

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD), WITH UNDERLYING MIXED USE DISTRICT (MXD) ZONING ON A 1.2 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 A CHANGE IN USE ON LOT 27 LOCATED AT 5731 75TH AVENUE N.; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (PUD-1223-00005; Namaste Homes, LLC)

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

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

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

WHEREAS, the applicant has requested a Major Amendment to the MUPUD Master Plan (PUD-1223-00005) to change the use on Lot 27 from an Art Building to a Live/Work Unit on said Master Plan; and

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida have reviewed and held public hearings on said request; and

WHEREAS, the City Council has determined that it is in the public interest to amend the Master Plan, so as to authorize and approve a modification of the property generally located south of 76th Avenue N., north of 75th Avenue N., east of 58th Street N., and west of 57th Street N., as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the revised Master Plan and supporting documentation for the MUPUD are hereby adopted for the purpose of controlling development on the 1.2 acre parcel of land generally located south of 76th Avenue N., north of 75th Avenue N., east of 58th Street N., and west of 57th Street N. described as follows:

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

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

EXHIBIT "B" - MASTER PLAN

and, that the following conditions of approval be adopted:

1. Development controls are established through the development order, consisting of the application, staff report, and preliminary and final site plans, along with any accompanying text or graphics that constitute land development regulations applicable to the subject site. The submitted site plan, prepared by Vickstrom Engineering Services, Inc. and last revised on November 9, 2022 and as may be directed by City Council to revise as a result of their review, shall be accepted as the controlling site plan for the development. All regulations not addressed in the site plan and supporting documentation shall default to the Code in effect at the time of MUPUD adoption.
2. Upon written request prior to the expiration of PUD amendment approval, the Planning and Development Services Director may approve an extension up to one year.

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

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

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

PUBLISHED THE _____ DAY OF _____, 2023.

FIRST READING _____ DAY OF _____, 2023.

PUBLIC HEARING THE _____ DAY OF _____, 2023.

PASSED THIS _____ DAY OF _____, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2023.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTION

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

EXHIBIT "B"

MASTER PLAN

(Prepared by Vickstrom Engineering Services, Inc.)

Last Revised dated November 9, 2022

City of

PINELLAS PARK

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



FLORIDA

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Please Respond To:

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

December 14, 2022

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

RE: City Document #22-338
Case PUD-1223-00005

Dear Ms. Montesino:

Our office has received and reviewed the above-referenced Major PUD Amendment Ordinance. Our office would approve of the proposed Ordinance as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
City Attorney

cc: Bart Diebold, City Manager
Diane M. Corna, MMC, City Clerk
Chief Michael Haworth, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

LCR/dh

22-338.12142022.LMM.Ord for PUD-1223-00005.wpd



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Prepared by: Megan Montesino
Development Review Manager

I. APPLICATION DATA

- A. Case Number:** PUD-1223-00005 (associated with Case No. DA-1223-00001)
- B. Location of Lot 27:** 5731 75th Ave N. (Parcel No. 28-30-16-01645-000-0270)
- C. Request:** Major Planned Unit Development (PUD) amendment to change the use on Lot 27 from an Art Building to a Live/Work Unit.
- D. Applicant:** Glenn Larkan and Frederic Samson with Namaste Homes
- E. Authorized Agent:** N/A
- F. Property Owner:** Namaste Homes
- G. Legal Ad Text:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD), WITH UNDERLYING MIXED USE DISTRICT (MXD) ZONING ON A 1.2 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 A CHANGE IN USE ON LOT 27 LOCATED AT 5731 75TH AVENUE N.; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.
- H. PARC Meeting:** November 29, 2022
- I. Public Hearings:**
- Planning & Zoning Commission Hearing Date:** February 2, 2023
Advertising Date: January 18, 2023
- City Council (1st Reading) Date:** February 23, 2023
- City Council Hearing Date:** March 9, 2023
Advertising Date: TBD

II. BACKGROUND INFORMATION

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

The Applicant is requesting a Major PUD amendment to change the use and structure on Lot 27 from an Art Building to a Live/Work Unit. The proposed breakdown will be the following:

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

PUD regulations provide for flexibility of setbacks subject to certain criteria, such as: character of the surrounding land, impact on abutting development and nature of proposed development. The proposed development for Lot 27 will meet the approved PUD's minimum setbacks of:

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

The required maximum lot coverage (impervious surface ratio) for the site is 75%, and the proposal is 52% lot coverage, which meets the Code requirement.

B. Site Area for Lot 27: 1,742.4 square feet / 0.04 acres

C. 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 will 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 November 2022, an application for a Major Planned Unit Development (PUD) amendment was submitted to change the boundary of the existing MUPUD to add 0.172 acres for Phase 5, which will include 4 three-story Live/Work Units with commercial on the first floor and a residential unit on the second and third floor. It is in review and running concurrently with this application.

D. Existing Use: Residential / Commercial

E. Proposed Uses: Residential / Commercial (No Change)

F. Current Land Use: Community Redevelopment District (CRD)

G. Current Zoning District: Mixed Use District (MXD) with MUPUD Overlay

H. Flood Zone: The property is located in Flood Zone X, which is not a high-risk flood zone.

I. 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.

J. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	R-1	CRD	Single Family Residential
South	P & B-1	CRD	Pioneering Pinellas Park Marker & Commercial
East	R-6	CRD	Single Family and Multi-Family Residential
West	B-1	CRD	Vacant Commercial

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. **Land Use Purpose / Intent:**

It is the purpose of this category to depict those areas of the City that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan therefor.

2. **Key Standards:**

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

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

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

Density/Intensity Standards - *Shall be as set forth for each classification of use and location in the approved special area plan. Densities/intensities shall be consistent with the redevelopment strategy for this plan category and shall generally parallel the medium to high density/intensity standards of the conventional plan categories for the respective types of use characteristics provided for thereunder.*

3. **Relevant Policies:**

OBJECTIVE LU.1.12

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

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

POLICY LU.1.12.2

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

OBJECTIVE LU.1.13

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

POLICY LU.1.13.1

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

POLICY LU.1.13.2

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

POLICY LU.1.13.6

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

OBJECTIVE H.1.1

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

4. Staff Analysis:

The surrounding area is comprised of commercial and residential uses. Staff finds that the proposed change in use for Lot 27 of the existing MUPUD, from an art building to a live/work dwelling unit, is encouraged and supported by various Objectives and Policies of the adopted Comprehensive Plan. Specifically, the proposed change is compatible with the overall vision of the community and existing MUPUD, will concentrate growth while providing the opportunity for a live/work environment, and shall be consistent and compatible with surrounding development.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

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

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

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

The Planned Unit Development District (PUD) serves as an overlay to existing zoning classifications. In this role, the PUD provides an alternative to conventional zoning districts, at the property owner's option. The PUD may be established at appropriate locations and in accordance with the Comprehensive Plan and Land Development Regulations of the City of Pinellas Park. In fulfillment of this intent, the PUD provides standards and guidelines by which flexibility may be accomplished so that:

- (A) A creative approach may be taken for the development of large tracts of land and the redevelopment of older, smaller areas.*
- (B) More open space may be accomplished than would be possible through the strict application of the provisions of this Article.*

- (C) Land may be used more efficiently, resulting in smaller networks of utilities and streets, consequently reducing construction and maintenance costs.
- (D) Harmonious development of the site and the surrounding areas, community facilities, and traffic circulation can be encouraged.
- (E) Non-traditional lot layout or site design may be permitted.

The development guidelines are provided as a basis from which a typical PUD can proceed. However, City Council retains the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety, and may modify these guidelines based on the merits of the project, the character of the surrounding area and potential adverse impacts on this area, size, configuration, and natural features of the land to be developed, adequacy of off-site improvements, traffic impact and nature of the proposed development. Where there are conflicts between these PUD regulations and general zoning, subdivision, or other applicable regulations of the City of Pinellas Park, those adopted by and shown on an adopted Master Plan, as defined herein, shall govern.

2. Key Standards:

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

Sec. 18-1521.2. - DENSITY REGULATIONS.

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

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

Site = 1 acre = 43,560 square feet

0.45 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		
Live/Work Units	C	Subject to section 18-1531

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT

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

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

(B) USES.

