

ORDINANCE NO. xxxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ANNEXING INTO THE CITY A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 5300 ULMERTON ROAD TOGETHER WITH THE ADJACENT RIGHT-OF-WAY OF ULMERTON ROAD AND LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR AMENDMENT OF THE LEGAL DESCRIPTION OF THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE ASSIGNMENT OF CITY ZONING CLASSIFICATION; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.(5300 FLEX LLC, AX-2023-00002) .

WHEREAS, 5300 Ulmerton Road is located in an unincorporated area of Pinellas County, Florida, and contiguous to the City of Pinellas Park; and

WHEREAS, the property owner has petitioned City Council requesting that said property be annexed into the City of Pinellas Park, Florida; and

WHEREAS, the south half of the right-of-way of Ulmerton Road adjacent to 5300 Ulmerton Road shall be annexed into the City of Pinellas Park, Florida together with 5300 Ulmerton Road; and

WHEREAS, all requirements of Florida Statutes, Chapter 171, pertaining to the voluntary annexation have been complied with.

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 land lying in an unincorporated area of Pinellas County, Florida, and contiguous to the City of Pinellas Park, generally located at 5300 Ulmerton Road together with the adjacent right-of-way of Ulmerton Road and legally described and depicted in Exhibit "A" which is attached hereto and made a part hereof, is hereby annexed into the City of Pinellas Park.

SECTION TWO: That the legal description of the corporate boundaries of the City of Pinellas Park, Florida, is hereby amended to include the land herein annexed. The legal description of the City of Pinellas Park, Florida, contained in the City Charter, and all official City maps and other official documents shall be amended accordingly.

SECTION THREE: That the land herein annexed shall be assigned the City zoning classification of Light Industrial (M-1) which is the closest compatible to the County Employment-1 and Employment-2 (E-1 & E-2) zoning on the subject parcel at the time of annexation.

SECTION FOUR: That the City Zoning Map is hereby amended to conform to the provisions of this Ordinance.

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

SECTION SIX: 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.

ADOPTED THIS _____ DAY OF _____, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2023.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK

Exhibit "A"

THIS IS NOT A SURVEY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC.4&9, TWP.30S., RNG.16E.
PINELLAS COUNTY, FLORIDA

DESCRIPTION:

THAT PORTION OF LOT 1, PINELLAS GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PARCEL# 09/30/16/70992/200/0102, ALONG WITH THAT PORTION OF ULMERTON ROAD RIGHT OF WAY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE N89°44'57"W, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING (POB 1); THENCE S00°00'11"E, A DISTANCE OF 658.09 FEET; THENCE N89°44'57"W, A DISTANCE OF 206.00 FEET; THENCE N00°00'10"W, A DISTANCE OF 618.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ULMERTON ROAD; THENCE N89°44'57"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 796.57 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N00°12'42"E, A DISTANCE OF 117.00 FEET TO THE APPARENT CENTERLINE OF ULMERTON ROAD; THENCE S89°44'57"E, ALONG THE APPARENT CENTERLINE OF ULMERTON ROAD, A DISTANCE OF 1002.12 FEET; THENCE LEAVING SAID CENTERLINE, S00°00'34"E, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING (POB 1).

CONTAINING 244,598.70 SQUARE FEET (5.62 ACRES), MORE OR LESS.

REV 1 UPDATED PROPERTY AND DESCRIPTION PER CLIENT TBM 2/3/2023

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE SHEETS, HAVING A BEARING OF N89°44'57"W.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
A SEPI COMPANY

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
LICENSED BUSINESS NUMBER 8423

THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OR
THE DIGITAL SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER SHOWN
HEREON.



Frederick S.
Bachmann
2023.02.06
10:40:35 -05'00'

FREDERICK S. BACHMANN, PLS, LS 5174

SKETCH OF DESCRIPTION
5300 ULMERTON ROAD
PINELLAS PARK

PINELLAS COUNTY

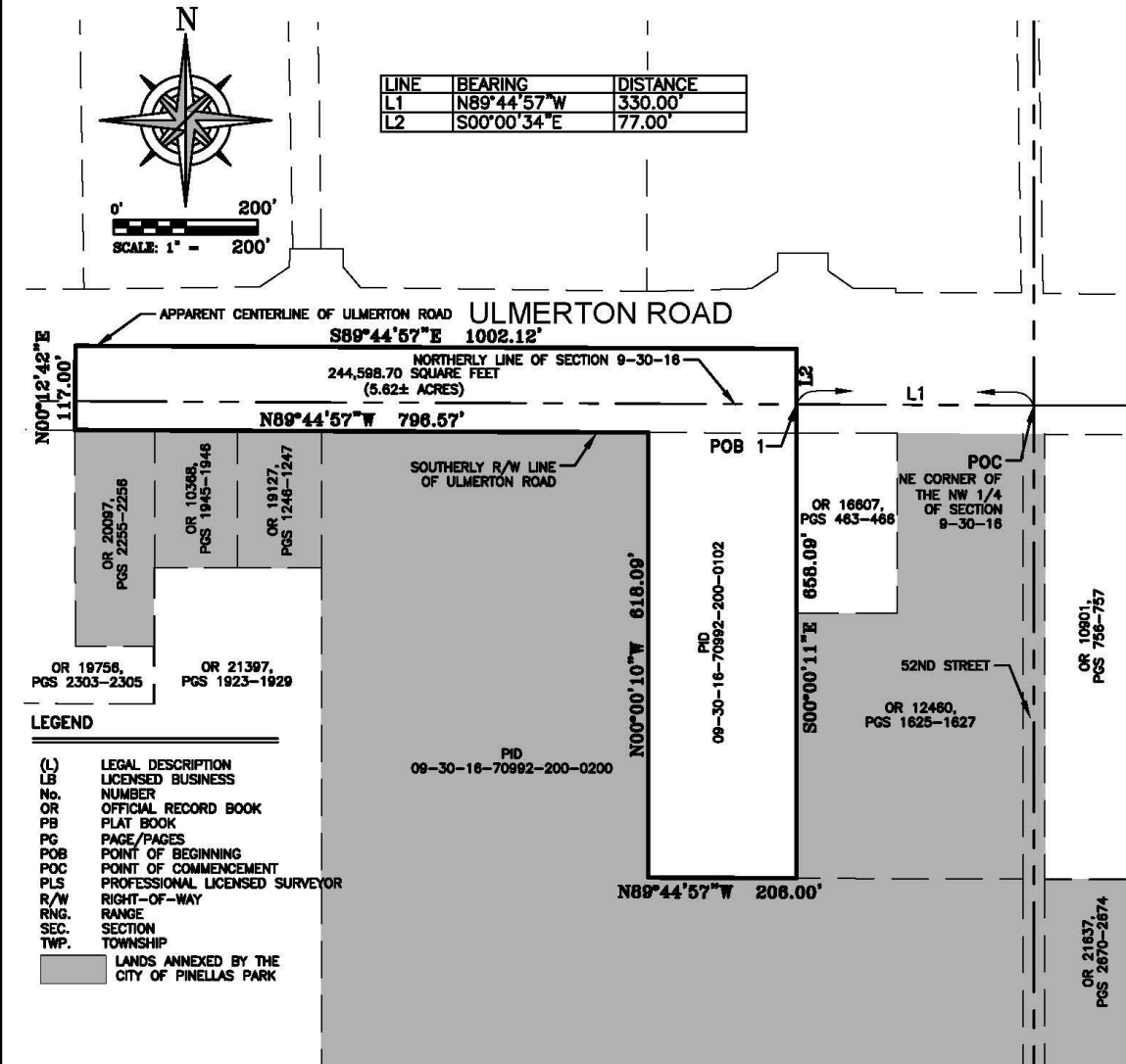
FLORIDA

PROJECT NO.	SE22.461
DATE:	10/11/2022
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	1 OF 3

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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/200 OR SMALLER.

