



Prepared by: Kiara Brown
Planning Coordinator

I. APPLICATION DATA

- A. **Case Number:** PSP-0825-00004
- B. **Location:** 7125 114th Avenue North (Parcel ID: 18-30-16-69768-100-1303)
- C. **Request:** Preliminary Site Plan approval for an outdoor vehicle and equipment storage yard and warehouse at Parcel ID: 18-30-16-69768-100-1303.
- D. **Applicant:** Jean Mandilk (Northside Engineering)
- E. **Owner:** S & J FAMILY LLLP
- F. **Legal Ad Text:** Preliminary Site Plan approval for an outdoor vehicle and equipment storage yard and warehouse at Parcel ID: 18-30-16-69768-100-1303.
- G. **PARC Meeting:** September 16, 2025
- H. **Public Hearings:**

City Council Hearing Date: February 12, 2026
Advertising Date: January 28, 2026

II. BACKGROUND INFORMATION

A. Case Summary:

The applicant is requesting approval for the Outdoor Storage of Vehicles, Construction Equipment, and Other Similar Equipment, which is a conditional use in the "M-1" Light Industrial Zoning District. This conditional use case (CU-0825-00013) is being reviewed concurrently with the preliminary site plan application. The conditional use has been presented to the Planning and Zoning Commission, where approval was recommended.

The subject site includes a 7,000-square-foot warehouse for general storage and approximately 78,993 square feet of outdoor storage area for vehicles and other similar equipment. Parking requirements for the development account for both the warehouse and outdoor storage areas. As currently proposed, the site requires a minimum of 18 parking spaces, which will be provided in accordance with code requirements. A drainage ditch is located along the eastern property line and is maintained by Pinellas County. Approval of site work permits by the City will be contingent upon receiving the necessary approvals from the County.

The site plan is reviewed in accordance with Section 18-1524.5(F)2 which states:

- (a) *All noise generating mechanical equipment including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed fifty (50) feet from the residential property line and shall exhaust away from said property to minimize the industrially generated noise.* Proposed to be met. The primary structure and its accessory mechanical equipment are proposed to be located on the side of the property farthest from the residentially zoned district.

- (b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door. Proposed to be met.
- (c) No loading area, loading dock, truck well, or truck parking or storage area shall be within twenty (20) feet of said property, nor oriented toward said property. Proposed to be met.
- (d) No outdoor storage shall occur within twenty (20) feet of said property. Proposed to be met.
- (e) No dumpster shall be within twenty (20) feet of said property. A single dumpster is proposed and is located over 400 feet from the residentially zoned parcel.
- (f) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, "Landscaping Regulations," except that one (1) tree shall be planted for every thirty (30) feet, or fraction thereof, within the required buffer. Proposed to be met.

At this time, the applicant does not have a specific business lined up for this property, but has confirmed that they future use does not include hazardous chemicals or loud manufacturing. Any future revisions to the site plan may require additional review and approval by the City Council depending on the scale and impact of the change and the potential adverse impacts it may have upon the nearby residential development.

B. Site Area: 138,569 square feet / 3.18 acres

C. Property History:

The subject property was originally platted in 1911 as part of the Plat of Pinellas Farms. It is a portion of farm 13, township 16. The site has never been developed. The site is located within the Countywide Target Employment Center (TEC), though the property owner is not proposing to utilize the benefits of this overlay as part of this development.

D. Existing Use: Vacant industrial

E. Future Land Use: Industrial Limited (IL)

F. Zoning District: Light Industrial (M-1)

G. Flood Zone: The property is located within the X and X-shaded flood zones, which is a low-risk to moderate-risk flood zone.

H. 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.

I. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	P, R-1 (RPUD)	R/OS	Pinebrook Park, Drainage Canal
South	M-1	IL	Warehouse
East	M-1	IL	Drainage Canal
West	M-1(IPUD)	IL	Light Manufacturing, Warehouse

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)); 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.*

3. Relevant Policies:

OBJECTIVE LU.1.16

Continue to provide for site plan review of all industrial development.

POLICY LU.1.16.1

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

POLICY LU.1.16.3

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

POLICY LU.1.16.4

Industrial development shall be separated from adjacent incompatible uses, and from residential uses permitted under special area plans, by transition zones, landscaping, parks, open space, or other buffering areas, for the mutual protection of industrial and non-industrial land uses.

4. Staff Analysis:

The proposed conditional use of Outdoor Storage of Vehicles, Construction Equipment, and Other Similar Equipment is appropriate for the Industrial Limited (IL) Land Use category. The subject property is located within an industrially zoned area, and the proposed development maintains the intended industrial function of the site. The site layout also supports the mutual protection of industrial and non-industrial areas by located the outdoor storage as far as practicable from the adjacent residential district. Additionally, the proposed site plan incorporates required buffering and landscaping to ensure that nearby residential properties are adequately screened and protected from potential adverse impacts.

While the applicant as not yet identified specific business operations for the site, staff find that the proposed warehouse and outdoor storage, as it is depicted on the site plan, is generally consistent with

and supported by the Land Use designation and the Goals, Objectives, and Policies of the 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. 18-1524.3. - PERMITTED AND CONDITIONAL USES.

Land Use	Approval Type	Conditions
Outdoor Storage of Vehicles, Construction Equipment, and Other Similar Equipment	C	Subject to sections 18-1530 and 18-1531

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 AND LIVEABLE 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.

Sec. 18-1524.5. - ADDITIONAL REGULATIONS.

(A) FENCES. See Section 18-1530.10, "Fences, Walls and Hedges" for fence regulations and setbacks.

(B) LANDSCAPING AND BUFFERING. See Section 18-1533, "Landscaping Regulations."

(C) DUMPSTER ENCLOSURES (See Section 18-1530.20, "Dumpsters"), AND ALSO SUPPLEMENTAL USE REGULATIONS (See Section 18-1530, "Accessory Use and Supplementary District Regulations")

(D) OFF-STREET PARKING AND LOADING. See Section 18-1532, "Parking and Loading Regulations."

(E) PERFORMANCE STANDARDS. All uses shall be controlled to prevent the emission of smoke, particulate matter, odor, gases, radiation, noise, vibration, or pollution of any kind. Industries shall comply with all applicable standards for air and water quality and noise regulations; in such cases where agency standards conflict, the most stringent standards will apply.

