

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD), WITH UNDERLYING MIXED USE DISTRICT (MXD) ZONING ON A 1.37 ACRE PARCEL OF LAND GENERALLY LOCATED SOUTH OF 76TH AVENUE N., NORTH OF 75TH AVENUE N., EAST OF 58TH STREET N., AND WEST OF 57TH STREET N. AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; FOR THE EXPANSION OF THE PLANNED UNIT DEVELOPMENT (PUD) BOUNDARY TO ADD 0.172 ACRES; 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-1123-00001; Namaste Homes, LLC)

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**WHEREAS**, on August 13, 2020, City Council approved Ordinance No. 4112 (PUD 2020-2) which adopted a MUPUD Master Plan and supporting documentation for the development of 31 Residential/Commercial lots; and

**WHEREAS**, on September 17, 2021, the City administratively approved a Minor Amendment (PUD-0921-00024) which adjusted lot lines within the PUD boundary; and

**WHEREAS**, on January 12, 2022, the City administratively approved a Minor Amendment (PUD-1222-00003) which adjusted lot lines within the PUD boundary; and

**WHEREAS**, on TBD, the City Council approved a Major Amendment (PUD-1223-00005) which changed Lot 27 from a proposed Art Building to a Live/Work unit; and

**WHEREAS**, the applicant has requested a Major Amendment to the MUPUD Master Plan (PUD-1123-00001) to expand the boundary of the PUD to add 0.172 acres and to incorporate Phase 5 into said Master Plan; 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 amend the Master Plan, so as to authorize and approve a modification of the property generally located south of 76th Avenue N., north of 75th Avenue N., east of 58th Street N., and west of 57th Street N., as hereinafter provided.

**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 revised Master Plan and supporting documentation for the MUPUD are hereby adopted for the purpose of controlling development on the 1.37 acre parcel of land generally located south of 76th Avenue N., north of 75th Avenue N., east of 58th Street N., and west of 57th Street N. described as follows:

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

**SECTION TWO:** That the revised Master Plan attached hereto and incorporated herein as **EXHIBIT "B"**, shall be controlling as to the amended MUPUD, and is adopted as part of this Ordinance as:

**EXHIBIT "B" - MASTER PLAN**

And, that the following conditions of approval be adopted:

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 site plan, prepared by Vickstrom Engineering Services, Inc. and last revised on November 21, 2022 and 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 MUPUD adoption.
2. Upon written request prior to the expiration of PUD amendment approval, the Planning and Development Services Director may approve an extension up to one year.

**SECTION THREE:** 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 FOUR:** That all Ordinances, or parts of Ordinances, in conflict herewith be hereby repealed insofar as the same affect this Ordinance.

**SECTION FIVE:** That this Ordinance shall become effective immediately upon its final passage and adoption.

PUBLISHED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

FIRST READING \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PUBLIC HEARING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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Sandra L. Bradbury  
MAYOR

ATTEST:

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Diane M. Corna, MMC  
CITY CLERK



## EXHIBIT "A"

### LEGAL DESCRIPTION

UNITED COTTAGE CORPORATION REPLAT, AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS LOTS 10, 19, 20, 21, AND 25 OF SAID REPLAT, AND LESS THE SOUTH 2.5 FEET OF LOTS 22, 24, 26, 27, 28, 29, AND 30, OF SAID REPLAT, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF LOT 1, UNITED COTTAGE CORPORATION REPLAT, AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S89°45'19"E ALONG THE SOUTH RIGHT OF WAY LINE OF 76TH AVENUE NORTH, A DISTANCE OF 355.18 FEET; THENCE S0°15'41"W ALONG THE WEST LINE OF LOT 10 OF SAID REPLAT, A DISTANCE OF 55.00 FEET; THENCE S89°45'19"E ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 34.47 FEET; THENCE S0°10'57"W ALONG THE WEST RIGHT OF WAY LINE OF 57TH STREET NORTH, A DISTANCE OF 121.96 FEET; THENCE N89°50'03"W, A DISTANCE OF 173.91 FEET; THENCE N0°15'41"E ALONG THE EAST LINE OF LOT 25 OF SAID REPLAT, A DISTANCE OF 47.20 FEET; THENCE N89°45'19"W ALONG THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 34.82 FEET; THENCE S0°15'41"W ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 47.25 FEET; THENCE N89°50'03"W, A DISTANCE OF 34.84 FEET; THENCE S0°15'41"W, A DISTANCE OF 2.50 FEET; THENCE N89°50'03"W ALONG THE NORTH LINE OF A TEN-FOOT PUBLIC ALLEY, A DISTANCE OF 36.56 FEET; THENCE N0°15'41"E, A DISTANCE OF 2.50 FEET; THENCE N89°50'03"W, A DISTANCE OF 36.56 FEET; THENCE N0°15'41"E ALONG THE EAST LINE OF LOTS 19 AND 21 OF SAID REPLAT, A DISTANCE OF 102.40 FEET; THENCE N89°45'19"W ALONG THE NORTH LINE OF LOTS 19 AND 20 OF SAID REPLAT, A DISTANCE OF 73.02 FEET; THENCE N0°10'57"E ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. LOTS 19-21, INCLUSIVE, UNITED COTTAGE CORPORATION REPLAT, RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE SOUTH 2.5 FEET OF SAID LOT 21, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 15, ARTISTRY AT PARK STATION REPLAT, RECORDED IN PLAT BOOK 145, PAGE 64 OF SAID RECORDS; THENCE S00°15'41"W ALONG THE WEST LINE OF LOTS 15 AND 23, SAID ARTISTRY AT PARK STATION REPLAT, A DISTANCE OF 102.40 FEET; THENCE S89°53'51"W, A DISTANCE OF 72.88 FEET; THENCE N00°10'57"E ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, A DISTANCE OF 102.84 FEET; THENCE S 89°45'19" E ALONG THE SOUTH RIGHT OF WAY LINE OF 75<sup>TH</sup> TERRACE NORTH, A DISTANCE OF 73.02 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

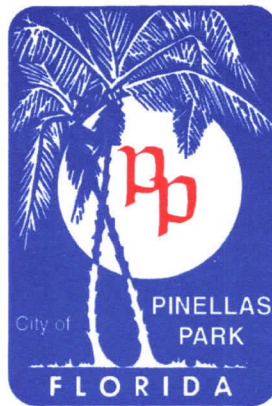
MASTER PLAN

(Prepared by Vickstrom Engineering Services, Inc.)

Last Revised dated November 21, 2022

City of  
**PINELLAS PARK**

5141 78TH AVE. • P.O. BOX 1100  
PINELLAS PARK, FL 33780-1100



**FLORIDA**

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**Please Respond To:**

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

November 29, 2022

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

**RE: City Document #22-326**  
**Ordinance Adopting a Revised Master Plan**

Dear Ms. Montesino:

Our office has received and reviewed the above-referenced Ordinance adopting a revised Master Plan controlling development of a Mixed-Use Planned Unit Development to change the boundary of the existing MUPUD. Assuming the legal description contained in Exhibit A is correct, 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  
Diane M. Corna, 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

22-326.11292022.LMM.Ord for PUD Amendment.wpd



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Prepared by: Megan Montesino  
Development Review Manager

I. APPLICATION DATA

- A. **Case Number:** PUD-1123-00001
- B. **Location of Phase 5:** Parcel Nos. 28-30-16-93438-000-0210, 28-30-16-93438-000-0200, and 28-30-16-93438-000-0190
- C. **Request:** Major Planned Unit Development (PUD) amendment to change the boundary of the existing Mixed Use Planned Unit Development (MUPUD) to add 0.172 acres for Phase 5, which will include 4 three-story live/work units with commercial on the first floor and a residential unit on the second and third floor.
- D. **Applicant:** Glenn Larkan and Frederic Samson with Namaste Homes
- E. **Authorized Agent:** N/A
- F. **Property Owner:** Namaste Homes
- G. **Legal Ad Text:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD), WITH UNDERLYING MIXED USE DISTRICT (MXD) ZONING ON A 1.37 ACRE PARCEL OF LAND GENERALLY LOCATED SOUTH OF 76TH AVENUE N., NORTH OF 75TH AVENUE N., EAST OF 58TH STREET N., AND WEST OF 57TH STREET N. AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; FOR THE EXPANSION OF THE PLANNED UNIT DEVELOPMENT (PUD) BOUNDARY TO ADD 0.172 ACRES; 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.
- H. **PARC Meeting:** November 29, 2022
- I. **Public Hearings:**
- Planning & Zoning Commission Hearing Date:** February 2, 2023  
**Advertising Date:** January 18, 2023
- City Council (1<sup>st</sup> Reading) Date:** February 23, 2023
- City Council Hearing Date:** March 9, 2023  
**Advertising Date:** TBD

II. BACKGROUND INFORMATION

- A. **Case Summary:**  
The original Artistry at Park Station PUD Master Plan was approved in 2020 with the following:
- 22 detached single-family homes
  - 5 live/work units
  - 2 existing buildings
  - 1 proposed art building

The Applicant is requesting a Major PUD amendment to change the boundary of the existing MUPUD to add 0.172 acres for Phase 5, which will include 4 three-story Live/Work Units with commercial on the first floor and a residential unit on the second and third floor. The proposed breakdown of the overall PUD will be the following:

- 22 detached single-family homes
- 10 live/work units
- 2 existing buildings

The applicant is requesting a change of the PUD boundary and an increase in the number of structures and/or dwelling units; therefore, per Section 18-1529.12(B) of the Land Development Code (LDC), this request is considered a major PUD amendment and required to proceed through public hearings of the Planning and Zoning Commission and City Council.