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I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(8) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

SKETCH OF DESCRIPTION
5300 ULMERTON ROAD
PINELLAS PARK

PINELLAS COUNTY

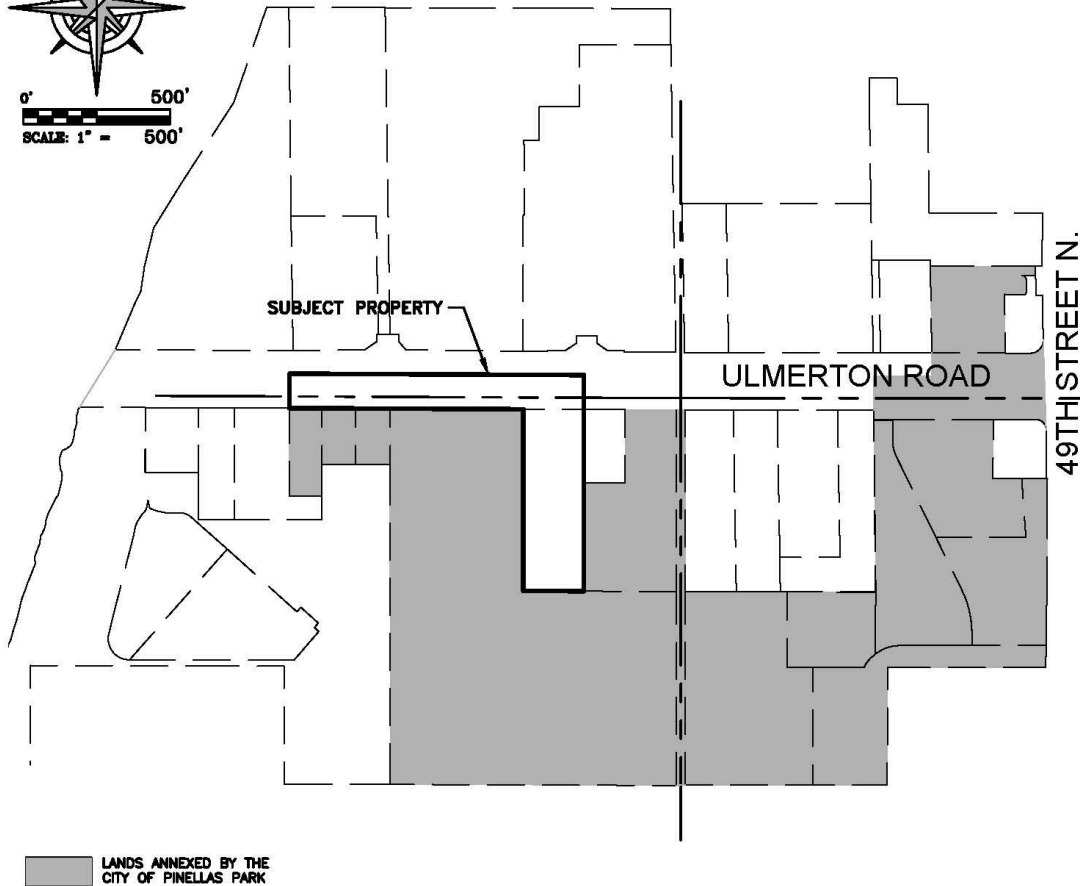
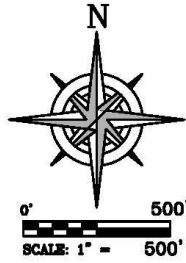
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PROJECT NO.	SE22.461
DATE:	10/11/2022
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PINELLAS COUNTY, FLORIDA



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5300 ULMERTON ROAD
PINELLAS PARK**

PINELLAS COUNTY

FLORIDA

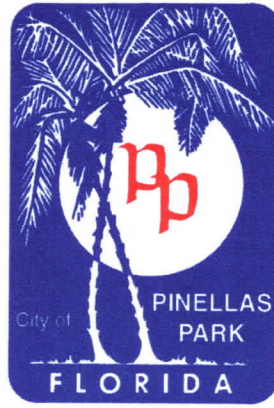
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City of

PINELLAS PARK

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



FLORIDA

PHONE • (727) 369-0700
FAX • (727) 544-7448

Please Respond To:

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

February 2, 2023

Mr. Derek Reeves
Long Range Planning Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #23-020
Annexation Ordinance AX-2023-00002, 5300 Ulmerton Road

Dear Mr. Reeves:

We have received and reviewed the proposed Annexation Ordinance for 5300 Ulmerton Road, which includes annexing a portion of the Ulmerton Road right-of-way. We had previously approved the companion Annexation Agreement, which only deals with the private property being annexed. This Ordinance annexes not only that parcel, but also two different parcels of an FDOT right-of-way. From eyeballing the parcels shown as being annexed, it appears to us that the two portions of the FDOT right-of-way on Ulmerton Road probably constitute greater than 50 percent of the total area being sought to be annexed. In discussing this with you on the phone in which both Mrs. Rubenstein and I were involved, it seems as if you agree with our eyeballing of the size of the parcels. However, if the small parcel on Ulmerton Road to the east is deleted from the Annexation Agreement, we understand that the FDOT right-of-way is less than 50 percent of the land area being involved in the annexation.

Assuming that all of our understandings are correct, with the deletion of the small portion of Ulmerton Road depicted to the east on the survey and the corresponding correction of the legal description of the parcels being annexed to limit the FDOT right-of-way to no great than 50 percent of the total property being

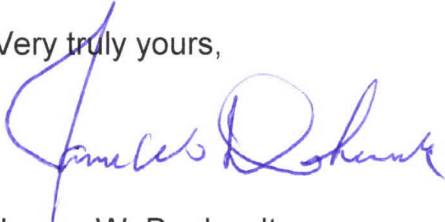


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Mr. Derek Reeves
February 2, 2023
Page 2

annexed, we would otherwise approve of the proposed Annexation Ordinance as to form and correctness.

