



Prepared by: Megan Montesino  
Development Review Manager

I. APPLICATION DATA

- A. **Case Number:** CU-0323-00006
- B. **Location:** 12333 66<sup>th</sup> St
- C. **Request:** Conditional Use approval for a Tavern and Lounge in the General Commercial (B-1) Zoning District with a waiver to conditional use criteria regarding ingress to and egress from the property along a local street.
- D. **Applicant:** Kenny Davis, Owner of Saltwater Hippie
- E. **Property Owner:** Waterin' Trough Land Trust
- F. **Legal Ad Text:** Conditional Use approval for a Tavern and Lounge in the General Commercial (B-1) Zoning District with a waiver to a conditional use criteria regarding ingress to and egress from the property along a local street, located at 12333 66<sup>th</sup> St.
- G. **PARC Meeting:** March 21, 2023
- H. **Public Hearings:**  
**Planning & Zoning Commission Hearing Date:** May 4, 2023  
**Advertising Date:** April 19, 2023  
  
**City Council Hearing Date:** June 8, 2023  
**Advertising Date:** May 24, 2023

II. BACKGROUND INFORMATION

- A. **Case Summary:**  
The proposed use of the subject property is a Tavern and Lounge, which is a conditional use in the General Commercial (B-1) Zoning District. In 2006, the subject property was annexed into the City of Pinellas Park from Pinellas County, with the intent of developing a tavern and lounge known as Waterin' Trough. The Waterin' Trough closed over a year ago, which means the conditional use approval has expired. The applicant wishes to apply for a new conditional use for a Tavern and Lounge, and is proposing several upgrades to bring the subject property up to code, which include:
- New dumpster enclosure;
  - New solid fence along the north and east sides of the property;
  - Paving the parking lot with asphalt millings (in phases); and
  - Second driveway to be installed and permitted through the County.

The permits for the dumpster enclosure, fence, and second driveway have all been approved.

Additionally, the property has a Covenant Running with the Land for the use, which was recorded in 2007 and is proposed to be released.

The proposed use meets a majority of the following conditional use criteria, with the exception of criteria "d":

- (a) Administrative approval unless a waiver is requested for any of the following criteria, then the application shall require review by the Planning and Zoning Commission and approval by City Council.

*This application will need to be reviewed by the Planning and Zoning Commission and approved by City Council since Criteria “(d)” will need to be waived.*

- (b) The subject property is neither adjacent nor functionally adjacent to a residential zoning district.  
*This criteria has been met; the property is neither adjacent nor functionally adjacent to a residential zoning district.*
- (c) The subject property is not within five hundred (500) feet of a parcel of land used as a place of worship, an educational institution, a public educational facility, or a day care center unless the intervening land uses, structures or context are such that the location of the package sales is unlikely to have an adverse impact on such place of worship, educational institution, public educational facility or day care center. If the place of worship, educational institution, public educational facility or day care center is a nonconforming use, then this criteria shall not apply.  
*This criteria has been met; the property is not within five hundred (500) feet of a place of worship, an educational institution, a public educational facility, or a day care center.*
- (d) The subject property shall have frontage on either an arterial or collector right-of-way with ingress to and egress from the property not to occur via a local street.  
*This criteria is requested to be waived; the property only has ingress and egress via a local street (123<sup>rd</sup> Ave).*

**B. Site Area:** 87,991 square feet / 2.02 acres

**C. Property History:**

In 2006, the subject property was annexed into the City of Pinellas Park from Pinellas County, with the intent of developing a tavern and lounge known as Waterin’ Trough. Multiple permits were issued at that time for the development of the Waterin’ Trough.

In 2007, a Covenant Running with the Land was recorded which restricts the use to a tavern and limits its hours of operation to between 6:00 pm and 2:00 am. The purpose of this covenant was to reduce the traffic impact fee due to non-peak hours of operation of the business.

**D. Existing Use:** Vacant Tavern and Lounge

**E. Proposed Uses:** Tavern and Lounge

**F. Current Future Land Use:** Commercial General (CG)

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

**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:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	E-1 (County)	IL (County)	Commercial Business
<b>South</b>	M-1 (City)	IL (City)	Auto Repair Shop
<b>East</b>	M-1 (City)	IL (City)	Landscaping Service Company
<b>West</b>	E-2 (County) and CH (City)	CG (County) and CG (City)	Multi-Tenant Office and 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 manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.*

##### 2. Key Standards:

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

**Primary Uses** – *Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Wholesale/Distribution (Class A); Storage/Warehouse (Class A); Temporary Lodging*

**Secondary Uses** – *Commercial Recreation; Residential; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space; Research/Development; Light Manufacturing/Assembly (Class A)*

**Locational Characteristics** – *This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit.*

**Traffic Generation Characteristics** – *The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 487 trips per day per acre.*

**Density/Intensity Standards** – *Shall include the following:*

**Non-Residential Use** – *Shall not exceed a floor area ratio (FAR) of 0.55, nor an impervious surface ratio (ISR) of 0.90, except as provided for in the “Special Rules” of the Countywide Plan Rules. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of 0.33 and an ISR of 0.68*

##### 3. Relevant Policies:

*POLICY LU.1.8.5*

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

*POLICY LU.1.15.1*

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

*POLICY LU.1.15.5*

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

##### 4. Staff Analysis:

*The proposed conditional use of a Tavern and Lounge is appropriate for the Commercial General (CG) Land Use category, and considered a primary use.*