PUD regulations provide for flexibility of setbacks subject to certain criteria, such as: character of the surrounding land, impact on abutting development and nature of proposed development. The proposed development for Phase 5 will be townhome style units and lots which will meet the approved PUD's minimum setbacks of:

- Front yard = 5 feet
- Rear yard = 0 feet
- Interior side yard = 0 feet
- Street side yard = 4 feet

The land use of CRD and zoning of MXD with the MUPUD overlay on the subject property allows for live/work units. Per Code, the parking requirement for a live/work unit is 2 off-street parking spaces per unit, for a total requirement of 8 off-street parking spaces for Phase 5. The proposed plan meets this requirement.

The required maximum lot coverage (impervious surface ratio) for the site is 75%, and the proposed MUPUD would have 55% lot coverage, which meets the Code requirement.

**B. Site Area (Phase 5):** 7,485.73 square feet / 0.172 acres

**C. Site Area (Overall):** 58,562 square feet / 1.37 acres

**D. Property History:**

Two Development Agreements have been associated with the subject property, a United Cottages Development Agreement, approved in January 2011 and an Artistry at Park Station Development Agreement, approved in February 2020. Per the Artistry at Park Station Development Agreement, the area was approved to be developed with a minimum of 22 single-family detached dwelling unit lots and 5 live/work unit lots.

In August of 2020, City Council approved a plat and a MUPUD Master Plan for 31 lots, which included 22 detached single-family homes, 5 live/work units, 2 existing single-family homes, and 1 proposed art building, per case nos. PUD 2020-2 and PL 2020-1.

In September 2021 and January 2022, the MUPUD was modified to adjust the lot lines, per case nos. PUD-0921-00024 and PUD-1222-00003.

In December 2022, an application for another major amendment to the Artistry at Park Station PUD and Development Agreement was submitted to change Lot 27 from an "Art Building" to a Live/Work unit. It is in review and running concurrently with this application.

**E. Existing Use:** Residential / Commercial

**F. Proposed Uses:** Residential / Commercial (No Change)

**G. Current Land Use:** Community Redevelopment District (CRD)

- H. **Current Zoning District:** Mixed Use District (MXD) with MUPUD Overlay
- I. **Flood Zone:** The property is located in Flood Zone X, which is not a high-risk flood zone.
- J. **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.
- K. **Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	R-1	CRD	Single Family Residential
<b>South</b>	P	CRD	City Public Parking
<b>East</b>	R-6	CRD	Single Family Residential
<b>West</b>	B-1	CRD	Vacant Commercial

### 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 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.

**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.

##### 3. **Relevant Policies:**

###### **OBJECTIVE LU.1.10**

*The City shall continue to foster the revitalization of areas confronted with slum or blighting conditions.*

###### **POLICY LU.1.10.2**

*The City will continue to include criteria and incentives in the City's redevelopment plan that will encourage redevelopment of areas that are environmentally suitable for development and prohibit from development those areas that are deemed environmentally sensitive.*

###### **POLICY LU.1.10.8**

*The Land Development Regulations shall promote a variety of housing types and densities, innovative designs, clustering of units, supportive accessory uses, optimal use of landscaping and buffering, and a system of active and passive open space within the CRD.*

**OBJECTIVE LU.1.12**

*The City shall continue to encourage innovative land development techniques, including planned unit developments and other mixed use development and redevelopment techniques, in order to achieve the following objectives:*

- a. Encourage development that is compatible with the natural environment and the overall vision of the community*
- b. Provide vibrant and safe walkable areas*
- c. Concentrate growth in relatively discrete areas that are compatible with the community character*
- d. Place housing in proximity to employment opportunities, services, and amenities*
- e. Establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit*
- f. Establish well-designed urban environments that create vibrant, livable places*
- g. Provide locations that create a range of housing opportunities and choices, including the provision of affordable housing*
- h. Provide urban areas that incorporate well-designed open and public spaces*
- i. Encourage a pattern of land use that is more efficient in the use of energy and reduces the emission of greenhouse gases.*

**POLICY LU.1.12.2**

*Through the application of innovative land development regulations, the City will support planned residential developments and mixed land use development techniques that include intensity and use restrictions designed to make these developments more livable and compatible with the natural and built environments.*

**POLICY LU.1.12.3**

*The City shall require the following mix of uses within the Community Redevelopment District land use category (CRD): Residential 25% to 60%, Commercial 40% to 75%.*

**OBJECTIVE LU.1.13**

*The Land Development Code shall provide for a variety of residential uses and housing opportunities.*

**POLICY LU.1.13.1**

*The character of distinct functional neighborhoods, recognized as stable living areas, shall be preserved in the development and redevelopment of the community.*

**POLICY LU.1.13.2**

*Promote, through the use of development regulations, innovative designs, variety of housing types and densities, clustering of units, supportive accessory uses, transportation alternatives, optimal use of landscaping and buffering, and a system of active and passive open space.*

**POLICY LU.1.13.6**

*Encourage infill residential development that is consistent and compatible with surrounding land uses.*

**POLICY LU.1.14.4**

*Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.*

**OBJECTIVE H.1.1**

*The City will support the provision of an adequate supply of dwelling units in a variety of types, locations and costs to meet the current and projected housing needs of all residents.*

**4. Staff Analysis:**

Currently, the surrounding area is comprised of commercial and residential uses. Staff finds that the proposed addition of Artistry at Park Station Phase 5 to the existing MUPUD is encouraged and supported by the above Objectives and Policies of the adopted Comprehensive Plan. Specifically, the proposed development is compatible with the overall vision of the community and existing PUD, will concentrate growth while providing the opportunity for a live/work environment, and shall be consistent and compatible with surrounding development.

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

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

*The "MXD" Mixed Use District is established in order to guide and encourage the development of a mixture of residential, office, and commercial land uses along the Park Boulevard corridor and periphery, characterized by a variety of housing types, office and commercial development, including vertical mixed-use and the integrated mixing of uses horizontally within single developments. The "MXD" District implements the adopted Community Redevelopment Plan, which encourages mixed-use development at moderate intensity in order that the various uses compliment and support one another, share parking infrastructure, reduce traffic congestion through internal trip capture, and as a whole, become a center of pedestrian activity that beckons additional private investment in the corridor, and further supports the Town Center. This Section is further intended: to attract a diversity of uses with an emphasis on street activities such as outdoor cafes and evening activities such as entertainment and civic functions; to encourage development of public open space which in turn encourages a pedestrian environment, thereby enhancing the overall character of the Downtown Community Redevelopment Area; and to encourage use of the local and regional bus system as an alternative to private passenger vehicles.*

*Allowable uses are based upon the Community Redevelopment Plan. The intent of this District is to encourage the development of mixed uses in one (1) unified project. Areas of the City for which this zoning district is appropriate are designated on the Land Use Plan Map as Community Redevelopment District (CRD).*

*Light repair, assembly and manufacturing activity on a scale associated with artisans and crafters is permitted in combination with retail and/or residential uses provided that the area devoted to these activities shall not occur in the front one-fourth of the structure and the activities shall not result in impacts related to prohibitions outlined in Section 18-1524.5(E). Furthermore, no outdoor storage shall be permitted with this activity.*

*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 18-1521. - "MXD" MIXED USE DISTRICT**

#### **Sec. 18-1521.2. - DENSITY REGULATIONS.**

A maximum density of fifteen (15) dwelling units per net acre shall be permitted; however, a maximum of twenty-five (25) dwelling units per net acre is permissible through bonuses. The maximum intensity for nonresidential development is a FAR of forty-five hundredths (0.45); however, a maximum FAR of one (1.0) is permissible through bonuses. It is intended that development standards and performance standards bonuses control the permissible density or intensity, design and development criteria.