Very truly yours,



James W. Denhardt
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

JWD/dh

23-020.02022023.LDR.Annex Ord AX-2023-00002 5300 Ulmerton Rd.wpd



Prepared by: Derek Reeves, AICP, CFM
Long Range Planning Manager

I. APPLICATION DATA

- A. **Case Numbers:** AX-2023-00002, LUPA-1123-00003
- B. **Location:**
1. **Address:** 5300 Ulmerton Road
 2. **Parcel Numbers:** 09-30-16-70992-200-0102
- C. **Request:** Request for the Annexation of a parcel and adjacent right-of-way located at 5300 Ulmerton Road with associated Annexation Agreement and Future Land Use Map Amendment designating a parcel as Industrial Limited (IL).
- D. **Applicant:** 5300 FLEX LLC
- E. **Agent:** Mark Blanton
- F. **Property Owner:** 5300 FLEX LLC
- G. **Legal Ad Text:** Request for the Annexation of a parcel and adjacent right-of-way located at 5300 Ulmerton Road with associated Annexation Agreement and Future Land Use Map Amendment designating a parcel as Industrial Limited (IL).
- H. **PARC Meeting:** November 29, 2022
- I. **Public Hearings:**
- Planning & Zoning Commission Hearing Date:** February 2, 2023
Advertising Date: January 18, 2023
- City Council (1st Reading) Date:** March 9, 2023
- City Council (2nd Reading) Public Hearing Date:** March 23, 2023
Advertising Date: March 8, 2023

II. BACKGROUND INFORMATION

- A. **Case Summary:** The applicant is proposing the annexation of a 2.98 acre property. The existing development consists of approximately 41,350 square feet of industrial space with multiple tenants. Access is from Ulmerton Road to the north. There is an existing billboard located in the northwest portion of the site. The applicant is request special provisions in the Annexation Agreement to keep the existing billboard, which is nonconforming due to height, setbacks and sign face area, and for the ability to replace the existing billboard with a smaller (10.5 feet by 36 feet) billboard in the same location.
- B. **Site Area:**
1. Parcel Area: 129,870 square feet / 2.98 acres
 2. Annexation Area: 268,583 square feet / 5.62 acres

C. Property History:

1. **Land Use Plan or Zoning Amendments:** None.
2. **Previous Permits and Development:** None.
3. **Previous Variances, Waivers:** None.

D. Existing Use: Multi-tenant warehouse

E. Proposed Uses: Multi-tenant warehouse

F. Current Future Land Use: Employment (E) (County)

G. Proposed Future Land Use: Industrial Limited (IL)

H. Current Zoning District: E-1 and E-2 (County)

I. Proposed Zoning District: Light Industrial (M-1)

J. Flood Zone: The property is located in Flood Zone X, which is a low-risk flood zone.

K. Evacuation Zone: The property is in Evacuation Zone D, which is the third level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

L. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	IL (Largo)	IL (Largo)	FDOT, FDOC
South	M-1	T/U	Duke Substation
East	CH/E-2 (County)	IL/E (County)	Office, Stormwater
West	M-1	T/U	Duke Substation

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a limited industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial and industrial/mixed use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

2. Key Standards:

Primary Uses – Office; Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B)

Secondary Uses - Residential (limited to locations in Gateway Centre developed prior to August 7, 2015, pursuant to Section 2.3.3.14(E) of the Countywide Plan Rules (2018); 1 Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.

3. Relevant Policies:

POLICY PW 1.3.1

The Public Works Department shall analyze the condition and adequacy of any water distribution system that the City may inherit through annexation and prepare cost estimates for upgrading those systems to meet City requirements.

POLICY SW.1.3.1

The City shall make available at the time of annexation solid waste collection service or require proof of existing service by a licensed solid waste collection service.

OBJECTIVE ICE.1.8

The City will identify, implement, and coordinate joint planning areas for annexation and provision of services.

POLICY ICE.1.8.1

The City will coordinate with the Pinellas Planning Council, and other jurisdictions as appropriate, to establish a more comprehensive and better integrated annexation process that will include consideration of the following:

- a. Advance Notices - a procedure that provides for advance notice of all annexations to the respective parties of interest;*
- b. Accurate Legal Descriptions - a means to review and validate the legal descriptions for annexations;*
- c. State Law Compliance - definitions and examples by which to determine compliance with the state law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;*
- d. Ability to Serve - pre-determined or administrative means to establish a municipality's ability to serve the area;*
- e. Service Contracts - enabling provisions for Pinellas County and each municipality to enter into mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation;*
- f. Consistency - a requirement for consistency with the Comprehensive Future Land Use Plan at the time of annexation; and*
- g. Coordination with State Plan Amendment Review Process - to establish eligibility for waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.*

4. Staff Analysis:

The subject property is located within the boundaries of the Annexation Planning Area Agreement as coordinated with Pinellas County, and all procedures are being followed. The subject property is already served by public water, sewer, and solid waste services. Staff finds that the proposed annexation is consistent with the City's adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

Section 18-1524. - "M-1" LIGHT INDUSTRIAL DISTRICT

Sec. 18-1524.1. - STATEMENT OF INTENT. The "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family dwellings, together with accessory uses and public facilities customary to or required for such an environment.

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

2. Key Standards:

Sec. 18-1501.13. - ZONING OF ANNEXED PROPERTIES.

Property heretofore or hereafter annexed to the City shall be given the zoning classification which most closely relates to the Pinellas County zoning classification in effect at the time of such annexation, and the Official Zoning Map shall be amended or posted accordingly. Should a petition for annexation include a request for a zoning classification other than that which most closely relates to the Pinellas County zoning classification in effect for said property at the time said petition is filed, City Council may, in its sole discretion: refer said petition to the Planning and Zoning Commission for its recommendation; pass the proposal for said annexation of the property at the zoning requested in the petition; or deny the proposal. Any rezoning of an annexed area shall be consistent with F.S. § 171.062(2), as may be amended from time to time, which provides that if an annexed area was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

SECTION 18-1524. - "M-1" LIGHT INDUSTRIAL DISTRICT

Sec. 18-1524.1. - STATEMENT OF INTENT.

The "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family dwellings, together with accessory uses and public facilities customary to or required for such an environment.

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Sec. 18-1524.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred fifty (150) feet.
4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to the adoption of these regulations may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty (20) feet.
2. Secondary Front Yard Setback: Ten (10) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Five (5) feet, ten (10) feet is required if abutting a residential zoning district.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent. Refer to Section 18-1530.18 for maximum lot coverage allowances for master stormwater retention/detention ponds.

(D) MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.

1. Nonresidential: Three hundred (300) square feet.
2. Residential: See Table 1524-1.
Single-family Detached: One thousand (1,000) SF.

(E) FLOOR AREA RATIO.

1. Fifty-five hundredths (0.55) in CRD.
2. Fifty-five hundredths (0.55) in IL.

(F) MAXIMUM BUILDING HEIGHT. Forty (40) feet See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

Sec. 18-630.1. - OFF-PREMISE SIGNS (BILLBOARDS) IN INDUSTRIAL ZONING DISTRICTS.