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

(C) *DIMENSIONAL REGULATIONS.*

1. *Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements.* See underlying Zoning district for dimensional regulations.
2. *Should the established dimensional regulations be inappropriate for non-traditional lot layout or site design, the following guidelines are established.*
 - (a) *No minimum lot size. However, any MUPUD site shall be suitable for development in the manner proposed without undue hazards to persons or property on or off the tract from the probability of flooding, wind and water erosion, subsidence, or slipping of the soil. Condition of soil, ground water level, drainage, and topography shall all be appropriate to both kind and pattern of use intended. The site shall also contain sufficient width and depth to adequately accommodate its proposed use and design.*
 - (b) *Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered, including, but not limited to, the character of the surrounding area, size, configuration and natural features of the land to be developed, and the nature of the proposed development. Where a proposed MUPUD boundary abuts or functionally abuts a single-family zoning district or single-family development, regardless of zoning district designation, City Council shall require adequate setbacks, buffers and screens to the extent necessary to establish compatibility with the single-family development. Due to the wide range of potential land uses in the MUPUD District, setbacks, buffers and screens shall be proportionate to the proposed use therein. Buffer landscaping standards, Section 18-1533, Table 1 shall serve as a guide to establish compatibility, however, City Council may exceed these recommended standards to the extent necessary based upon the degree of potential incompatibility between abutting or functionally abutting land uses both within and outside of MUPUD boundaries. Where a proposed MUPUD is separated from an adjacent existing land use by a one hundred (100) feet wide right-of-way or easement such adjacent land shall not be considered to functionally abut.*
 - (c) *Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.*
 - (d) *Master Plan Review - Alternative Review Procedure. Projects that do not require Development of Regional Impact Review (F.S. ch. 380.06) shall have approved by City Council a Master Plan consistent with the requirements of Section 18-1540.3 for each phase being considered for specific approval by City Council. Remaining phases can be conceptually approved by review of a Conceptual Master Plan as discussed below. Projects that do require a Development of Regional Impact (DRI) development order or prospective sites of twenty-five (25) acres or more may elect the following Conceptual Master Plan Approval Process.*
 - (e) *For projects described in Subsection (d) above a Conceptual Master Development Plan may be approved by City Council, however, for each increment of development proposed a Master Plan consistent with Section 18-1540.3 shall be approved prior to the issuance of building permits. Preliminary Site Plans for parcels that do not abut or functionally abut a residential district may be approved by the City Manager upon the recommendation of the Community Development Administrator if said plans are consistent with the Conceptual Master Plan approved by City Council at a public hearing. Development increments that do abut or functionally abut a residential district must be approved by City Council but without the necessity of a public hearing. At a minimum, the Conceptual Master Development Plan shall include the following and shall not be considered complete unless all are submitted and approved together:*
 - (1) *General information as enumerated in Section 18-1529.3(D).*
 - (2) *Proposed densities and intensities of development for each increment expressed as dwelling units per acre, type of dwelling unit (single-family detached, single-family attached, multi-family) for residential development and floor area ratio, building height and total gross square footage of nonresidential development.*
 - (3) *Existing conditions as enumerated in Section 18-1529.3(D)2.*
 - (4) *Master Right-of-Way Plan including typical sections for each street type proposed, internal vehicle and pedestrian circulation and provisions for mass transit.*
 - (5) *Master Buffer Plan including typical sections for each buffer, i.e. perimeter, streetscape.*

- (6) Master Drainage Plan.
- (7) Master Utilities Plan.
- (8) Master Signage Plan.
- (9) Geographic and Chronologic Phasing Plan. Where streets and utilities are existing at the time of Conceptual Master Plan consideration a geographic phasing plan shall not be required.

Sec. 18-1529.12. - CHANGES AND AMENDMENTS.

- (A) The City Manager may approve minor changes in the location, size or height of structures, single-family detached residential setbacks, signage and other improvements authorized by the adopted Master Plan provided that the intent of the plan is not changed and provided the proposed change is not in conflict with paragraph (B) below. Minor changes include any change that has no material impact on the character of the approved Master Plan or the relationship between phases of the Master Plan or between the PUD and adjacent development, including, but not limited to:
 - 1. Deviations arising from limited technical considerations which could not reasonably be anticipated during the approval process;
 - 2. Amendments required to bring the application into compliance with adopted technical codes;
 - 3. Driveway relocations;
 - 4. Facility design modifications for design, recreational or other amenities;
 - 5. Substitutions of landscaping materials, so long as the substituted material has substantially similar characteristics as the approved landscaping;
 - 6. Realignments of internal streets prior to final plat approval as long as the realignment does not reduce the gross area of common areas or open spaces, reduce residential lot sizes, eliminate required buffers or create street alignments that fail to conform with City standards;
 - 7. Modifications to dwelling types that produce no increase to the density, parking demand or trip generation within the applicable phase;
 - 8. Modifications to residential setbacks;
 - 9. Changes to the size or height of structures not located on parcels abutting the boundary of the PUD;
 - 10. Changes to the design, location, or orientation of buildings that have no substantive impact on adjacent properties within adjoining the PUD;
 - 11. Minor changes to the design of signs that do not increase their height or area; and
 - 12. Expansions of buffers, open spaces and landscape areas.
- (B) In such cases where the applicant proposes any amendment to an approved Master Plan, except as defined as minor changes in paragraph (A) of this section, the amendment shall be processed through the Planning and Zoning Commission and City Council as a new PUD application, including fees, public hearing and notification as set forth in this Article. These major changes include, but are not limited to any change that:
 - 1. Increases the gross floor area of any nonresidential building.
 - 2. Increases the number of structures or the number of dwelling units.
 - 3. Increases the gross density as specified by the adopted Master Plan.
 - 4. Rearrangement of any lot, block, building tract or common open space as shown on the adopted Master Plan so that the intent of the plan is altered.
 - 5. Changes any use to a substantially different use not originally approved on the adopted Master Plan.
 - 6. Significantly changes the location or amounts of land devoted to specified land uses on the adopted Master Plan.
 - 7. Changes the intent of the Master Plan as adopted by City Council.
 - 8. Changes any boundary of the planned unit development.
 - 9. Transfers and/or amends the densities among the undeveloped phases of the PUD.

SECTION 18-1531. - CONDITIONAL USE REGULATIONS

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

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

3. Staff Analysis:

The subject property abuts existing portions of the Artistry at Park Station MUPUD on three sides, and the proposed change to the existing MUPUD is consistent with the code and compatible with the surrounding neighborhood. Staff finds that the proposed development should cause no adverse effects or impede future redevelopment of the surrounding area.

C. Project Application Review Committee (PARC) Comments:

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

IV. SUMMARY

A. Findings:

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

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

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case number PUD-1223-00005.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

1/9/23

Date



Nick A. Colonna, AICP
Community Development Administrator

1/9/23

Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

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

C. RECOMMEND DENIAL

...of a Major Planned Unit Development (PUD) amendment to change the use on Lot 27 from an Art Building to a Live/Work Unit.

VI. ATTACHMENTS

- Exhibit A:** Affidavit of Ownership with Legal Description
- Exhibit B:** Approved Master Plan 1.5.2022
- Exhibit C:** Proposed Master Plan 11.10.2022
- Exhibit D:** Aerial Map
- Exhibit E:** Land Use Map
- Exhibit F:** Zoning Map
- Exhibit G:** Flood Insurance Rate Map



ADDENDUM

Case Numbers: PUD-1223-00005

PLANNING AND ZONING COMMISSION

On February 2, 2023, the Planning & Zoning Commission **RECOMMENDED APPROVAL** of case number PUD-1223-00005.

V. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE:

2: APPROVE WITH CONDITIONS:

3: DENY:

... of a Major Planned Unit Development (PUD) amendment to change the use on Lot 27 from an Art Building to a Live/Work Unit.

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

NAMASTE 76, LLC or The Residence At Artistry, LLC

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

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

ADDRESS OR GENERAL LOCATION:

5780 75th Terrace N / 5790 75th Terrace N / 7501 53rd St N

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

See Attached Legal 3 properties

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

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

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

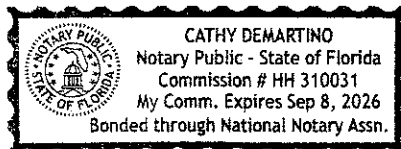
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

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

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

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

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

Artistry at Park Station

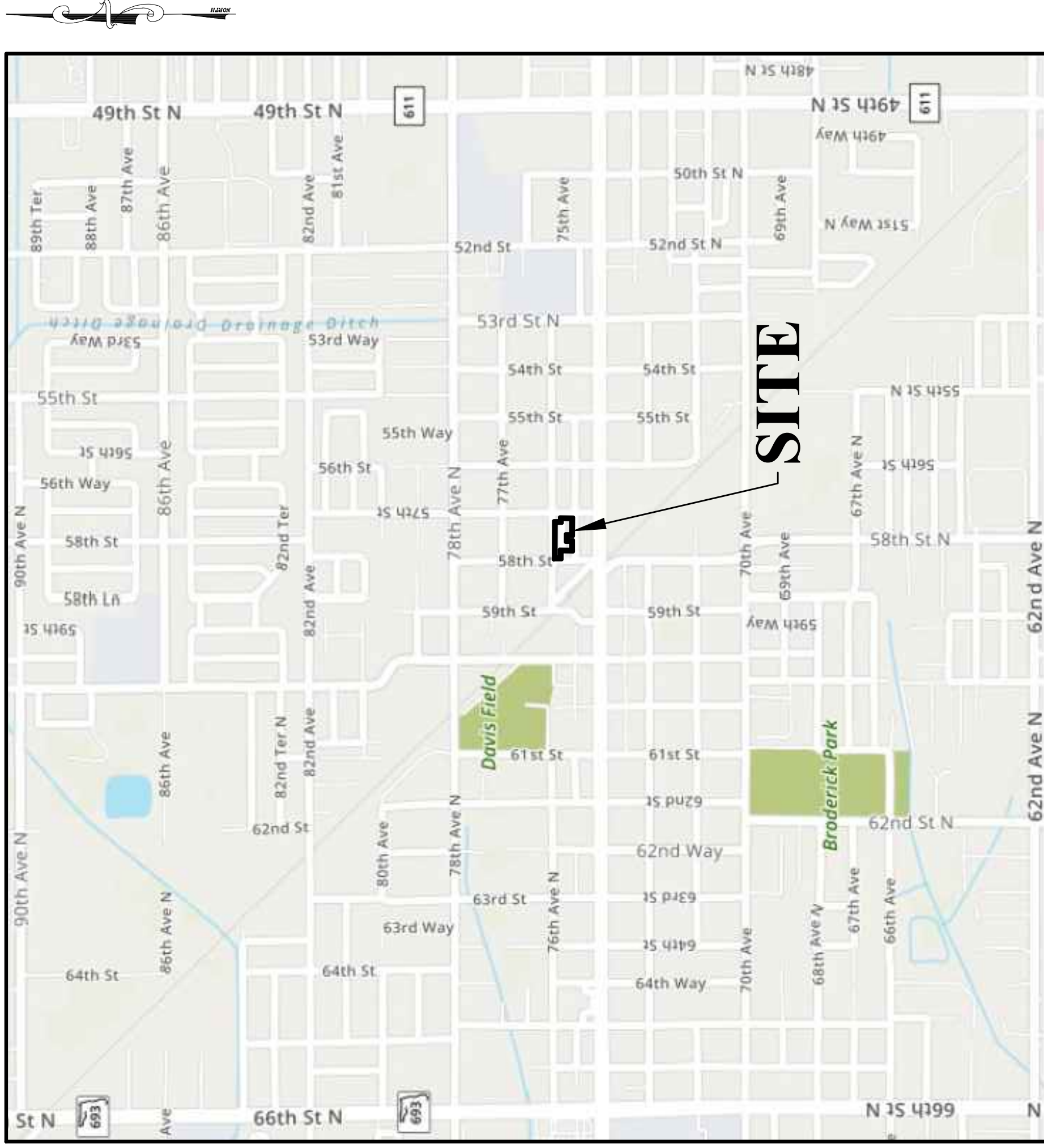
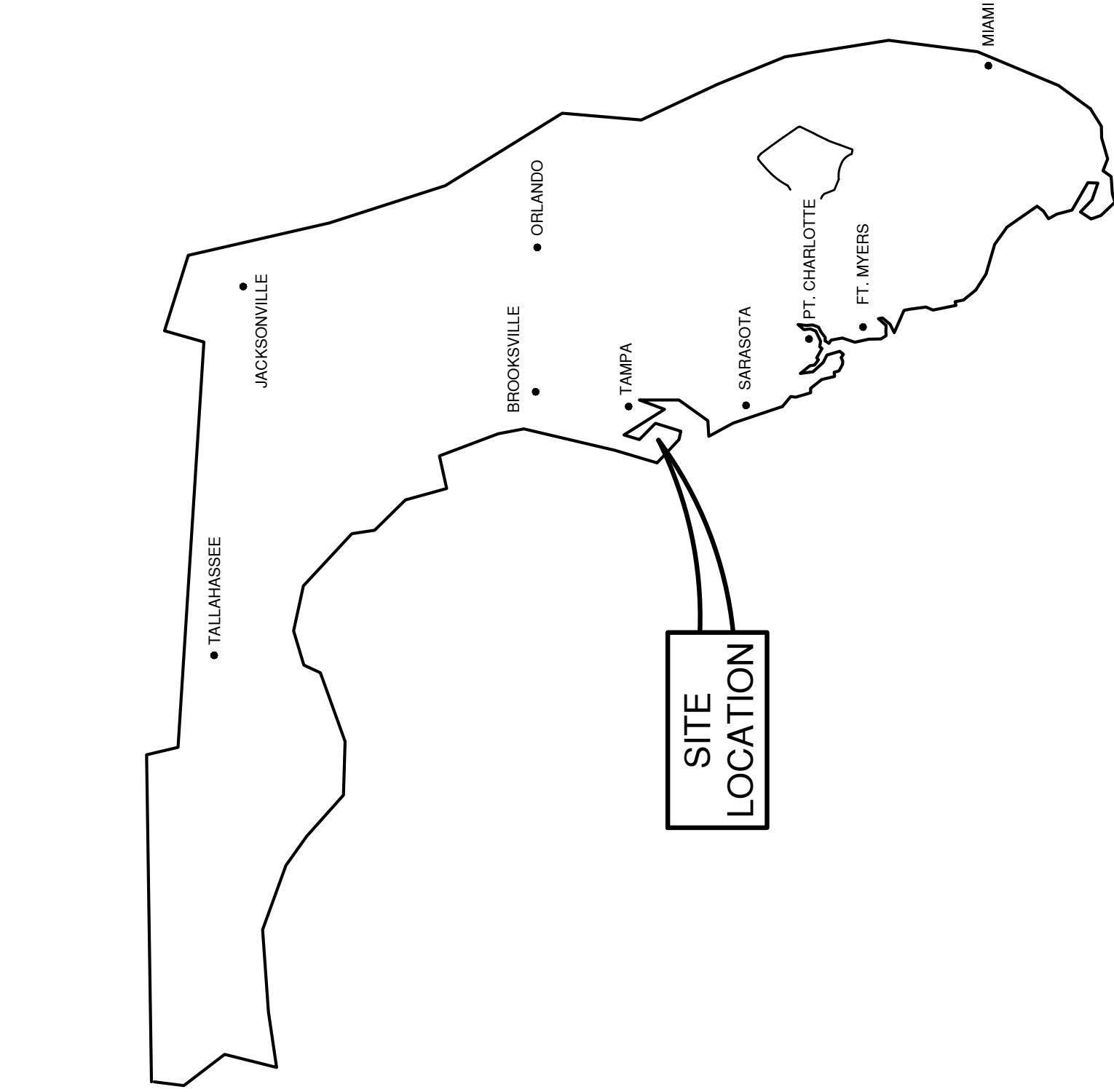
Legal Description

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.

MIXED USE PLANNED UNIT DEVELOPMENT PLANS FOR

ARTISTRY AT PARK STATION
PINELLAS PARK, FLORIDA 33781

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



SITE LOCATION MAP

SCALE: 1" = 1,000'

CLIENT INFO

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

INDEX OF DRAWINGS

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



VICKSTROM ENGINEERING SERVICES, INC.

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

REVISONS:	DATE:
CITY COMMENTS	09/08/21
CITY COMMENTS	09/16/21
CITY COMMENTS	10/18/21
CITY COMMENTS	11/15/21
CITY COMMENTS	11/19/21
CITY COMMENTS	11/29/21
CITY COMMENTS	12/13/21
CITY COMMENTS	12/17/21
CITY COMMENTS	01/05/22

SCALE: DRN. BY: CHK'D. BY:	DATE: SCALE: DRN. BY: CHK'D. BY:
PROJ. No.	
Sheet	
CS1	

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

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



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.

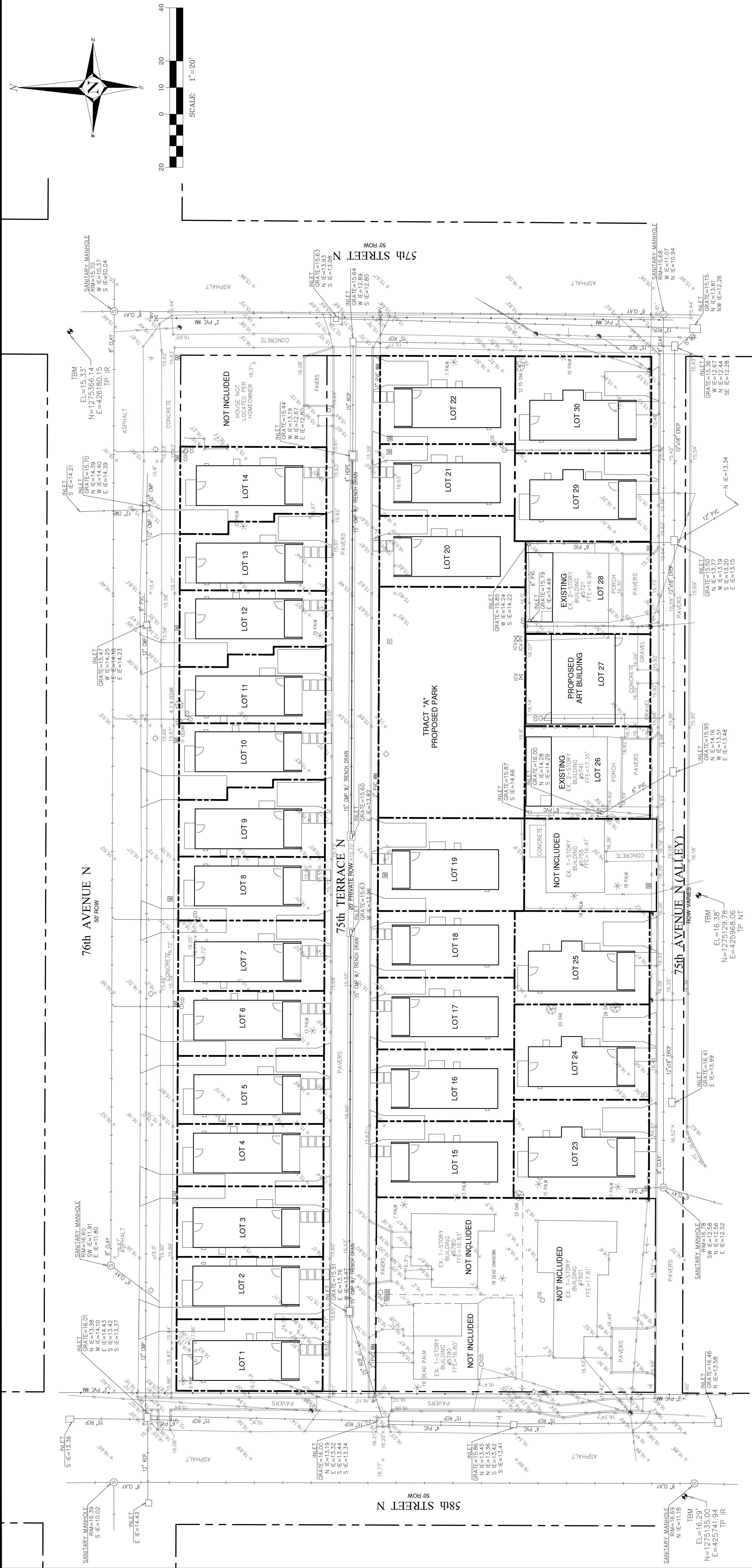
TRACT "A" IS DEDICATED TO THE ARTISTRY AT PARK STATION ASSOCIATION, INC FOR RECREATIONAL PURPOSES.

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 TO BE USED FOR THE INSTALLATION OF UTILITY SERVICES. NO OBSTRUCTION OF UTILITY SERVICES PROVIDED, HOWEVER, THAT THE INSTALLATION AND OPERATION OF CABLE TELEVISION 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.

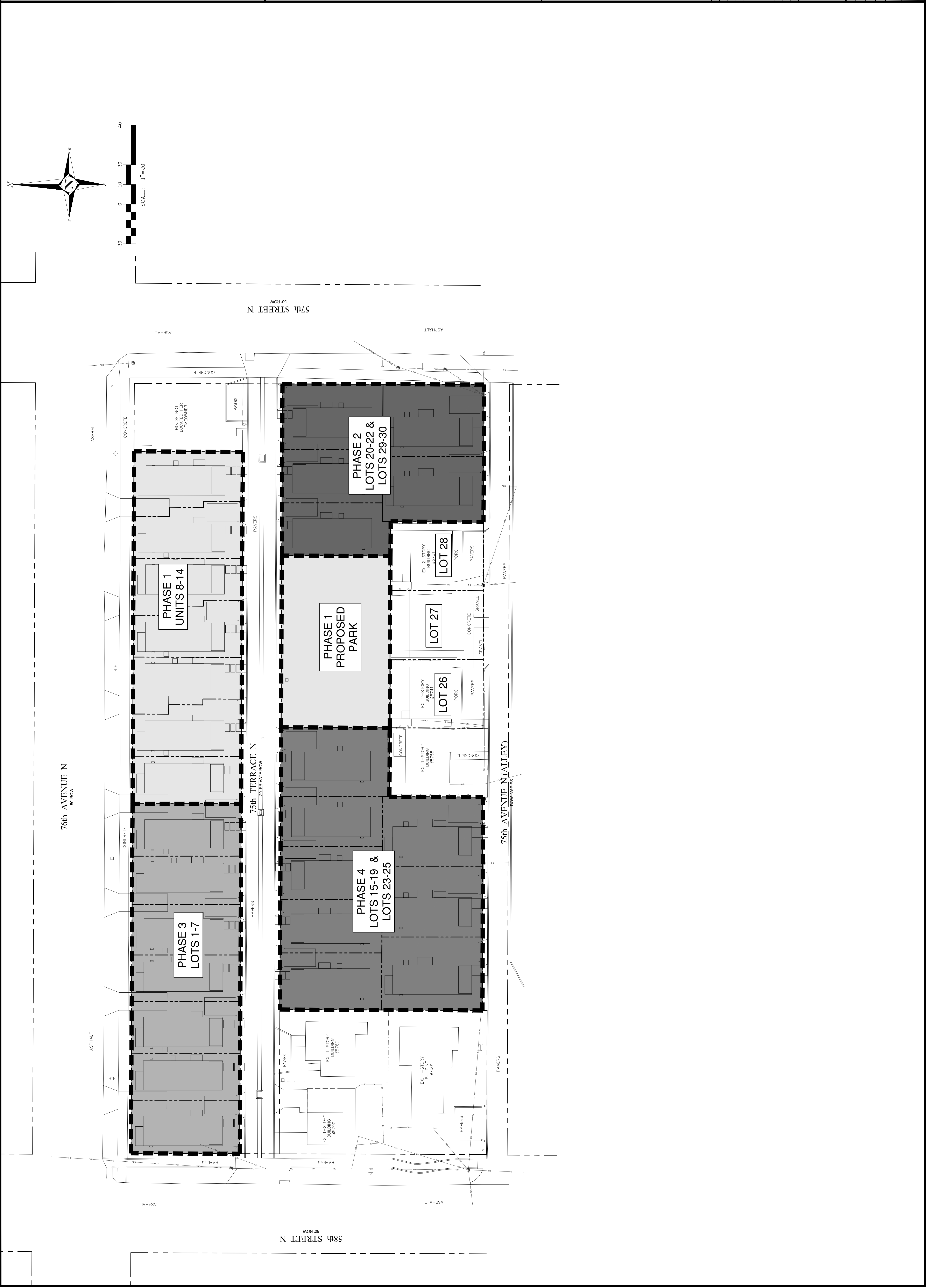
NOTE:

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



REVISIONS:	
MUPUD COMMENTS	04.28.20
CITY COMMENTS	08.16.21
CITY COMMENTS	10.18.21
CITY COMMENTS	11.15.21
CITY COMMENTS	11.19.21
CITY COMMENTS	11.25.21
CITY COMMENTS	12.13.21
CITY COMMENTS	12.17.21

Daniel M. Vickstrom, P.E. P.E. No. 46090 State of Florida	
DATE:	03.19.20
SCALE:	1"=20'
DRN. BY:	KES
CHKD. BY:	DMV
PROJ. No.	13418



MIXED USE PLANNED UNIT DEVELOPMENT PLANS

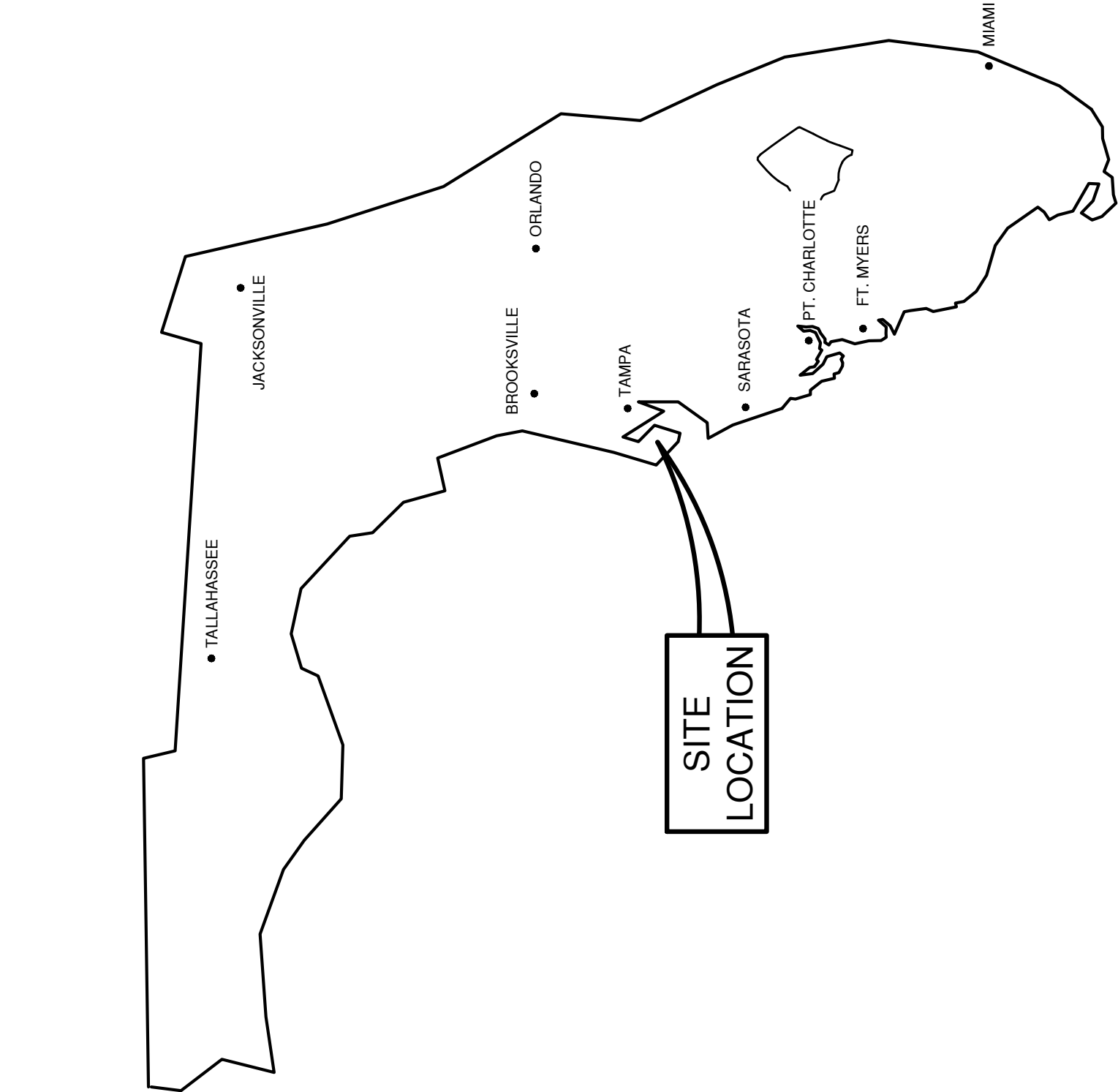
FOR

ARTISTRY AT PARK STATION

PINELLAS PARK, FLORIDA 33781

PINELLAS COUNTY, FLORIDA

SECTION 28 & 29, TOWNSHIP 30S, RANGE 16E



SITE LOCATION MAP

SCALE: 1" = 1,000'

CLIENT INFO

NAMASTE HOMES, LLC

3020 49th STREET NORTH

ST. PETERSBURG, FLORIDA 33710

TELEPHONE: 727.547.3610

Digitally signed by Daniel M. Vickstrom
Date: 2022.11.09 14:34:29 -0500'



INDEX OF DRAWINGS

- | | |
|-----|-------------------------------|
| CS1 | COVER SHEET |
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| C4 | PHASING PLAN |



VICKSTROM ENGINEERING SERVICES, INC.

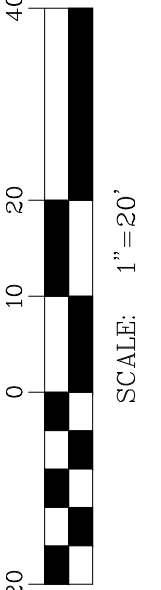
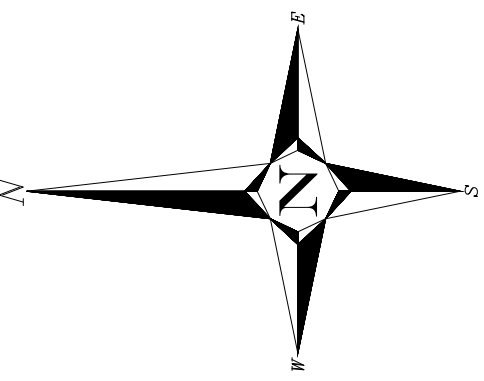
505 20th Avenue NE
St. Petersburg, FL 33704
Telephone No. (727) 894-0404
Registry No. 30184

DATE:	03.19.20
SCALE:	N.T.S.
DRN. BY:	KES
CHK'D. BY:	DMV
PROJ. No.	13418
Sheet	CS1

REVISIONS:

OWNER REVISION	07/21/22

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

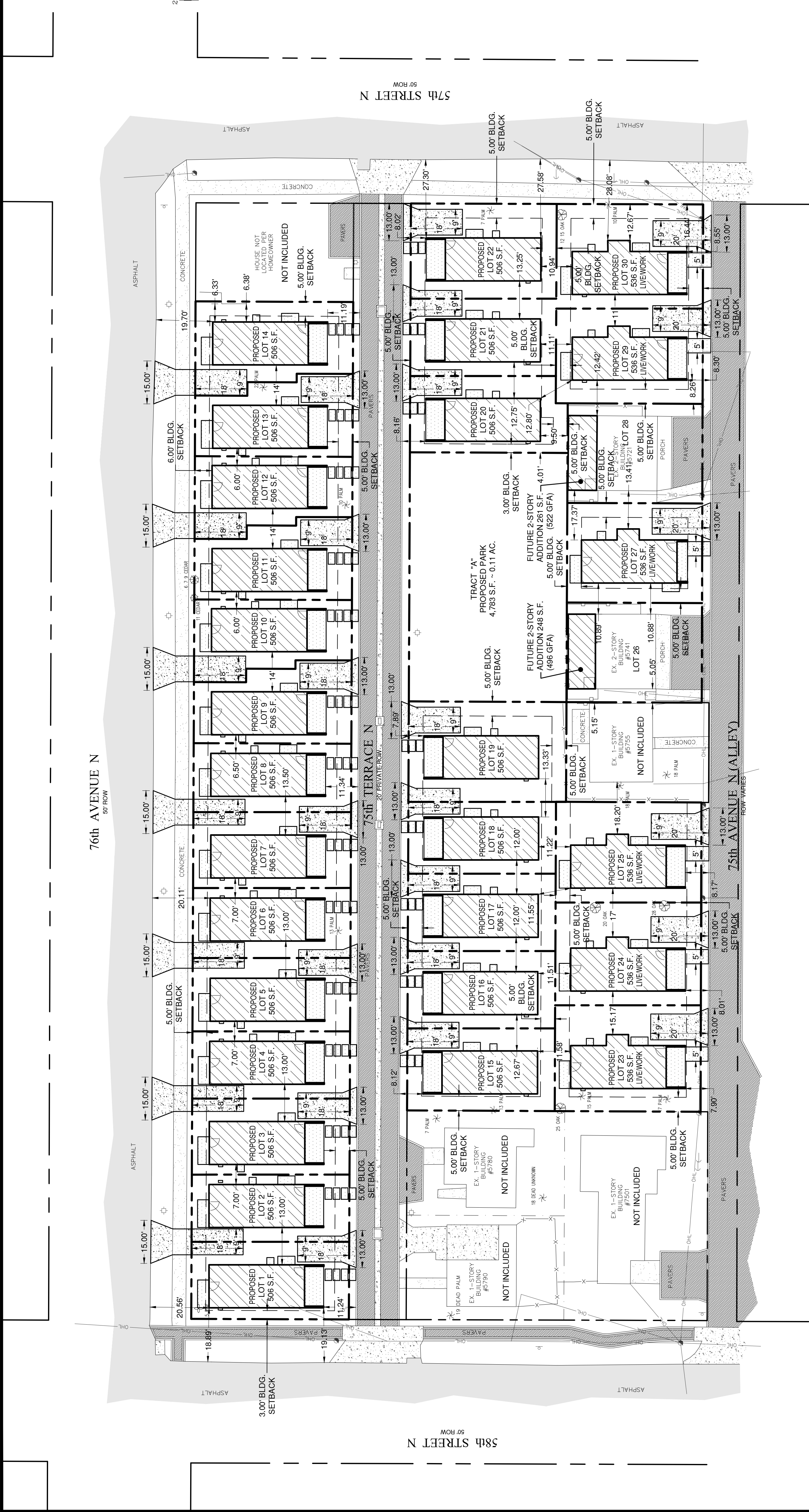


MUPUD Artistry at Park Station

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	
Maximum Building Height = 45.00'	
Project Information	
Total Project Area = 50,907 s.f. (1.2 Acres)	
Total Units = 30 Units (including 2 Ex. Bldgs)	
Density = 30 Units / 1.2 Acres = 25 Units per Acre	
Lot Coverage / Impervious Surface Ratio	
Buildings / Walkways / Driveways = 26,308 s.i.	
Total site Area = 50,907 s.f.	
26,308 s.f. / 50,907 s.f. = 0.517 = 52% Impervious	
Floor Area Ratio Calculation	
22 Units @ 1,100 GSF = 24,200	
6 Live Work Units @ 1,160 GSF = 6,960	
2 Ex. Buildings @ 1,012 GSF = 2,024	
Total Building Area = 33,184 GSF	
Total Site Area = 50,907	
FAR = 0.65	
Parking	
Parking Required - 30 Spaces	
Parking Provided = 30 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



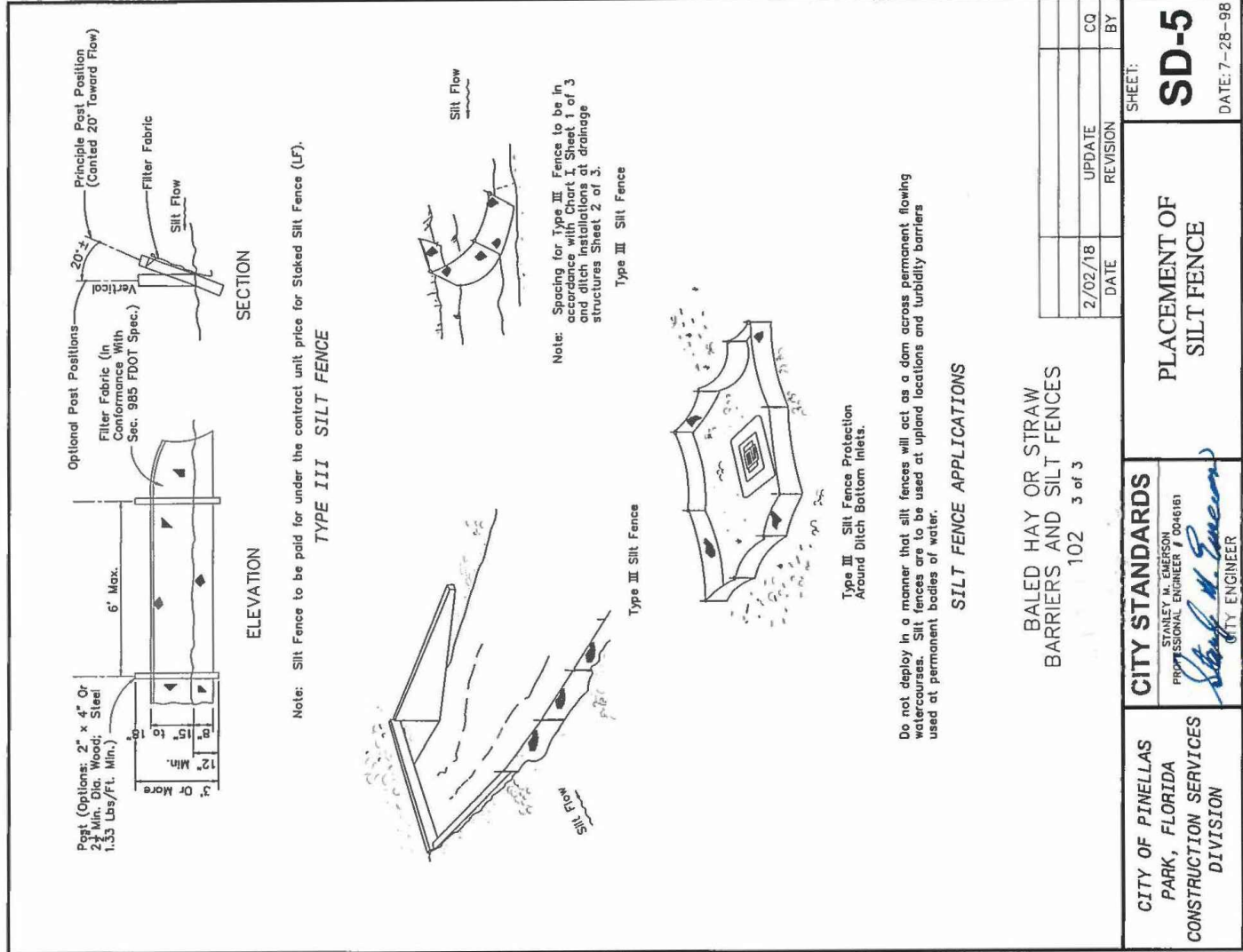
CONSTRUCTION NOTE:

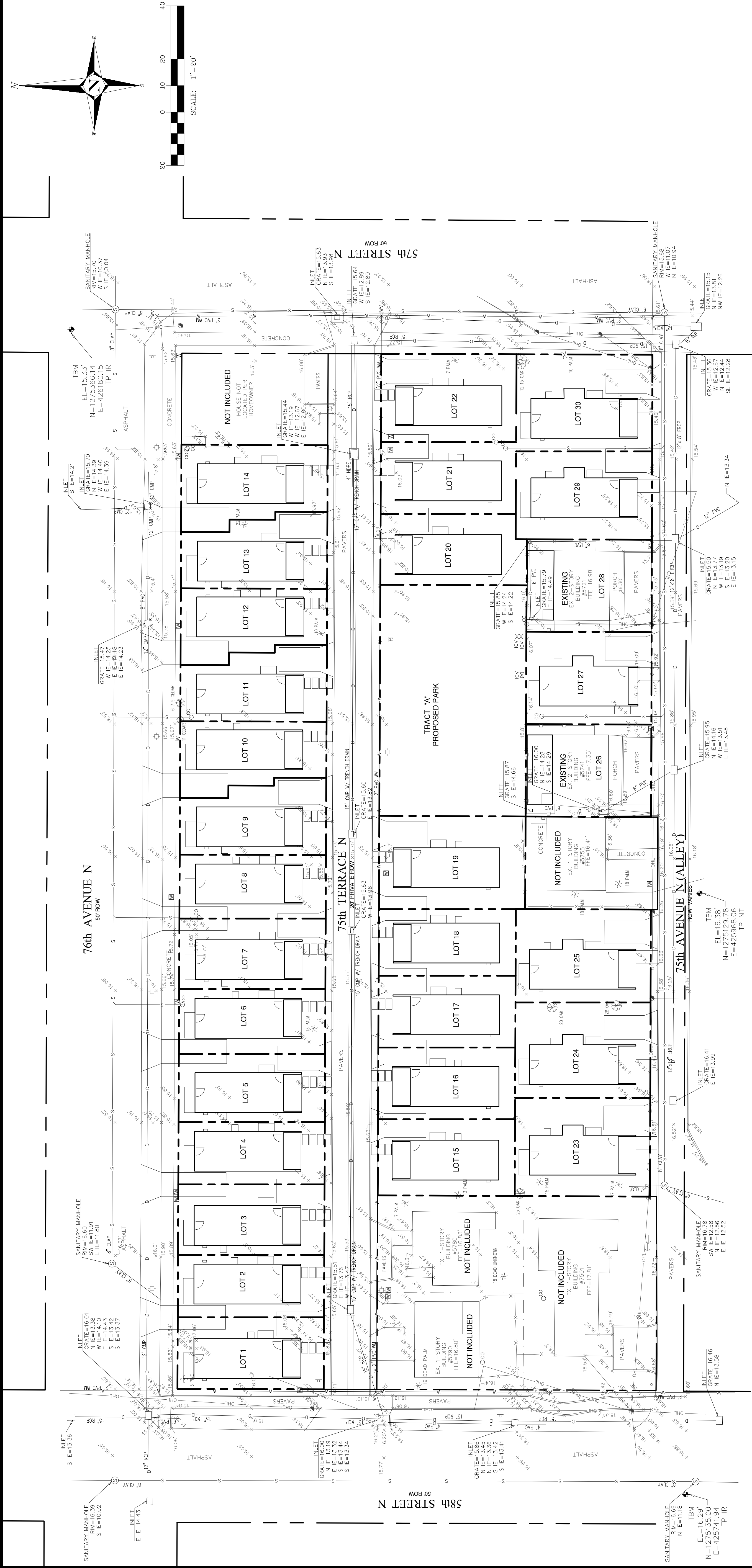
A SILT FENCE WILL BE PROVIDED AROUND EACH LOT AS EACH HOUSE IS BEING CONSTRUCTED SEPARATELY.

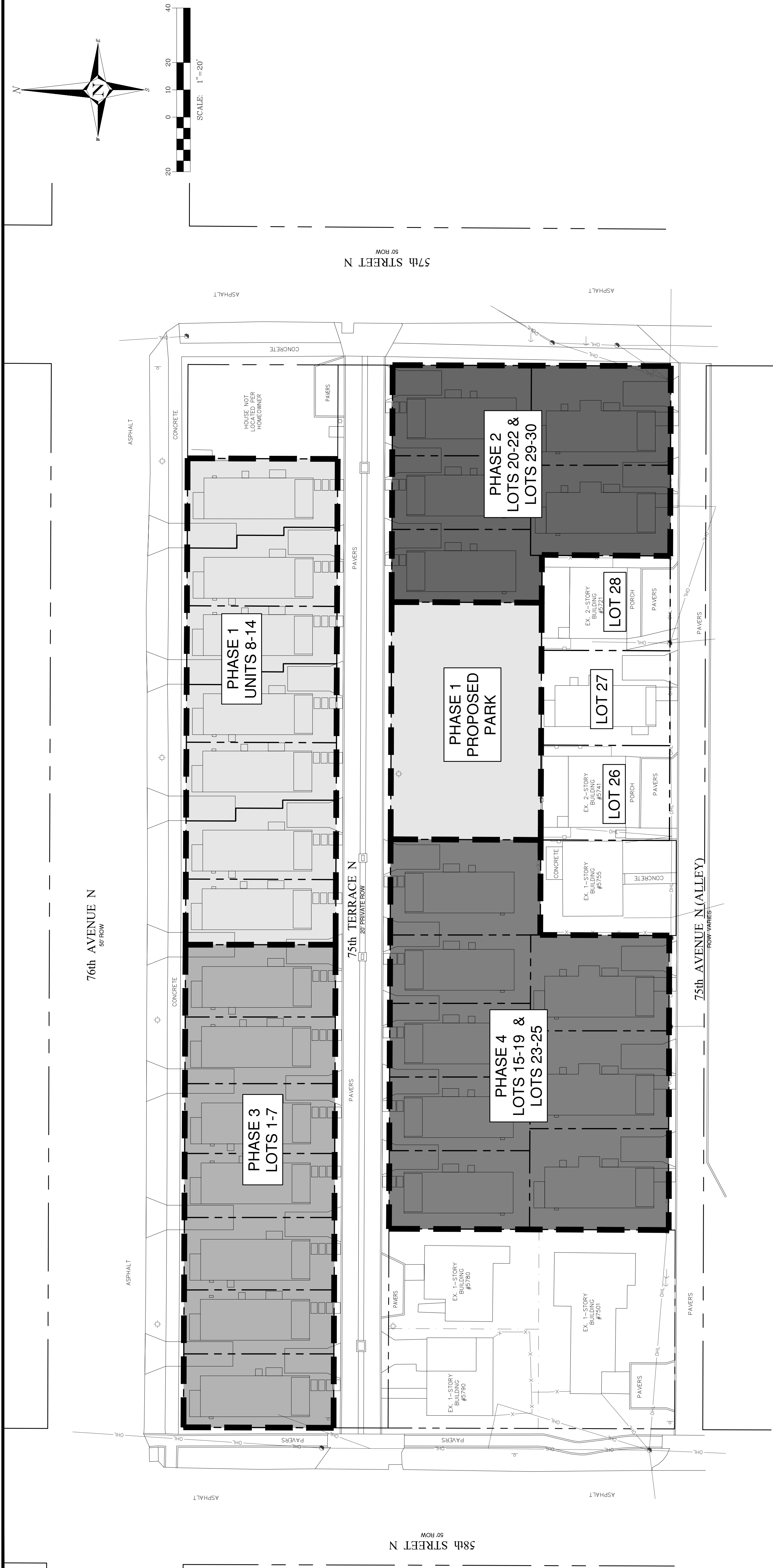
LEGAL DESCRIPTION:

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Aerial Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Private Roads
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Rights of Way
- Annexation Amendment Agreement
- Holes
- Fairways
- Greens
- Course
- Unincorporated



Notes:



1: 1,128

94.0 0 47.02 94.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Land Use Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Community Redevelopment Area 20;
- Annexation Amendment Agreement
- 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

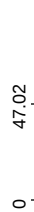


Notes:



1: 1,128

94.0 Feet

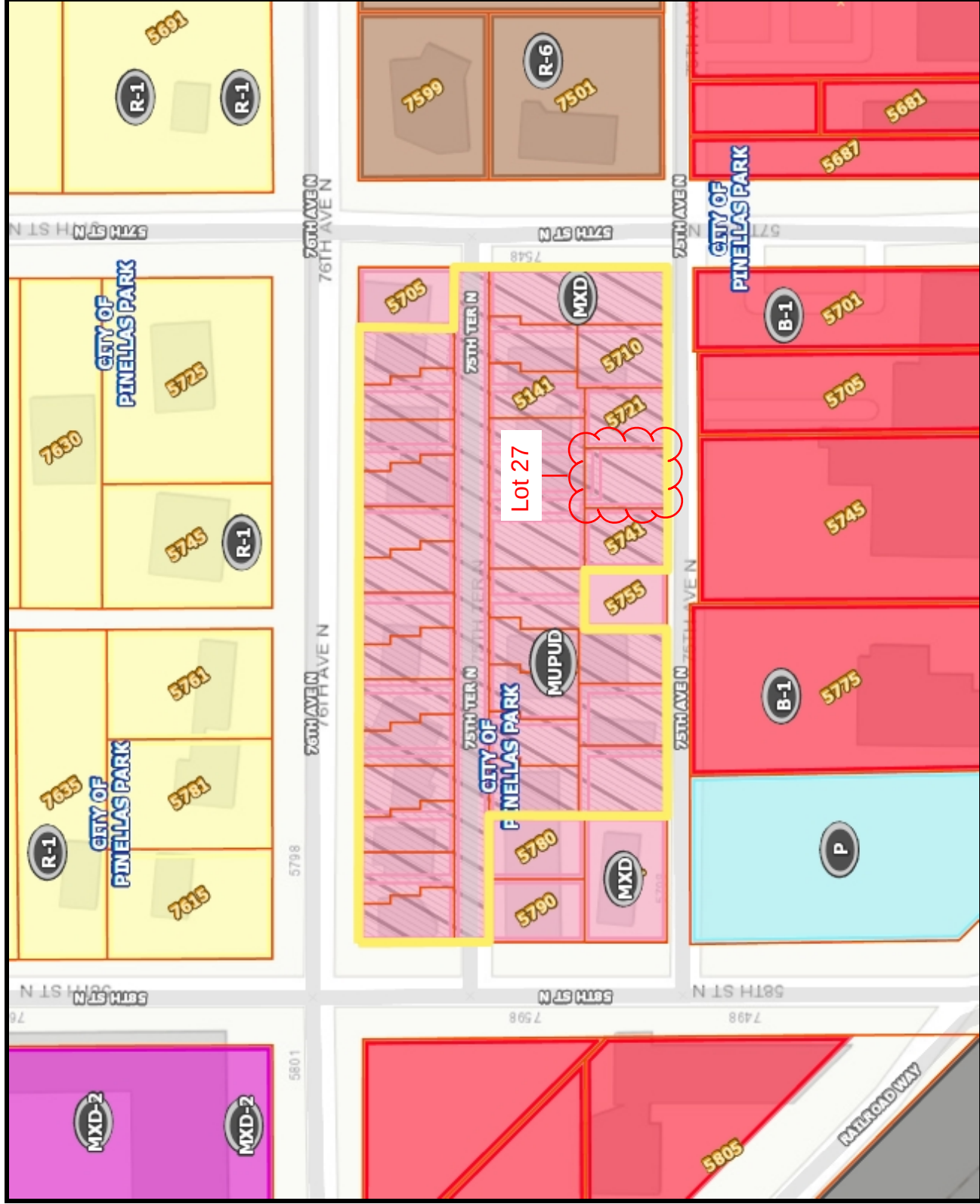


WGS_1984_Web_Mercator_Auxiliary_Sphere

Zoning Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Community Redevelopment Area 20;
- Annexation Amendment Agreement
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CP
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUD
- 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



Notes:

1: 1,128

94.0

0

47.02

94.0

Feet

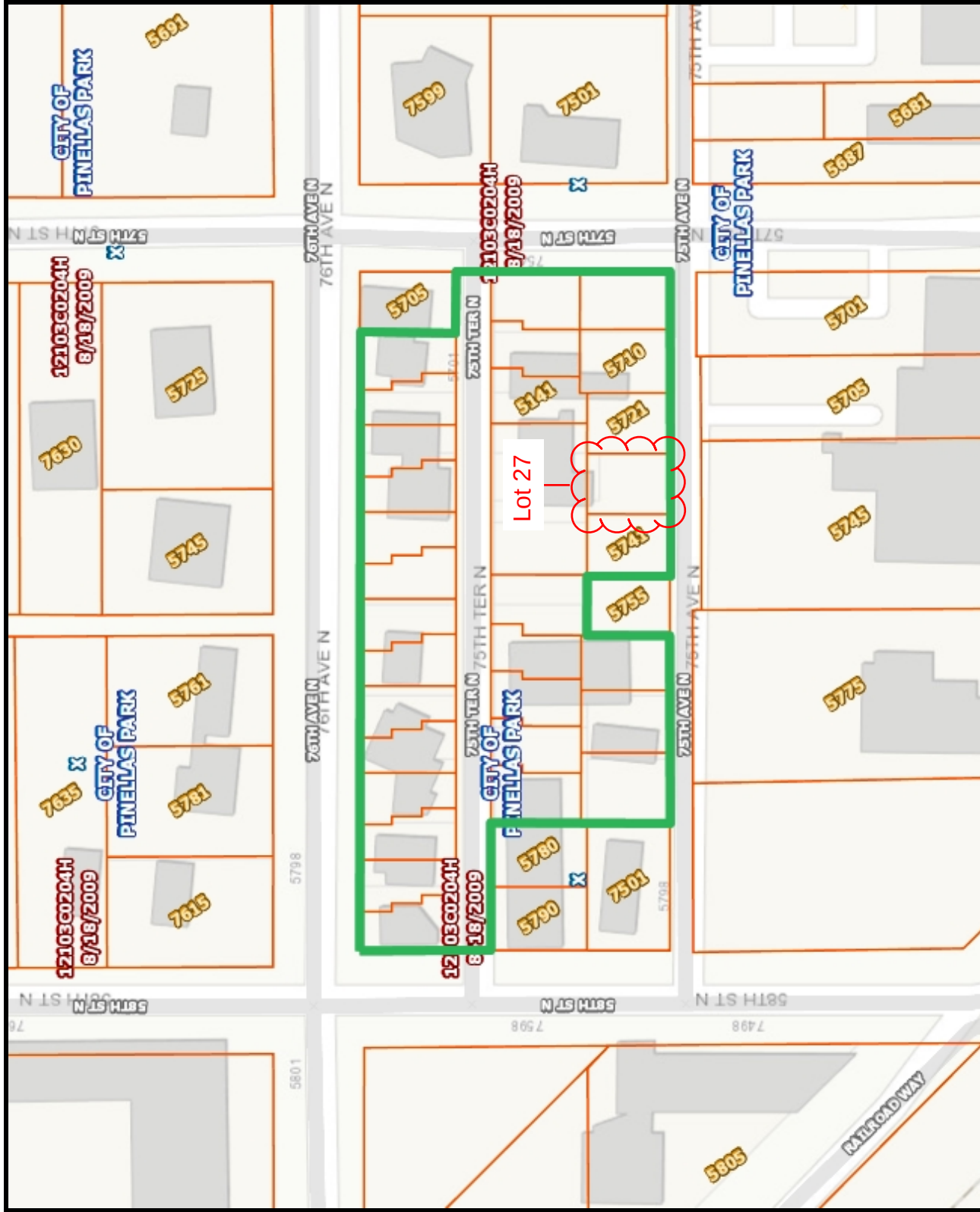
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Flood Insurance Rate Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Community Redevelopment Area 20:
- Unincorporated
- FIRM Panels
- 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 Comit Coastal Zone (X)
- 0.2% Annual Chance Flood Hazard (X)
- 0.2% Annual Chance Flood Hazard in Coas
- Area of Minimal Flood Hazard (X)
- Riverine Floodway in Combined Riverine an (AE)
- Floodway (AE)



Notes:

1: 1,128

94.0 Feet

47.02 Feet

0

94.0