For calculating allowable density and intensity of development, the maximum allowable FAR shall be applied to the total net acreage to determine nonresidential development yield exclusive of allowable residential development potential. The Community Redevelopment Agency is not obligated to approve site plans based on total potential yield if the site plan is not compatible with abutting development. The following example illustrates this calculation:

Site = 1 acre = 43,560 square feet

$0.45 \text{ F.A.R.} \times 43,560 \text{ SF} = 19,602 \text{ square feet of nonresidential development, plus } 15 \text{ du/ac} \times 1 \text{ acre} = 15 \text{ dwelling units}$

Thus a mixed use development on a one (1) net acre site may develop nineteen thousand six hundred two (19,602) square feet of retail, office or personal services or combinations of such along with fifteen (15) dwelling units on a one (1) net acre site (exclusive of bonus potential).

#### **Sec. 18-1521.3. - PERMITTED AND CONDITIONAL USES.**

Table 18-1521.3: Authorized Land Uses in MXD District

Land Use	Approval Type	Conditions
<b>RESIDENTIAL AND ACCOMMODATION USES</b>		
Live/Work Units	C	Subject to section 18-1531
Mixed use; residential/office/personal services/retail	P	

#### **Sec. 18-1521.4. - DIMENSIONAL AND AREA DEVELOPMENT STANDARDS.**

TABLE 18-1521-1 DEVELOPMENT STANDARDS.

STANDARD	AREA "A"
Minimum lot area	15,000 s.f.
Minimum lot width	100 ft.
Minimum setbacks <sup>(1), (3)</sup>	
Front <sup>(2), (4)</sup>	20 ft.
Secondary Front	15 ft.
Side	5 ft.
Side abutting residential zoning	10 ft.
Rear	20 ft.
Maximum height	4 stories / 50 ft.
	Additional height, up to 6 stories and 75 ft., requires conditional use approval
Maximum lot coverage	75 % (0.75)
Maximum F.A.R. (Without Bonuses)	0.45

<i>Minimum Building Separation</i>	<i>See Section 18-1530.17. Minimum Building Separation</i>
<i>Maximum Number of Dwelling Units/Structure</i>	<i>8 dwelling units per story or 240 linear feet, whichever is less.</i>
<i>Minimum Livable Floor Area (Per Dwelling Unit)</i>	<i>Single-Family Detached: 1,000 square feet.</i>

**Table Notations:**

1. Lots of record not meeting the lot area or width requirements of this Section and having been of record prior to May 27, 1993, may be used for a permitted or conditional use provided that all other dimensional regulations will apply.
2. Parking is discouraged within front yard setbacks. See Section 18-1521.5 for the rear-yard parking incentive.
3. For corner, double frontage and multiple frontage lots, see definition of "setback" (Section 18-1502.2. Definitions) Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
4. Lots of record not meeting the lot area or width requirements of this Section and having been of record prior to May 27, 1993, may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

**Sec. 18-1521.5. - ADDITIONAL DEVELOPMENT STANDARDS.**

The proposed development shall be in accordance with the Community Redevelopment Plan. Bonus provisions are also allowed to further the intent of the Community Redevelopment Plan. Listed below are the development standards for the two (2) distinct areas within the "MXD" Mixed Use District.

**(A) AREA "A."**

1. The front building facade with principal entrance shall be oriented to the street.
2. Structured parking is discouraged from fronting Park Boulevard unless the ground level floor is developed with nonresidential uses such as retail, office or personal services.
3. Vehicular access directly from Park Boulevard into individual lots shall be discouraged. Access from the side streets and adjacent lots is the preferred alternative.

**Sec. 18-1521.6. - PERFORMANCE STANDARDS BONUSES.**

Performance standards allow for greater flexibility and encourages innovative design. To encourage the aggregation of lots, an appropriate scale and quality of residential development, quality architecture and site design, compatibility with adjacent uses, adequate open space, and the achievement of other Comprehensive Plan and Community Redevelopment Plan objectives and policies, density/FAR may be increased during site plan review up to the maximums specified, in accordance with the Table of Performance Standards Bonuses and the criteria enumerated therein during the site plan review and approval process. Performance Standard Bonuses are limited to ten (10) dwelling units per net acre and/or fifty five hundredths (0.55) floor area ratio.

**TABLE 18-1521-2 PERFORMANCE STANDARDS BONUSES.**

<i>Parcel aggregation—Minimum aggregation for credit shall at least double the minimum required lot area.</i>	<i>5 du/acre or 0.275 FAR</i>
<i>Provide street furniture (considering pedestrian orientation, function, seating capacity, visual impact, and integration with architectural and design elements, integration with use of public spaces, activity areas, uniformity of style, locations and scale).</i>	<i>1 du/acre or 0.06 FAR</i>
<i>Provide art in public places. May include decorative fountains, waterfalls, etc.</i>	<i>1 du/acre or 0.06 FAR</i>
<i>1. Location of off-street parking facilities the rear yard; and</i>	<i>5 du/acre or 0.275 FAR</i>
<i>2. Placement of all buildings at the minimum required front setback line; and</i>	
<i>3. Building frontage occupying at least sixty-five (65) percent of the lot width, with the remaining thirty-five (35) percent of lot width used for the</i>	

<i>provision of access, circulation, building articulation, public amenities, courtyards, and small parks.</i>	
<i>Provision of residential on the rear of the commercial/office uses and facing 72<sup>nd</sup> or 76<sup>th</sup> Avenues</i>	<i>5 du/acre or 0.275 FAR</i>
<i>Provision of rear linkages for service vehicle usage</i>	<i>3 du/ac or 0.12 FAR</i>
<i>Provision of commercial uses within a residential complex.</i>	<i>5 du/acre or 0.275 FAR</i>

**Table Notations:**

- (1) Fractional bonus dwelling units shall be rounded up to a complete dwelling unit from 0.75 of a unit and higher.
- (2) Payment in Lieu of Improvements—Only at the option of the Community Redevelopment Agency the applicant may be asked to deposit a cash payment with the Community Redevelopment Agency in lieu of making certain performance bonus improvements. The payment shall be in an amount equal to the cost of the specific improvements and shall be placed in the Redevelopment Trust Fund. Nothing in this provision is to allow for the purchase of bonus provisions by the applicant.

**SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT**

**Sec. 18-1529.11. - MIXED USE PLANNED UNIT DEVELOPMENT.**

(A) LOCATION. The Mixed Use Planned Unit Development (MUPUD) overlay shall be appropriate in all Mixed Use, Commercial, and Industrial future land use designations where more than one development type is planned.

(B) USES.

1. "Permitted and Conditional Uses" within a MUPUD shall be limited to those uses allowed by the underlying zoning district of the subject property. Conditional uses shall adhere to the applicable provisions of Section 18-1531 of this Article except public hearing requirements that are supplanted by this PUD Article.
2. Dependent upon the location of the MUPUD and its relationship to abutting or functionally abutting residentially zoned property, a further limitation on the specific uses permitted within the MUPUD may be required. Such limitations shall be adopted as part of the assignment of the MUPUD overlay.

(C) DIMENSIONAL REGULATIONS.

1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning district for dimensional regulations.
2. Should the established dimensional regulations be inappropriate for non-traditional lot layout or site design, the following guidelines are established.
  - (a) No minimum lot size. However, any MUPUD site shall be suitable for development in the manner proposed without undue hazards to persons or property on or off the tract from the probability of flooding, wind and water erosion, subsidence, or slipping of the soil. Condition of soil, ground water level, drainage, and topography shall all be appropriate to both kind and pattern of use intended. The site shall also contain sufficient width and depth to adequately accommodate its proposed use and design.
  - (b) Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered, including, but not limited to, the character of the surrounding area, size, configuration and natural features of the land to be developed, and the nature of the proposed development. Where a proposed MUPUD boundary abuts or functionally abuts a single-family zoning district or single-family development, regardless of zoning district designation, City Council shall require adequate setbacks, buffers and screens to the extent necessary to establish compatibility with the single-family development. Due to the wide range of potential land uses in the MUPUD District, setbacks, buffers and screens shall be proportionate to the proposed use therein. Buffer landscaping standards, Section 18-1533, Table 1 shall serve as a guide to establish compatibility, however, City Council may exceed these recommended standards to the extent necessary based upon the degree of potential incompatibility between abutting or functionally abutting land uses both within and outside of MUPUD boundaries. Where a proposed MUPUD is separated from an adjacent existing land use by a one hundred (100) feet wide right-of-way or easement such adjacent land shall not be considered to functionally abut.
  - (c) 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.