Off-premise signs (Billboards) are allowed in the industrial zoning districts "M-1" and "IH" but subject to the following content-neutral criteria as to maximum number, minimum frontage, locational restrictions, maximum sign size (area) limitations, maximum height limitations, minimum separation requirements, and minimum setback requirements:

- (a) Maximum number. A maximum number of one (1) billboard structure per zone lot is permitted.
- (b) Minimum zone lot frontage. A billboard structure may not be located on a zone lot unless the zone lot has at least one hundred (100) feet of frontage.
- (c) Locational restrictions. A billboard structure may only be located along one of the following designated roadways:
 - i. An interstate or federal-aid primary highway.
 - ii. 49th Street (between U.S. 19 and the northern city limits).
 - iii. U.S. Hwy. 19 (between Park Blvd. and the northern city limits).
- (d) Maximum sign size (area) limitation. The billboard structure shall not have a sign face that exceeds three hundred sixty (360) square feet in size per sign face. Two (2) such sign faces may be mounted back-to-back on the same sign structure.
- (e) Maximum height limitation. A billboard structure shall not exceed thirty-five (35) feet in height from the ground level; however, in the case where the off-premise sign is on a parcel contiguous to an overpass or elevated road (excluding service roads) from which the sign is designed to be viewed, the height of the sign shall be measured from the highest point of the overpass or elevated road at that portion of the crown of the roadway surface adjacent to the parcel to the top of the sign.
- (f) Minimum separation requirements. A billboard structure must meet the following minimum separation requirements:
 - i. The billboard structure shall not be located within a fifteen hundred (1,500) foot radius of another billboard on an interstate highway.
 - ii. The billboard structure shall not be located within a one thousand (1,000) foot radius of another billboard on a federal-aid primary highway.
 - iii. The billboard structure shall not be located within five hundred (500) feet of any residentially-zoned property.
- (g) Minimum setback requirements. A billboard structure must meet the following minimum setback requirements:
 - i. The billboard structure shall have a minimum fifty-foot setback in the front yard.
 - ii. The billboard structure shall have a minimum twenty-foot setback in any side yard.
 - iii. The billboard structure shall have a minimum twenty-five-foot setback from all primary structures.

2. Staff Analysis:

The current zoning designation of the subject property within Pinellas County is Employment 1 and Employment 2 (E-1 and E-2), which is consistent with the City's "M-1" Light Industrial Zoning District.

The existing billboard on the property is nonconforming under City code due to its sign face area (672 square feet), height (56 feet), primary highway billboard separation (approximately 750 feet), and setbacks (11.4 feet front and 3.8 feet side). The applicant has asked to maintain the existing billboard with the possibility of replacing it with a new smaller billboard (380 square foot sign face) in the same location. The annexation agreement will specify the details should City Council agree to such terms.

Staff finds the "M-1" Light Industrial Zoning District to be the most appropriate and compatible zoning designation for the subject property.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the November 29, 2022 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

A. Findings:

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


1. The subject property has no outstanding code enforcement violations with Pinellas County.
2. The subject property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.
3. The IL Future Land Use designation has been determined the most appropriate for this property
4. The proposed annexation is consistent with the Land Development Code and the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case numbers AX-2023-00002 and LUPA-1123-00003.


Erica Lindquist, AICP, CFM
Planning & Development Services Director

1/19/23
Date

 for NC
Nick A. Colonna, AICP
Community Development Administrator

1/19/2023
Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
 - That AX-2023-00002 is approved by City Council.
- C. RECOMMEND DENIAL

VI. ATTACHMENTS

- Exhibit A: Application Materials
- Exhibit B: Aerial Map
- Exhibit C: Future Land Use Map
- Exhibit D: Zoning Map
- Exhibit E: FIRM



ADDENDUM

Case Number: AX-2023-00002

V. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

... of a request for the Annexation of a parcel and adjacent right-of-way located at 5300 Ulmerton Road.

CITY OF PINELLAS PARK
PLANNING AND DEVELOPMENT



PETITION TO ANNEX APPLICATION

PROPERTY INFORMATION

Street Address: 5300 Ulmerton Rd

City: Clearwater Zip Code: 33760 State: FL

Parcel ID: 09-30-16-70992-200-0102

Intended Use of Property: Commercial/Light Industrial

PROPERTY OWNER INFORMATION

Owner Name(s): 5300 Flex, LLC - Mark Blanton, Manager

Street Address: 8108 Old Hixon Rd. Ste 110

City: Tampa Zip Code: 33626 State: FL

Phone Number: 813-920-1031 Email Address: mark@alliance-exchange.com

AUTHORIZED AGENT

Note: The owner's authorization form must be signed and submitted

Authorized Agent Name(s): Mark Blanton 

Street Address: 8108 Old Hixon Rd. St. 110

City: Tampa Zip Code: 33626 State: FL

Phone Number: 813-732-3930 (cell) Email Address: markeblanton@gmail.com

ADDITIONAL INFORMATION

Why do you wish to annex? so that we can come within the covering & oversight of Pinellas Park & enjoy the benefits of smaller/more efficient review for construction/development, & signage. We hope to come to an agreement on a digital Billboard as well.

PETITION FOR ANNEXATION TO THE CITY OF PINELLAS PARK, FLORIDA

PARCEL: 09-30-16-70992-200-0102
(LOCATED AT 5300 Ulmerton Road)

PARCEL 1:

THE WEST 1/2 OF LOT 1, IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES, INC., RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, LESS THE WEST 120.00 FEET THEREOF AND ALSO LESS THE NORTH 40.00 FEET THEREOF.

CONTAINING 124,836.00 SQUARE FEET (2.87 ACRES), MORE OR LESS.

The names and addresses of the undersigned representing all of the legal owners of the above-described property are as follows:

5300 FLEX LLC
5300 Ulmerton Rd

PETITION FOR ANNEXATION TO THE CITY OF PINELLAS PARK, FLORIDA

The undersigned, being the sole OWNER ("OWNER" is used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as the context requires) of the following described real property located within Pinellas County, Florida, hereby consents and agrees to the annexation of such property by the City of Pinellas Park, Florida, and further requests the City of Pinellas Park to forthwith undertake annexation proceedings to annex the said real property:

Carolyn Allen
Witness (Signature)

Mark Blanton
Owner (Signature)

Carolyn Allen
Witness Printed Name

Mark Blanton, 5300 Flex, LLC
Owner Printed Name

State of

County of

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day January, 2023, by Mark Blanton who is/are personally known to me or who has/have produced _____ as identification.

[Notary Seal]



Notary Signature Carolyn Allen
Carolyn Allen
Name typed, printed, or stamped

My Commission Expires: 07/20/2025

Property Ownership Affidavit

Date: 8/31/22

City of Pinellas Park
Planning and Development
6051 78th Ave N,
Pinellas Park, FL 33781

Re: Property Owner Affidavit for the following site location:

PARCEL ID: 09-30-16-70992-200-0102

Address: 5300 Ulmerton Rd, Clearwater, FL 33760

To Whom it May Concern:

I Mark Blanton, on behalf of 5300 Flex, LLC, hereby certify that I am the Owner of the property described above in connection with filing application(s) for ANNEXATION submitted to the Pinellas Park Planning and Development Department.