*Staff finds that the proposed use is 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 "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).*

**2. Key Standards:**

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

**Sec. 18-1520.3. – PERMITTED AND CONDITIONAL USES.**

<b>Land Use</b>	<b>Approval Type</b>	<b>Conditions</b>
Taverns and Lounges	C	CG or CRD land use categories only subject to section 18-1531

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

**Sec. 18-1531.5. - CONDITIONAL USE APPROVAL; PROCEDURE.**

*The following procedure shall govern the application, review and approval of new conditional uses, expansions of conditional uses, or amendments to a conditional use development order.*

- (A) All conditional uses, except as described in Section 18-1531.2 above, shall require conditional use review and approval prior to, or concurrently with, final site plan approval when required by Section 18-1541.2, "Applicability", and in all other cases prior to the granting of a building permit and a business tax receipt. All applications for conditional uses shall be submitted to the Zoning Director and shall contain the application materials as provided for in Section 18-1531.9, "Application Materials for Conditional Uses".*
- (B) All conditional uses requiring Community Redevelopment Agency, and/or City Council review and approval shall not be considered until public notice has been given of a public hearing. The provisions of Section 18-1534 shall apply.*
- (C) City approval of conditional use applications may be rendered administratively by City staff ("administrative conditional use" application), or by City Council, as stipulated in this Section for each conditional use, provided that the Community Redevelopment Agency shall act in the capacity of the City Council as the deciding authority whenever a conditional use application pertains to land within the Community Redevelopment Area.*
- (D) The City may approve or deny a conditional use application. When approving an application, the City may prescribe appropriate conditions and safeguards in conformity with this Article. Violation of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this Article and punishable accordingly.*
- (E) The Zoning Director may choose to refer any administrative conditional use application to the City Council or to the Community Redevelopment Agency as appropriate.*

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

**81. Taverns and Lounges.**

- (a) Administrative approval unless a waiver is requested for any of the following criteria, then the application shall require Review by the Planning and Zoning Commission and approval by City Council.*
- (b) The subject property is neither adjacent nor functionally adjacent to a residential zoning district.*
- (c) The subject property is not within five hundred (500) feet of a parcel of land used as a place of worship, an educational institution, a public educational facility, or a day care center unless*



*the intervening land uses, structures or context are such that the location of the package sales is unlikely to have an adverse impact on such place of worship, educational institution, public educational facility or day care center. If the place of worship, educational institution, public educational facility or day care center is a nonconforming use, then this criteria shall not apply.*

- (d) *The subject property shall have frontage on either an arterial or collector right-of-way with ingress to and egress from the property not to occur via a local street.*

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

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

14. Taverns and Lounges: One (1) per two hundred fifty (250) SF of GFA.

**3. Staff Analysis:**

The proposed use of a Tavern and Lounge is a conditional use within the B-1 Zoning District. Per Section 18-1531.10(A)81 of the Land Development Code, since the applicant is required to waive criteria “d”, the case must be reviewed by the Planning and Zoning Commission and approved by City Council.

The applicant is requesting a waiver from to conditional use criteria “d”, which states:

- (d) *The subject property shall have frontage on either an arterial or collector right-of-way with ingress to and egress from the property not to occur via a local street.*

This criteria is requested to be waived since the property only has ingress and egress via a local street (123rd Ave).

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

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

The application was discussed at the March 21, 2023 PARC meeting by all relevant departments/divisions. The following comments were made:

- The stormwater system needs to be cleaned up: flush the pipes/culverts, clean the inlets, clean and expose the inflow/outflow culverts, etc.
- Remove the wood posts from the parking lot.
- Provide wheel stops for the parking spaces that don't currently have them.
- Applicant to meet with the Police Department representatives to discuss what measures will be taken to avoid Law Enforcement related/response issues.

**IV. SUMMARY**

**A. Findings:**

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

1. The proposed use meets the intent of the General Commercial (B-1) Zoning District, per Section 18-1520 of the Land Development Code;
2. The proposed use meets a majority of the Conditional Use requirements per Section 18-1531.10 of the Land Development Code;
3. The request is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and CRA Plan.

**B. Staff Recommendation:**

Consistent with the above findings, staff recommends **APPROVAL** of case number CU-0323-00006.

  
\_\_\_\_\_  
Erica Lindquist, AICP, CFM  
Planning & Development Services Director

4/17/23  
Date

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

4/17/23  
Date

**V. ACTION**

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

**A. RECOMMEND APPROVAL**

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

**C. RECOMMEND DENIAL**

...a request for Conditional Use approval for a Tavern and Lounge with a waiver to conditional use criteria that restricts ingress and egress via a local street.

**VI. ATTACHMENTS**

**Exhibit A:** Affidavit of Ownership with Legal Description

**Exhibit B:** Proposed Site Plan

**Exhibit C:** 2008 Site Plan

**Exhibit D:** 2008 Survey

**Exhibit E:** Aerial Map

**Exhibit F:** Land Use Map

**Exhibit G:** Zoning Map

**Exhibit H:** Flood Insurance Rate Map



## **ADDENDUM**

**Case Number:** CU-0323-00006

### **PLANNING AND ZONING COMMISSION**

On May 4, 2023, the Planning & Zoning Commission **RECOMMENDED APPROVAL** of case number CU-0323-00006.