(F) PRELIMINARY SITE PLAN APPROVAL REQUIREMENTS. In any case where an "M-1" lot abuts or functionally abuts a residential or mixed use zoning district, City Council shall review and approve a preliminary site plan pursuant to the procedures and requirements of Section 18-1540, "Preliminary Site Plan Requirements." Additionally, the petitioner shall submit a letter detailing the type of development proposed, the hours of operation, and the characteristics of operation of the development, including the amount and type of traffic (passenger cars and heavy trucks) anticipated. All preliminary site plans, final site plans, engineering permits and architectural plans shall demonstrate conformance with the locational design standards in Section 18-1524(F) or (G) as appropriate. Minor amendments to site plans that remain consistent with these Locational Design Standards may be approved by the City Manager or his designee

- 1. Locational Design Standards. The preliminary site plan, final site plan and building plans shall show conformance with the following locational design standards:

(a) *General Standards:*

- 1) *Performance standards shall be as set forth in Section 18-1524.5 (E) above;*
- 2) *Illumination shall be in accordance with the standards of Section 18-1503.15;*
and
- 3) *Any outdoor storage areas shall be in accordance with standards of Section 18-1530.11.*

2. *Abutting Residential or Mixed Use zoning districts:*

- (a) *All noise generating mechanical equipment including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed fifty (50) feet from the residential property line and shall exhaust away from said property to minimize the industrially generated noise;*
- (b) *Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;*
- (c) *No loading area, loading dock, truck well, or truck parking or storage area shall be within twenty (20) feet of said property, nor oriented toward said property;*
- (d) *No outdoor storage shall occur within twenty (20) feet of said property;*
- (e) *No dumpster shall be within twenty (20) feet of said property; and*
- (f) *Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, "Landscaping Regulations", except that one (1) tree shall be planted for every thirty (30) feet, or fraction thereof, within the required buffer.*

3. *Functionally Abutting Residential or Mixed Use Zoning Districts:*

- (a) *All noise generating mechanical equipment, including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed twenty-five (25) feet from the lot line closest to the residential property and shall exhaust away from said property to minimize the industrially generated noise; if buffered with a solid masonry wall, such equipment may be placed on the sides of the building (but not within required setbacks);*
- (b) *Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;*
- (c) *No loading area, loading dock, or truck well shall be within twenty (20) feet of the front property line, nor shall the aforementioned be oriented toward said property; said loading area, loading dock, or truck well shall be screened from view from the public or private right-of-way by a six-foot high solid fence, wall, or landscape screen;*
- (d) *No dumpster(s) shall be visible from the public or private right-of-way; said dumpster(s) shall be screened from view by a solid fence or wall six (6) feet in height (including gates); and*
- (e) *Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that a ten-foot-wide landscaped buffer shall be maintained along the entire right-of-way of said property.*

(G) *Specific Locational Design Standards for Property Abutting or Functionally Abutting Residential or Mixed Use Zoning Districts and Proposed for Development or Redevelopment after November 1, 2010.*

As in (F) above, all plans submitted for various permits and/or development orders on vacant parcels being developed or previously developed parcels being redeveloped after November 1, 2010, shall demonstrate conformance with the following design standards.

1. *Abutting Residential or Mixed Use Zoning Districts:*

- (a) *All noise generating mechanical equipment including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed fifty (50) feet from the residential property line and shall exhaust away from said property to minimize the industrially generated noise. Additionally,*
- (b) *Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;*
- (c) *Loading areas, loading docks, and/or shipping/receiving areas/facilities shall be screened from view by wing walls or recessed into the building. Where an intervening structure lies between the loading/unloading facilities and the residential lot(s), additional screening is not required.*
- (d) *No outdoor storage area shall be permitted within ten (10) feet of abutting residential or mixed use district property lines. If the height of items proposed for outdoor storage exceeds the height of the eight (8) feet high buffer wall required on the perimeter by Section 18-1533, then additional visual screening with a material able to withstand the various destructive elements of subtropical weather (i.e. UV radiation, humidity, wind, heat) shall be required equal to the height of said storage. Said screening shall be maintained in good condition so as not to diminish its functionality or visual appearance. Vehicles and mobile equipment of extraordinary height need not be screened above a height of eight (8) feet. Additionally, activities within the outdoor storage areas shall be limited to the hours between 7:00 a.m. and 7:00 p.m.*
- (e) *Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that one (1) tree shall be planted for every thirty (30) feet, or fraction thereof, within required buffers.*
- (f) *No dumpster shall be within five (5) feet of said property.*

2. *Functionally Abutting Residential or Mixed Use Zoning Districts.*

- (a) *All noise generating mechanical equipment, including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed twenty-five (25) feet from the lot line closest to the residential property and shall exhaust away from said property to minimize the industrially generated noise.*
- (b) *Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door.*
- (c) *Loading areas, loading docks, and/or shipping/receiving areas/facilities shall be screened from view by wing walls or recessed into the building. Where an intervening structure lies between the loading/unloading facilities and the residential lot(s), additional screening is not required.*
- (d) *No outdoor storage area shall be permitted within ten (10) feet of abutting or functionally abutting residential or mixed use district property lines. If the height of storage items exceeds the height of the eight (8) feet high buffer wall, then additional visual screening with a material able to withstand the various destructive elements of subtropical weather (i.e., UV radiation, humidity, wind, heat) shall be required equal to the height of said storage. Said screening shall be maintained in good condition so as not to diminish its*

functionality or visual appearance. Vehicles and mobile equipment of extraordinary height need not be screened above a height of eight (8) feet. Additionally, activities within the outdoor storage areas shall be limited to the hours between 7:00 a.m. and 7:00 p.m.

- (e) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that a ten-foot-wide landscaped buffer shall be maintained along the entire right-of-way of said property.*
- (f) No dumpster(s) shall be visible from the public or private right-of-way; said dumpster(s) shall be screened from view by a solid fence or wall six (6) feet in height (including gates) and shall not be placed within five (5) feet of the property line.*

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

(D) INDUSTRIAL AND MANUFACTURING USES.

- 3. Outdoor Storage. One (1) per ten thousand (10,000) SF of Storage and one (1) per three hundred (300) SF of accessory Office space.*
- 4. Warehousing. One (1) per seven hundred fifty (750) SF of GFA.*

2. Staff Analysis:

The proposed uses, Outdoor Storage of Vehicles, Construction Equipment, and Other Similar Equipment and Warehouse, are both permitted uses within the "M-1" Light Industrial Zoning District. Per Land Development Code Section 18-1526.5(F), all cases where a "M-1" lot abuts a residential or mixed use zoning district, City Council shall review and approve a preliminary site plan. Based on the proposed preliminary site plan, staff finds:

- 1. The primary structure and its accessory mechanical equipment are proposed to be located on the side of the property farthest from the residential zoning district.
- 2. No doors that provide access for vehicles or movement of equipment or materials, or for ventilation are facing the residential zoning district.
- 3. There are no loading areas, loading docks, truck wells, or truck parking or storage areas located within twenty (20) feet of said residential zoning district.
- 4. All outdoor storage will occur outside of the twenty (20) foot minimum requirement.
- 5. There is one proposed dumpster and it is located over four hundred (400) feet away from the residential zoning district.
- 6. All proposed landscaping and buffering are sufficient and in accordance with Land Development Code Section 18-1533, "Landscaping Regulations."