If Owner is Individual:

By _____

Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name: 5300 Flex, LLC

By [Signature]

Print Name: Mark E Blanton

Its: Manager

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to and subscribed and acknowledged before me this 31st day of August 2022, by Mark E. Blanton, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Carolyn Allen

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 07/20/2025

Prepared by and return to:
Cook & Sadorf, PL dba PLG Law
1744 N. Belcher Road Suite 150
Clearwater, FL 33765
727-726-1514

Quit Claim Deed

This Quit Claim Deed made effective the 30th day of April 2020 between **GLW JOINT VENTURE, a Florida joint venture, "Grantor"**, as to its TWENTY PERCENT (20%) ownership interest, whose post office address is 8108 Old Hixon Road, Suite 110, Tampa, FL 33626, and **5300 FLEX, LLC, a Florida limited liability company, "Grantee"**, whose post office address 8108 Old Hixon Road, Suite 110, Tampa, FL 33626:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witneseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Pinellas County, Florida** to-wit:

Parcel 1:

The West 1/2 of Lot 1, in the Northwest 1/4 of Section 9, Township 30 South, Range 16 East, according to the Plat of Pinellas Groves, Inc., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Less the West 120.00 feet thereof and also Less the North 40.00 feet thereof.

Parcel 2:

Easement rights for the benefit of Parcel 1 as created in that certain Reciprocal Easement Agreement, recorded in Official Records Book 6157, Page 1123, of the Public Records of Pinellas County, Florida.

Parcel Identification Number: 09-30-16-70992-200-0102

COMMONLY KNOWN AS: 5300 Ulmerton Road, Clearwater, FL 33760


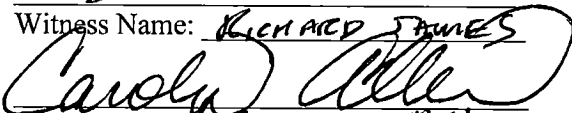
Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

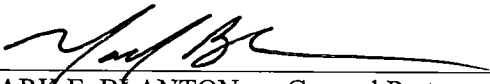
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GLW JOINT VENTURE, a Florida joint venture



 Witness Name: RICHARD JONES

 Witness Name: Carolyn Allen


 MARK E. BLANTON, as General Partner

STATE OF FLORIDA
 COUNTY OF Hillsborough

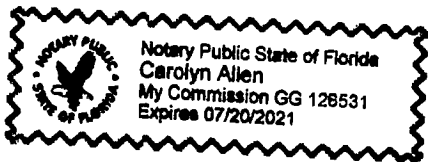
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of June 2020 by MARK E. BLANTON, as General Partner of GLW JOINT VENTURE, a Florida joint venture who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]


 Notary Public

Printed Name: Carolyn Allen

My Commission Expires: 07/20/2021



TO: Duane Zussy, County Administrator

THROUGH: Paul A. Bergmann, Director
Department of Planning *PAB*

FROM: Paul T. Cassel, Site Plan Coordinator *PTC*

SUBJECT: Final Site Plan for Gehrand & Gehrand Warehouse

DATE: June 29, 1978

RECOMMENDATION: Recommend Approval

LEGAL DESCRIPTION: The W $\frac{1}{2}$ of Lot 1, less the W 120 ft., Pinellas Groves,
NW $\frac{1}{4}$, Section 9, Township 30, Range 16

The above referenced site plan has been processed through the Pinellas County site plan review system to include the following departments: Engineering Department, Water Department, Sewer System Department, Planning Department, Environmental Management Department, and has been found to be in compliance with Pinellas County regulations.

Description: This site consists of about 3 acres lying on the south side of Ulmerton Rd., about 1800 ft. west of 49th St. A 41,000 sq. ft. warehouse is proposed and 50 parking spaces are to be provided. The problem regarding fire protection has now been resolved to the satisfaction of the Water Dept. The property is zoned C-3, and M-1, and identified by the Comprehensive Land Use Plan as Manufacturing.

The applicant received preliminary site plan approval for this project on February 21, 1978, and now submits this plan for final site approval. Due to Commission action of February 26, 1974, all final site plans will be approved administratively by the Pinellas County Administrator.

FINAL SITE PLAN

Approved 30 Jan 78
by *Mem*
County Administrator

2-1473

THIS IS NOT A SURVEY.

SEC.4&9, TWP.30S., RNG.16E.
PINELLAS COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

THAT PORTION OF LOT 1, PINELLAS GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PARCEL# 09/30/16/70992/200/0102, ALONG WITH THAT PORTION OF ULMERTON ROAD RIGHT OF WAY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE N89°44'57"W, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING (POB 1); THENCE S00°00'11"E, A DISTANCE OF 658.09 FEET; THENCE N89°44'57"W, A DISTANCE OF 206.00 FEET; THENCE N00°00'10"W, A DISTANCE OF 618.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ULMERTON ROAD; THENCE N89°44'57"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 796.57 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N00°12'42"E, A DISTANCE OF 117.00 FEET TO THE APPARENT CENTERLINE OF ULMERTON ROAD; THENCE S89°44'57"E, ALONG THE APPARENT CENTERLINE OF ULMERTON ROAD, A DISTANCE OF 1002.12 FEET; THENCE LEAVING SAID CENTERLINE, S00°00'34"E, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING (POB 1).

CONTAINING 244,598.70 SQUARE FEET (5.62 ACRES), MORE OR LESS.

AND

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE S89°57'22"E, ALONG THE NORTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING (POB 2); THENCE S00°00'25"E, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ULMERTON ROAD; THENCE N89°57'22"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, N89°44'57"W, A DISTANCE OF 190.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N00°00'11"W, A DISTANCE OF 117.00 FEET TO THE APPARENT CENTERLINE OF ULMERTON ROAD; THENCE S89°44'57"E, ALONG THE APPARENT CENTERLINE OF ULMERTON ROAD, A DISTANCE OF 204.99 FEET; THENCE LEAVING SAID CENTERLINE, S00°00'25"E, A DISTANCE OF 76.95 FEET TO THE POINT OF BEGINNING (POB 2).

CONTAINING 23,983.91 SQUARE FEET (0.55 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE SHEETS. HAVING A BEARING OF N89°44'57"W.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES

SEPI COMPANY

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
LICENSED BUSINESS NUMBER 8423

THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OR
THE DIGITAL SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER SHOWN
HEREON.