### **V. ACTION**

#### **CITY COUNCIL– MOVE TO:**

**A. APPROVE.**

**B. APPROVE WITH CONDITIONS:**

**C. DENY.**

...a request for Conditional Use approval for a Tavern and Lounge in the General Commercial (B-1) Zoning District with a waiver to conditional use criteria regarding ingress to and egress from the property along a local street.





[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**08-30-16-72702-002-0040**[Compact Property Record Card](#)[Tax Estimator](#)**Updated March 8, 2023**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
DRISCOLL, DANIEL D JR TRE WATERIN TROUGH LAND TRUST 1372 39TH AVE NE ST PETERSBURG FL 33703-5415	12333 66TH ST PINELLAS PARK



**Property Use:** 3325 (Bar, With or Without Package Store) **Current Tax District:** PINELLAS PARK (PP) **Total Heated SF:** 12,080 **Total Gross SF:** 12,577

[click here to hide] **Legal Description**  
POTTERFIELD MINIATURE FARMS BLK B, LOTS 4, 5 & 6

<a href="#">File for Homestead Exemption</a>			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information <a href="#">Latest Notice of Proposed Property Taxes (TRIM Notice)</a>					
Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21694/1802 <a href="#">L</a>	<a href="#">Sales Query</a>	121030245051	ID	<a href="#">Current FEMA Maps</a>	<a href="#">23/70</a>

2022 Interim Value Information					
Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2022	\$1,140,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,140,000

[click here to hide] Value History as Certified (yellow indicates correction on file)						
Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2021	No	\$1,130,000	\$1,130,000	\$1,130,000	\$1,130,000	\$1,130,000
2020	No	\$1,190,000	\$1,190,000	\$1,190,000	\$1,190,000	\$1,190,000
2019	No	\$1,140,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,140,000
2018	No	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000
2017	No	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
2016	No	\$975,000	\$975,000	\$975,000	\$975,000	\$975,000
2015	No	\$910,000	\$910,000	\$910,000	\$910,000	\$910,000
2014	No	\$890,000	\$890,000	\$890,000	\$890,000	\$890,000
2013	No	\$860,000	\$860,000	\$860,000	\$860,000	\$860,000
2012	No	\$825,000	\$825,000	\$825,000	\$825,000	\$825,000
2011	No	\$827,000	\$827,000	\$827,000	\$827,000	\$827,000
2010	No	\$827,200	\$827,200	\$827,200	\$827,200	\$827,200
2009	No	\$895,000	\$895,000	\$895,000	\$895,000	\$895,000
2008	No	\$522,000	\$522,000	\$522,000	\$522,000	\$522,000
2007	No	\$541,900	\$541,900	\$541,900	N/A	\$541,900
2006	No	\$524,400	\$524,400	\$524,400	N/A	\$524,400
2005	No	\$449,700	\$449,700	\$449,700	N/A	\$449,700
2004	No	\$304,100	\$304,100	\$304,100	N/A	\$304,100
2003	No	\$285,100	\$285,100	\$285,100	N/A	\$285,100
2002	No	\$285,100	\$285,100	\$285,100	N/A	\$285,100
2001	No	\$285,100	\$285,100	\$285,100	N/A	\$285,100
2000	No	\$240,300	\$240,300	\$240,300	N/A	\$240,300
1999	No	\$240,600	\$240,600	\$240,600	N/A	\$240,600
1998	No	\$240,600	\$240,600	\$240,600	N/A	\$240,600
1997	No	\$242,300	\$242,300	\$242,300	N/A	\$242,300
1996	No	\$242,300	\$242,300	\$242,300	N/A	\$242,300

2022 Tax Information		Ranked Sales ( <a href="#">What are Ranked Sales?</a> ) <a href="#">See all transactions</a>			
<a href="#">2022 Tax Bill</a>	Tax District: PP	Sale Date	Book/Page	Price	Q/U V/I
2022 Final Millage Rate	19.1571	29 Jun 2018	20115 / 0360 <a href="#">L</a>	\$1,450,000	U I
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.		24 Mar 2005	14199 / 0454 <a href="#">L</a>	\$650,000	Q V
		10 Jul 2000	10972 / 0278 <a href="#">L</a>	\$335,000	Q I
		25 Jun 1999	10566 / 2079 <a href="#">L</a>	\$235,000	Q V

2022 Land Information						
Seawall: No	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
<a href="#">Land Use</a>	303x290	8.50	87870.0000	1.0000	\$746,895	SF
Nightclubs/Bars (33)						

[click here to hide] **2023 Building 1 Structural Elements** [Back to Top](#)  
Site Address: 12333 66TH ST



Building Type: Pre-Engineered Metal

Quality: Average

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Prefinished Metal

Roof Frame: Steel Truss &amp; Purlins

Roof Cover: Corrugated Metal

Stories: 1

Living units: 0

Floor Finish: Carpet Combination

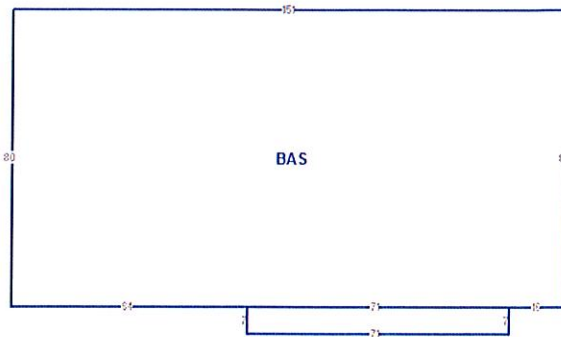
Interior Finish: Dry Wall

Fixtures: 20

Year Built: 2008

Effective Age: 15

Cooling: Heat &amp; Cooling Pkg

[Compact Property Record Card](#)[Open plot in New Window](#)