Section 18-1526.5(F) also calls for applicants to submit a letter detailing the type of development proposed, the hours of operation, and the characteristics of operation of the development. At this time, the applicant does not have a specific business lined up for this property, but has confirmed that the future use does not include hazardous chemicals or excessively loud manufacturing. The "M-1" Light Industrial Zoning District permits a wide range of industrial uses by right; however, any future revisions to the site plan may require additional review and approval by the City Council depending on the scale and impact of the change and the potential adverse impacts it may have upon the nearby residential development.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the September 16, 2025 PARC meeting by all relevant departments/divisions. Staff raised no comments or concerns.

IV. SUMMARY

A. **Findings:**

Based on the general information provided by the applicant and the analysis contained in this report, staff findings are as follows:

1. The applicant's proposed use, consisting of warehouse operations and outdoor storage, appears to meet the general intent and permitted development pattern of the "M-1" Light Industrial Zoning District;
2. The conceptual layout, as proposed, satisfies the preliminary site plan criteria for the "M-1" Light Industrial Zoning District, per Section 18-1524.5(F)2; and
3. The proposed use, as generally described, is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and intent of the Land Development Code.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

12/19/25

Date



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

12/19/2025

Date

V. ACTION

CITY COUNCIL – MOVE TO:

A. APPROVE.

B. APPROVE WITH CONDITION(S):

- 1) The subject site will conform to all City ordinance requirements including, but not limited to, noise and light pollution.
- 2) No hazardous chemicals on site.
- 3) Any changes to the site that include industrial uses shall require a revision to the PSP.

C. DENY

...a Preliminary Site Plan approval for an outdoor vehicle and equipment storage yard and warehouse at Parcel ID: 18-30-16-69768-100-1303.

VI. ATTACHMENTS

Exhibit A: Affidavit of Ownership

Exhibit B: Preliminary Site Plan

Exhibit C: Survey

Exhibit D: Aerial Map

Exhibit E: Land Use Map

Exhibit F: Zoning Map

Exhibit G: Flood Insurance Rate Map

Exhibit H: Site Photos

Exhibit A

CITY OF PINELLAS PARK AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS

NAMES OF ALL PROPERTY OWNERS:

S & J Family LLLP

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

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

ADDRESS OR GENERAL LOCATION

north side of 114th Ave N - lying adjacent to the bypass canal

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

Pinellas Farms NE 1/4, Sec 18-30-16 part of Farm 13 Desc from NE cor of Farm 13 TH W 400 ft (s) for POB TH S00D01'20"W 199.38 Ft TH S11D47'35"W 435.46 Ft. Parcel ID No. 18-30-16-69768-100-1303

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):

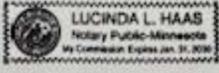
To allow outdoor storage of vehicles and construction & other equipment in an M-1 zoning and to allow this use within 300 ft. of a residential district

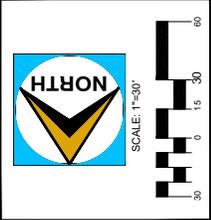
3. That the undersigned (has / have) appointed and (does / do) appoint Rob England as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

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 cogibility.

T. J. J. J. J.
SIGNED (PROPERTY OWNER 1)
GENERAL PARTNER

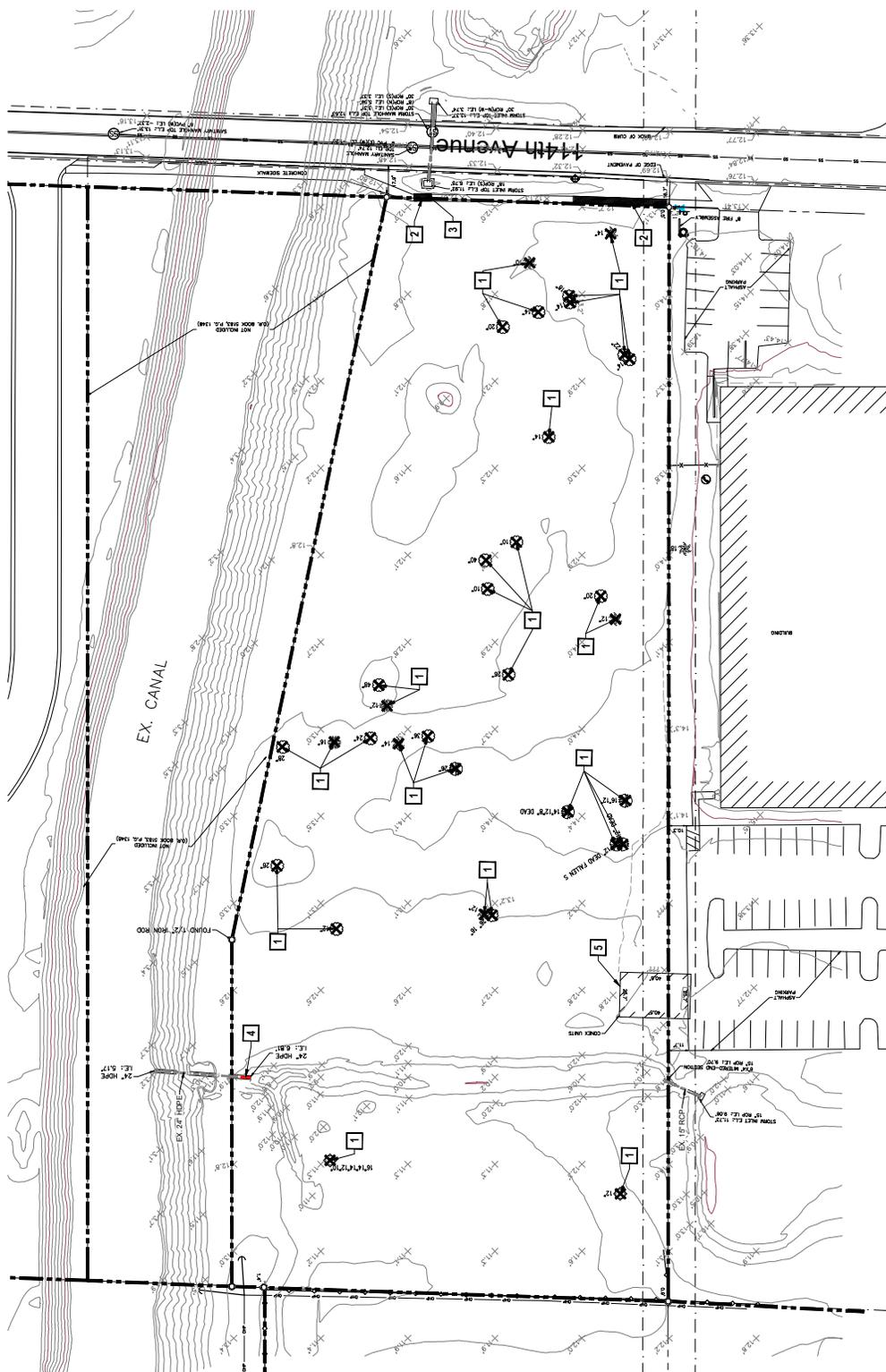
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA <u>Minnesota</u>	The foregoing instrument was acknowledged before me by means of
COUNTY OF <u>Sakota</u>	<input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>28</u> day of <u>August</u> , 20 <u>25</u>
	By <u>Lucinda L. Haas</u> , who is (Name of person acknowledging and title of position)
(SEAL ABOVE)	personally known to me or who has produced <u>Driver's License</u> (Type of Identification)
	as identification and who <u>DID</u> DID NOT take an oath.
	Notary Public, Commission No. _____
	<u>Lucinda L. Haas</u> (Name of Notary, typed, printed or stamped)