- (d) *Master Plan Review - Alternative Review Procedure.* Projects that do not require Development of Regional Impact Review (F.S. ch. 380.06) shall have approved by City Council a Master Plan consistent with the requirements of Section 18-1540.3 for each phase being considered for specific approval by City Council. Remaining phases can be conceptually approved by review of a Conceptual Master Plan as discussed below. Projects that do require a Development of Regional Impact (DRI) development order or prospective sites of twenty-five (25) acres or more may elect the following Conceptual Master Plan Approval Process.
- (e) For projects described in Subsection (d) above a Conceptual Master Development Plan may be approved by City Council, however, for each increment of development proposed a Master Plan consistent with Section 18-1540.3 shall be approved prior to the issuance of building permits. Preliminary Site Plans for parcels that do not abut or functionally abut a residential district may be approved by the City Manager upon the recommendation of the Community Development Administrator if said plans are consistent with the Conceptual Master Plan approved by City Council at a public hearing. Development increments that do abut or functionally abut a residential district must be approved by City Council but without the necessity of a public hearing. At a minimum, the Conceptual Master Development Plan shall include the following and shall not be considered complete unless all are submitted and approved together:
  - (1) General information as enumerated in Section 18-1529.3(D).
  - (2) Proposed densities and intensities of development for each increment expressed as dwelling units per acre, type of dwelling unit (single-family detached, single-family attached, multi-family) for residential development and floor area ratio, building height and total gross square footage of nonresidential development.
  - (3) Existing conditions as enumerated in Section 18-1529.3(D)2.
  - (4) Master Right-of-Way Plan including typical sections for each street type proposed, internal vehicle and pedestrian circulation and provisions for mass transit.
  - (5) Master Buffer Plan including typical sections for each buffer, i.e. perimeter, streetscape.
  - (6) Master Drainage Plan.
  - (7) Master Utilities Plan.
  - (8) Master Signage Plan.
  - (9) Geographic and Chronologic Phasing Plan. Where streets and utilities are existing at the time of Conceptual Master Plan consideration a geographic phasing plan shall not be required.

#### **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 18-1531. - CONDITIONAL USE REGULATIONS**

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

###### **46. Live/Work Units.**

- (a) *Site Plan review by Community Redevelopment Agency.*
- (b) *Front ¼ of the ground floor of the structure shall be used for retail/showroom/gallery.*
- (c) *Freestanding signs shall not be permitted unless fronting on Park Boulevard or 49<sup>th</sup> Street.*
- (d) *No outdoor storage permitted.*

### **3. Staff Analysis:**

The Phase 5 property abuts existing portions of the Artistry at Park Station MUPUD, including vacant commercial to the west, and City public parking to the south. The proposed addition to the MUPUD is for 4 live/work units, which will generate a limited amount of traffic and noise while being compatible with the surrounding neighborhood. Staff finds that the proposed development should cause no adverse effects or impede future redevelopment of the surrounding area.

PUD regulations provide for flexibility of setbacks subject to certain criteria, such as: character of the surrounding land, impact on abutting development and nature of proposed development. The minimum setbacks proposed for this development will match the existing PUD with a minimum of 5 feet in the front yard, zero feet in the rear yard, zero feet on the interior side yard, and 4 feet on the street side yard.

Per code, the parking requirement for live/work units is 2 off-street parking spaces per unit, for a total requirement of 8 off-street parking spaces for Phase 5.

The subject Phase 5 property, when combined with the existing Artistry at Park Station MUPUD, would meet lot coverage requirements. The required maximum lot coverage (impervious surface ratio) for the site is 75%, and the proposed MUPUD is proposing 55% lot coverage, which meets the Code requirement.

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

The application was discussed at the November 29, 2022 PARC meeting by all relevant departments/divisions. All comments have been satisfied.

#### IV. SUMMARY

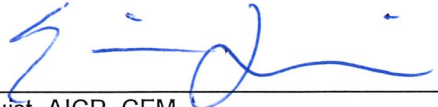
##### A. Findings:

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

1. The proposal meets the intent of the Mixed Use District (MXD) zoning per the Land Development Code;
2. The proposal meets the applicable development standards for the existing Mixed Use Planned Unit Development (MUPUD); and
3. The development proposal is consistent with the applicable Goals, Objectives and Policies of the Comprehensive Plan and consistent with the CRA Plan.

##### B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case number PUD-1123-00001.

  
Erica Lindquist, AICP, CFM  
Planning & Development Services Director

1/9/23  
Date

  
Nick A. Colonna, AICP  
Community Development Administrator

1/9/23  
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 change the boundary of the existing Mixed Use Planned Unit Development (MUPUD) to add 0.172 acres for Phase 5, which will include 4 three-story Live/Work Units with commercial on the first floor and a residential unit on the second and third floor.

#### VI. ATTACHMENTS

- Exhibit A: Affidavit of Ownership with Legal Description
- Exhibit B: Proposed Master Plan 11.21.22
- Exhibit C: Phase 5 Site Plan
- Exhibit D: Elevations and Floor Plan
- Exhibit E: Sketch and Legal Description of Phase 5
- Exhibit F: Aerial Map
- Exhibit G: Land Use Map
- Exhibit H: Zoning Map
- Exhibit I: Flood Insurance Rate Map



## **ADDENDUM**

**Case Numbers:** PUD-1123-00001

### **PLANNING AND ZONING COMMISSION**

On February 2, 2023, the Planning & Zoning Commission **RECOMMENDED APPROVAL** of case number PUD-1123-00001.

#### **V. ACTION**

##### **CITY COUNCIL– MOVE TO:**

**1: APPROVE:**

**2: APPROVE WITH CONDITIONS:**

**3: DENY:**

...of a Major Planned Unit Development (PUD) amendment to change the boundary of the existing Mixed Use Planned Unit Development (MUPUD) to add 0.172 acres for Phase 5, which will include 4 three-story live/work units with commercial on the first floor and a residential unit on the second and third floor.

**CITY OF PINELLAS PARK**  
**AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

NAMASTE 76, LLC or The Residence At Artistry, 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:

5780 75<sup>th</sup> Terrace N / 5790 75<sup>th</sup> Terrace N / 7501 53<sup>rd</sup> St N

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

See Attached Legal 3 properties

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):

Major PUD.  
Adding These 3 properties To Artistry At Park station

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

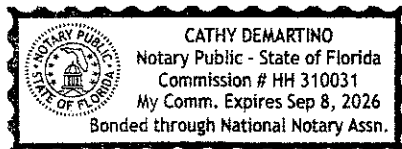
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 9<sup>th</sup> day of Nov., 2022.

By Frederic Samson, President, who is  
(Name of person acknowledging and title of position)

personally known to me or who has produced \_\_\_\_\_  
(Type of identification)  
as identification and who DID / DID NOT take an oath.

Notary Public, Commission No. HH 310031  
Cathy Demartino  
(Name of Notary- typed, printed or stamped)



# Artistry at Park Station

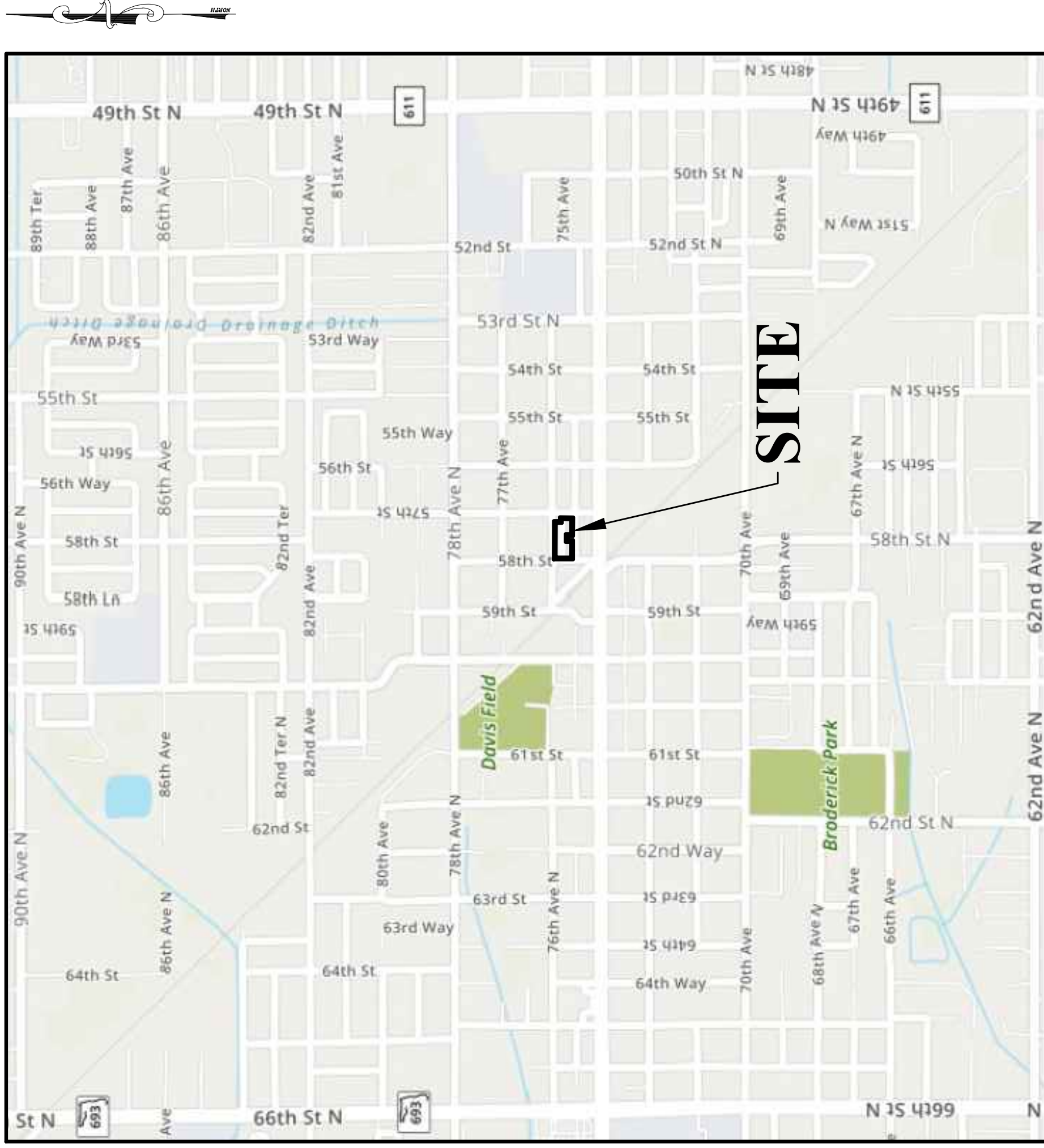
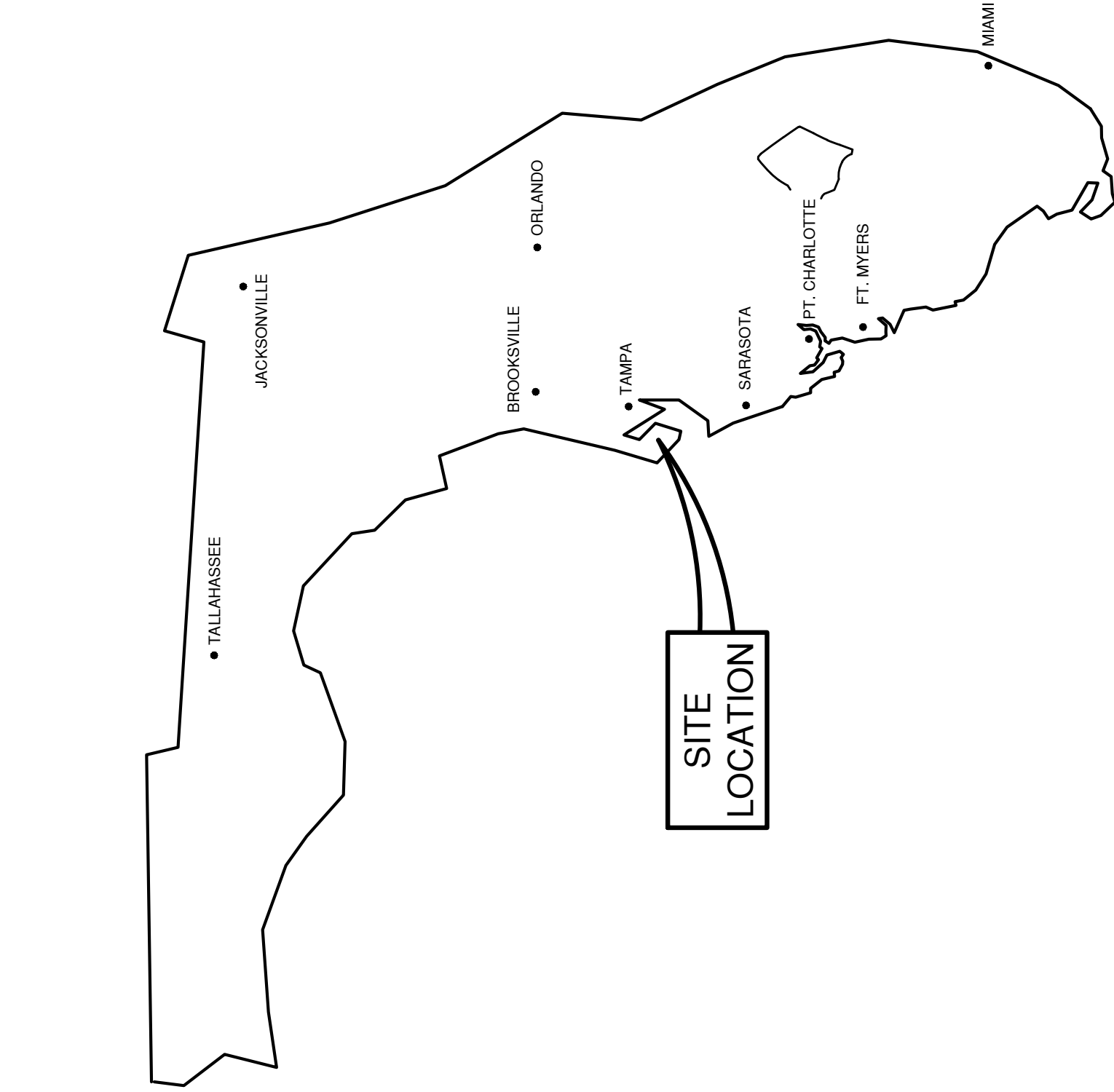
## Legal Description

LEGAL DESCRIPTION: UNITED COTTAGE CORPORATION REPLAT, AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS LOTS 10, 19, 20, 21, AND 25 OF SAID REPLAT, AND LESS THE SOUTH 2.5 FEET OF LOTS 22, 24, 26, 27, 28, 29, AND 30, OF SAID REPLAT, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF LOT 1, UNITED COTTAGE CORPORATION REPLAT, AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S89°45'19"E ALONG THE SOUTH RIGHT OF WAY LINE OF 76TH AVENUE NORTH, A DISTANCE OF 355.18 FEET; THENCE S0°15'41"W ALONG THE WEST LINE OF LOT 10 OF SAID REPLAT, A DISTANCE OF 55.00 FEET; THENCE S89°45'19"E ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 34.47 FEET; THENCE S0°10'57"W ALONG THE WEST RIGHT OF WAY LINE OF 57TH STREET NORTH, A DISTANCE OF 121.96 FEET; THENCE N89°50'03"W, A DISTANCE OF 173.91 FEET; THENCE N0°15'41"E ALONG THE EAST LINE OF LOT 25 OF SAID REPLAT, A DISTANCE OF 47.20 FEET; THENCE N89°45'19"W ALONG THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 34.82 FEET; THENCE S0°15'41"W ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 47.25 FEET; THENCE N89°50'03"W, A DISTANCE OF 34.84 FEET; THENCE S0°15'41"W, A DISTANCE OF 2.50 FEET; THENCE N89°50'03"W ALONG THE NORTH LINE OF A TEN-FOOT PUBLIC ALLEY, A DISTANCE OF 36.56 FEET; THENCE N0°15'41"E, A DISTANCE OF 2.50 FEET; THENCE N89°50'03"W, A DISTANCE OF 36.56 FEET; THENCE N0°15'41"E ALONG THE EAST LINE OF LOTS 19 AND 21 OF SAID REPLAT, A DISTANCE OF 102.40 FEET; THENCE N89°45'19"W ALONG THE NORTH LINE OF LOTS 19 AND 20 OF SAID REPLAT, A DISTANCE OF 73.02 FEET; THENCE N0°10'57"E ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. LOTS 19-21, INCLUSIVE, UNITED COTTAGE CORPORATION REPLAT, RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE SOUTH 2.5 FEET OF SAID LOT 21, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 15, ARTISTRY AT PARK STATION REPLAT, RECORDED IN PLAT BOOK 145, PAGE 64 OF SAID RECORDS; THENCE S00°15'41"W ALONG THE WEST LINE OF LOTS 15 AND 23, SAID ARTISTRY AT PARK STATION REPLAT, A DISTANCE OF 102.40 FEET; THENCE S89°53'51"W, A DISTANCE OF 72.88 FEET; THENCE N00°10'57"E ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, A DISTANCE OF 102.84 FEET; THENCE S 89°45'19" E ALONG THE SOUTH RIGHT OF WAY LINE OF 75TH TERRACE NORTH, A DISTANCE OF 73.02 FEET TO THE POINT OF BEGINNING.