## Building 1 Sub Area Information

Description	Building Heated SF	Gross Area SF
<a href="#">Base (BAS)</a>	12,080	12,080
<a href="#">Open Porch Unfinished (OPU)</a>	0	497
Total Building Heated SF: 12,080		Total Gross SF: 12,577

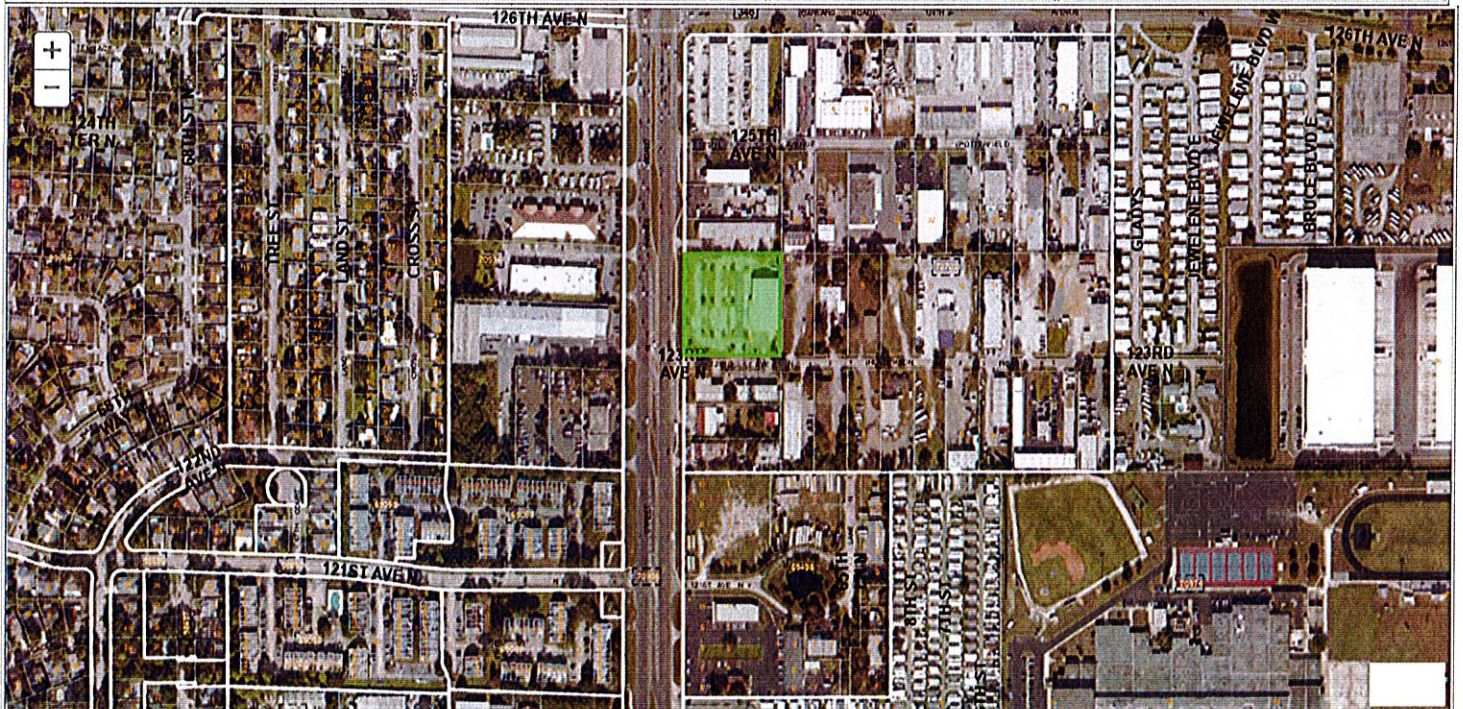
[\[click here to hide\] 2023 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$4.00	25,300.00	\$101,200.00	\$101,200.00	2008
CONC PAVE	\$12.00	5,200.00	\$62,400.00	\$62,400.00	2008

