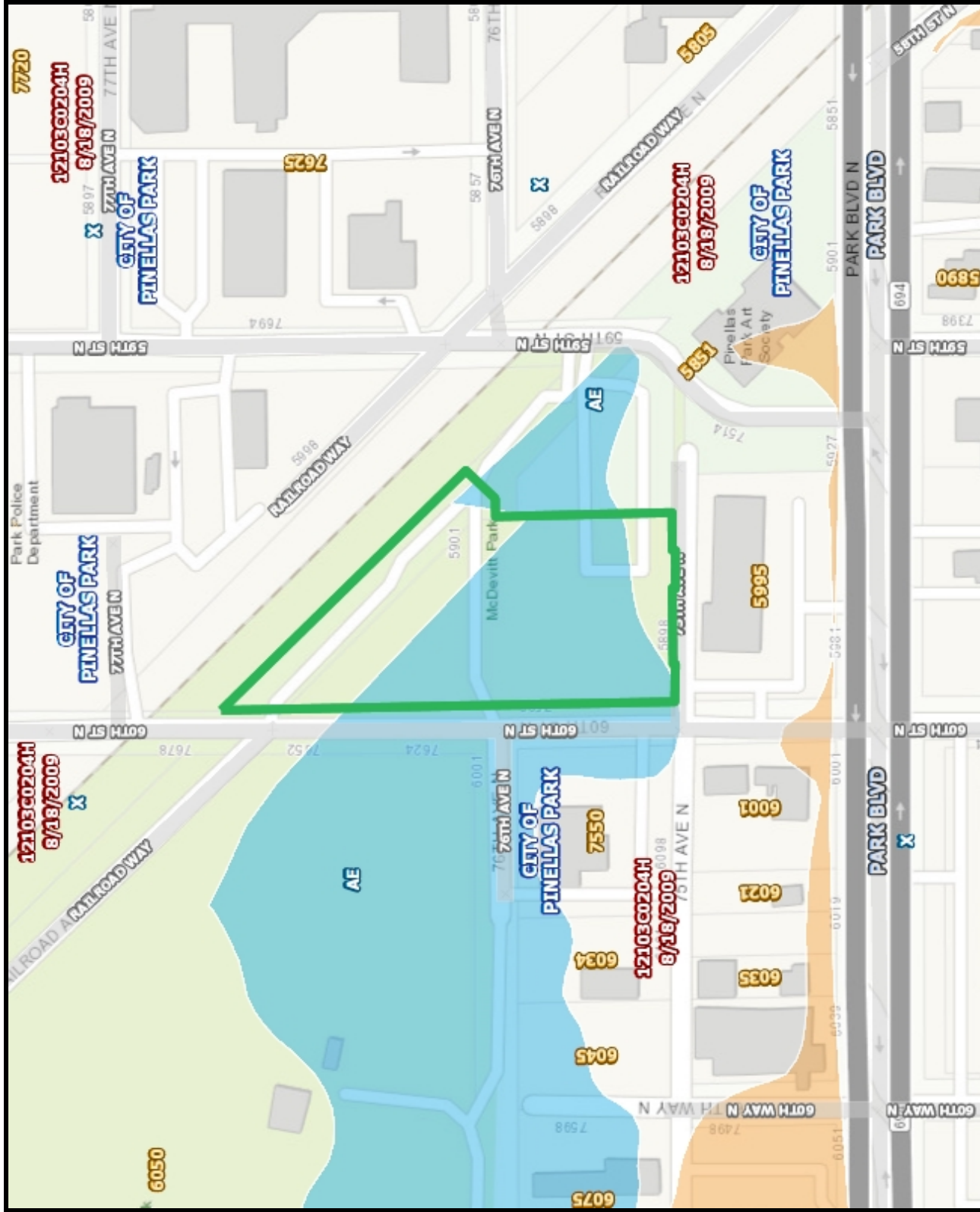
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Flood Insurance Rate Map

Legend

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



Notes:

1: 2,257

188.1 0 94.04 188.1 Feet

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