ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD), WITH UNDERLYING MIXED USE DISTRICT (MXD) ZONING ON PHASE 5 OF 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 RECONFIGURATION OF THE PARCELS WITHIN PHASE 5 OF THE PLANNED UNIT DEVELOPMENT (PUD) BOUNDARY; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ENACTMENTS OR PARTS OF ENACTMENTS IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (PUD-0625-00004; NAMASTE HOMES, LLC)

---

**WHEREAS,** on August 13, 2020, the 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, generally located south of 76th Avenue N., north of 75th Avenue N., east of 58th Street N., and west of 57th Street N.; and

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

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

**WHEREAS,** on March 9, 2023, the City Council approved a Major Amendment (PUD-1223-00005) which changed Lot 27, located at Parcel No. 28-30-16-01645-000-0270, from a proposed Art Building to a Live/Work unit; and

**WHEREAS,** on March 9, 2023, the City Council approved a Major Amendment to the MUPUD Master Plan (PUD-1123-00001) to expand the boundary of the PUD to add 0.172 acres, located on the northeast corner of 58th Street N. and 75th Avenue N., and to incorporate Phase 5 into said Master Plan; and

**WHEREAS,** the applicant, as the owner of the Property, has requested a Major Amendment to the MUPUD Master Plan (PUD-0625-00004) to reconfigure the lots of Phase 5, located on the northeast corner of 58th Street N. and 75th Avenue N.; 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 to Phase 5 of the MUPUD, 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 1:** That the revised Master Plan and supporting documentation for the MUPUD are hereby adopted for the purpose of controlling development on Phase 5 of 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 2:** 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 City's applicable ordinances and resolutions, as well as the development order, consisting of: (i) the application; (ii) staff report; (iii) preliminary and final site plans, and (iv) 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 June 16, 2025, 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 the PUD amendment for an extension up to one (1) year.

3. Parking for each of the four (4) single-family attached units shall be within the unit's garages. This shall be written into the Homeowners Association (HOA) recorded Covenants, Conditions, and Restrictions and enforced by the HOA.

**SECTION 3**: The City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

**SECTION 4**: All Ordinances, resolutions, or other enactments, or parts thereof in conflict herewith are hereby repealed insofar as the same affect this Ordinance.

**SECTION 5:** This Ordinance shall be in full force and effect immediately after its passage and approval in the manner provided by law.

PUBLISHED THE _____DAY OF _____, 2025.

FIRST READING THE _____ DAY OF _____, 2025.

PUBLIC HEARING THE _____ DAY OF _____, 2025.

PASSED THIS _____ DAY OF _____, 2025.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2025.

_____
Sandra L. Bradbury
MAYOR

ATTEST:

_____
Jennifer R. Carfagno, MMC
CITY CLERK

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ARTISTRY AT PARK STATION PHASE 5 TRACT A

AND

ARTISTRY AT PARK STATION PHASE 5 LOT 31

AND

ARTISTRY AT PARK STATION PHASE 5 LOT 32

AND

ARTISTRY AT PARK STATION PHASE 5 LOT 33

AND

ARTISTRY AT PARK STATION PHASE 5 LOT 34

**EXHIBIT "B"**

MASTER PLAN
(Prepared by Vickstrom Engineering Services, Inc.)
Last Revised dated June 16, 2025

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'

## INDEX OF DRAWINGS


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


**Exhibit "B"**

## CLIENT INFO


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


Digitally signed by Daniel M Vickstrom
Date: 2025.06.16 15:11:21 -04'00'

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


VICKSTROM ENGINEERING SERVICES, INC.
132 Mirror Lake Drive N., Suite 202
St. Petersburg, FL 33701
Telephone No. (727) 894-0404
Registry No. 30184


REVISIONS:

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| OWNER REVISION | 11.09.22 |
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Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida

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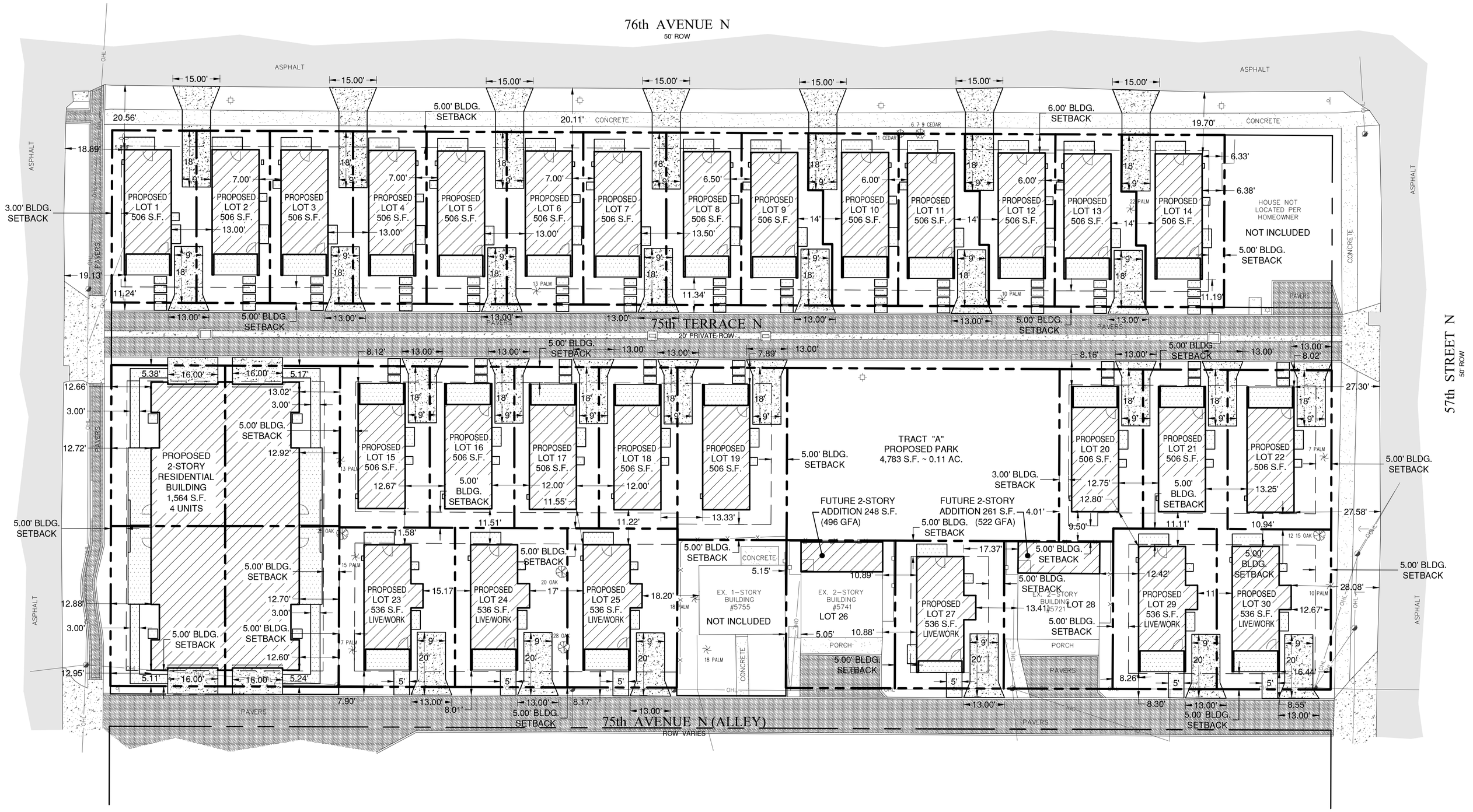
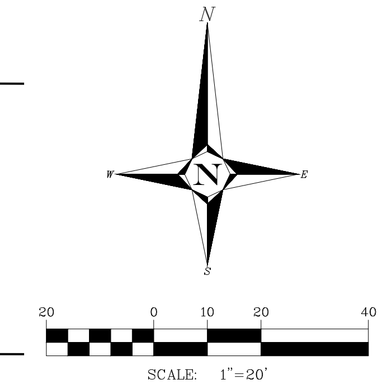



## MUPUD Artistry at Park Station

### Building Setbacks

| | |
|---|---|
| From Front Yard Property Line | 5.00' |
| From Rear Yard Property Line | 0.00' |
| From Interior Side Yard Property Line | 0.00' |
| From Street Side Yard Property Line | 3.00' |
| From Other Buildings | 4.00' |
| From Existing Streets | 7.50' |
| From Other Buildings | 4.00' |

### Building Information

2 Story Single Family Residences
2 Story Residential Townhomes
Maximum Building Height = 45.00'

### Project Information

Total Project Area = 58,562 s.f. (1.37 Acres)
Total Units = 34 Units (including 2 Ex. Bldgs)
Density = 34 Units / 1.37 Acres = 25 Units per Acre

### Lot Coverage / Impervious Surface Ratio

Buildings / Walkways / Driveways = 32,132 s.f.
Total site Area = 58,562 s.f.
32,132 s.f. / 58,562 s.f. = 0.549 = 55% Impervious

### Floor Area Ratio Calculation

22 Units @ 1,100 GSF = 24,200
6 Live / Work Units @ 1,160 GSF = 6,960
4 Residential Units @ 1,564 each unit
Total Townhome Building GSF= 6,256
2 Ex. Buildings @ 1,012 GSF = 2,024
Total Building Area = 39,440 GSF
Total Site Area = 58,562
FAR = 0.68

### Parking

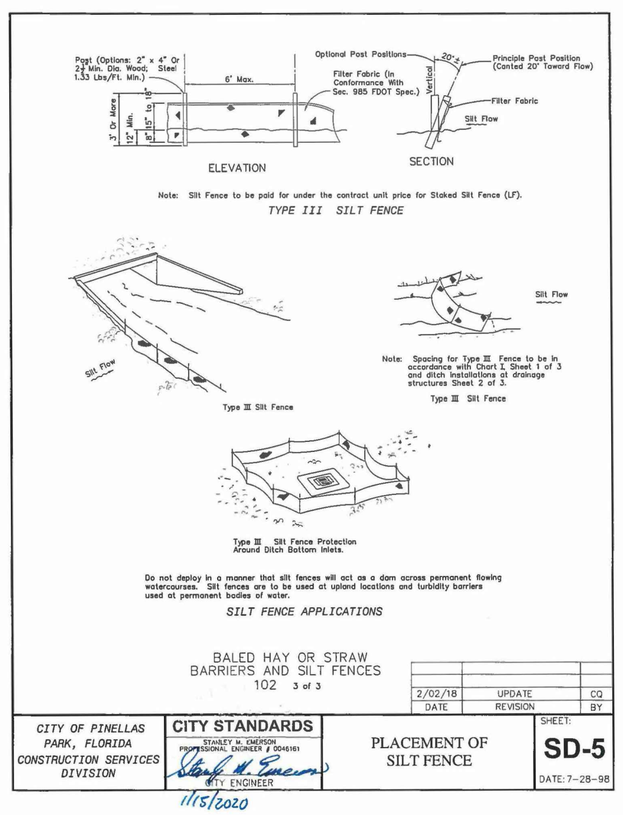
Parking Required = 38 Spaces
Parking Provided = 38 Spaces

## SITE LEGEND

- DENOTES EXISTING ASPHALT PAVEMENT
- DENOTES EXISTING PAVERS
- DENOTES EXISTING CONCRETE WALKS
- DENOTES EXISTING CONCRETE PAVEMENT
- DENOTES PROPOSED CONCRETE WALKS/PATHS
- DENOTES PROPOSED CONCRETE PAVEMENT

## CONSTRUCTION NOTE:

A SILT FENCE WILL BE PROVIDED AROUND EACH LOT AS EACH HOUSE IS BEING CONSTRUCTED SEPARATELY.




## 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.

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Registry No. 30164
VICKSTROM ENGINEERING SERVICES, INC.


MUPUD APPLICATION
MASTER PLAN

ARTISTRY AT PARK STATION
PINELLAS PARK, FLORIDA 33781

CLIENT
Namaste Homes, LLC
3020 49th Street North
St. Petersburg, Florida 33710
Telephone No. (727) 547-3610

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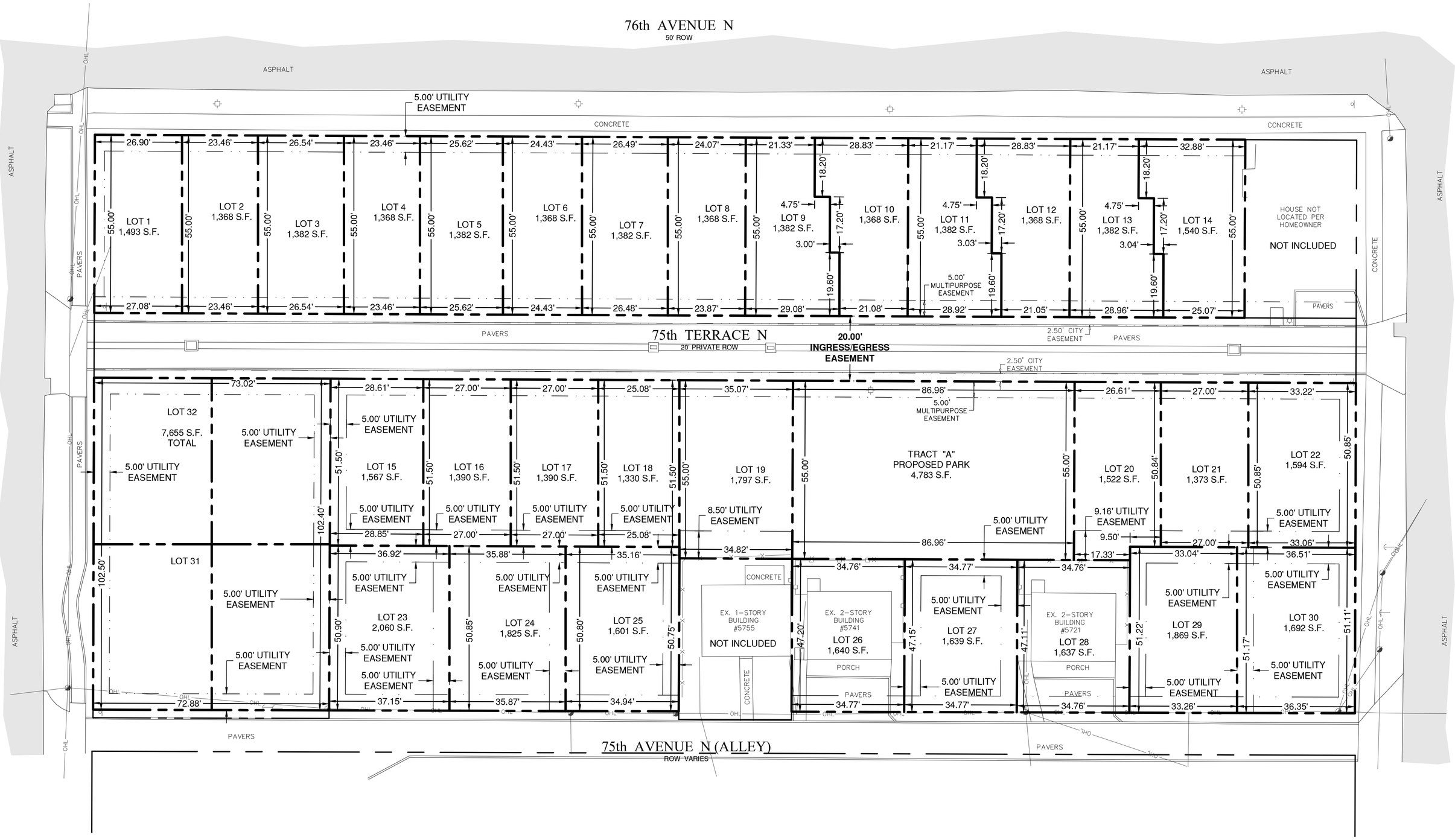


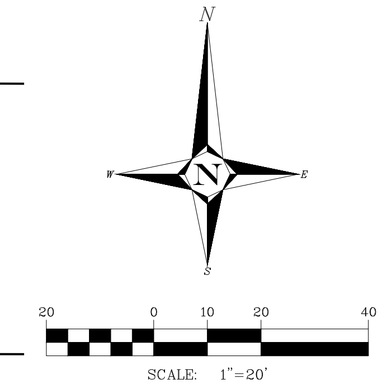


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## PRIVATE DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS ARTISTRY AT PARK STATION, THAT IT GRANTS TO THE CITY OF PINELLAS PARK, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE RIGHT TO USE ALL UTILITY AND DRAINAGE EASEMENTS AS SHOWN. ANY MAINTENANCE, REPAIR, OR REPLACEMENT RESPONSIBILITY RELATING TO PIPES, STRUCTURES, RETAINING WALLS, AESTHETIC AND VEGETATION CONSIDERATIONS, IN AND UPON DRAINAGE EASEMENTS ARE A PRIVATE FUNCTION NEITHER ASSIGNED NOR ACCEPTED BY THE CITY OF PINELLAS PARK.

TRACT "A" IS DEDICATED TO THE ARTISTRY AT PARK STATION ASSOCIATION, INC FOR RECREATIONAL PURPOSES.

75TH TERRACE NORTH (20' PRIVATE RIGHT-OF-WAY TRACT) IS DEDICATED TO THE ARTISTRY AT PARK STATION ASSOCIATION, INC FOR INGRESS/EGRESS PURPOSES.

GENERAL EASEMENT STATEMENT FOR CONDOMINIUMS AND APARTMENT COMPLEXES

1. THERE IS HEREBY CREATED AN INGRESS AND EGRESS EASEMENT FOR FIRE AND EMERGENCY VEHICLES, PUBLIC OFFICIALS, UTILITY COMPANIES, AND THE CITY OF PINELLAS PARK, FOR SANITATION SERVICES AND UTILITY MAINTENANCE OVER AND ACROSS ALL PAVED SURFACES, LOCATED ON THE LANDS DESCRIBED HEREON.

2. NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS. UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

## NOTE:

**1. REFER TO ARTISTRY AT PARK STATION REPLAT FOR ADDITIONAL INFORMATION.**

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


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Registry No. 30164

VICKSTROM ENGINEERING SERVICES, INC.


MUPUD APPLICATION
LOT LINE & EASEMENT LINE PLAN

ARTISTRY AT PARK STATION
PINELLAS PARK, FLORIDA 33781

CLIENT
Namaste Homes, LLC
3020 49th Street North
St. Petersburg, Florida 33710
Telephone No. (727) 547-3610

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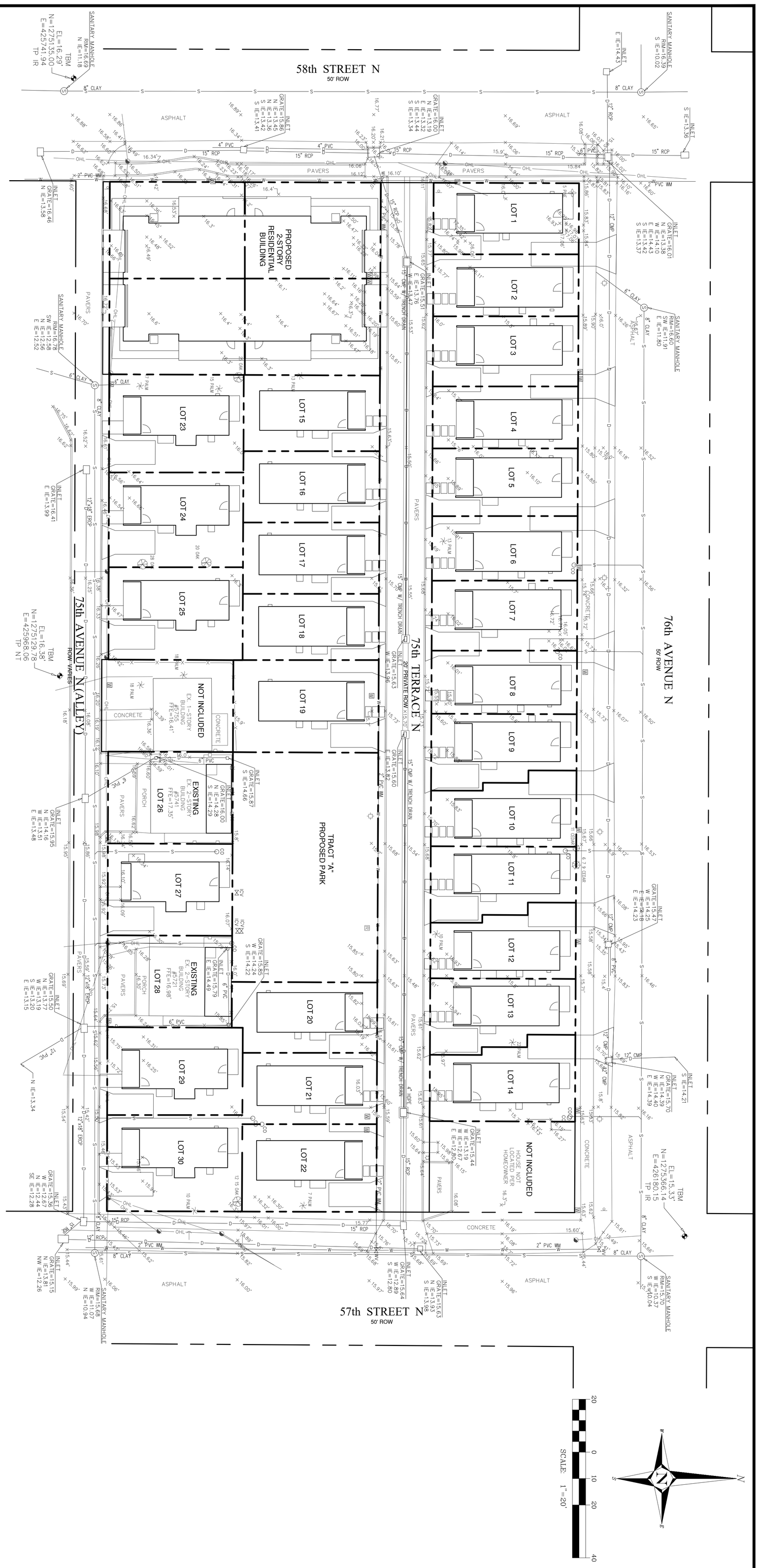


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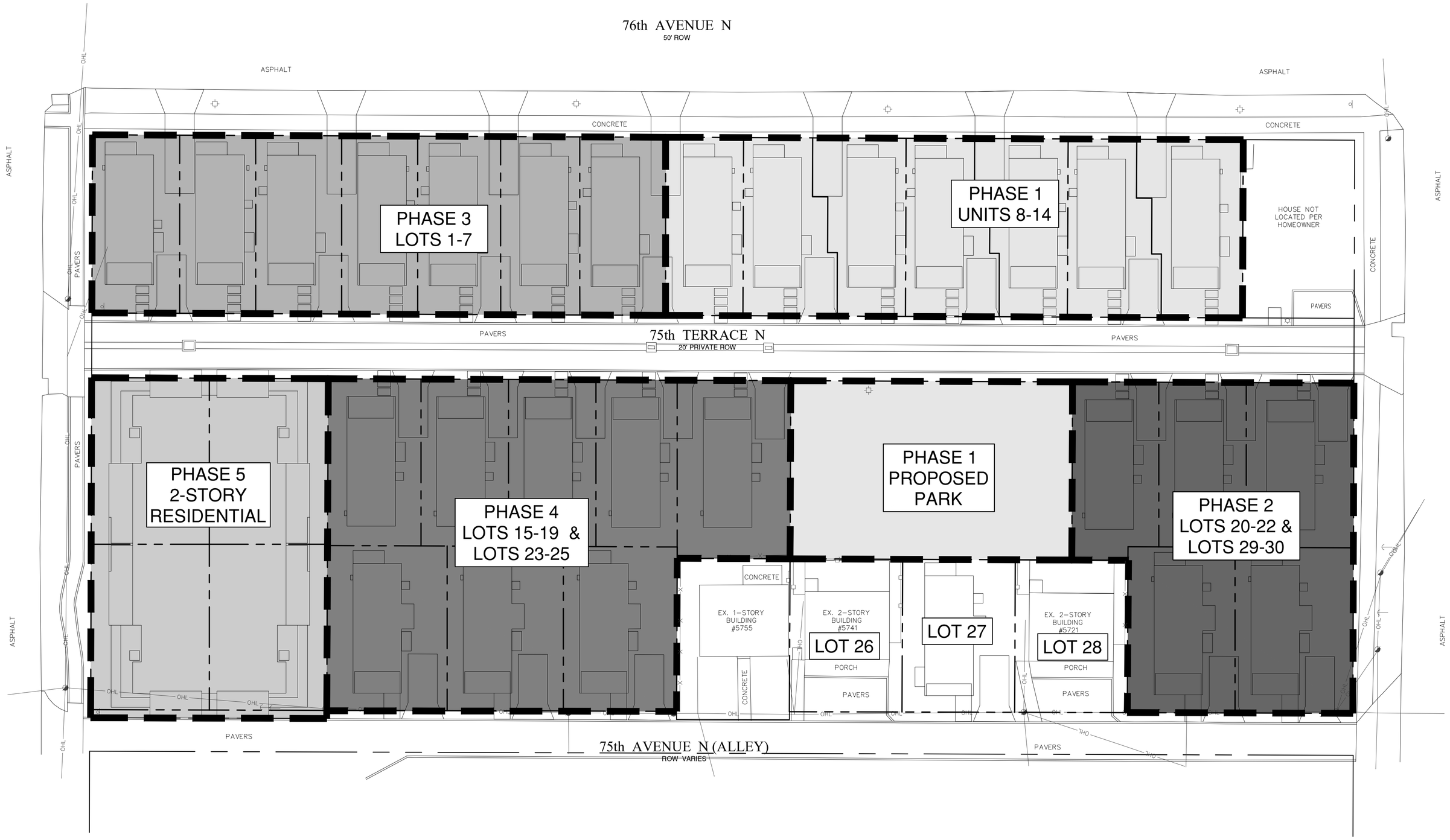


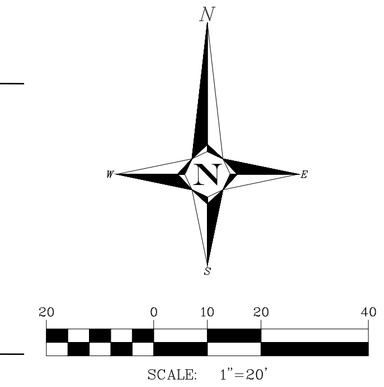


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Telephone No. (727) 894-0404
Registry No. 30164

VICKSTROM
ENGINEERING SERVICES, INC.


MUPUD APPLICATION
PHASING PLAN

ARTISTRY AT PARK STATION
PINELLAS PARK, FLORIDA 33781

CLIENT
Namaste Homes, LLC
3020 49th Street North
St. Petersburg, Florida 33710
Telephone No. (727) 547-3610

REVISIONS:

| | |
|---|---|
| OWNER REVISION | 07.21.22 |
| OWNER REVISION | 11.09.22 |
| OWNER REVISION | 06.07.23 |
| OWNER REVISION | 03.28.24 |
| OWNER REVISION | 11.25.24 |
| OWNER REVISION | 06.16.25 |

Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida

| | |
|---|---|
| DATE: | 03.19.20 |
| SCALE: | 1"=20' |
| DRN. BY: | KES |
| CHK'D. BY: | DMV |
| PROJ. No. | 13418 |
| Sheet | C4 |

"Original drawing is 24" x 36". Scale entities accordingly if reduced. No reproduction & intellectual property rights reserved © 2025"

# Business Impact Estimate

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

Proposed resolution's title/reference: **Ordinance 2025-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD), WITH UNDERLYING MIXED USE DISTRICT (MXD) ZONING ON PHASE 5 OF 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 RECONFIGURATION OF THE PARCELS WITHIN PHASE 5 OF THE PLANNED UNIT DEVELOPMENT (PUD) BOUNDARY; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ENACTMENTS OR PARTS OF ENACTMENTS IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (PUD-0625-00004; NAMASTE HOMES, LLC)**

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

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is ***not*** required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
☐ The proposed ordinance relates to the issuance or refinancing of debt;
☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or

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

☒ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in Florida Statutes § 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Florida Statutes § 163.3220-163.3243;
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

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

**The proposed amendment to the existing MUPUD would reconfigure the existing lots of Phase 5. The overall intent and density of the PUD will not be affected.**

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

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

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

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

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

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

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

CITY OF PINELLAS PARK

# Staff Report

Community Development Department
Planning & Development Services Division

**Prepared by:** Megan Montesino
Development Review Manager

## I. APPLICATION DATA

**A. Case Number:** PUD-0625-00004

**B. Location of Phase 5:** Parcel Nos. 29-30-16-01646-000-0001, 29-30-16-01646-000-0340, 29-30-16-01646-000-0330, 29-30-16-01646-000-0320, and 29-30-16-01646-000-0310.

**C. Request:** Major Planned Unit Development (PUD) amendment to change the layout of the four two-story single-family attached units for Phase 5.

**D. Applicant:** Glenn Larkan and Frederic Samson with Namaste Homes

**E. Authorized Agent:** N/A

**F. Property Owner(s):** Residence at Artistry LLC and Artistry at Park Station Home Owners Assn Inc.

**G. Legal Ad Text:** TBD

**H. PARC Meeting:** July 8, 2025

**I. Public Hearings:**

**Planning & Zoning Commission Hearing Date:** 9/4/2025
**Advertising Date:** 8/20/2025

**City Council Hearing Date (1st Reading):** 10/9/2025

**City Council Hearing Date:** 10/23/2025
**Advertising Date:** 10/8/2025

## 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 then requested a Major PUD amendment in 2023 to change the boundary of the existing MUPUD to add 0.172 acres for Phase 5, which was to include four 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 with this amendment (and a concurrent request to change Lot 27 within the existing PUD to a Live/Work unit) was the following:

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

Then, in 2024, a Minor PUD amendment was approved to change the proposed use of four lots within the existing MUPUD from four three-story live-work units to four two-story single-family attached units; which changed the overall breakdown for the Artistry at Park Station PUD to be:

- 22 detached single-family homes
- 4 attached single-family homes
- 6 live/work units
- 2 existing buildings

The applicant is now proposing to change the layout of the four two-story single-family attached units and provide garages. If this request is approved, the property will have to be replatted.

**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 March 2023, an application for another major amendment to the Artistry at Park Station PUD and Development Agreement was approved by City Council to change Lot 27 from an “Art Building” to a Live/Work unit. This application ran concurrently with the Major Amendment to add the four Phase 5 Live/Work units to the overall PUD.

The Phase 5 properties were replatted in November of 2023 and the lot boundaries will remain the same.

In December 2024, an application for a Minor PUD amendment was approved by Staff to change the proposed use of four lots within the existing MUPUD from four three-story live-work units to four two-story single-family attached units for Phase 5.

**E. Existing Use:** Residential

**F. Proposed Uses:** Residential

**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 a low-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:**

| | Zoning | Land Use | Existing Use |
|---|---|---|---|
| **North** | MXD with MUPUD Overlay | CRD | Single Family Residential (Artistry) |
| **South** | P | CRD | City Public Parking |
| **East** | MXD with MUPUD Overlay | CRD | Single Family Residential & Live/Work (Artistry) |
| **West** | TC | 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 shall include:*

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

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

***Other Standards -*** *Shall include the following:*

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

**3. Relevant Policies:**

*OBJECTIVE LU.1.8*
*Direct growth and redevelopment to the Community Redevelopment Area (CRA).*

*OBJECTIVE LU.1.10*
*Encourage walkable, mixed-use infill development and redevelopment.*

*OBJECTIVE LU.1.11*
*Provide housing choices and opportunities for a range of incomes, ages, abilities, and lifestyles.*

*POLICY H.1.1.3*
*Through utilization of Planned Unit Developments, subdivision regulations, and other provisions of the Land Development Code, continue to encourage innovative housing development techniques that contribute to livability, mobility, cost efficiency, and sustainability.*

**4. Staff Analysis:**
The use of Single-Family Attached residential is compatible with the CRD land use designation. The modifications to the PUD will not change the approved use, only the layout of the four (4) single-family attached units, and will not adversely impact the neighborhood. The MUPUD promotes infill residential development that is compatible with surrounding land uses, and the development of townhomes will contribute to the diversity of housing choices envisioned in the Comprehensive Plan.

Staff finds the PUD amendment to be consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

## B. <u>Zoning District / Land Development Code Standards:</u>

### 1. Proposed 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 F.A.R. × 43,560 SF = 19,602 square feet of nonresidential development, plus 15 du/ac × 1 acre = 15 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 |
|---|---|---|
| RESIDENTIAL AND ACCOMMODATION USES | | |
| 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(1), (3) | |
| Front (2), (4) | 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 |
| Minimum Building Separation | See Section 18-1530.17. |

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

*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.*

***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.*

**3. <u>Staff Analysis</u>:**

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

Staff finds that the proposed request will not adversely impact the neighborhood or surrounding properties, and finds the requested amendment to be consistent with the intent of the Land Development Code, MUPUD, and Master Plan. The proposed single-family attached use is not substantially different from the other approved uses within the overall PUD, including single-family detached and existing live-work units. It is also consistent with uses in the surrounding area.

**C. <u>Project Application Review Committee (PARC) Comments</u>:**

The proposed amendment was discussed at the July 8, 2025 PARC meeting. No concerns were raised regarding this request.

## IV. SUMMARY

**A. <u>Findings</u>:**

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

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

**B. <u>Staff Recommended Conditions:</u>**

If approved, staff recommends the following condition:

- Parking for each of the four (4) single-family attached units shall be within the unit's garages. This shall be written into the Homeowners Association (HOA) recorded Covenants, Conditions, and Restrictions and enforced by the HOA.

Erica Lindquist, AICP, CFM — Date: 7/29/25
Planning & Development Services Director

Nick A. Colonna, AICP, Community Development Administrator — Date: 7/29/25
or Aaron Petersen, Asst. Community Development Administrator

## V. ATTACHMENTS

**Exhibit A:** Affidavit of Ownership
**Exhibit B:** Proposed Master Plan 6.16.25
**Exhibit C:** Topographic Survey (pre-demolition)
**Exhibit D:** Artistry Phase 5 Plat (recorded 2023)
**Exhibit E:** Aerial Map
**Exhibit F:** Land Use Map
**Exhibit G:** Zoning Map
**Exhibit H:** Flood Insurance Rate Map

Exhibit A

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

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

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:
   7511, 7521,7231 & 7541 58th Street North Pinellas Park

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

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 Plat Amendment

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

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

SIGNED Frederic Samson President

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas

CATHY DEMARTINO
Notary Public - State of Florida
Commission # HH 310031
My Comm. Expires Sep 8, 2026
Bonded through National Notary Assn.

(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 3rd day of July, 2025.

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. 9/8/26

Cathy DeMartino
*(Name of Notary- typed, printed or stamped)*

**Exhibit A**

**Legal Description of Property**

**ARTISTRY AT PARK STATION PHASE 5**

REPLAT OF A PORTION OF UNITED COTTAGE CORPORATION REPLAT, RECORDED

IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,

LYING IN SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST,

CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION: LOTS 19, 20, AND 21, UNITED COTTAGE CORPORATION REPLAT, AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE NORTHWEST CORNER OF LOT 15, ARTISTRY AT PARK STATION REPLAT, AS RECORDED IN PLAT BOOK 145, PAGE 64, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°15'41"W ALONG THE WEST BOUNDARY LINE OF LOTS 15 AND 23 OF SAID PLAT BOOK 145, PAGE 64, A DISTANCE OF 104.90 FEET; THENCE N89°50'03"W ALONG THE NORTH RIGHT OF WAY LINE OF 75TH AVENUE NORTH, A DISTANCE OF 72.87 FEET; THENCE N00°10'57"E ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, A DISTANCE OF 105.00 FEET; THENCE S89°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.

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

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

ARTISTRY AT PARK STATION HOMEOWNERS ASSN INC

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:
   7511, 7521,7231 & 7541 58th Street North Pinellas Park

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

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 Plat Amendment

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

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

Vice President

SIGNED (ARTISTRY AT PARK STATION HOMEOWNERS ASSN INC

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 3rd day of July, 2025.

By Frederic Samson, Vice 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.

CATHY DEMARTINO
Notary Public - State of Florida
Commission # HH 310031
My Comm. Expires Sep 8, 2026
Bonded through National Notary Assn.