- SITE PREPARATION NOTES**
- 1 REMOVE EX. TREE
 - 2 REMOVE EX. CONC. 5'W
 - 3 REMOVE EX. HORIZONTAL
 - 4 REMOVE EX. LENGTH OF ELEM. PIPE
 - 5 REMOVE CONC. WPTS
- REMOVAL OF THE SITE INCLUDES THE REMOVAL/LOCATION OF ALL EXISTING STRUCTURES, EXISTING UTILITIES, EXISTING PAVEMENT, EXISTING LANDSCAPE, EXISTING STORM PIPES, WATER MAINS, POWER LINES, TELEPHONE LINES, GAS LINES, CABLE TV LINES, TELEPHONE CABLES, GAS LINES, TRUNKS, SERVICE, AC UNITS, ETC. AND IS NOT LIMITED TO WORK SHOWN.
- ALL EXISTING UTILITIES SHALL BE REMOVED FROM THE SITE AND SHALL BE DEPOSITED AT AN APPROPRIATE OFF-SITE DISPOSAL LOCATION. ALL EXISTING UTILITIES SHALL BE REMOVED FROM THE SITE AND SHALL BE DEPOSITED AT AN APPROPRIATE OFF-SITE DISPOSAL LOCATION. ALL EXISTING UTILITIES SHALL BE REMOVED FROM THE SITE AND SHALL BE DEPOSITED AT AN APPROPRIATE OFF-SITE DISPOSAL LOCATION.

- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
 - EL = ELEVATION
 - = FOUND IR CATCH B REGISTRATION
 - = SET 5"Ø IR 30" JOHNSON LB 4514"
 - = GUY ANCHOR
 - = SPLIT ELEVATION
 - = GATE VALVE - WATER
 - = GATE VALVE - FIRE
 - = FIRE DEPARTMENT CONNECTION
 - = SANITARY MANHOLE
 - = CEILING TRUSS SIZE AS NOTED
 - = PINE TREE SIZE AS NOTED





LEGEND

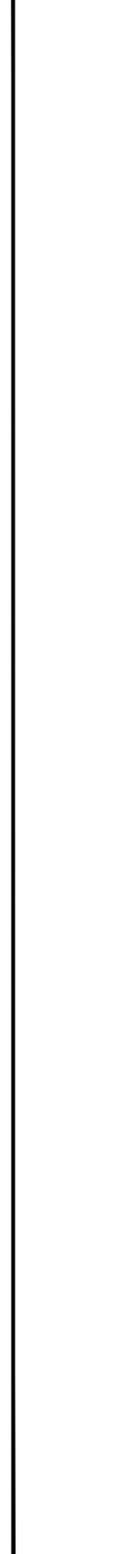
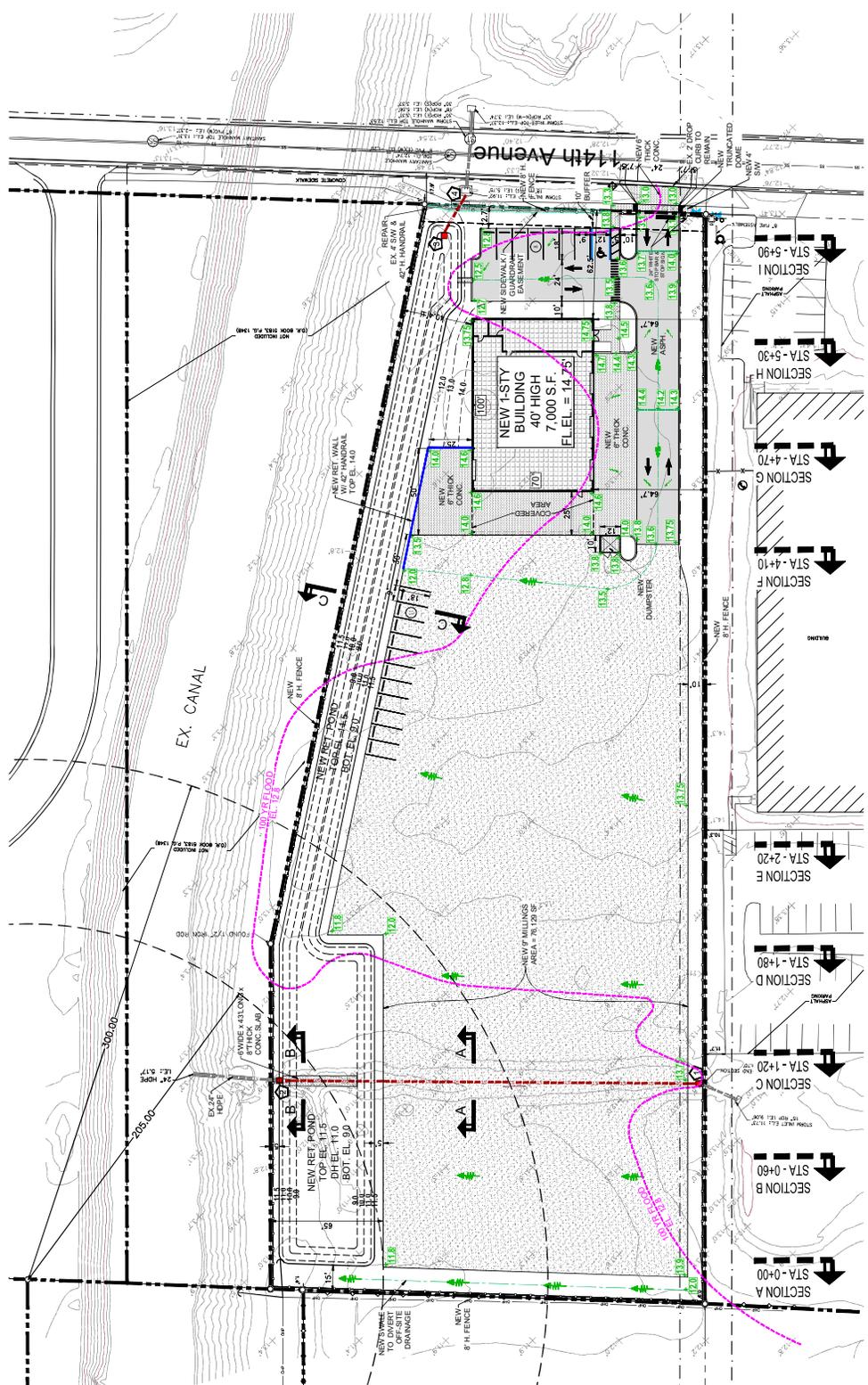
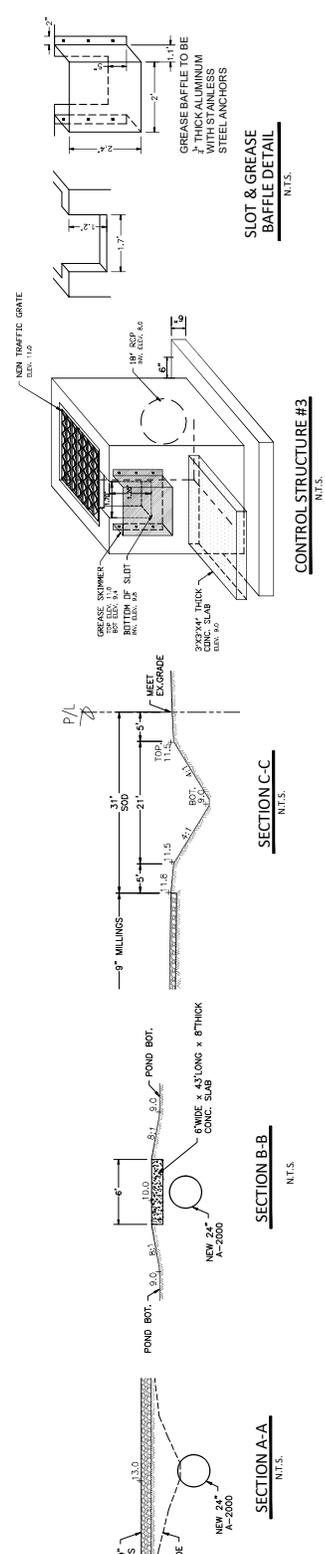
	PROPERTY LINE
	EXIST. STORM SERVICE
	PROP. STORM INLET
	PROP. MITERED END
	FLOW ARROW
	SWALE ARROW
	EXIST. EL.
	PROP. EL.
	PROP. 8" MILLINGS

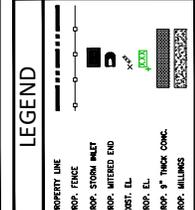
STORM STRUCTURE TABLE

#	STRUCTURE TYPE	BMK. EL.	INV. EL.	EX. 24" DIA. INLET	EX. 18" DIA. INLET	EX. 15" DIA. INLET	EX. 12" DIA. INLET	EX. 10" DIA. INLET	EX. 8" DIA. INLET
1	CONTROL STRUCTURE	111.5	111.0	8.0					
2	EX. INLET	113.92	113.92						

STORM DRAIN TABLE

PIPE	LENGTH	DIAMETER	TYPE	SPACING
1	250'	24"	A-2000	0.75'
2	30'	18"	A-2000	0.50'





REQUIRED LANDSCAPING

SOUTH (STREET) SIDE BUFFER
 1 STREETSCAPE BUFFER: 65 FT. EACH L.F. OF FRONTAGE
 2 CONT. HEDGE REQ.: YES
 3 3" BUT 2" AVERAGE MIN TREE REQ.: 150 LINEAR FEET
 4 CONT. HEDGE REQ.: YES

NORTH (PERMETER) BUFFER
 1 BUFFER LENGTH: 200.7' 80" = 5 TREES PROVIDED
 2 INTERMEDIATE TREES PROVIDED (60%)
 3 CANOPY TREES PROVIDED (23.1%)
 4 GUNDERBERRY TREES PROVIDED (16.8%)
 5 CONT. INDOOR HEDGE PROVIDED

EAST (PERMETER) BUFFER
 1 BUFFER LENGTH: 162.8' 80" = 13 TREES PROVIDED
 2 INTERMEDIATE TREES PROVIDED (60%)
 3 CANOPY TREES PROVIDED (23.1%)
 4 GUNDERBERRY TREES PROVIDED (16.8%)
 5 CONT. INDOOR HEDGE PROVIDED

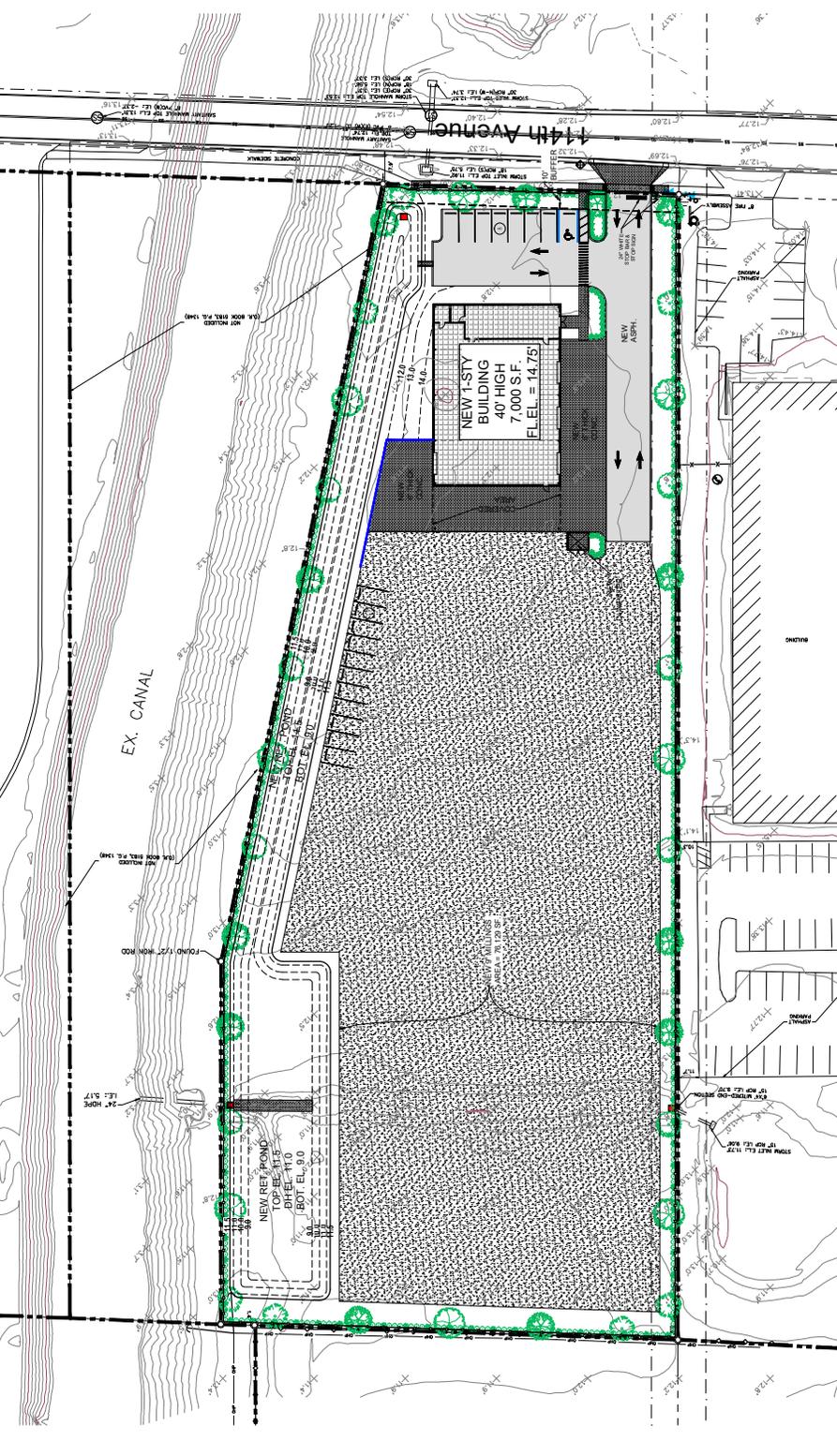
WEST (PERMETER) BUFFER
 1 BUFFER LENGTH: 162.8' 80" = 13 TREES PROVIDED
 2 INTERMEDIATE TREES PROVIDED (60%)
 3 CANOPY TREES PROVIDED (23.1%)
 4 GUNDERBERRY TREES PROVIDED (16.8%)
 5 CONT. INDOOR HEDGE PROVIDED