# MIXED USE PLANNED UNIT DEVELOPMENT PLANS FOR

ARTISTRY AT PARK STATION  
PINELLAS PARK, FLORIDA 33781

PINELLAS COUNTY, FLORIDA  
SECTION 28 & 29, TOWNSHIP 30S, RANGE 16E



## SITE LOCATION MAP


SCALE: 1" = 1,000'

## CLIENT INFO

NAMASTE HOMES, LLC  
3020 49th STREET NORTH  
ST. PETERSBURG, FLORIDA 33710  
TELEPHONE: 727.547.3610

# INDEX OF DRAWINGS

CS1	COVER SHEET
C1	MASTER PLAN
C2	LOT LINE & EASEMENT LINE PLAN
C3	UTILITIES PLAN
C4	PHASING PLAN



**VICKSTROM ENGINEERING SERVICES, INC.**

505 20th Avenue NE  
 St. Petersburg, FL 33704  
 Telephone No. (727) 894-0404  
 Registry No. 30184

REVISIONS: OWNER REVISION    07.21.22 OWNER REVISION    11.10.22	<div style="display: flex; justify-content: space-between;"> <div> <p>DATE:    03.19.20</p> <p>SCALE:    N.T.S.</p> <p>DRN. BY:    KES</p> <p>CHKD. BY:    DMV</p> <p>PROJ. No.    13418</p> </div> <div> <p>Daniel M. Vickstrom, P.E.            P.E. No. 46090            State of Florida</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <p>Sheet</p> <p>CS1</p> </div>
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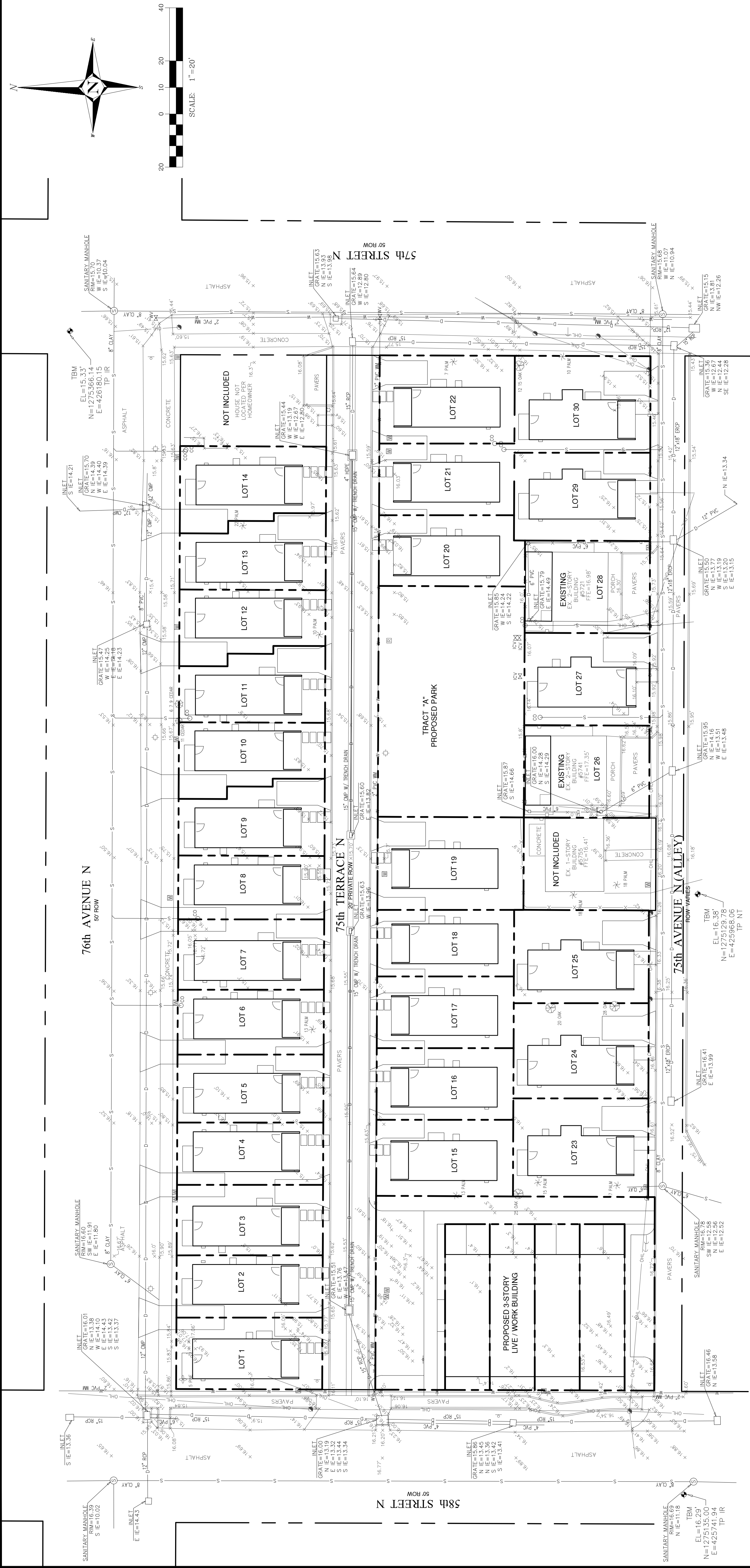


















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PROJECT ADDRESS TO BE DETERMINED CITY, FL 33761

NAMASTE ARTISTRY PHASE 5

KLAR and KLAR

ARCHITECTS + INTERIOR DESIGNERS

28473 US 19 N

Suite 602

Fort Myers, FL 33761

772-795-6000

28473 US 19 N

Suite 602

Fort Myers, FL 33761

772-795-6000

AA 0002321

☒ Preliminary

☐ Permitting Set

☐ Construction Set

Project No.: 0809-12

Date: 5/4/22

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☐ Robert S. Klar

☒ Steven L. Klar

☐ Timothy G. Knowles

28473 US 19 N

Suite 602

Fort Myers, FL 33761

772-795-6000

28473 US 19 N

Suite 602

Fort Myers, FL 33761

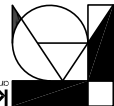
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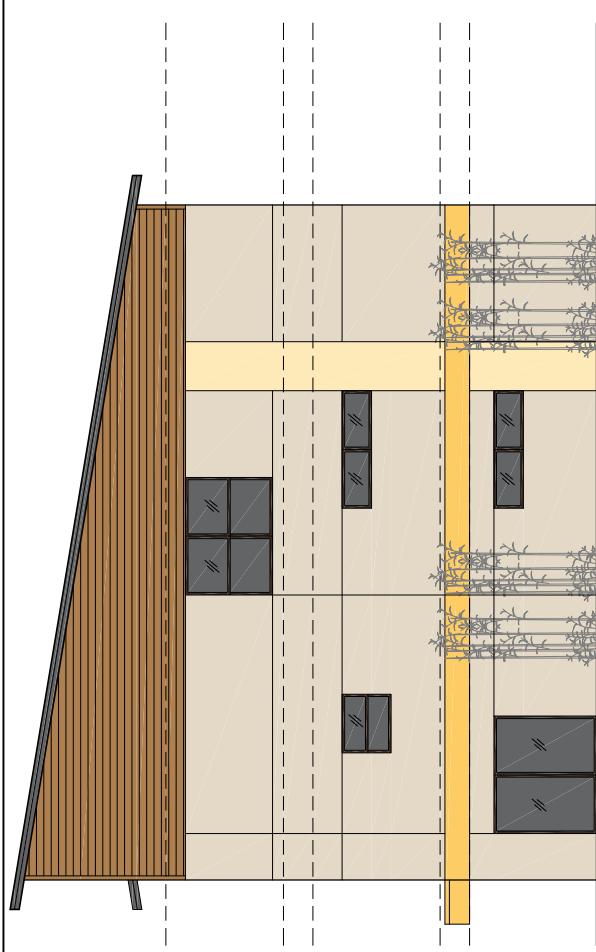
revision	by

Klor and Klor  
 architects + interior designers  
 28473 US 19 N  
 Suite 602  
 Naples, FL 33761  
 727-795-6000  
 727-795-6001