Notary Public, Commission No. 9/8/26

Cathy DeMartino
*(Name of Notary- typed, printed or stamped)*

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# 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'

## INDEX OF DRAWINGS


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


## CLIENT INFO


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


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

DANIEL M. VICKSTROM LICENSE No. 46090 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Daniel M Vickstrom
Date: 2025.06.16 15:11:21 -04'00'

Exhibit B


VICKSTROM ENGINEERING SERVICES, INC.
132 Mirror Lake Drive N., Suite 202
St. Petersburg, FL 33701
Telephone No. (727) 894-0404
Registry No. 30184


REVISIONS:

| | |
|---|---|
| OWNER REVISION | 07.21.22 |
| OWNER REVISION | 11.09.22 |
| OWNER REVISION | 06.07.23 |
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Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida

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| SCALE: | N.T.S. |
| DRN. BY: | KES |
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| PROJ. No. | 13418 |
| Sheet | CS1 |


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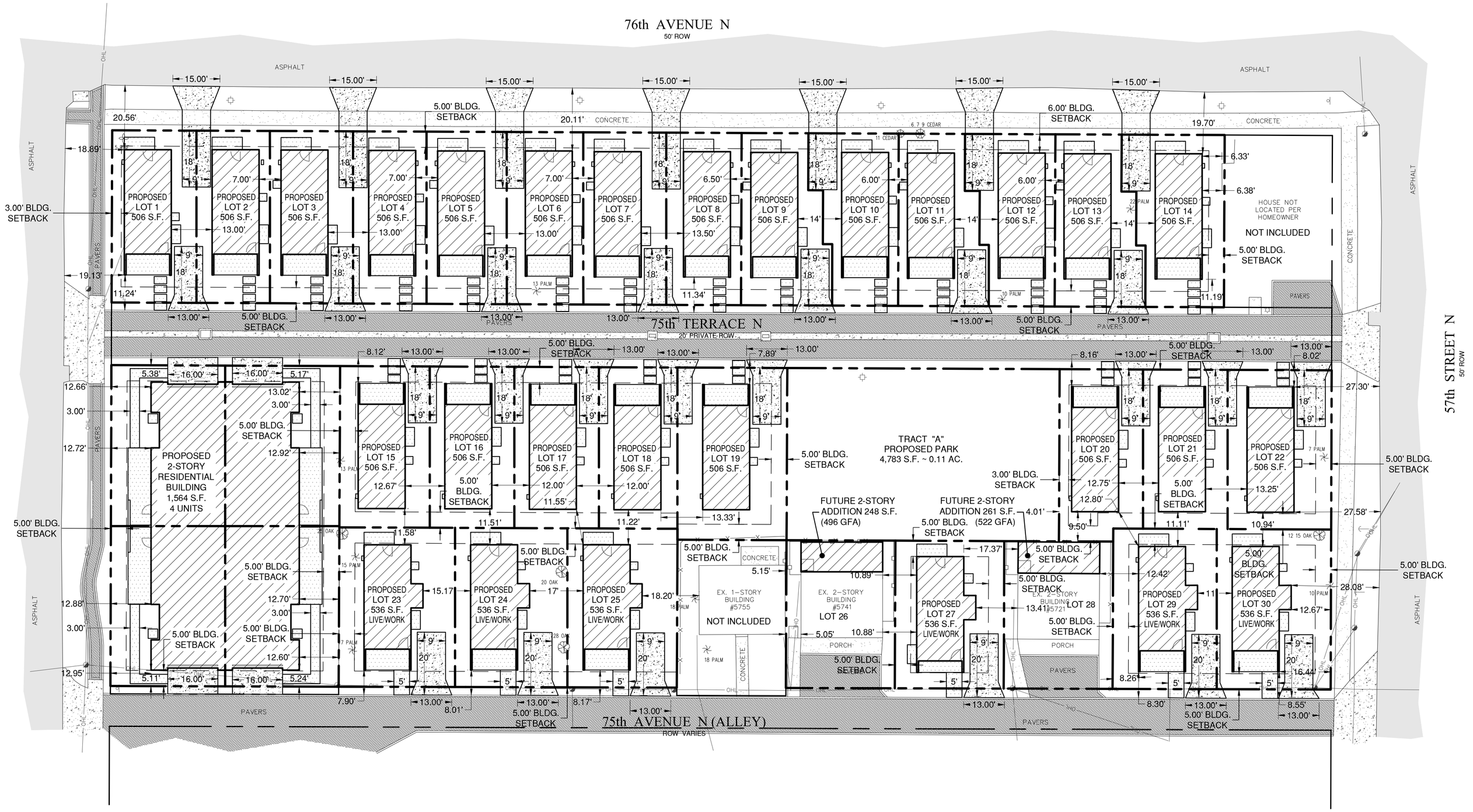
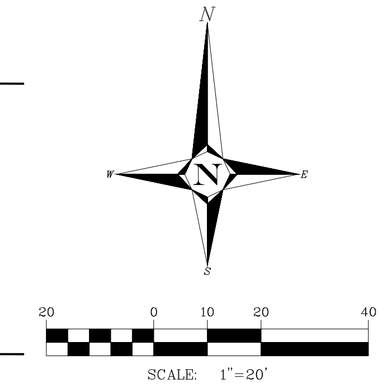



## MUPUD Artistry at Park Station

### Building Setbacks

| | |
|---|---|
| From Front Yard Property Line | 5.00' |
| From Rear Yard Property Line | 0.00' |
| From Interior Side Yard Property Line | 0.00' |
| From Street Side Yard Property Line | 3.00' |
| From Other Buildings | 4.00' |
| From Existing Streets | 7.50' |
| From Other Buildings | 4.00' |

### Building Information

2 Story Single Family Residences
2 Story Residential Townhomes
Maximum Building Height = 45.00'

### Project Information

Total Project Area = 58,562 s.f. (1.37 Acres)
Total Units = 34 Units (including 2 Ex. Bldgs)
Density = 34 Units / 1.37 Acres = 25 Units per Acre

### Lot Coverage / Impervious Surface Ratio

Buildings / Walkways / Driveways = 32,132 s.f.
Total site Area = 58,562 s.f.
32,132 s.f. / 58,562 s.f. = 0.549 = 55% Impervious

### Floor Area Ratio Calculation

22 Units @ 1,100 GSF = 24,200
6 Live / Work Units @ 1,160 GSF = 6,960
4 Residential Units @ 1,564 each unit
Total Townhome Building GSF= 6,256
2 Ex. Buildings @ 1,012 GSF = 2,024
Total Building Area = 39,440 GSF
Total Site Area = 58,562
FAR = 0.68

### Parking

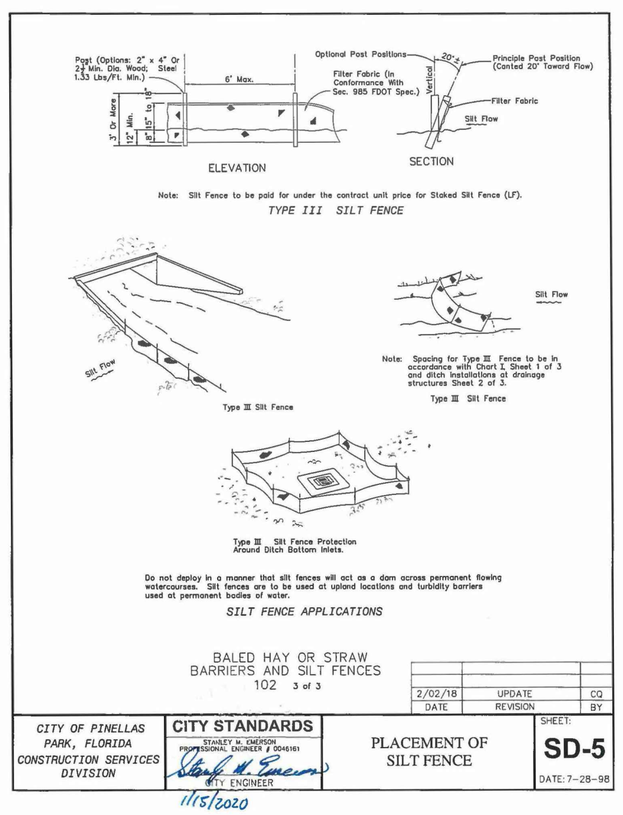
Parking Required = 38 Spaces
Parking Provided = 38 Spaces

## SITE LEGEND

- DENOTES EXISTING ASPHALT PAVEMENT
- DENOTES EXISTING PAVERS
- DENOTES EXISTING CONCRETE WALKS
- DENOTES EXISTING CONCRETE PAVEMENT
- DENOTES PROPOSED CONCRETE WALKS/PATHS
- DENOTES PROPOSED CONCRETE PAVEMENT

## CONSTRUCTION NOTE:

A SILT FENCE WILL BE PROVIDED AROUND EACH LOT AS EACH HOUSE IS BEING CONSTRUCTED SEPARATELY.

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St. Petersburg, FL 33701
Telephone No. (727) 894-0404
Registry No. 30164
VICKSTROM ENGINEERING SERVICES, INC.


MUPUD APPLICATION
MASTER PLAN

ARTISTRY AT PARK STATION
PINELLAS PARK, FLORIDA 33781

CLIENT
Namaste Homes, LLC
3020 49th Street North
St. Petersburg, Florida 33710
Telephone No. (727) 547-3610

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Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida

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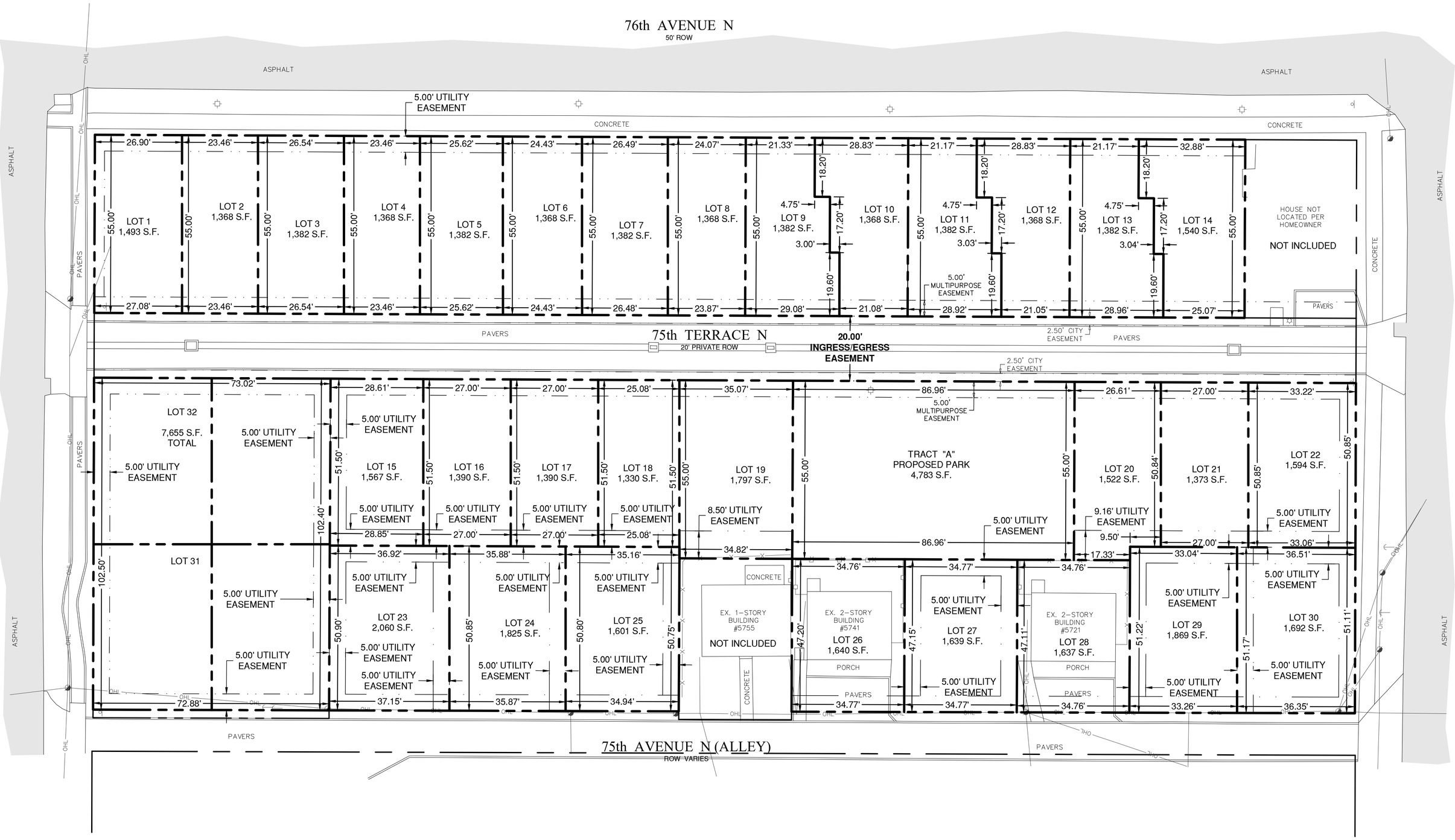


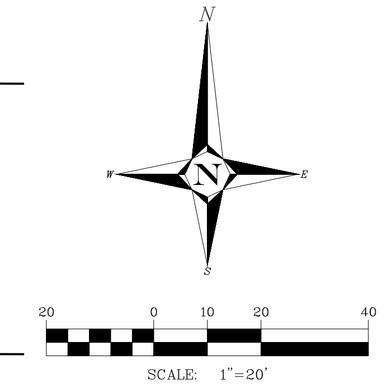


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## PRIVATE DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS ARTISTRY AT PARK STATION, THAT IT GRANTS TO THE CITY OF PINELLAS PARK, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE RIGHT TO USE ALL UTILITY AND DRAINAGE EASEMENTS AS SHOWN. ANY MAINTENANCE, REPAIR, OR REPLACEMENT RESPONSIBILITY RELATING TO PIPES, STRUCTURES, RETAINING WALLS, AESTHETIC AND VEGETATION CONSIDERATIONS, IN AND UPON DRAINAGE EASEMENTS ARE A PRIVATE FUNCTION NEITHER ASSIGNED NOR ACCEPTED BY THE CITY OF PINELLAS PARK.

TRACT "A" IS DEDICATED TO THE ARTISTRY AT PARK STATION ASSOCIATION, INC FOR RECREATIONAL PURPOSES.

75TH TERRACE NORTH (20' PRIVATE RIGHT-OF-WAY TRACT) IS DEDICATED TO THE ARTISTRY AT PARK STATION ASSOCIATION, INC FOR INGRESS/EGRESS PURPOSES.

GENERAL EASEMENT STATEMENT FOR CONDOMINIUMS AND APARTMENT COMPLEXES

1. THERE IS HEREBY CREATED AN INGRESS AND EGRESS EASEMENT FOR FIRE AND EMERGENCY VEHICLES, PUBLIC OFFICIALS, UTILITY COMPANIES, AND THE CITY OF PINELLAS PARK, FOR SANITATION SERVICES AND UTILITY MAINTENANCE OVER AND ACROSS ALL PAVED SURFACES, LOCATED ON THE LANDS DESCRIBED HEREON.

2. NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS. UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

## NOTE:

**1. REFER TO ARTISTRY AT PARK STATION REPLAT FOR ADDITIONAL INFORMATION.**

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


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VICKSTROM ENGINEERING SERVICES, INC.


MUPUD APPLICATION
LOT LINE & EASEMENT LINE PLAN

ARTISTRY AT PARK STATION
PINELLAS PARK, FLORIDA 33781

CLIENT
Namaste Homes, LLC
3020 49th Street North
St. Petersburg, Florida 33710
Telephone No. (727) 547-3610

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| Sheet | C2 |

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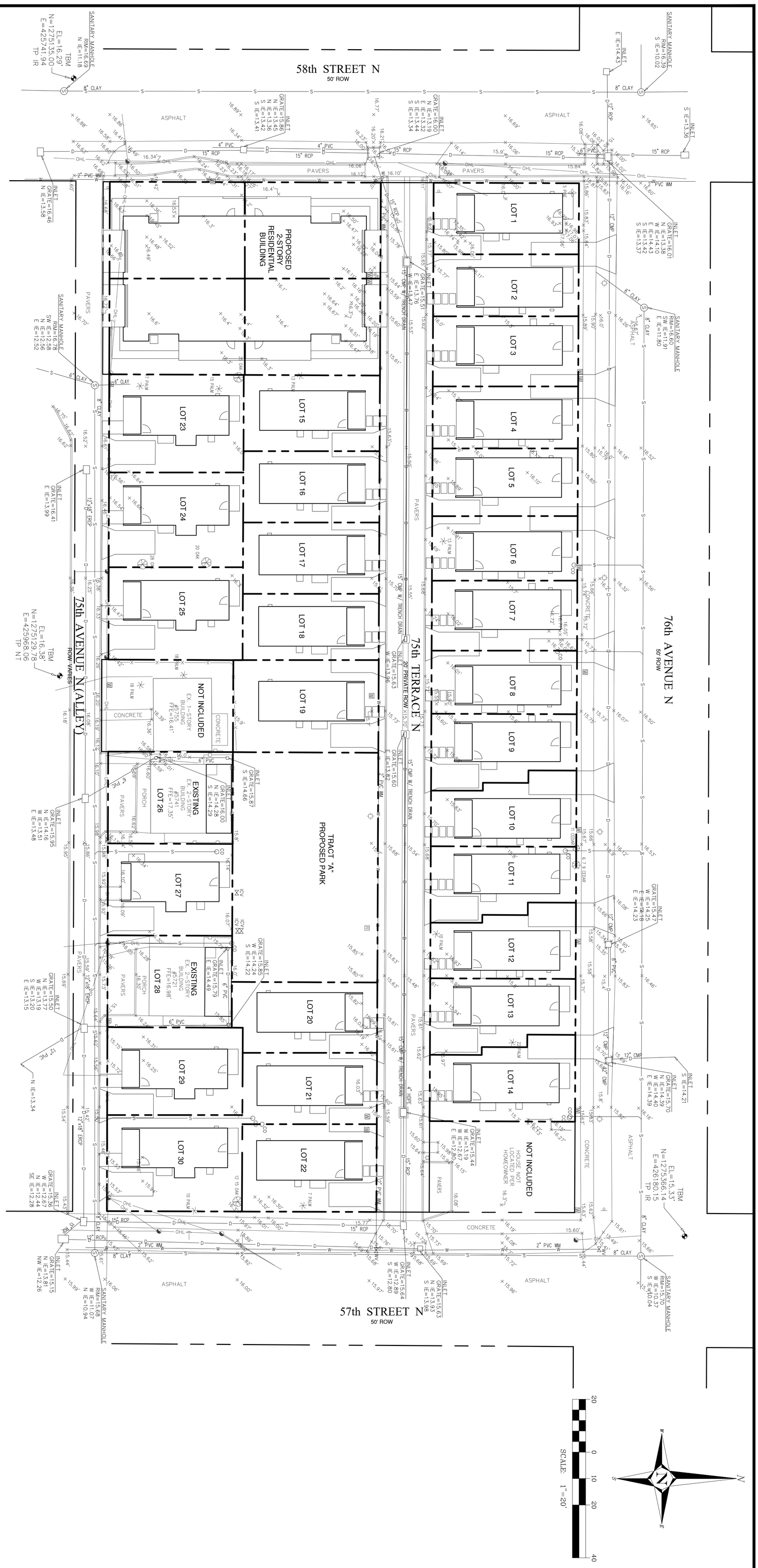


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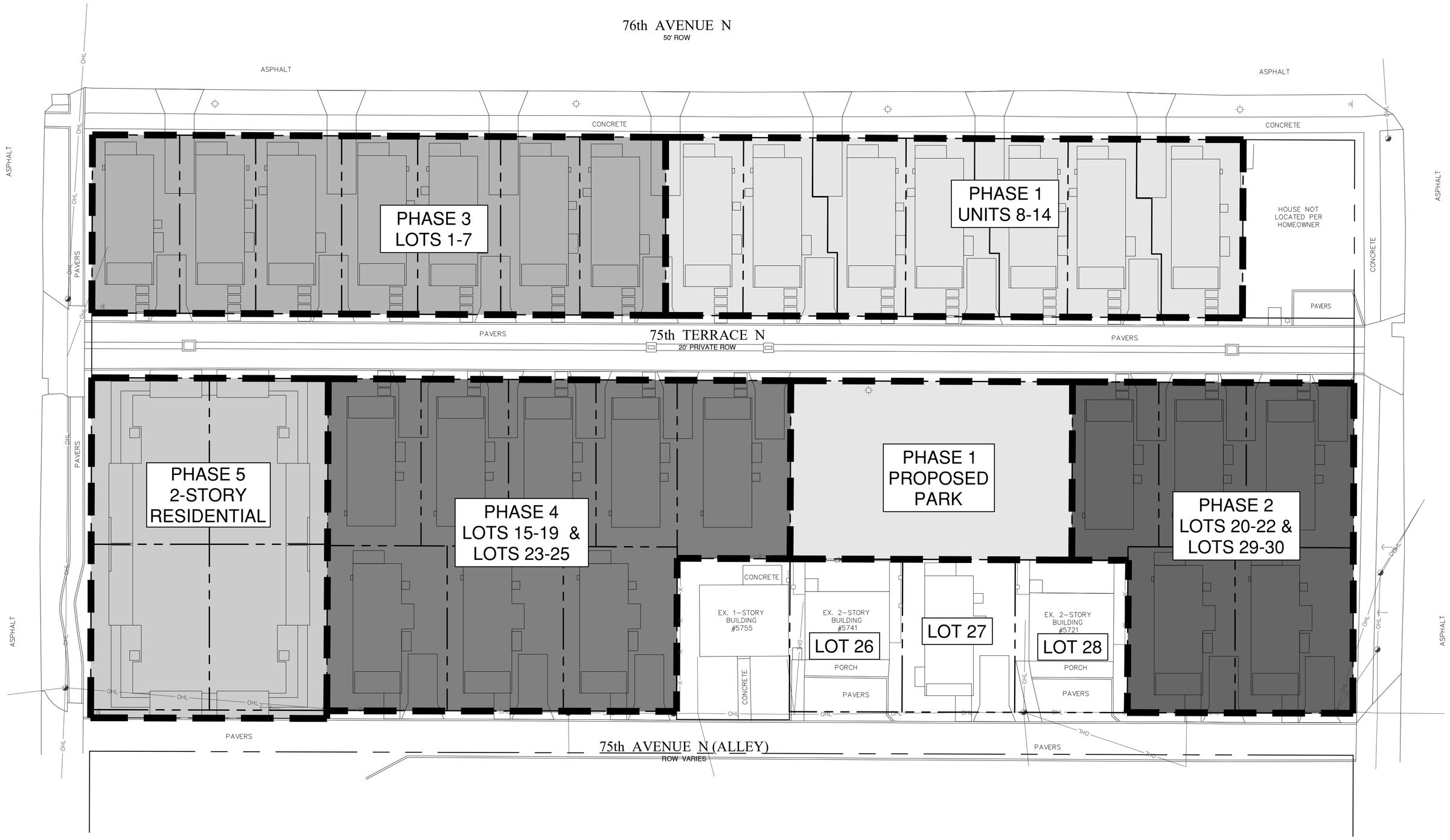


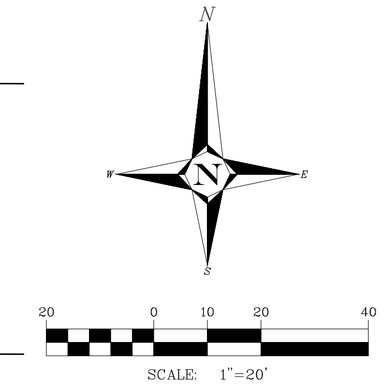


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Registry No. 30164

VICKSTROM
ENGINEERING SERVICES, INC.