PROVIDED LANDSCAPING
 1 SOUTH (STREET) SIDE BUFFER
 2 CANOPY TREES PROVIDED (23.1%)
 3 INTERMEDIATE TREES PROVIDED (60%)
 4 GUNDERBERRY TREES PROVIDED (16.8%)
 5 CONT. INDOOR HEDGE PROVIDED

PLANT SCHEDULE

TREES	QTY	COMMON	BOTANICAL	CONT.	GAL.	SIZE	OR.
	6	LIVE OAK (CANOPY)	QUERCUS VIRGINIANA	45 GAL	Z	8 FT	FLORIDAH
	12	CHERRY LAUREL (INTERMEDIATE)	PRUNUS CAROLINIANA	45 GAL	Z	8 FT	FLORIDAH
	7	DAWSON HOLLY (UNDERSTORY)	ILEX CASPINE	45 GAL	Z	8 FT	FLORIDAH
	6	WAX MYRTLE (UNDERSTORY)	MYRTICA CERIFERA	30 GAL	1 1/2"	8 FT	FLORIDAH

SHRUBS	QTY	COMMON	BOTANICAL	CONT.	SPACINGS	SIZE	OR.
	404	ANISE YELLOW	LILOCHLORUM PANFLORUM	3 GAL	36" 06	20" H	FLORIDAH
	173	DWARF OLEANDER	NERIUM OLEANDER	3 GAL	36" 06	20" H	FLORIDAH
			NERIUM OLEANDER				FLORIDAH



REQUIRED LANDSCAPING

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 1 STREETSCAPE BUFFER: 65 FT. EACH L.F. OF FRONTAGE
 2 CONT. HEDGE REQ.: YES
 3 3" BUT 2" AVERAGE MIN TREE REQ.: 150 LINEAR FEET
 4 CONT. HEDGE REQ.: YES

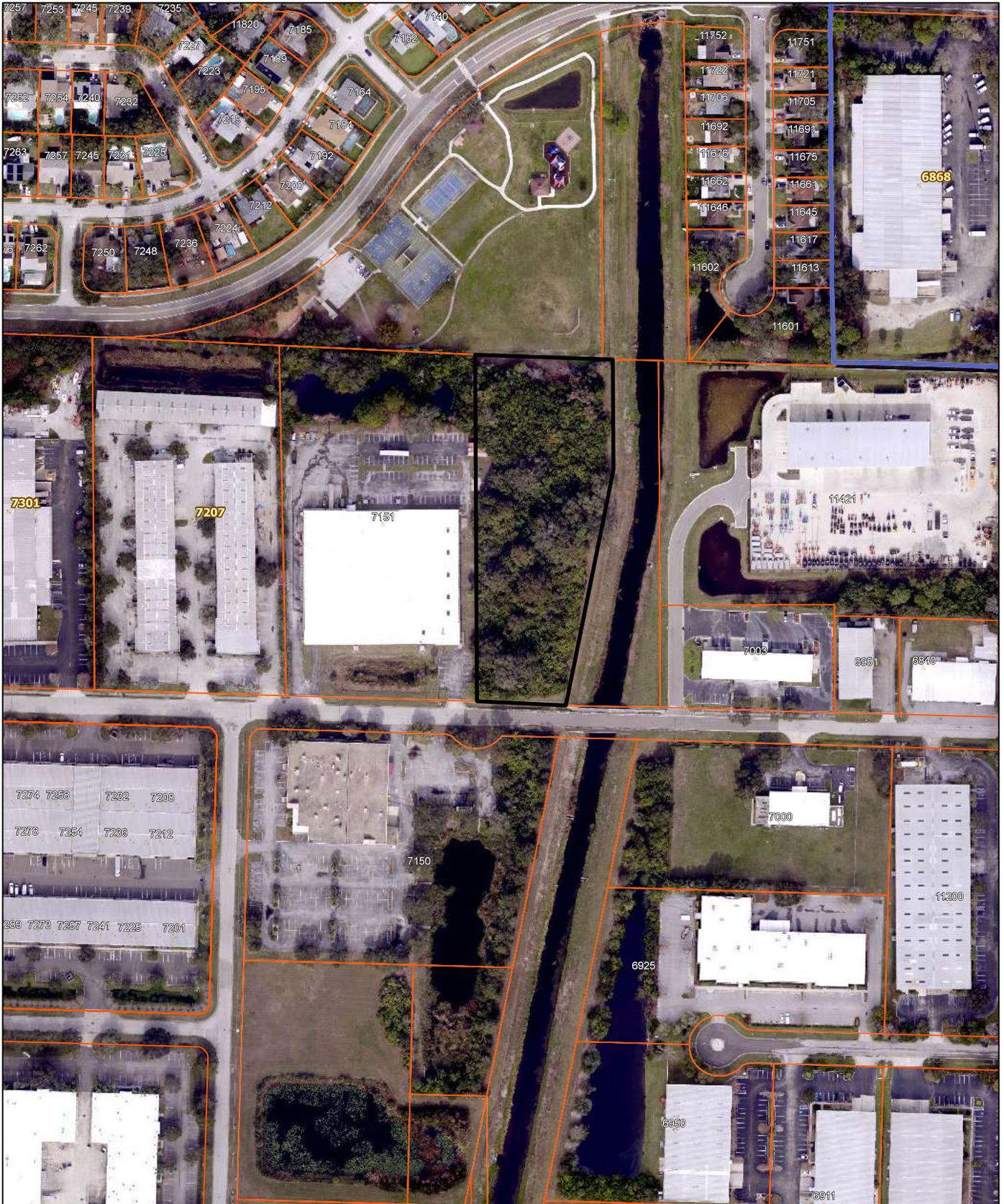
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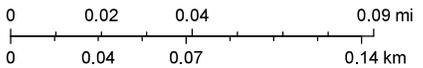
Exhibit D: Aerial Map