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

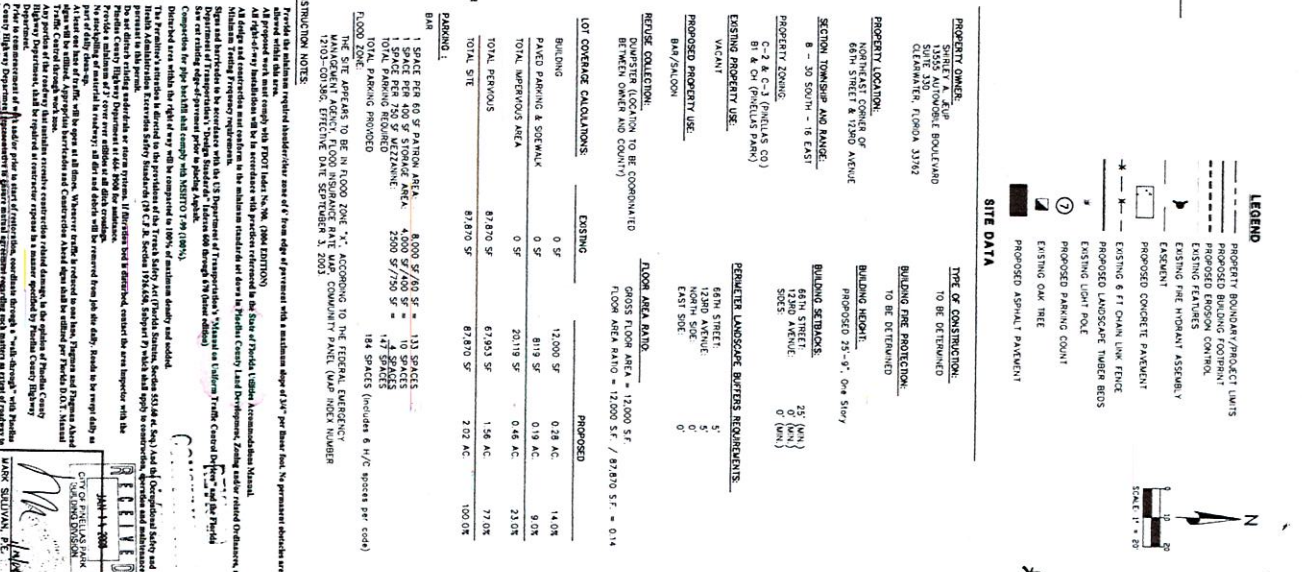
Permit Number	Description	Issue Date	Estimated Value
<a href="#">BLDC-1222-00047A</a>	FENCE	23 Dec 2021	\$2,500



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

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<div style="text-align: center;"> <h1>SITE PLAN</h1> </div>	<div style="text-align: center;"> <h2>THE WATERIN' TROUGH</h2> <p>66TH STREET &amp; 123RD AVENUE PINELLAS COUNTY, FLORIDA</p> </div>		<div style="text-align: center;"> <h3>FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.</h3> <p>CERTIFICATE OF AUTHORIZATION: EB 5804 4519 George Road, Suite 150 Tampa, Florida 33634 Tel: (813) 880-9106 Fax: (813) 880-9055</p> </div>	<div style="text-align: center;"> <p>REUSE OF DOCUMENT</p> <p>THE SEALS AND DESIGN INFORMATION HEREON, AS WELL AS THE FRAMES OF ANY CONTRACTS, AGREEMENTS, ORDERS, SPECIFICATIONS, OR ANY OTHER DOCUMENTS, WHICH MAY BE PREPARED BY OR FOR THE ENGINEER, ARE THE PROPERTY OF FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN AUTHORIZATION OF F.E.E.S.</p> </div>	<div style="text-align: center;"> <p>PR. NO.: EDS-014.36 DATE: JUNE 15, 2005 MTC/MOS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>REVISY BY (CHECKED BY)</th> </tr> </thead> <tbody> <tr> <td>11/27/02</td> <td>1. PRELIMINARY</td> <td>ASD</td> </tr> <tr> <td>12/10/02</td> <td>2. PRELIMINARY</td> <td>ASD</td> </tr> <tr> <td>12/10/02</td> <td>3. PRELIMINARY</td> <td>ASD</td> </tr> <tr> <td>12/10/02</td> <td>4. PRELIMINARY</td> <td>ASD</td> </tr> <tr> <td>12/10/02</td> <td>5. PRELIMINARY</td> <td>ASD</td> </tr> <tr> <td>12/10/02</td> <td>6. PRELIMINARY</td> <td>ASD</td> </tr> <tr> <td>12/10/02</td> <td>7. PRELIMINARY</td> <td>ASD</td> </tr> <tr> <td>12/10/02</td> <td>8. PRELIMINARY</td> <td>ASD</td> </tr> <tr> <td>12/10/02</td> <td>9. PRELIMINARY</td> <td>ASD</td> </tr> <tr> <td>12/10/02</td> <td>10. PRELIMINARY</td> <td>ASD</td> </tr> <tr> <td>12/10/02</td> <td>11. PRELIMINARY</td> <td>ASD</td> </tr> <tr> <td>12/10/02</td> <td>12. PRELIMINARY</td> <td>ASD</td> </tr> <tr> <td>12/10/02</td> <td>13. 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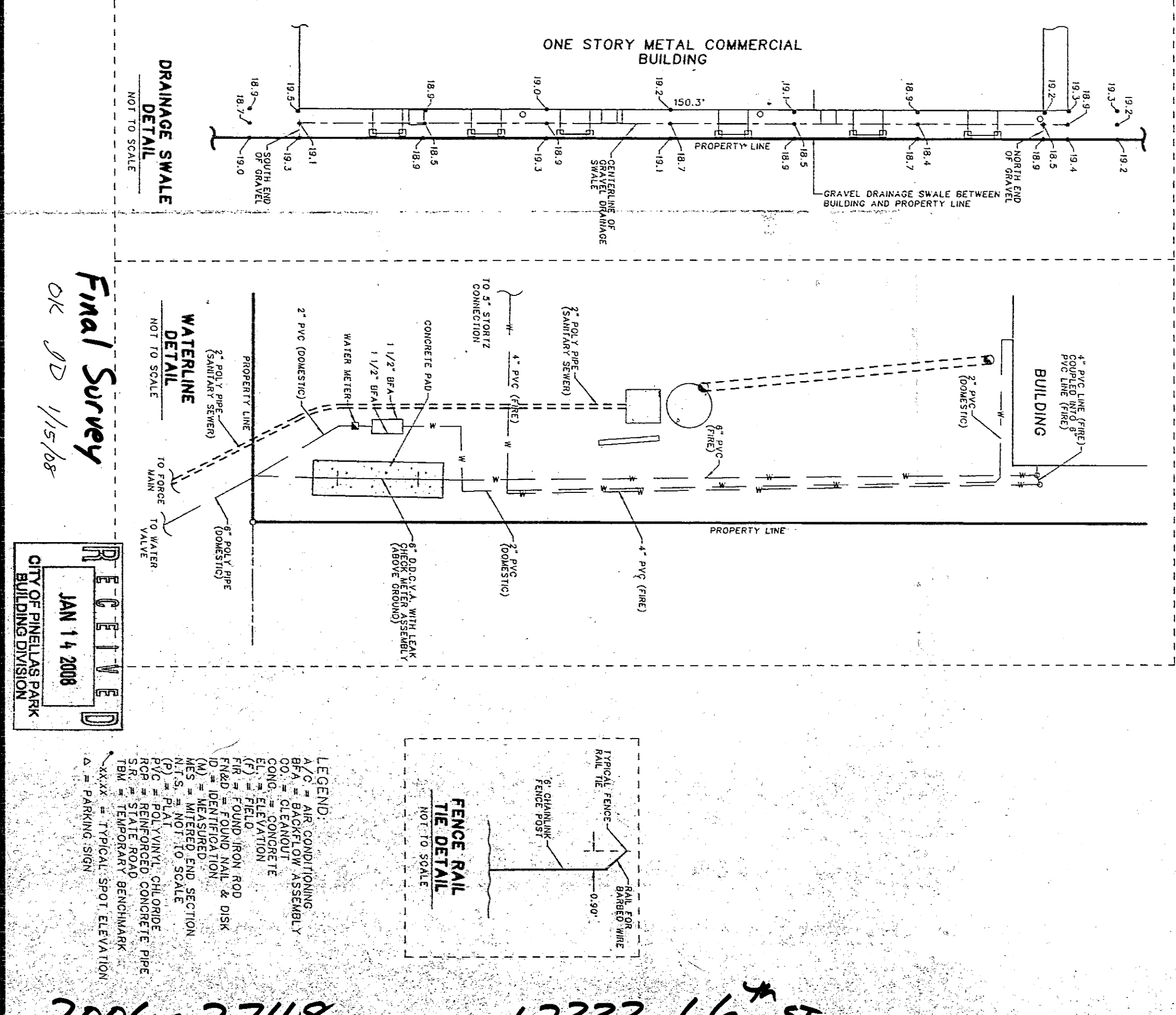
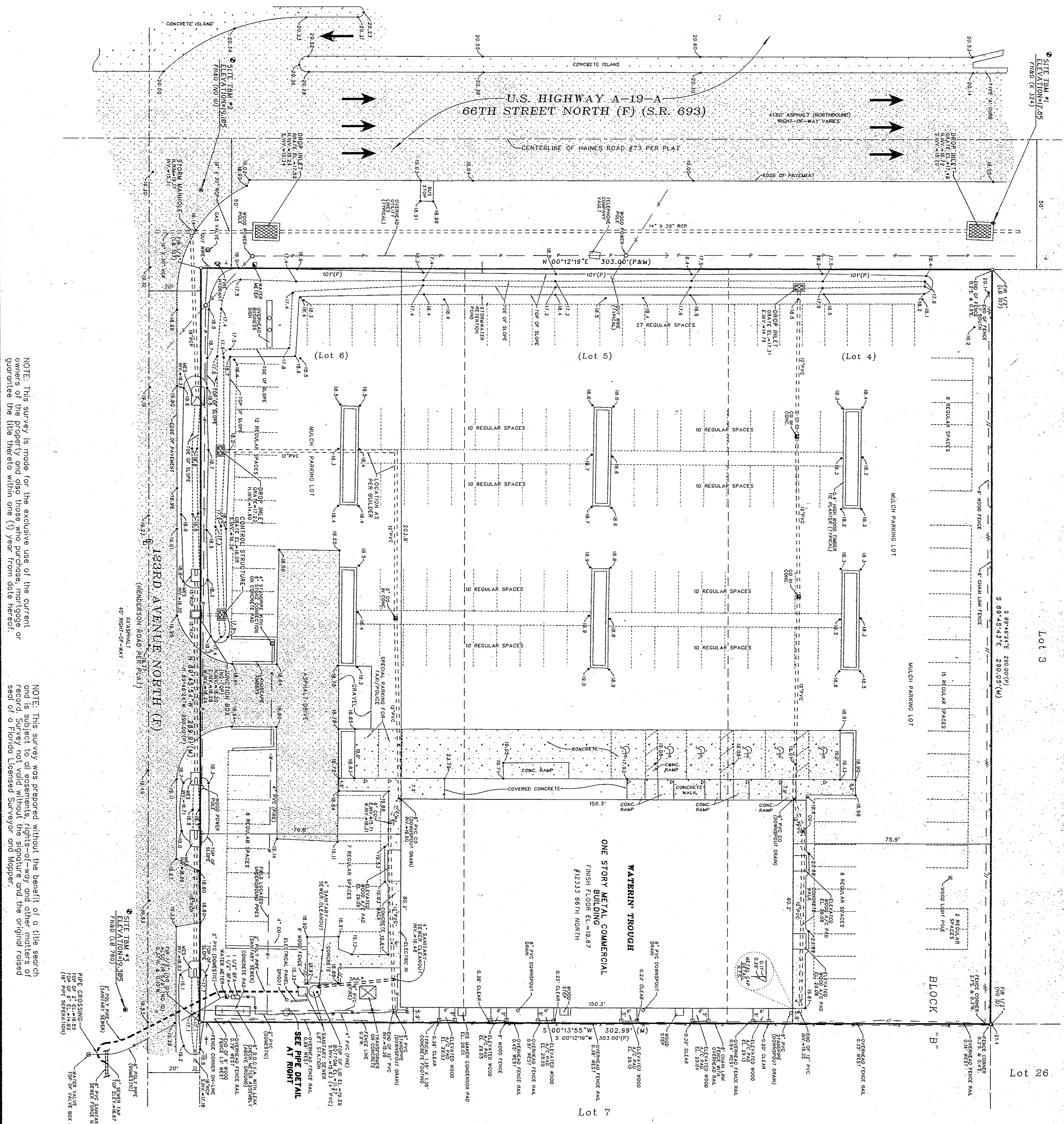
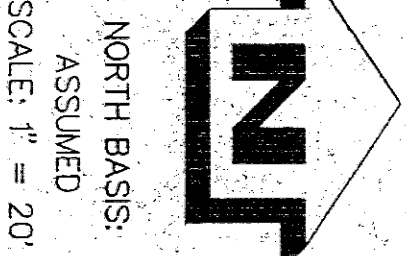