MUPUD APPLICATION
PHASING PLAN

ARTISTRY AT PARK STATION
PINELLAS PARK, FLORIDA 33781

CLIENT
Namaste Homes, LLC
3020 49th Street North
St. Petersburg, Florida 33710
Telephone No. (727) 547-3610

REVISIONS:

| | |
|---|---|
| OWNER REVISION | 07.21.22 |
| OWNER REVISION | 11.09.22 |
| OWNER REVISION | 06.07.23 |
| OWNER REVISION | 03.28.24 |
| OWNER REVISION | 11.25.24 |
| OWNER REVISION | 06.16.25 |

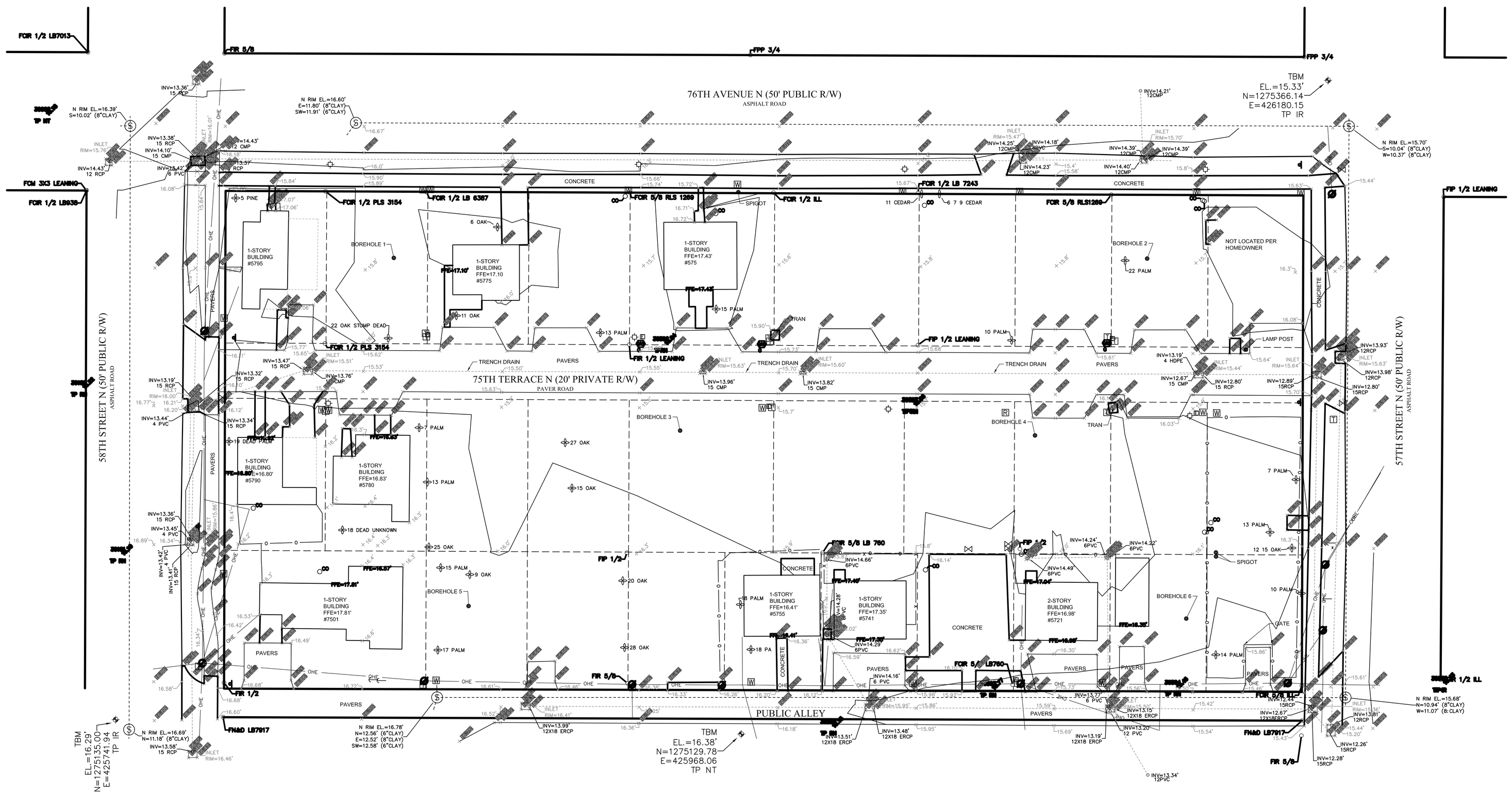
Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida

| | |
|---|---|
| DATE: | 03.19.20 |
| SCALE: | 1"=20' |
| DRN. BY: | KES |
| CHK'D. BY: | DMV |
| PROJ. No. | 13418 |
| Sheet | C4 |

"Original drawing is 24" x 36". Scale entities accordingly if reduced. No reproduction & intellectual property rights reserved © 2025"

# SECTION ## TOWNSHIP ## SOUTH RANGE ## EAST

CITY OF ### ### COUNTY FLORIDA




GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

LEGAL DESCRIPTION

NOTES:
1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
5. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
6. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND SIMILAR MATTERS OF TITLE.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. THE HORIZONTAL DATUM IS TIED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (GRID), WEST ZONE NORTH AMERICAN DATUM 1983, ADJUSTMENT 2011.
9. ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (N.A.V.D.) REFERENCE BENCHMARK No.1: ### ELEVATION = #####', REFERENCE BENCHMARK No.2: ### ELEVATION = ####'
10. THIS SURVEY IS FOR TOPOGRAPHIC PURPOSES AND IS NOT A BOUNDARY SURVEY.
11. SUBJECT PROPERTY LIES IN FLOOD ZONE ### ACCORDING TO FEMA MAP PANEL #####, EFFECTIVE DATE ####.
12. BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
13. BASIS OF BEARING IS GRID NORTH.

| Revisions | | | | |
|---|---|---|---|---|
| No. | Date | DESCRIPTION | BY | |
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |

Project No. #####
Field Book ##
Page ##

CREW CHIEF DMC
CHECKED BY KKM
DRAWN BY KKM

TOPOGRAPHIC SURVEY
**PROJECT SITE**

PREPARED FOR: CLIENT

**SURVEYOR'S CERTIFICATE**
I hereby certify that this topographic survey 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.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".

KYLE MCCLUNG, LS 7177 — DATE OF FIELD SURVEY ###


**SUNCOAST LAND SURVEYING, Inc.**
111 FOREST LAKES BOULEVARD
OLDSMAR, FLA. 34677
BOUNDARY – TOPOGRAPHIC – CONSTRUCTION STAKEOUT
PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM
LB 4513


Exhibit C

SUBDIVISIONPLAT
RECORDED IN
PUBLIC RECORDS PINELLAS COUNTY FL
BK: 146 PG:107,
12/20/2023 04:03 PM,
KEN BURKE, CLERK OF COURT AND COMPTROLLER

RECORDED IN PUBLIC RECORDS PINELLAS
COUNTY FL
BK:146 PG:107-108
12/20/2023 04:03 PM,
KEN BURKE, CLERK OF COURT AND
COMPTROLLER



# ARTISTRY AT PARK STATION PHASE 5

## BEING A REPLAT OF A PORTION OF UNITED COTTAGE CORPORATION REPLAT, RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST, CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOTS 19 AND 20 AND A PORTION OF LOT 21, UNITED COTTAGE CORPORATION REPLAT, AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHWEST CORNER OF LOT 15, ARTISTRY AT PARK STATION REPLAT, AS RECORDED IN PLAT BOOK 145, PAGES 64-65, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°15'41"W ALONG THE WEST BOUNDARY LINE OF LOTS 15 AND 23 OF SAID PLAT BOOK 145, PAGES 64-65, A DISTANCE OF 102.40 FEET; THENCE N89°50'03"W ALONG THE NORTH RIGHT OF WAY LINE OF 75TH AVENUE NORTH, 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 102.50 FEET; THENCE S89°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.

PUBLIC DEDICATION

NAMASTÉ 76 LLC, A FLORIDA LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS ARTISTRY AT PARK STATION PHASE 5, THAT IT HEREBY DEDICATES ALL PUBLIC RIGHT-OF-WAY, UTILITY EASEMENTS, AND PUBLIC PLACES TO THE CITY OF PINELLAS PARK AND THE PUBLIC IN GENERAL AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL AND PRIVATE PROVIDERS OF UTILITY SERVICES INCLUDING BUT NOT LIMITED TO CABLE, ELECTRIC, GAS, POTABLE WATER, RECLAIMED WATER, STORM SEWER AND SANITARY SEWER FACILITIES.

PRIVATE DEDICATION

NAMASTÉ 76 LLC, A FLORIDA LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS ARTISTRY AT PARK STATION PHASE 5, THAT IT HEREBY DEDICATES ALL PRIVATE UTILITY EASEMENTS TO THE ARTISTRY AT PARK STATION HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF PRIVATE PROVIDERS OF UTILITY SERVICES INCLUDING BUT NOT LIMITED TO CABLE, ELECTRIC, GAS, POTABLE WATER, RECLAIMED WATER, STORM SEWER AND SANITARY SEWER FACILITIES

TRACT A IS DEDICATED TO THE ARTISTRY AT PARK STATION HOMEOWNERS ASSOCIATION, INC. FOR RECREATION, PARKING, DRAINAGE, AND UTILITY PURPOSES.

THE CITY WILL NOT BE RESPONSIBLE TO MAINTAIN PRIVATE TRACTS AND UTILITIES.

GENERAL EASEMENT STATEMENT FOR CONDOMINIUMS AND APARTMENT COMPLEXES

1. THERE IS HEREBY CREATED AN INGRESS AND EGRESS EASEMENT FOR FIRE AND EMERGENCY VEHICLES, PUBLIC OFFICIALS, UTILITY COMPANIES, AND THE CITY OF PINELLAS PARK, FOR SANITATION SERVICES AND UTILITY MAINTENANCE OVER AND ACROSS ALL PAVED SURFACES, LOCATED ON THE LANDS DESCRIBED HEREON.
2. NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS. UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

PLAT NOTES:

1. BASIS OF BEARING IS THE SOUTH RIGHT OF WAY LINE OF 75TH TERRACE NORTH, BEARING S89°45'19"E, AS MEASURED.
2. PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
3. PRINTED DIMENSIONS SHOWN ON THE PLAT SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DROWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
4. ALL PUBLIC UTILITY EASEMENTS MUST PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OR AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
5. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. EASEMENTS AFFECTING PLAT: OFFICIAL RECORDS BOOK 17212, PAGE 2424, INGRESS AND EGRESS EASEMENT OVER LOT A, UNITED COTTAGE CORPORATION REPLAT. OFFICIAL RECORDS BOOK 17131, PAGES 971-972, MULTI-PURPOSE EASEMENT OVER NORTH 5 FEET OF LOT 19, UNITED COTTAGE CORPORATION REPLAT. OFFICIAL RECORDS BOOK 17131, PAGE 958, MULTI-PURPOSE EASEMENT OVER NORTH 5 FEET OF LOT 20, UNITED COTTAGE CORPORATION REPLAT. OFFICIAL RECORDS BOOK 17301, PAGES 2595-2599, PARTIAL ASSIGNMENT OF EASEMENT RIGHTS, NORTH 5 FEET OF LOTS 19 AND 20, UNITED COTTAGE CORPORATION REPLAT.
7. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**OWNER:**

BY: _____
FREDERIC SAMSON
NAMASTÉ 76 LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS:

| | |
|---|---|
| Glen Larkan | Michelle A. Brosan |
| SIGNATURE | SIGNATURE |
| Glenn Larkan | Michelle A. Brosan |
| PRINTED NAME | PRINTED NAME |

**ACKNOWLEDGEMENT OF OWNER:**
STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF November 2023 BY Frederic Samson, WHO HAS PRODUCED Personally Known AS owner IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

| | |
|---|---|
| Cathy DeMartino | Cathy DeMartino |
| NOTARY SIGNATURE | PRINT NAME |

HH 310031
COMMISSION NUMBER

(PLACE NOTARY STAMP HERE)

CATHY DEMARTINO
Notary Public - State of Florida
Commission # HH 310031
My Comm. Expires Sep 8, 2026
Bonded through National Notary Assn.

**CONFIRMATION OF ACCEPTANCE:**

ARTISTRY AT PARK STATION ASSOCIATION, INC, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING MAINTENANCE RESPONSIBILITIES OF THE PRIVATE TRACT AS WELL AS THE PRIVATE UTILITY EASEMENTS SITUATED ON THIS PLAT.

ARTISTRY AT PARK STATION ASSOCIATION, INC

BY: _____
FREDERIC SAMSON, PRESIDENT

WITNESS:

| | |
|---|---|
| Glen Larkan | Michelle A. Brosan |
| SIGNATURE | SIGNATURE |
| Glenn Larkan | Michelle A. Brosan |
| PRINTED NAME | PRINTED NAME |

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____

**ACKNOWLEDGEMENT OF HOMEOWNERS ASSOCIATION:**
STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 6th DAY OF November, 2023 BEFORE ME PERSONALLY APPEARED FREDERIC SAMSON, AS PRESIDENT OF ARTISTRY AT PARK STATION ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION, WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED, WHO DID/DID NOT TAKE AN OATH.

| | |
|---|---|
| Cathy DeMartino | Cathy DeMartino |
| NOTARY SIGNATURE | PRINT NAME |

HH 310031
COMMISSION NUMBER

CATHY DEMARTINO
Notary Public - State of Florida
Commission # HH 310031
My Comm. Expires Sep 8, 2026
Bonded through National Notary Assn.

(PLACE NOTARY STAMP HERE)

CERTIFICATE OF APPROVAL OF THE CITY COUNCIL

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS 23 DAY OF November 23

APPROVED BY: _____
SANDRA L. BRADBURY
MAYOR

CITY OF PINELLAS PARK SEAL FLORIDA

CERTIFICATE OF APPROVAL OF THE CITY MANAGER

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY MANAGER OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS 20th DAY OF November, 2023.

APPROVED BY: _____
BART DIEBOLD
CITY MANAGER

CERTIFICATE OF APPROVAL OF THE CITY ENGINEER

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY ENGINEER OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS 16 DAY OF Nov, 2023

APPROVED BY: _____
STAN M. EMERSON, P.E. LICENSE No. 0046161

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 146, PAGE(S) 107-108 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 20 DAY OF December 2023.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

JEMERA HOLLS
PRINTED NAME

SURVEYOR'S REVIEW FOR CONFORMITY
CHAPTER 177, PART 1, FLORIDA STATUTES:

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER THIS 15th DAY OF November, 2023.

DAVID A. PUIGDOMENECH, PSM
STATE OF FLORIDA, LICENSED LAND SURVEYOR NO. 6031

**SURVEYOR'S CERTIFICATE:**
I, THE UNDERSIGNED PROFESSIONAL SURVEY AND MAPPER, HEREBY CERTIFY THAT ON _____ __, 20__, THIS PROPERTY WAS SURVEYED UNDER MY SUPERVISION, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THERE-UNTO APPERTAINING, AND THAT ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES SECTION 177.091(9). I ALSO HEREBY CERTIFY THAT THE MATERIALS AND COMPOSITION OF THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES

11-6-23
KYLE. MCCLUNG, P.S.M. DATE
STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER LS7177
SUNCOAST LAND SURVEYING, INC.
111 FOREST LAKES BOULEVARD
OLDSMAR, FL 34677
(813) 854-1342
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB4513

DATE OF FIELD SURVEY: 04/19/23
DATE OF P.R.M. INSTALLATION: 04/19/23



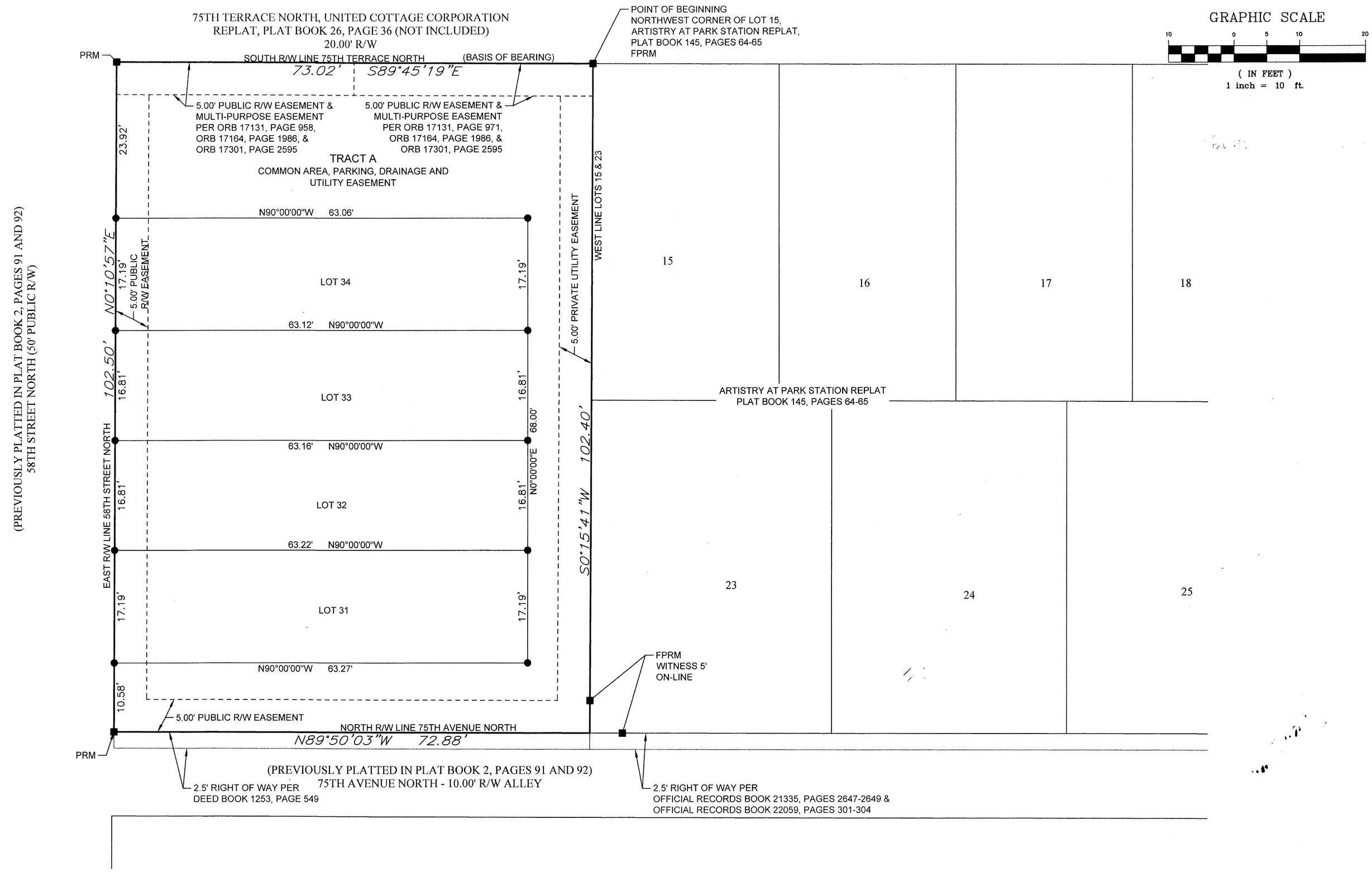
SUNCOAST LAND SURVEYING, Inc.
111 FOREST LAKES BOULEVARD
OLDSMAR, FLA. 34677
(813) 854-1342
LB 4513

Exhibit D

SUBDIVISION PLAT
PLAT BOOK:146 PAGE:108

# ARTISTRY AT PARK STATION PHASE 5

BEING A REPLAT OF A PORTION OF UNITED COTTAGE CORPORATION REPLAT, RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST, CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA




LEGEND:

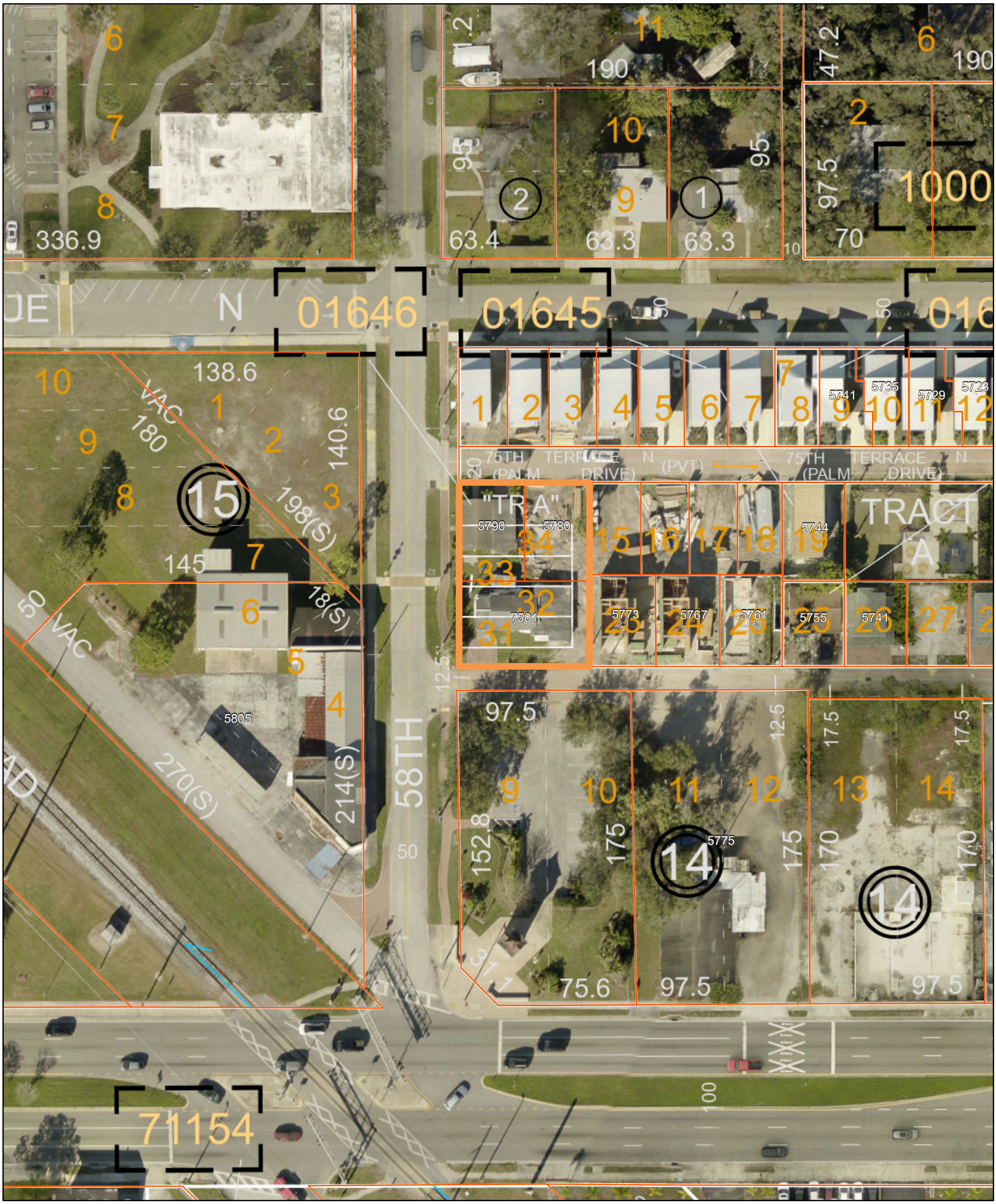
| | |
|---|---|
| R/W | RIGHT OF WAY |
| PRM | PERMANENT REFERENCE MONUMENT |
| ■ | (SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB4513" UNLESS OTHERWISE NOTED) |
| • | SET 5/8" IRON ROD "LB4513" |
| FPRM | FOUND PERMANENT REFERENCE MONUMENT |
| ORB | OFFICIAL RECORDS BOOK |



SUNCOAST LAND SURVEYING, Inc.
111 FOREST LAKES BOULEVARD
OLDSMAR, FLA. 34677
(813) 854-1342
LB 4513

# Aerial

Exhibit E




12/5/2024, 12:05:29 PM

Platted Lot Lines

Annotation Leader Line

Tie Bars

Tie Bars

Tie Bars Across Section Lines

Subs And Condos

Subdivision

Tax Parcels

2023 Aerial

Red: Band_1

Green: Band_2

Blue: Band_3

FEMA Flood Hazard Areas

Area of Minimal Flood Hazard (X)

Master Address Points

Parcels

Pinellas Park

1:690

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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ArcGIS Web AppBuilder