Frederick S. Bachmann 10/12/22

FREDERICK S. BACHMANN, PLS, LS 5174

SKETCH OF DESCRIPTION
5300 ULMERTON ROAD
PINELLAS PARK

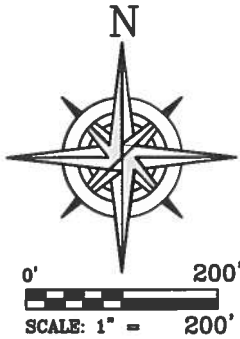
PINELLAS COUNTY

FLORIDA

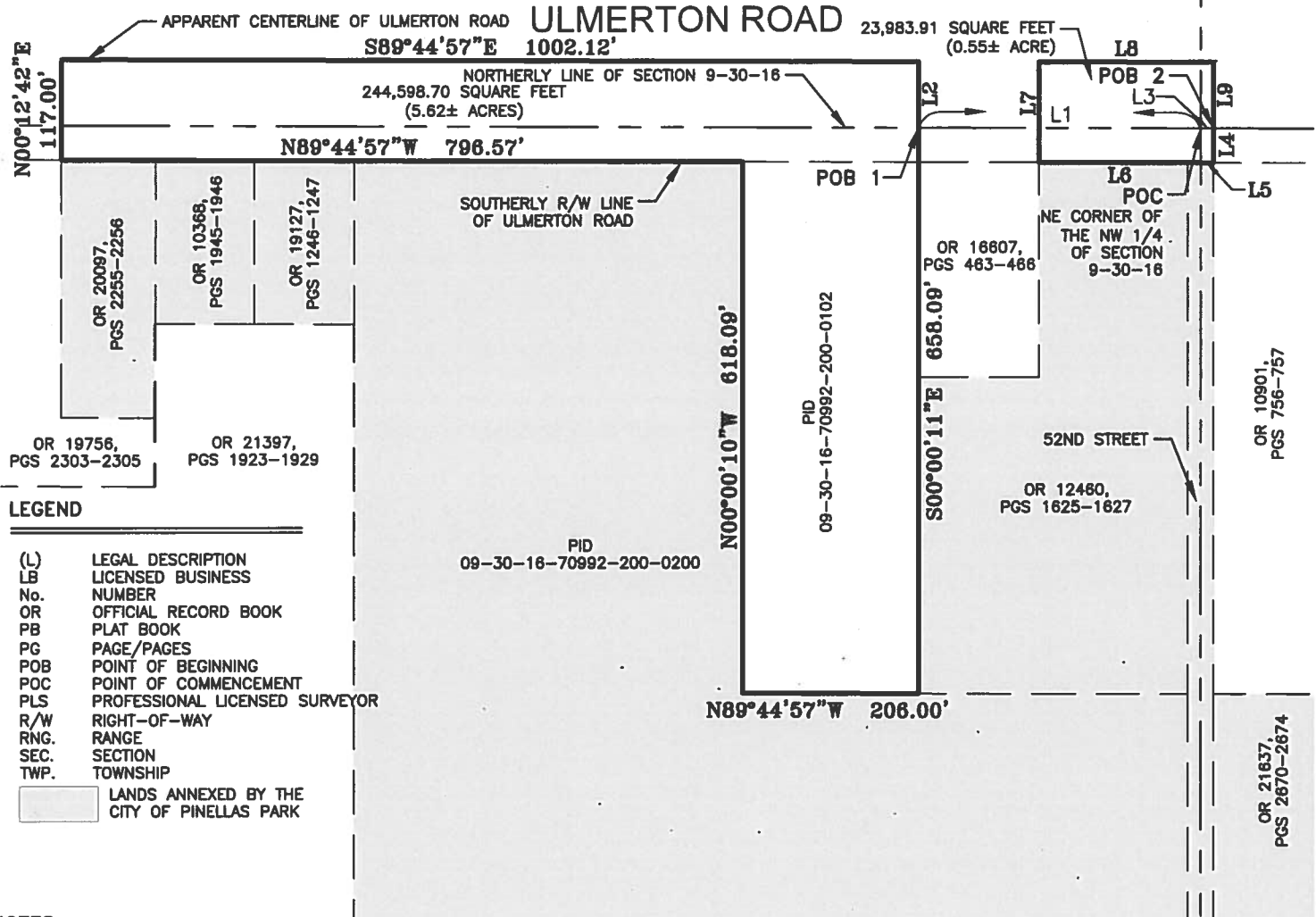
PROJECT NO.	SE22.461
DATE:	10/11/2022
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	1 OF 3

THIS IS NOT A SURVEY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC.4&9, TWP.30S., RNG.16E.
PINELLAS COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L1	N89°44'57"W	330.00'
L2	S00°00'34"E	77.00'
L3	S89°57'22"E	15.00'
L4	S00°00'25"E	40.00'
L5	N89°57'22"W	15.00'
L6	N89°44'57"W	190.00'
L7	N00°00'11"W	117.00'
L8	S89°44'57"E	204.99'
L9	S00°00'25"E	76.95'



LEGEND

(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
No.	NUMBER
OR	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LICENSED SURVEYOR
R/W	RIGHT-OF-WAY
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE SHEETS. HAVING A BEARING OF N89°44'57"W.
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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/200 OR SMALLER.

DEUEL & ASSOCIATES

A SEPI COMPANY

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
LICENSED BUSINESS NUMBER 8423

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SIGNATURE AND ORIGINAL RAISED SEAL OR
THE DIGITAL SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER SHOWN
HEREON.

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(8) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

SKETCH OF DESCRIPTION
5300 ULMERTON ROAD
PINELLAS PARK

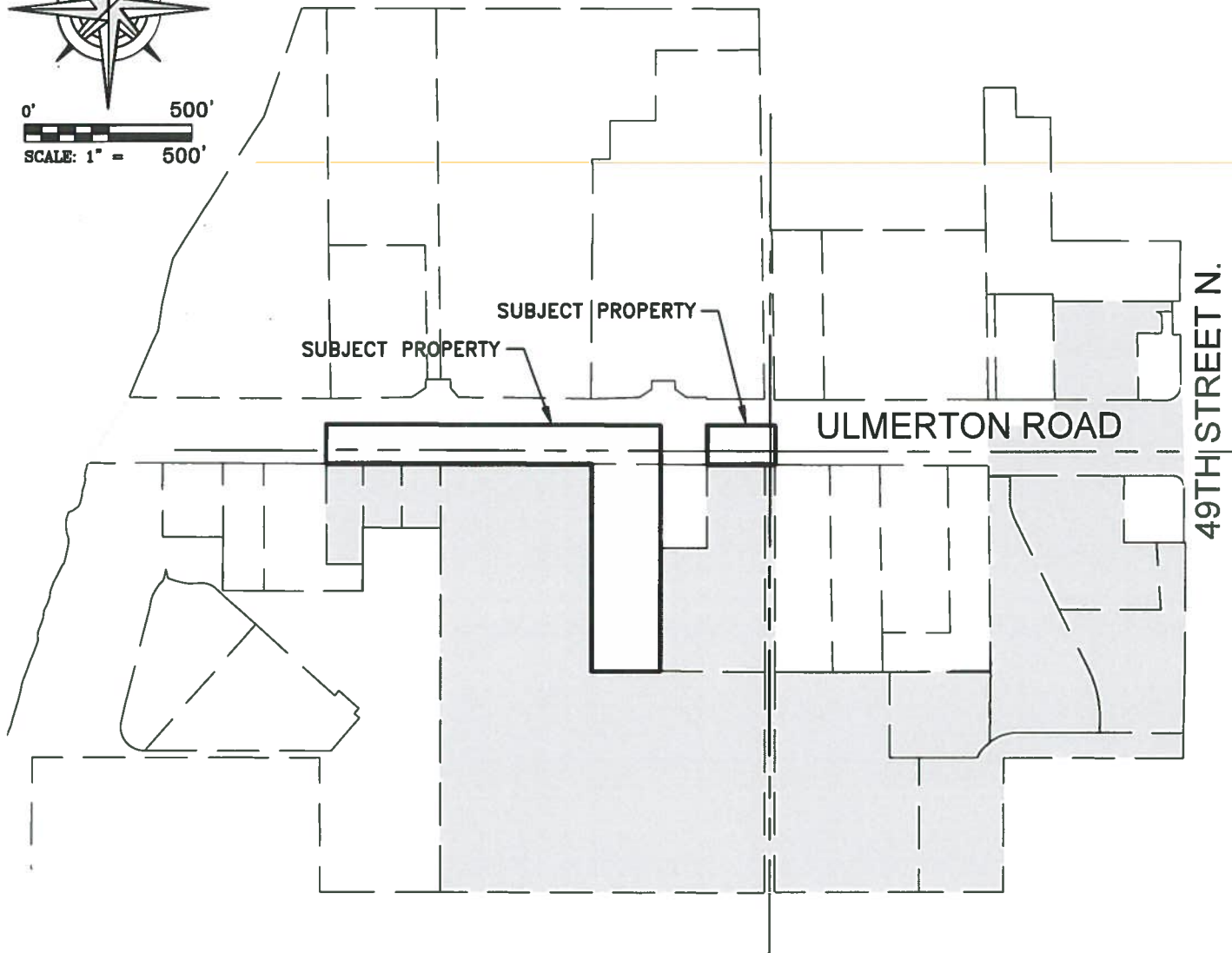
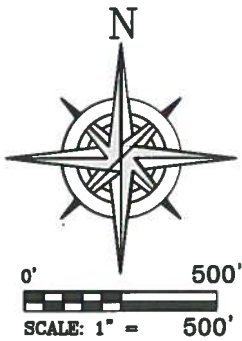
PINELLAS COUNTY