SECTION 8, TOWNSHIP 30S, RANGE 16E

CERTIFIED TO: QUICK CONSTRUCTION

A BOUNDARY SURVEY OF  
LOTS 4, 5 & 6, BLOCK "B" OF POTTERSFIELD MINATURE FARMS,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK  
23, PAGE 70, OF THE PUBLIC RECORDS OF PINELLAS COUNTY,  
FLORIDA.



NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

NOTE: This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way and other matters of record. Survey not void without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

**CERTIFICATION**

I hereby certify that the survey represented hereon meets the requirements of Chapter 61G17-6, Florida Administrative Code.

**JOHN C. BRENDIA AND ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors

4015 82nd Avenue North  
Pinellas Park, Florida 33781  
Telephone (727) 576-7546  
Facsimile (727) 577-9932  
LB 760

**THE WATERIN' TROUGH SITE**  
66TH STREET NORTH AND 123RD AVENUE

**AS-BUILT WITH ELEVATIONS**

**REVISIONS**

No.	DESCRIPTION	DATE

FB: 867 PG: 55-57  
Job Number: 0711-35  
Survey date: 1/10/08  
DWN: OBS  
CHK: JCB

2006-2748 12333 66th ST



# Aerial Map

## Legend

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



Notes:



1: 1,128

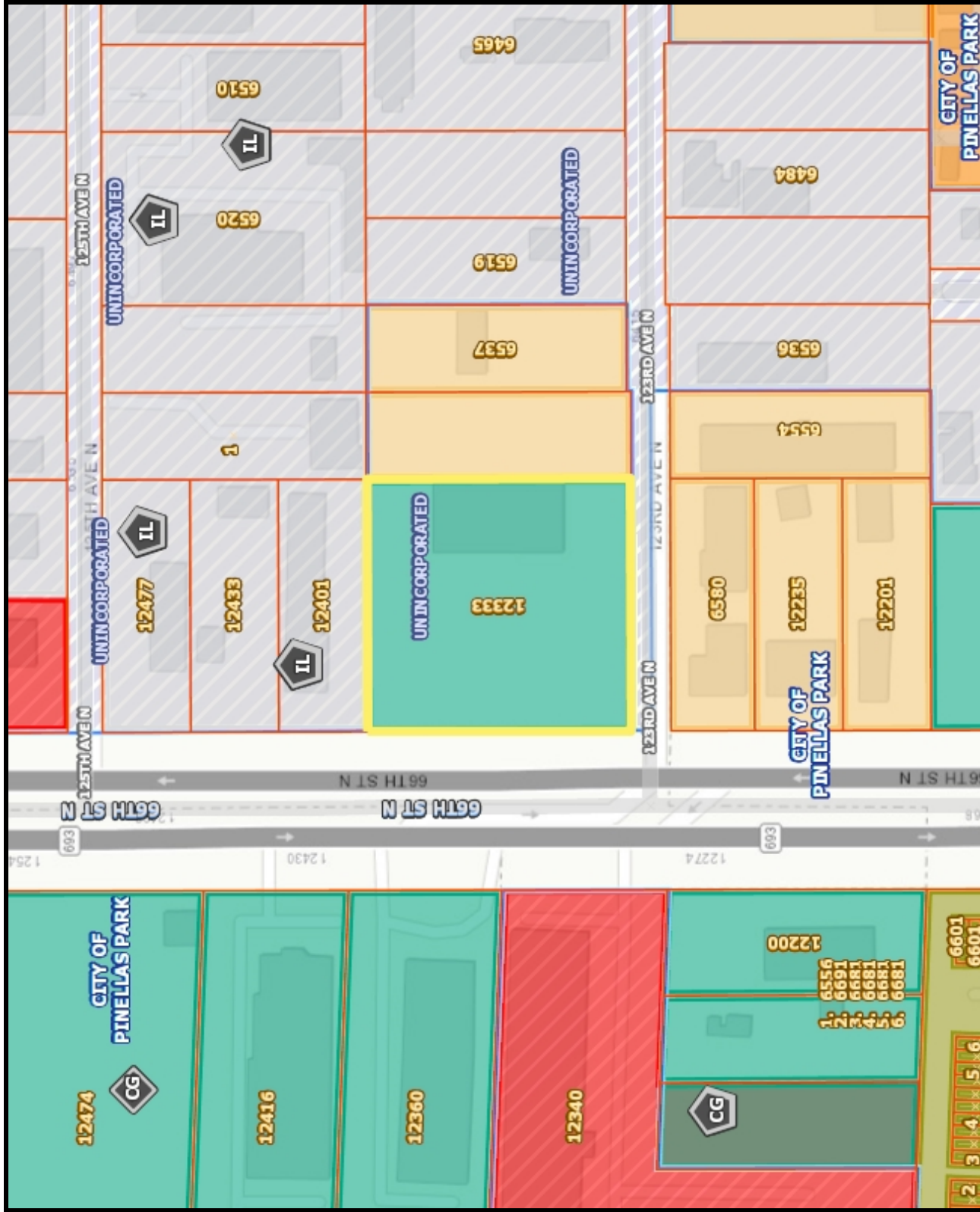
94.0 0 47.02 94.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

# Land Use Map

## Legend

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



Notes:

1: 2,257

188.1 0 94.04 188.1 Feet

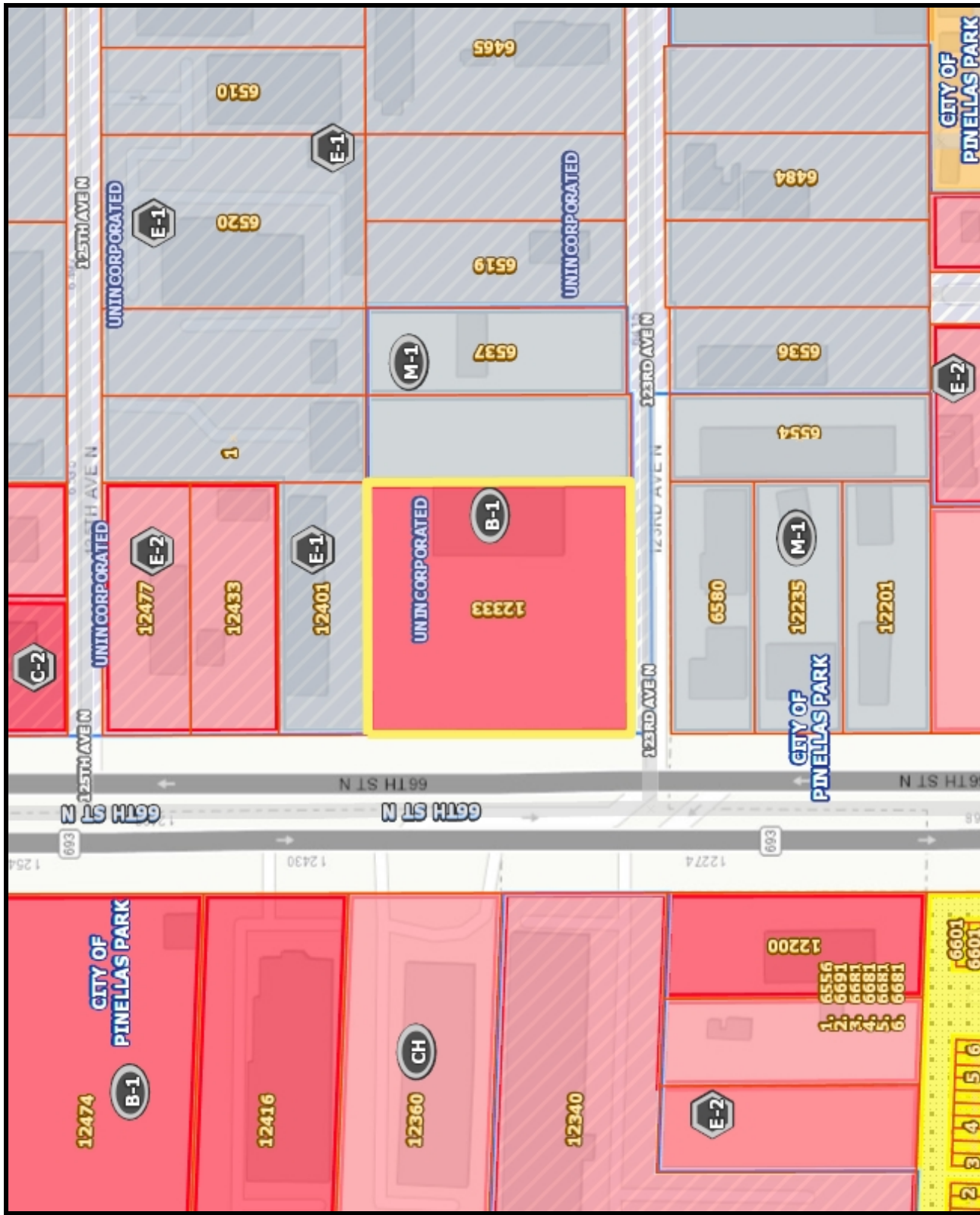
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# Zoning Map

## 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 - C-P
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - I-PUC
- 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 - C-P
- Farm - F



Notes:

1: 2,257

188.1 0 94.04 188.1 Feet



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

### Legend



**Notes:**



**1:2,257**