9/9/2025, 11:57:52 AM

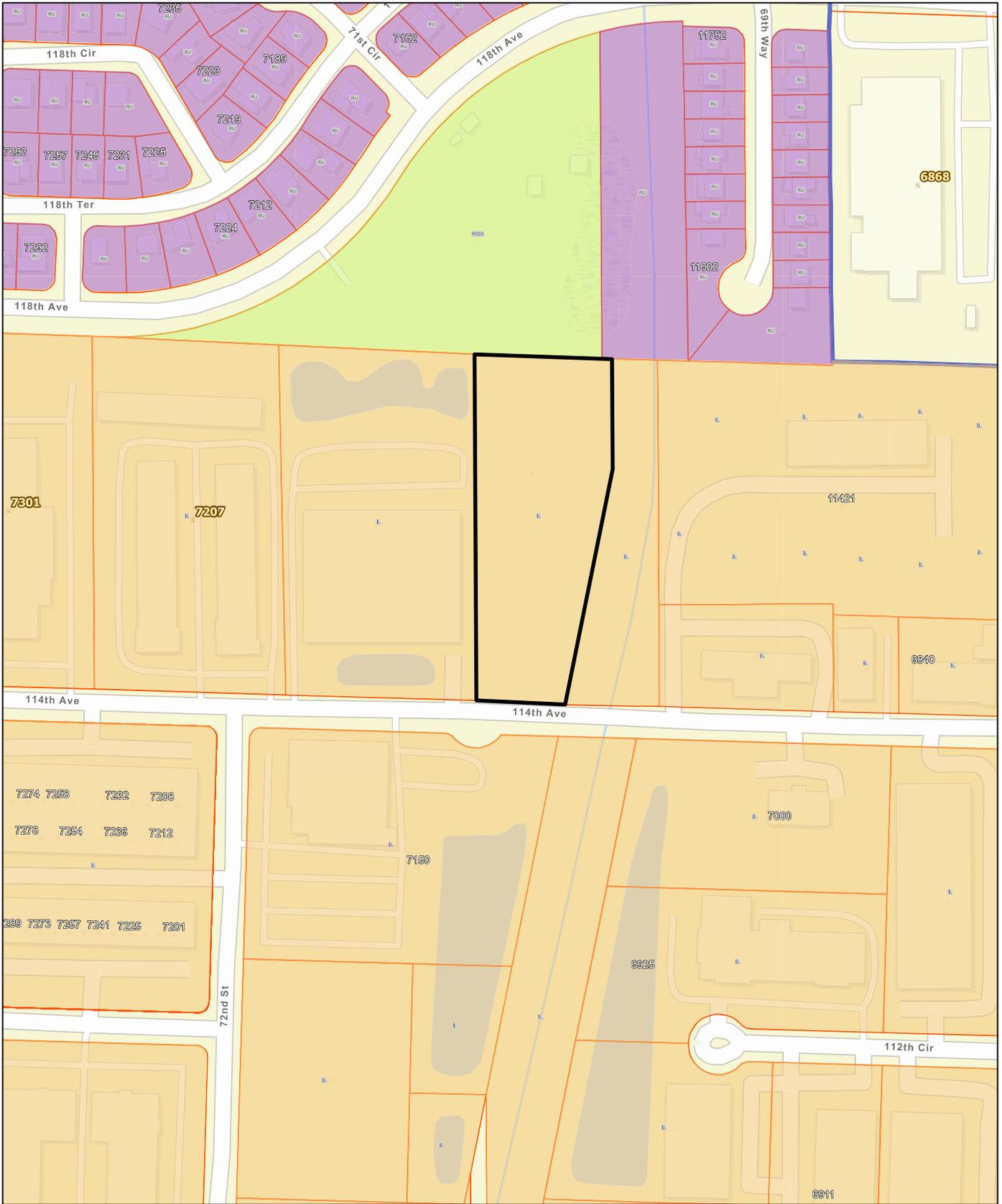
- Master Address Points
- Pinellas Park
- Parcels
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:2,257



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Exhibit E: Future Land Use Map

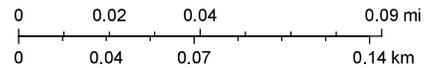


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Land Use (Pinellas Park)

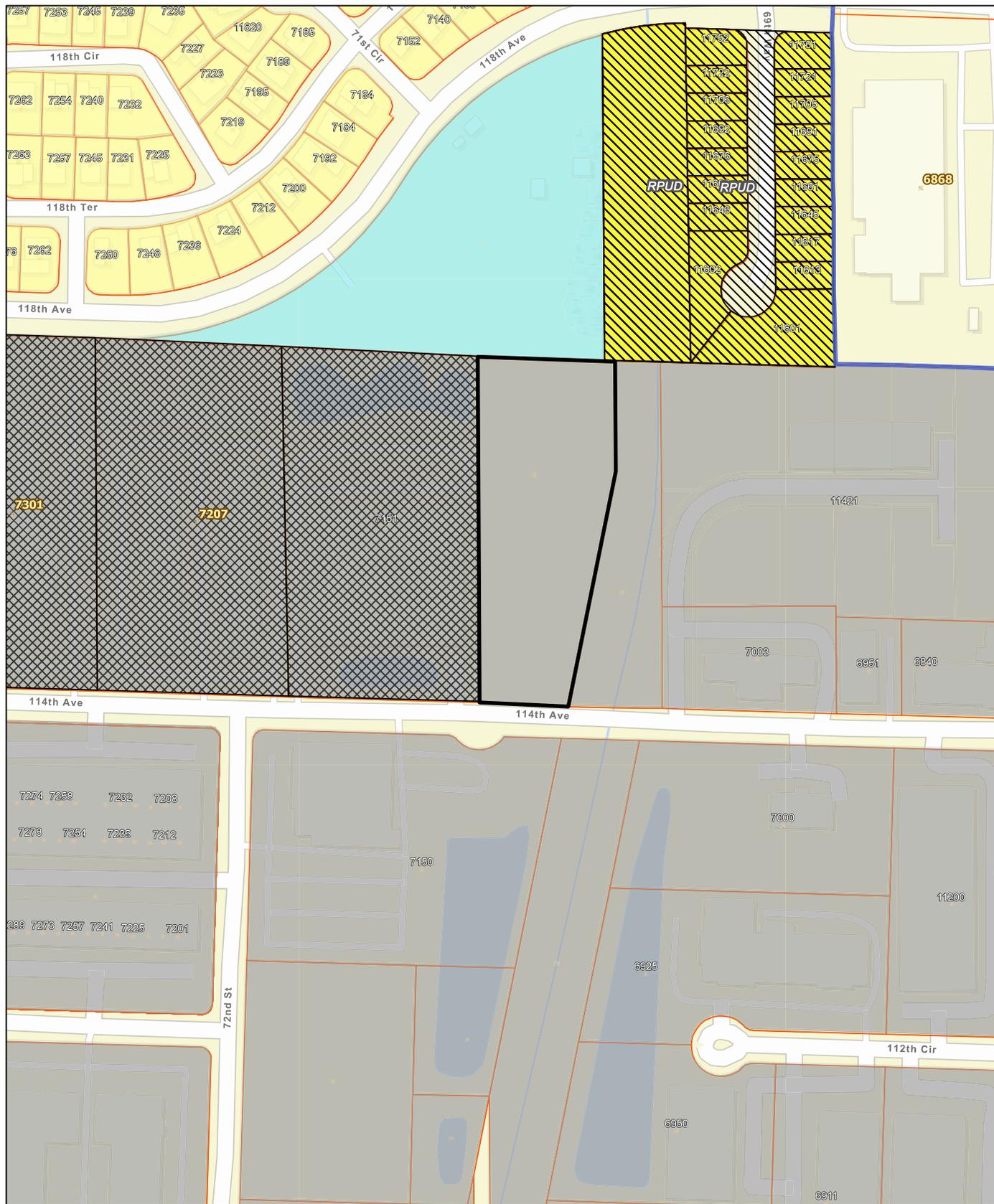
- Industrial Limited - IL
- Recreation/Open Space - R/OS
- Residential Urban - RU
- Master Address Points
- Pinellas Park
- Parcels

1:2,257



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Exhibit F: Zoning Map



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Zoning (Pinellas Park)

Light Industrial - M-1

Public - P

Single Family Residential - R-1

Residential Planned Unit Development - RPUD

Master Address Points

Pinellas Park

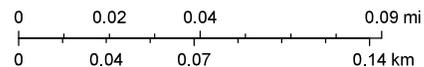
Zoning Overlay District

IPUD

RPUD

Parcels

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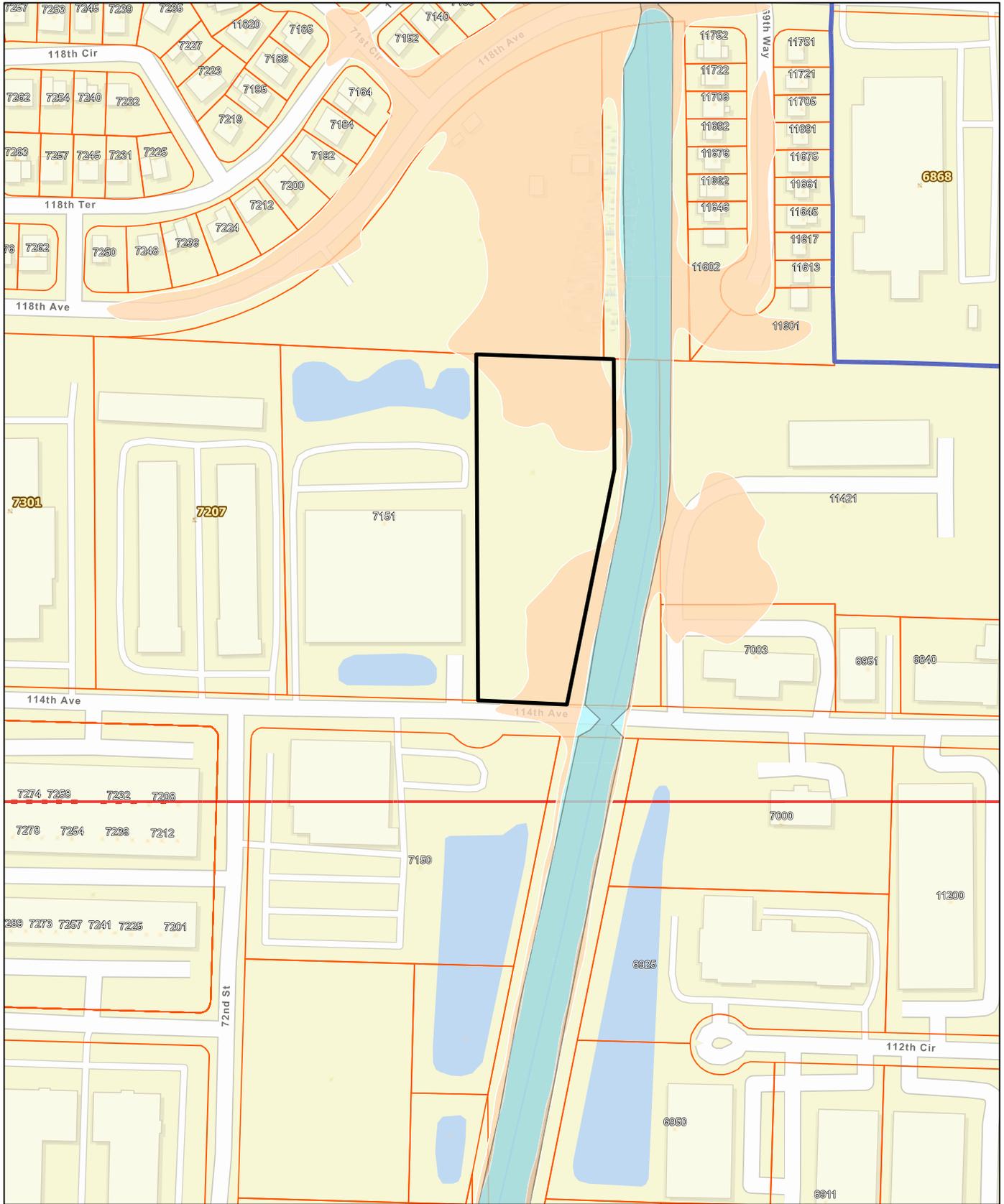


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ArcGIS Web AppBuilder

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Exhibit G: Flood Insurance Rate Map



9/9/2025, 12:06:14 PM

Section 163.3178(6)(h), Florida Statutes

FEMA Flood Hazard Areas

1% Annual Chance Flood Hazard (A, AE, AH, VE)

0.2% Annual Chance Flood Hazard (X)

Area of Minimal Flood Hazard (X)

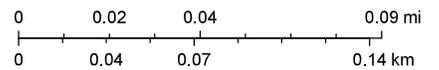
Panel Extent

Master Address Points

Pinellas Park

Parcels

1:2,257



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