FLORIDA

PROJECT NO.	SE22.461
DATE:	10/11/2022
DRAWN:	TBM
SCALE:	1" = 200'
SHEET NO.	2 OF 3

THIS IS NOT A SURVEY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC.4&9, TWP.30S., RNG.16E.
PINELLAS COUNTY, FLORIDA



LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, ACCORDING TO PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE SHEETS. HAVING A BEARING OF N89°44'57"W.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/200 OR SMALLER.

DEUEL & ASSOCIATES

A SEPI COMPANY

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HEREON.

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**SKETCH OF DESCRIPTION
5300 ULMERTON ROAD
PINELLAS PARK**

PINELLAS COUNTY

FLORIDA

PROJECT NO.	SE22.461
DATE:	10/11/2022
DRAWN:	TBM
SCALE:	1" = 500'
SHEET NO.	3 OF 3

City of Pinellas Park

Legend

- Parcel Lines
- Centerlines
- Pinellas Park
- Medical District
- Community Redevelopment Area 20:



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

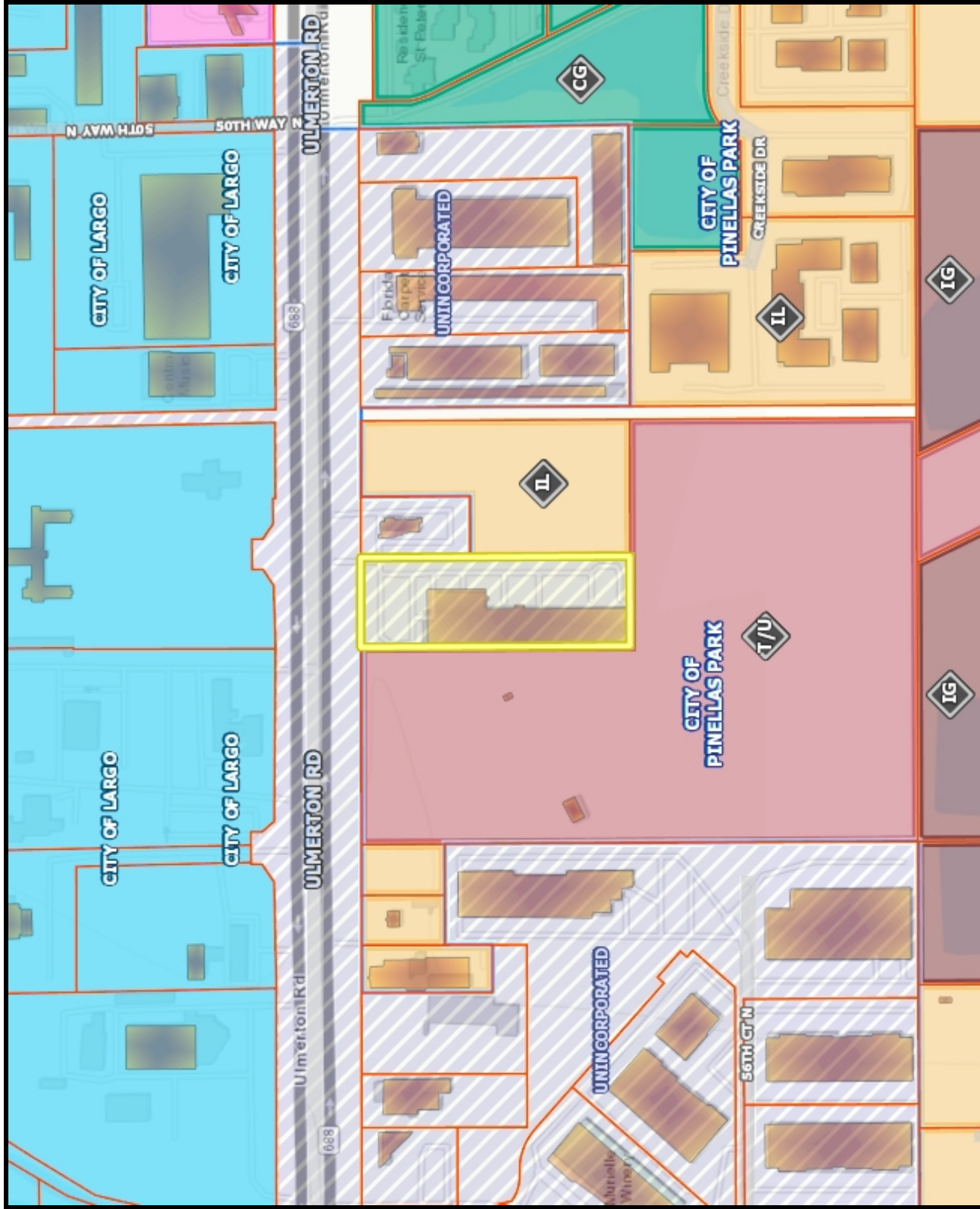


City of Pinellas Park

Legend

- Parcel Lines
- Centerlines
- Building Footprints
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Land Use Borders