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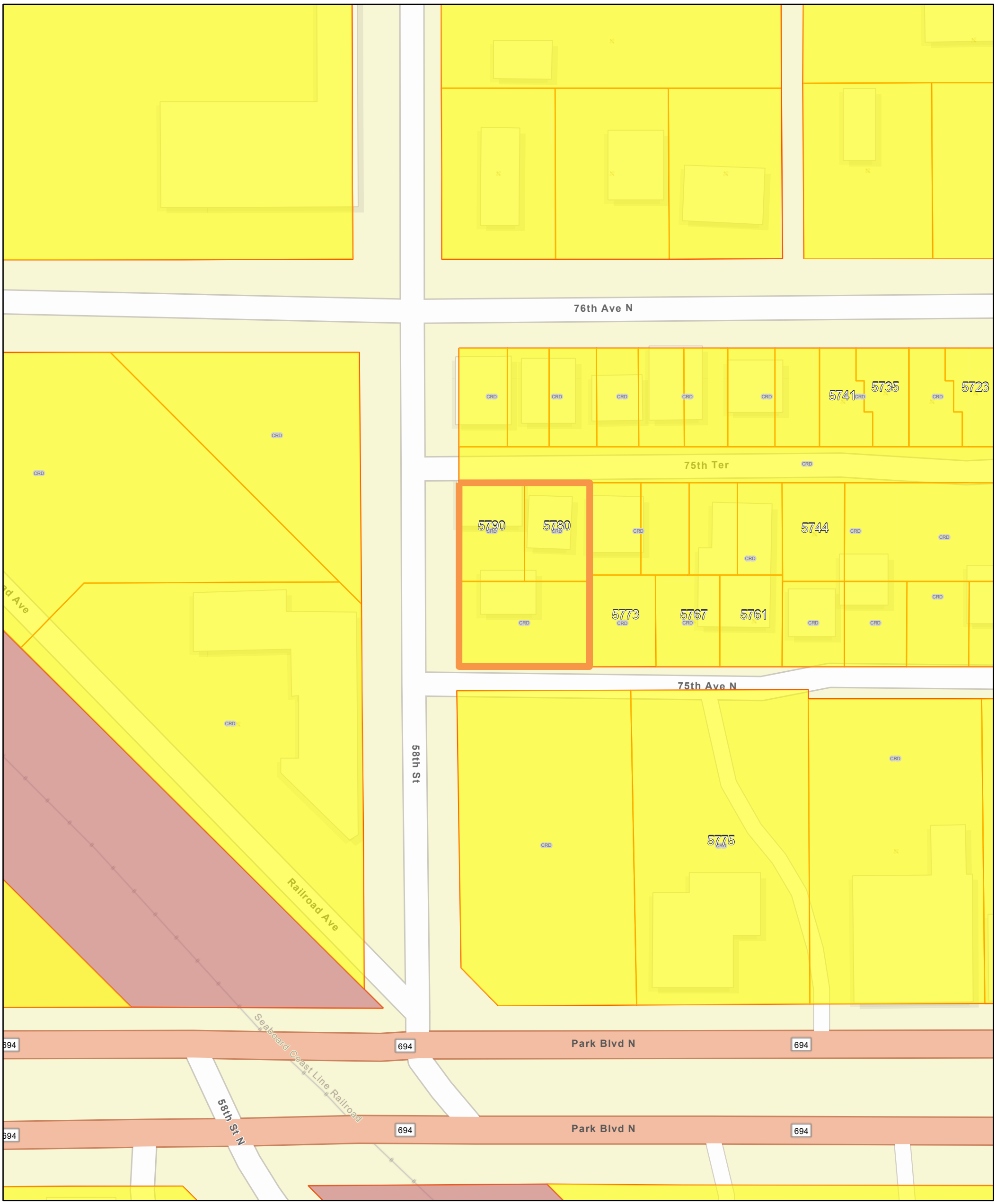
# Land Use

Exhibit F




12/5/2024, 12:06:51 PM

FEMA Flood Hazard Areas

Area of Minimal Flood Hazard (X)

Land Use (Pinellas Park)

Community Redevelopment District - CRD

Transportation/Utility - T/U

Master Address Points

Parcels

Pinellas Park

1:690

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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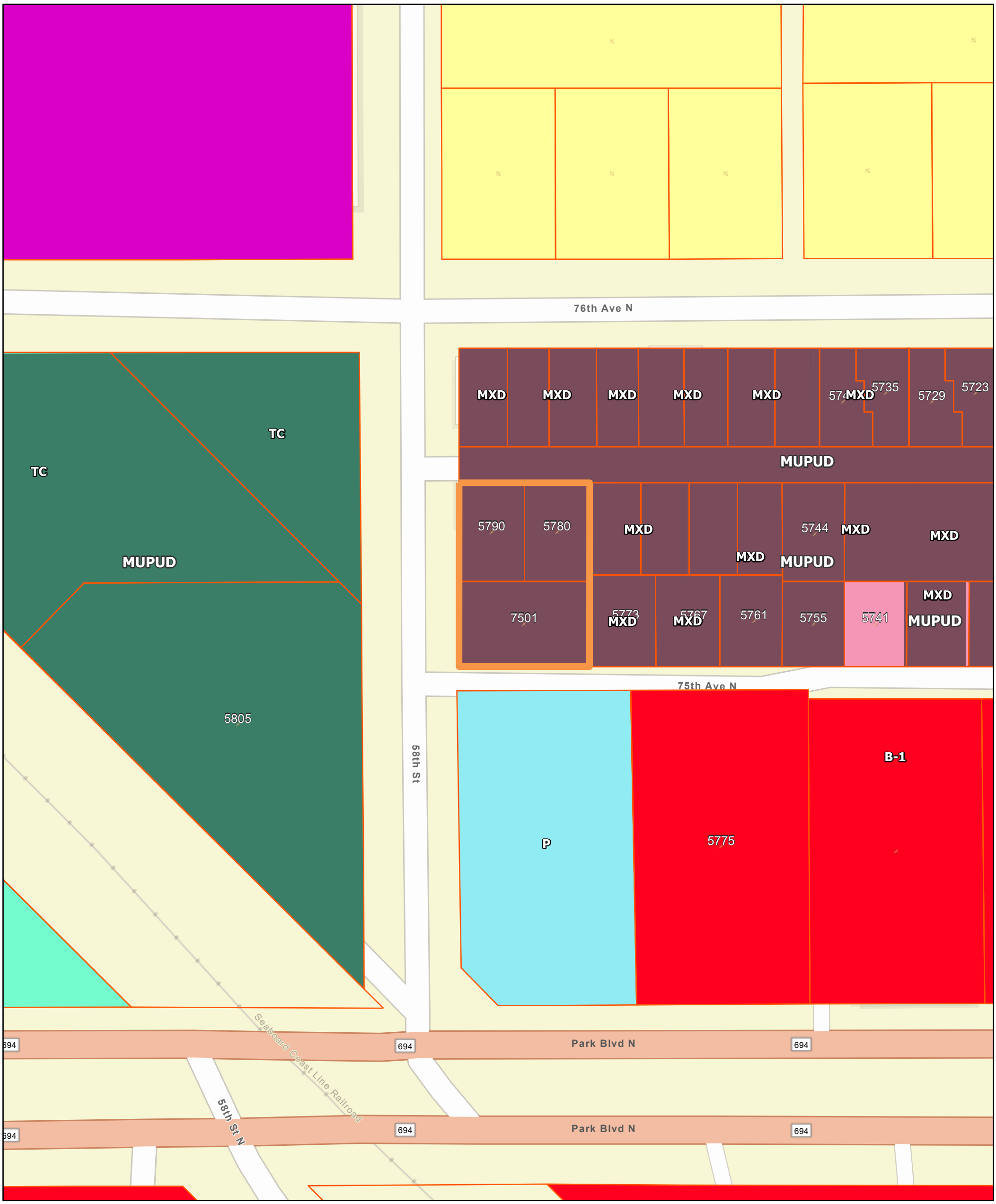
# Zoning

Exhibit G




12/5/2024, 12:06:22 PM

FEMA Flood Hazard Areas

- Area of Minimal Flood Hazard (X)
- Master Address Points
- Parcels
- Pinellas Park

Zoning Overlay District

- Mixed Use Planned Unit Development - MUPUD

Zoning (Pinellas Park)

- General Commercial - B-1
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Public - P
- Single Family Residential - R-1
- Town Center - TC

1:690

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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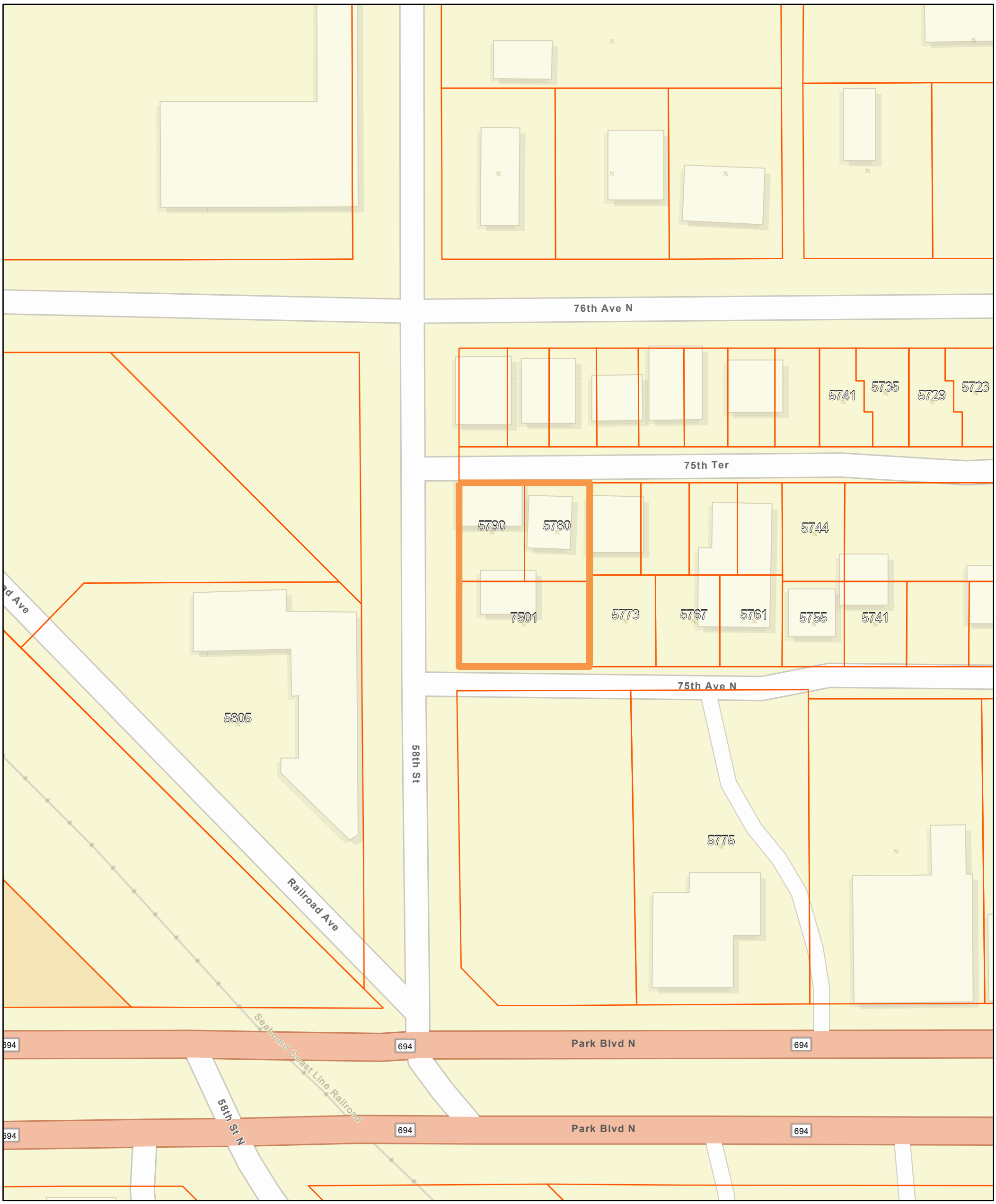
# FIRM

Exhibit H




12/5/2024, 12:07:24 PM

FEMA Flood Hazard Areas

Area of Minimal Flood Hazard (X)

Panel Extent

Master Address Points

Parcels

Pinellas Park

1:690

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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ArcGIS Web AppBuilder

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