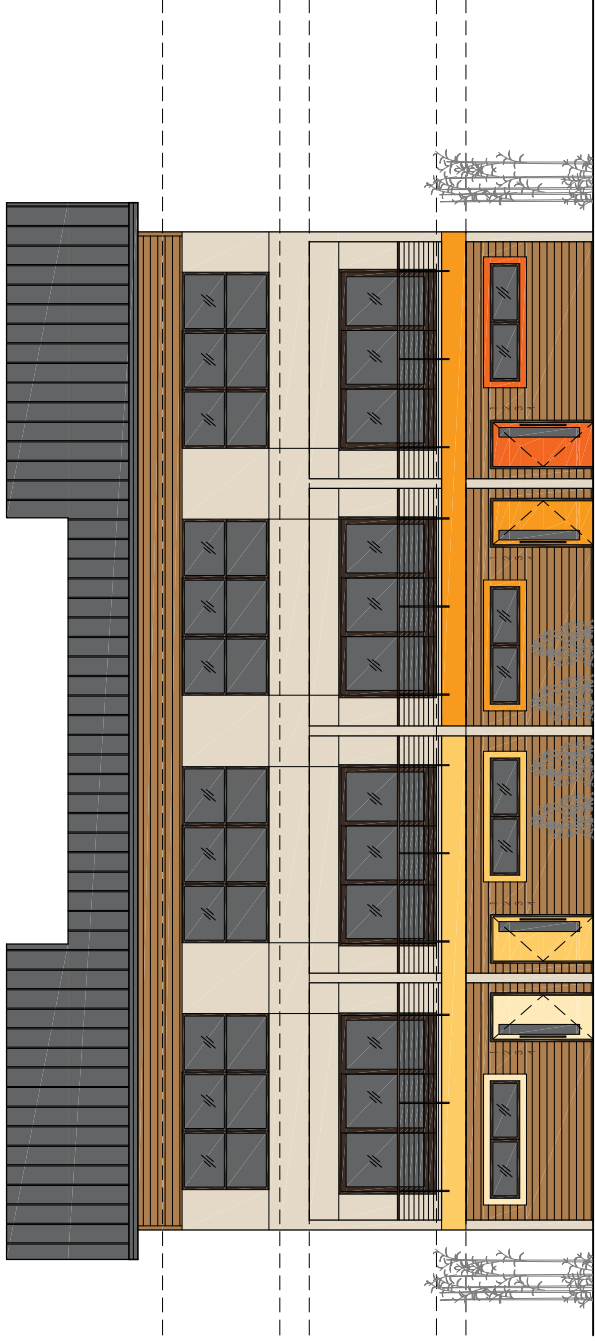


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 CHECKED BY: [Signature]

AA 0002321  
☒ Preliminary  
☐ Permitting Set  
☐ Construction Set  
 Project No.: 0806-12  
 Date: 5/4/22  
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SOUTH ELEVATION  
 1/4" = 1'-0"



EAST ELEVATION  
 1/4" = 1'-0"

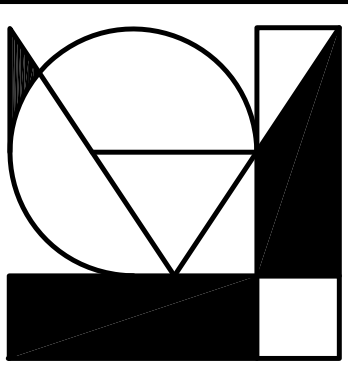
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NAMASTE ARTISTRY PHASE 5  
PROJECT ADDRESS TO BE DETERMINED CITY, FL 33761

klar and klar  
architects + interior designers



www.klarklar.com

28473 us 19 n  
suite 602  
clearwater, fl 33761  
727-799-5420

American Institute of Architects  
member firm

- ☐ Roberta S. Klar
- ☒ Steven L. Klar
- ☐ Timothy G. Knowles

AA 0002321

- ☒ Preliminary
- ☐ Permitting Set
- ☐ Construction Set

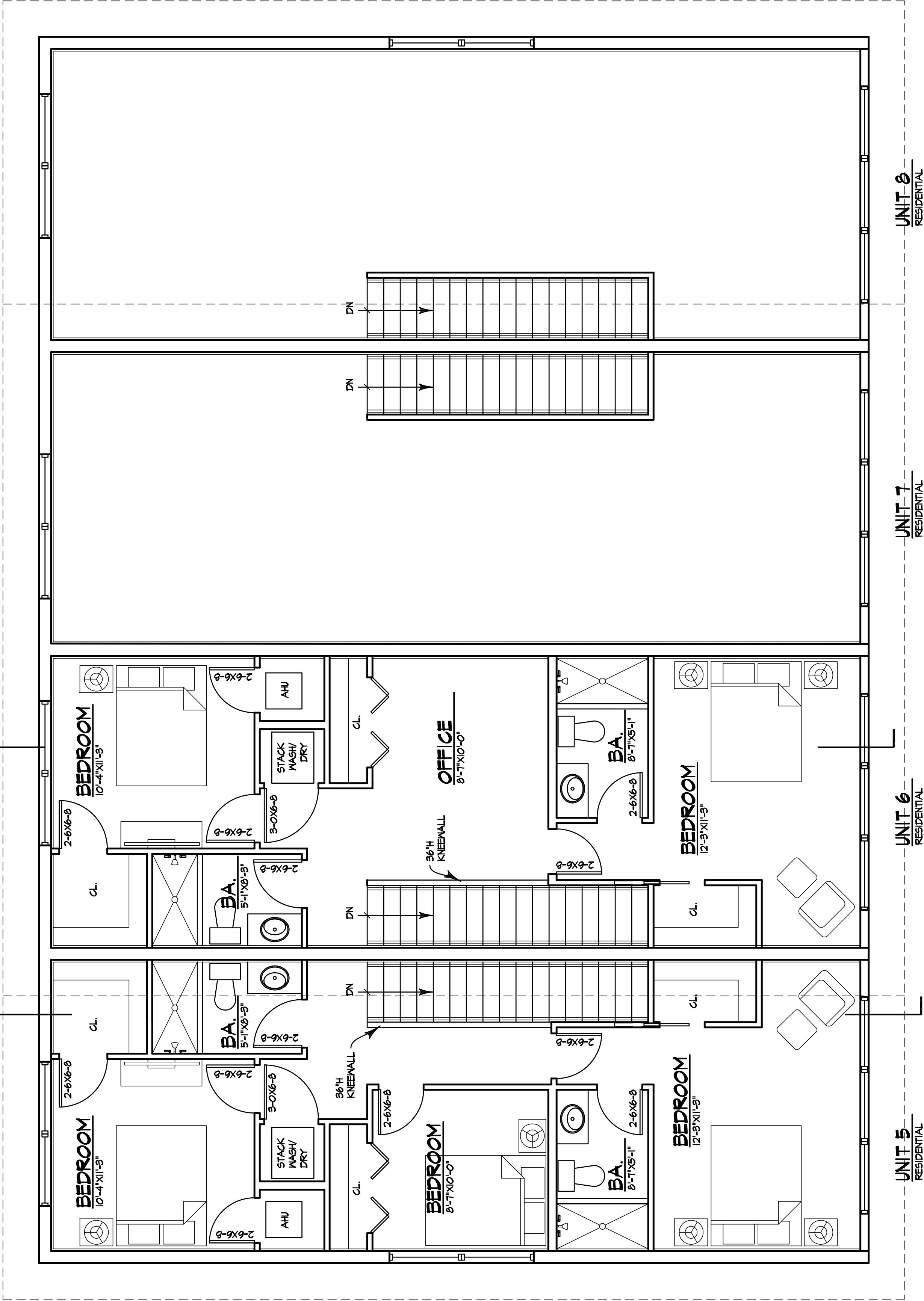
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SCHEMATIC FLOOR PLAN - LEVEL 3

A1.2 1/4" = 1'-0"

# SKETCH & DESCRIPTION

## LEGAL DESCRIPTION



LOTS 19-21, INCLUSIVE, UNITED COTTAGE CORPORATION REPLAT, RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE SOUTH 2.5 FEET OF SAID LOT 21, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 15, ARTISTRY AT PARK STATION REPLAT, RECORDED IN PLAT BOOK 145, PAGE 64 OF SAID RECORDS; THENCE S00°15'41"W ALONG THE WEST LINE OF LOTS 15 AND 23, SAID ARTISTRY AT PARK STATION REPLAT, A DISTANCE OF 102.40 FEET; THENCE S89°53'51"W, A DISTANCE OF 72.88 FEET; THENCE N00°10'57"E ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, A DISTANCE OF 102.84 FEET; THENCE S 89°45'19" E ALONG THE SOUTH RIGHT OF WAY LINE OF 75TH TERRACE NORTH, A DISTANCE OF 73.02 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7485.73 SQUARE FEET OR 0.172 ACRES, MORE OR LESS.

1. BEARINGS ARE BASED ON THE WEST LINE OF LOT 15, ARTISTRY AT PARK STATION REPLAT, PLAT BOOK 145, PAGE 64, BEING S0°15'41"W.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 2

ARTISTRY AT PARK STATION PHASE 5	<b>SKETCH &amp; LEGAL DESCRIPTION</b>	<b>SURVEYOR'S CERTIFICATE</b>																				
 <b>SUNCOAST LAND SURVEYING, INC.</b> 111 FOREST LAKES BOULEVARD OLDSMAR, FLORIDA 34677 LB 4513 BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM	<table border="1"> <tr> <th>PROJECT NO.</th> <th></th> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	PROJECT NO.																				<p>I hereby certify that the SKETCH AND DESCRIPTION depicted hereon was prepared under my RESPONSIBLE CHARGE on the date(s) shown, and meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, FLORIDA ADMINISTRATIVE CODE pursuant to Section 472.027, FLORIDA STATUTES.</p> <p>          STATE OF FLORIDA (SEAL)          KYLE McCLUNG          CS 7177          DATE 11/9/22          PROFESSIONAL SURVEYOR AND MAPPER       </p>
PROJECT NO.																						

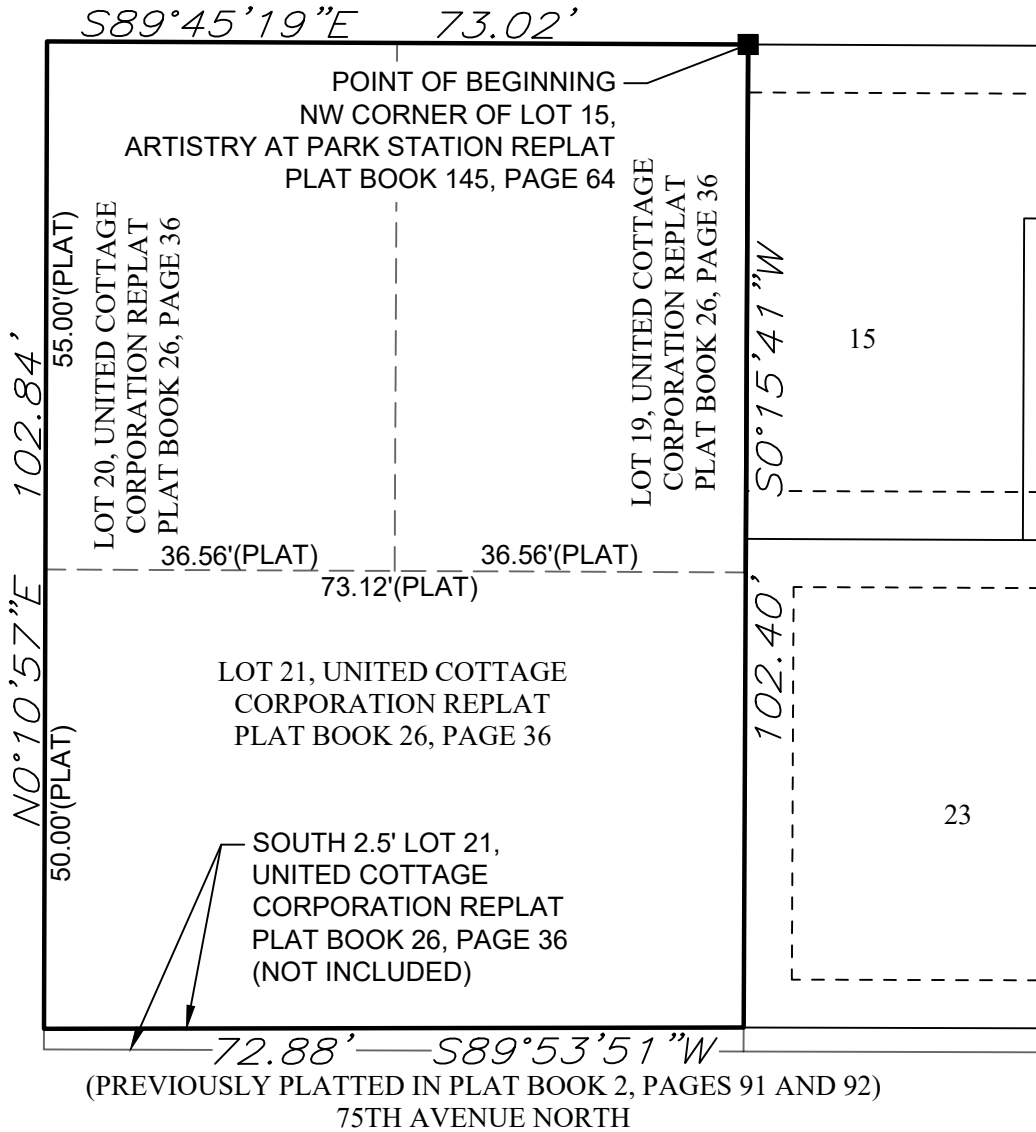
# SKETCH & DESCRIPTION



SCALE: 1"=20'

(PREVIOUSLY PLATTED IN PLAT BOOK 2, PAGES 91 AND 92)  
58TH STREET NORTH (50' PUBLIC R/W)

75TH TERRACE NORTH, UNITED COTTAGE CORPORATION REPLAT,  
PLAT BOOK 26, PAGE 36 (NOT INLCUED)



(PREVIOUSLY PLATTED IN PLAT BOOK 2, PAGES 91 AND 92)  
75TH AVENUE NORTH

SHEET 2 OF 2

ARTISTRY AT PARK STATION PHASE 5

SKETCH & LEGAL  
DESCRIPTION

PROJECT NO. 200084-SD5

**SUNCOAST LAND SURVEYING, INC.**

111 FOREST LAKES BOULEVARD  
OLDSMAR, FLORIDA 34677

LB 4513

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT  
PH: (813) 854-1342 SLSURVEY@TAMPABAY.FL.COM



# 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: 1,128

94.0 Feet

47.02

0

# 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

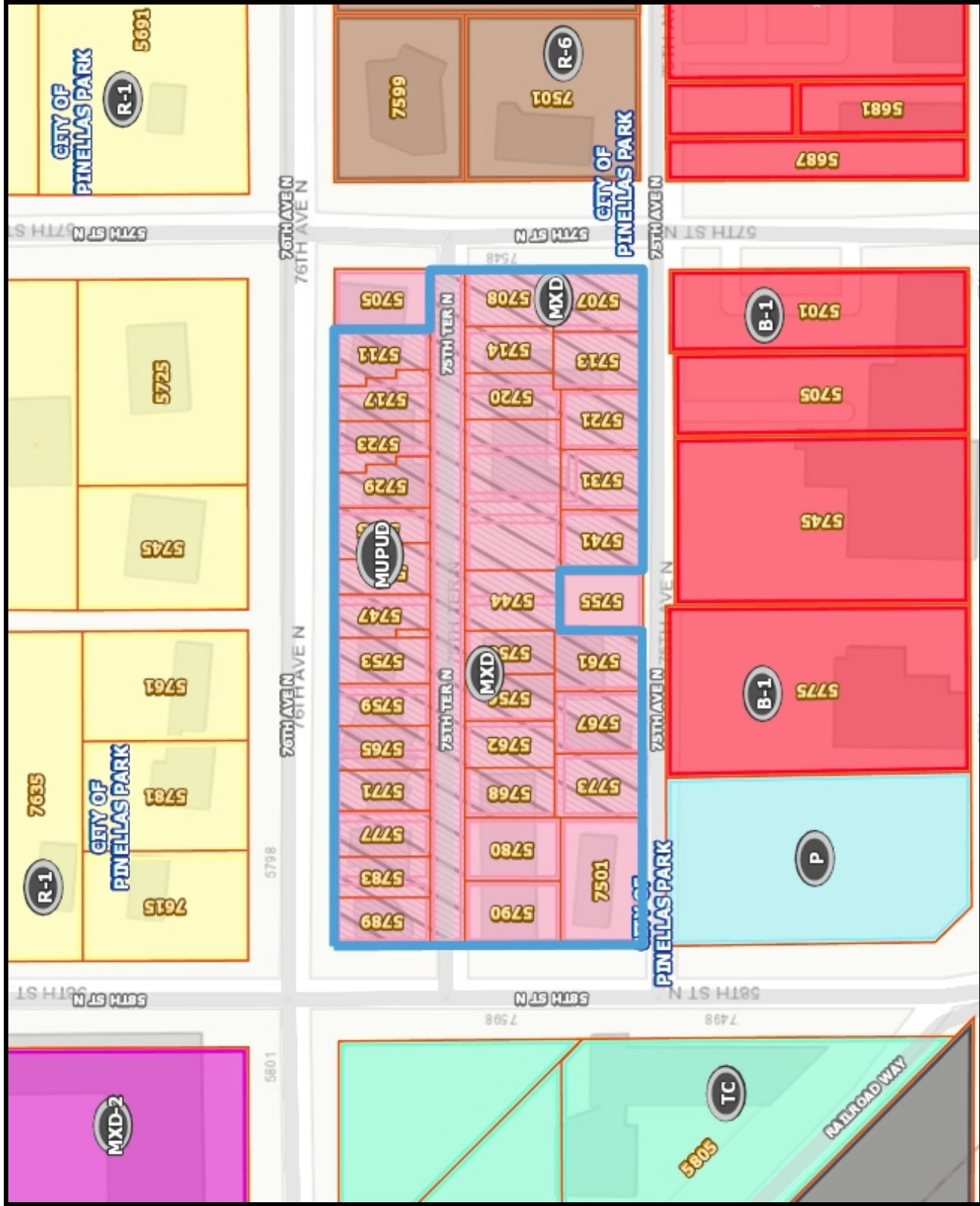




# Zoning Map

## 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: 1,128

94.0 Feet

47.0 Feet

0

94.0

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

NORTH

# 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

## Exhibit I - Flood Insurance Rate Map