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



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

City of Pinellas Park

Legend

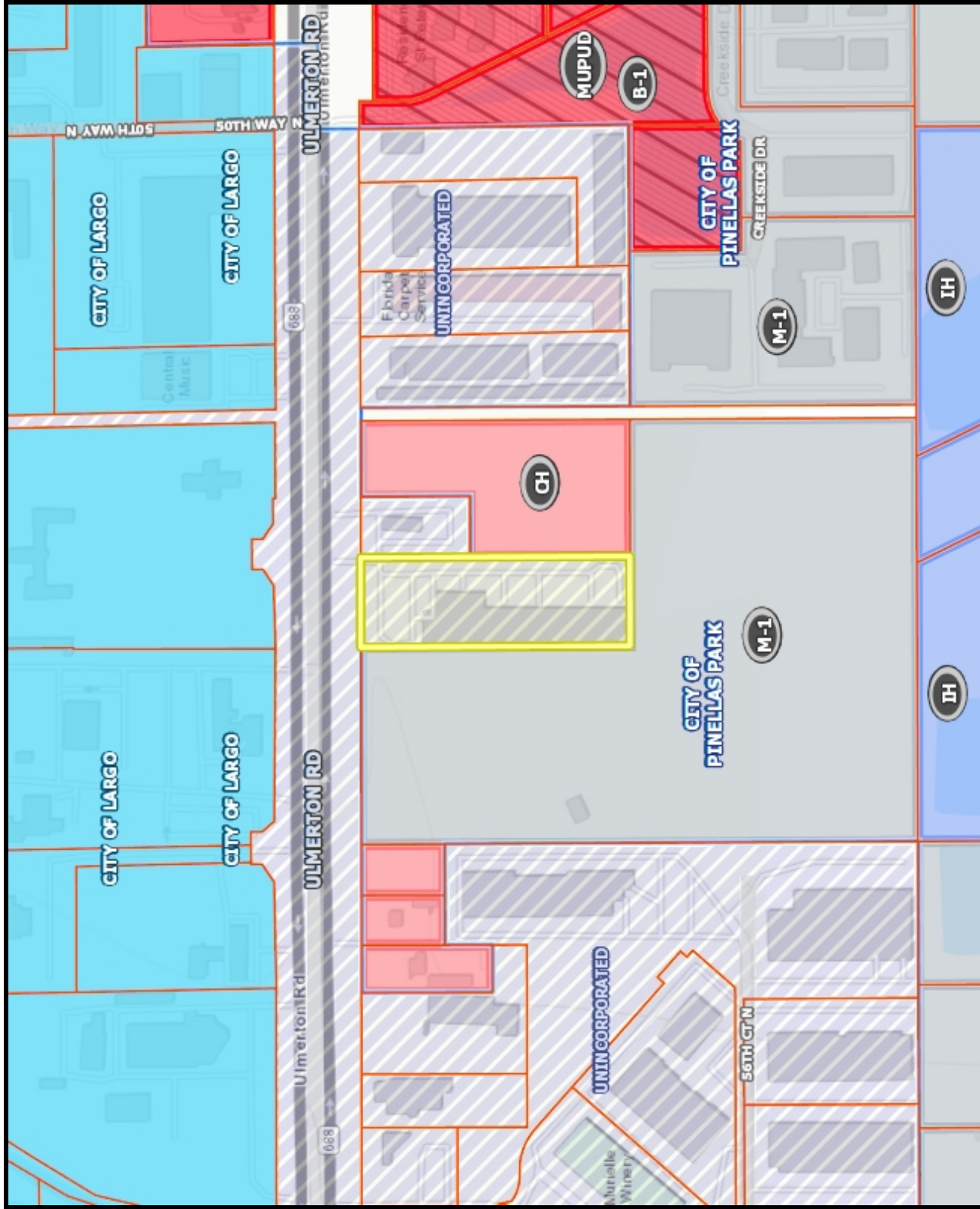
- Parcel Lines
- Centerlines
- Pinellas Park

Zoning Borders

- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - C1
- 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 - C1
- Farm - F
- General Office - GO



Notes:

1: 4,514

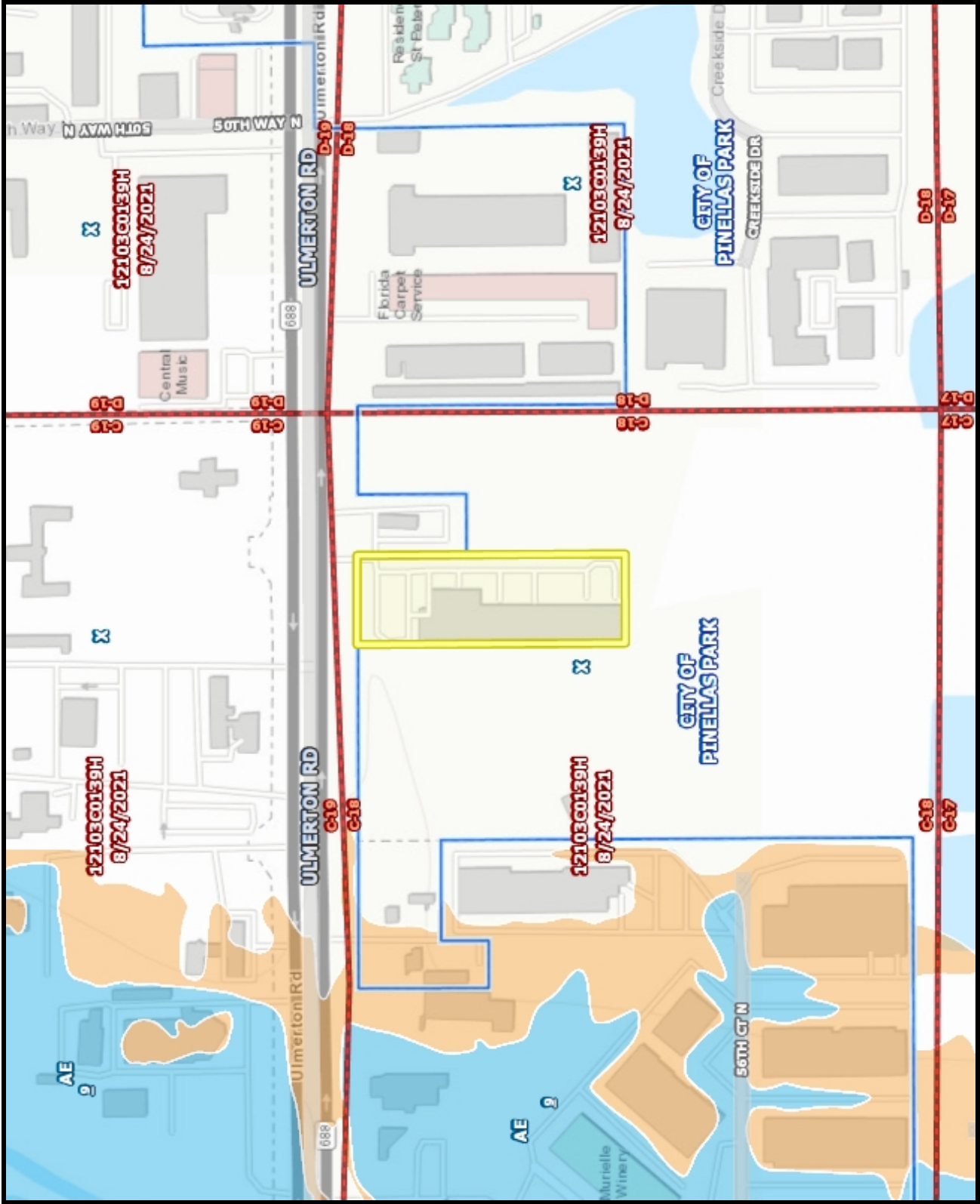
376.2 0 188.08 376.2 Feet



WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

- Centerlines
- Pinellas Park
- City Grid
- 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 Coastal Zone (X)
 - 0.2% Annual Chance Flood Hazard (X)
 - 0.2% Annual Chance Flood Hazard in Coastal Zone (X)
 - Area of Minimal Flood Hazard (X)
 - Riverine Floodway in Combined Riverine and Coastal Floodplain (AE)
 - Floodway (AE)



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet