



Prepared by: Megan Montesino
Development Review Manager

I. APPLICATION DATA

A. **Case Number:** CU-1026-00001 and CU-1026-00002

B. **Location:** 7101 Park Blvd (Parcel No. 30-30-16-03816-000-0010)

C. **Request:**

CU-1026-00001: Conditional Use approval for a Restaurant with drive-thru in the General Commercial (B-1) Zoning District.

CU-1026-00002: Conditional Use approval for a Financial Institution with drive-thru in the General Commercial (B-1) Zoning District.

D. **Applicant:** Northside Engineering and Belleair Development Group

E. **Authorized Agent:** Northside Engineering

F. **Property Owner:** BDG BELCHER LLC

G. **Legal Ad Text:** Request for Conditional Use approval for a Restaurant with drive-thru and a Financial Institution with drive-thru for a property located at 7101 Park Blvd in the General Commercial (B-1) Zoning District.

H. **PARC Meeting:** October 28, 2025

I. **Public Hearings:**

Planning & Zoning Commission Hearing Date: December 4, 2025

Advertising Date: November 19, 2025

City Council Hearing Date: January 8, 2026

Advertising Date: December 25, 2025

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting approval for a Restaurant with drive-thru and a Financial Institution with drive-thru, which are conditional uses in the General Commercial (B-1) Zoning District. The uses are consistent with the Commercial General (CG) Land Use designation.

The proposed request for a Restaurant with drive-thru (coffee shop) is proposed to meet the following conditional use requirements:

(a) Review by the Planning and Zoning Commission and approval by City Council.
In Process

(b) Minimum lot area of fifteen thousand (15,000) square feet.
Requirement has been met.

(c) Frontage on an arterial or arterial frontage street. Access plans shall be approved by the Traffic Division Director.
Requirement has been met.

- (d) Minimum setback of thirty (30) feet to any side property line, or twenty-five (25) feet to any rear property line.
Requirement is proposed to be met.
- (e) The operation of the drive-in/drive-thru facility when abutting or functionally abutting a residential zoning district shall be limited to the period from 7:00 a.m. to 11:00 p.m.
Not Applicable. The proposed does not abut or functionally abut any residential zoning districts.

The proposed request for a Financial Institution with drive-thru is proposed to meet the following conditional use requirements:

- (a) Review by the Planning and Zoning Commission and approval by City Council.
In Process
- (b) Stacking lanes shall be a minimum ten (10) feet wide when straight and twelve (12) feet wide in curves and signed for one-way use.
Proposed to be met.

The applicant is proposing an approximately 1,000 square foot coffee shop with 2 drive-thru lanes, an escape lane, a walk-up window and outdoor seating; along with an approximately 3,000 square foot financial institution with 2 drive-thru ATM/Teller lanes and an escape lane.

Per code, a Financial Institution requires 1 space per 200 square feet (total of 15 spaces) and a Restaurant with Drive-Thru requires 1 space per 100 square feet (total of 11 spaces). The proposed development, based on code, is required a total of 26 spaces and the applicant is proposing 45 spaces.

- B. Site Area:** 80,031 square feet / 1.84 acres
- C. Property History:** The property annexed into the City of Pinellas Park in 2000, per case no. AX 2000-58 and was developed as a pharmacy/drug store (CVS Pharmacy) shortly after. Prior to redevelopment the property had been utilized as a gas station with a convenience store/service station and maintenance shop. In 2000 there was a Unity of Title and Lot Line Adjustment recorded, per case no. MS 2001-7, over the subject parcel and 2 adjacent parcels. The Unity of Title was released in 2005, per case no. MS 2005-22.
- D. Existing Use:** Pharmacy/Drug Store
- E. Proposed Uses:** Restaurant with drive-thru and a Financial Institution with drive-thru
- F. Current Land Use:** Commercial General (CG)
- G. Current Zoning District:** General Commercial (B-1)
- H. Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone; and Flood Zone X-Shaded, which is a moderate-risk flood zone.
- I. Evacuation Zone:** This property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.
- J. Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	B-1(CPUD)	CG	Zaxby's
South	CH	CG	Tire Sales
East	B-1	CG	Mobil Gas Station, Sam's Club
West	B-1, CH	CG	Credit Union/Bank

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

2. Key Standards:

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

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

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

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

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

Density/Intensity Standards - Shall include the following:

Non-Residential Use – Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90, except as provided for in the “Special Rules” of the Countywide Plan Rules. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .33 and an ISR of .68

3. Relevant Policies:

POLICY LU.1.15.1

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

POLICY LU.1.15.3

Off-street parking for all new development and redevelopment shall provide safe pedestrian and vehicle movement, as well as ingress/egress.

POLICY LU.1.15.4

All new commercial facilities shall be located, designed and regulated to benefit from safe vehicular and transit access and to provide proper facilities for pedestrian convenience.

POLICY LU.1.15.5

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

POLICY LU.1.15.6

Unightly areas such as loading docks, refuse collection areas, outdoor storage areas, etc., shall be screened from roadways and residential properties.

POLICY LU.1.15.11

New development and redevelopment projects shall provide safe and efficient on-site pedestrian movement.

POLICY LU.1.15.12

Sidewalks internal to development projects shall be designed to integrate smoothly with public sidewalks and with public transit in order to ensure safe and efficient transition for pedestrians.

4. Staff Analysis:

The uses proposed by the applicant are appropriate within the Commercial General (CG) Land Use designation and are considered primary uses.

Staff finds that the proposed conditional use is consistent with and supported by the land use designation and the Goals, Objectives, and Policies of the City's adopted Comprehensive Plan. The proposed development meets the following policies:

- **POLICY LU 1.15.1:** The proposed development is located at a major intersection ensures the community's quality of life, access to employment, and services.
- **POLICY LU.1.15.3; LU.1.15.4; LU.1.15.11:** The proposed development provides safe pedestrian and vehicle movement, as well as ingress/egress to the subject property and proper facilities for pedestrian convenience.
- **POLICY LU.1.15.5:** The development is proposed to be buffered from surrounding streets and uses, through appropriate landscaping and setbacks.
- **POLICY LU.1.15.6:** The development is proposed to shield refuse collection areas from roadways.
- **POLICY LU.1.15.12:** The proposed development will provide internal sidewalks designed to integrate smoothly with public sidewalks in order to ensure safe and efficient transition for pedestrians.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "B-1" General Commercial District is established to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a general commercial environment with supportive medium density residential. This district is intended for a wide variety of consumer-oriented commercial uses and activities located in proximity to major thoroughfares and to residential concentrations, together with accessory uses and public facilities customary to or required for such an environment.

This district is appropriate for areas designated on the Official Land Use Plan Map as either Residential Medium (RM), Residential/Office/Retail (R/O/R), Residential/Office General (R/OG), Commercial General (CG), Commercial Recreation (CR), Resort Facilities High (RFH) or Community Redevelopment District (CRD).

2. Key Standards:

SECTION 18-1520. - "B-1" GENERAL COMMERCIAL DISTRICT
Sec. 18-1520.3. - PERMITTED AND CONDITIONAL USES.

Table 18-1520.3: Authorized Uses in B-1 District

Use	Approval Type	Conditions
COMMERCIAL USES		
<i>Financial Institutions drive-thru</i>	<i>C</i>	
<i>Restaurants; Drive-in/Drive-thru</i>	<i>C</i>	<i>CG or CRD land use categories only subject to section 18-1531</i>

Sec. 18-1520.4. - 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 September 26, 1963 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: Twenty (20) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Fifteen (15) feet.
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.
7. Refer to Section 18-1504.3(G)(2) for special yard setbacks for additions to buildings in existence as of August 14, 1997.

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.

(D) MINIMUM FLOOR AREA.

1. Nonresidential: Three hundred (300) square feet.
2. Single-family Detached Dwellings:
 - a. Nine hundred (900) square feet in R/OG or R/O/R.
 - b. One thousand (1,000) square feet in CRD.
3. Multi-Family Dwellings:
 - a. Efficiency: Four hundred fifty (450) square feet.
 - b. One-bedroom: Five hundred fifty (550) square feet.
 - c. Two-bedroom: Six hundred fifty (650) square feet.
 - d. Three-bedroom: Eight hundred (800) square feet.

(E) MAXIMUM BUILDING HEIGHT. Height fifty (50) feet excluding mechanical and or elevator penthouse (additional height may be granted as a conditional use). See Section 18-1503.13, "Exclusion from Height Limits" for height limit exclusions.

(F) MINIMUM BUILDING SEPARATION. Must meet Florida Building Code separation requirements.

(G) FLOOR AREA RATIO. (F.A.R.)

1. Nonresidential Uses:
 - (a) Thirty hundredths (0.30) in R/O/R.
 - (b) Thirty-five hundredths (0.35) in R/OG.
 - (c) Forty-five hundredths (0.45) in CG.
 - (d) Forty-five hundredths (0.45) in CRD.
 - (e) Forty-five hundredths (0.45) in RM.
 - (f) Forty-five hundredths (0.45) in CR.
 - (g) Forty-five hundredths (0.45) in RFH.
2. Mixed Use Development: See "R-6" zoning district.

SECTION 18-1531. - CONDITIONAL USE REGULATIONS

Sec. 18-1531.6. - REVIEW CRITERIA.

- (A) In granting an application for a conditional use, the City shall find that such approval will not adversely affect the public interest, and shall consider the compatibility criteria listed in Paragraph (C), below, in their decision.
- (B) In evaluating an application for conditional use, the presence of nonconforming uses or buildings, substandard property maintenance, or substandard conditions in the neighborhood shall not be used to justify the granting of a conditional use. Additionally, the cumulative impact of the proposed use in proximity to a similar existing use shall be considered, as shall the scale, placement, orientation, design, appearance, and intensity of the conditional use and improvements to be associated with the conditional use, as applicable.

(C) COMPATIBILITY REVIEW CRITERIA.

1. *Whether the use and its proposed scale will be inconsistent with the established character of the immediate neighborhood, to the extent that such character is consistent with the Comprehensive Plan and the provisions of the applicable zoning district(s).*
2. *Whether the use will diminish the use or enjoyment of other properties and living or working conditions in the neighborhood.*
3. *Whether the use will impede the normal and orderly development and improvement of surrounding properties for uses permitted in their respective zoning districts and in a manner consistent with the Comprehensive Plan.*
4. *Whether the establishment, maintenance or operation of the use will be detrimental to, or endanger, the public health, safety, comfort, or general welfare as a result of hours of operation, arrangement of uses on the site, noise, vibration, emission or pollutant, glare, odor, dust, traffic congestion, attractive nuisance, or other condition.*
5. *Whether the land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.*
6. *Whether the use and associated improvements will adversely affect a known archaeological, historical, cultural, or landscape resource.*
7. *Whether the particular traffic generation characteristics of the proposed use, including the type of vehicular traffic associated with such uses is compatible with the traffic generation characteristics of other uses permitted in the zoning district(s) applicable to the neighborhood.*

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

33. Financial Institutions, Drive-Thru.

- (a) *Review by the Planning and Zoning Commission and approval by City Council.*
- (b) *Stacking lanes shall be a minimum ten (10) feet wide when straight and twelve (12) feet wide in curves and signed for one-way use.*

72. Restaurants, Drive-In/Drive Thru.

- (a) *Review by the Planning and Zoning Commission and approval by City Council.*
- (b) *Minimum lot area of fifteen thousand (15,000) square feet.*
- (c) *Frontage on an arterial or arterial frontage street. Access plans shall be approved by the Traffic Division Director.*
- (d) *Minimum setback of thirty (30) feet to any side property line, or twenty-five (25) feet to any rear property line.*
- (e) *The operation of the drive-in/drive-thru facility when abutting or functionally abutting a residential zoning district shall be limited to the period from 7:00 a.m. to 11:00 p.m.*

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

Sec. 18-1532.7. - VEHICULAR STACKING SPACES AND DRIVE-THRU LANES.

- (A) *A vehicular stacking space is a space measuring twenty (20) feet in length and at least ten (10) feet in width located within a VUA. Stacking spaces shall be specifically reserved and demarcated through curbing or pavement markings, as well as one-way entrance signage, as one (1) or more separate and distinct lane(s), for the temporary stopping of a vehicle awaiting service as provided in this section, and shall not be designed or used for, nor interfere with, any other purpose including, but not limited to, site circulation, parking, and loading.*
- (B) *A separate and distinct on-site escape lane, ten (10) feet wide, shall be provided to allow motorists to bypass drive-thru service lane(s).*
- (C) *All inbound spaces are measured rearward from the front of the first stopping point at a service position, and all outbound spaces are measured forward from the front of last stopping point at a service position.*
- (D) *Each stacking space shall be clearly defined on the site plan.*
- (E) *In order to minimize traffic congestion, a minimum queuing lane of eighty (80) feet shall be provided between the street line at the principal point of entrance and the last drive-thru service window. Access and queuing plans shall be approved by the Traffic Division Director.*

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

(B) COMMERCIAL/BUSINESS USES.

21. *Financial Institutions: One (1) per two hundred (200) SF of GFA.*

31. *Restaurant, Drive-Thru: One (1) per three (3) seats, or one (1) per hundred (100) SF of GFA; whichever results in a greater parking requirement.*

3. Staff Analysis:

The proposed uses of a Restaurant with drive-thru and a Financial Institution with drive-thru are consistent with the purpose and intent of the B-1 Zoning District, which is intended for a wide variety of consumer-oriented commercial uses. The applicant proposes to meet the conditional use requirements.

Staff finds that the proposed uses are consistent with the purpose and intent of the B-1 Zoning District and the City's Land Development Code.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the October 28, 2025 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

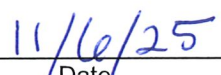
A. Findings:

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

1. The proposed uses and site plan meet the Conditional Use requirements and review criteria, per Section 18-1531.10 of the Land Development Code.
2. The request is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.



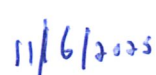
Erica Lindquist, AICP, CFM
Planning & Development Services Director



Date



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



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 Conditional Use approval for a Restaurant with drive-thru and a Financial Institution with drive-thru for a property located at 7101 Park Blvd in the General Commercial (B-1) Zoning District.

VI. ATTACHMENTS

Exhibit A: Affidavit of Ownership

Exhibit B: Site Plan

Exhibit C: Survey

Exhibit D: Aerial Map

Exhibit E: Land Use Map

Exhibit F: Zoning Map

Exhibit G: Flood Insurance Rate Map

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

BDG Belcher, LLC
Carlos A. and/or Christian A. Yepes, Managing Members
6654 78th Avenue North, Pinellas Park, Florida 33781

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

ADDRESS OR GENERAL LOCATION:

7101 Park Boulevard, Pinellas Park, Florida 33781

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

Please see attached Survey Exhibit A

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

3. That the undersigned (has/have) appointed and (does/do) appoint Housh Ghovae, CEO as (his/their) agent(s) to execute any petitions or other documents necessary to affect such application. Northside Engineering, Inc.

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 to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]
 SIGNED (PROPERTY OWNER) CHRISTIAN YEPES

 SIGNED (PROPERTY OWNER)

STATE OF FLORIDA
 COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 10/15/2025
 (Date)

By Christian Yepes - Owner
 (Name of person acknowledging and title of position)



(SEAL ABOVE)

who is personally known to me or who has produced _____
 (Type of identification)

 as identification and who did (did not) take an oath.

[Signature] Notary Public, Commission No. HH573427

Aliz Bejar Name of Notary typed, printed or stamped

PARK & BELCHER RETAIL CENTER

**SECTION 30 - TOWNSHIP 30 S - RANGE 16 E
PARCEL NO. 30-30-16-03816-000-0010
CITY OF PINELLAS PARK**

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

That portion of Lots 1 through 6 and a 10 foot veated alley, vacated by Resolution No. 89-456, recorded in Official Records Book 712, Page 1242, in Block 118, of SECOND ADDITION OF PINELLAS PARK, according to the map or plat thereof recorded in Plat Book 3, Pages 4 and 9, of the Public Records of Pinellas County, Florida, lying in Section 30, Township 30 South, Range 16 East, Pinellas County, Florida, being further described as follows:

Commence at the Northwest corner of Lot 8, Block 118, of said SECOND ADDITION OF PINELLAS PARK; thence along the North boundary of said Block 118, and the South right of way line of 75th Avenue, along the South North 89-42352; East 22,087 feet to the West right of line of Balcher Road (113 feet right of way); thence along said South 00-79358; East 31.327 feet; thence along said 29-1721; North 100 feet to the North right of way line of Park Boulevard; thence along said South 89-54357; West 24,115 feet, thence leaving said North 34,938 feet to the POINT OF BEGINNING.

TOGETHER WITH South 1/2 of that portion of the vacated 75th Avenue North (8th Avenue per plat), as vacated and closed by Resolution No. 01-36, recorded in Official Records Book 11581, Page 978, of the Public Records of Pinellas County, Florida, bounded on the West by the Northerly extension of the West line of the lands described above and bound on the East by the West line of Balcher Road (113 feet Street per plat).

LESS AND EXCEPT therefrom those certain lands conveyed to Pinellas County, a political subdivision of the State of Florida, by Resolution No. 89-456, recorded in Official Records Book 712, Page 1242, in Block 118, Page 2191, of the Public Records of Pinellas County, Florida, described as follows:

A parcel bearing a portion of Block 118, SECOND ADDITION OF PINELLAS PARK, according to the map or plat thereof, recorded in Plat Book 3, Page 8, of the Public Records of Pinellas County, Florida, and being further described as follows: Commence at the Northwest corner of Lot 8, Block 118, of the Public Records of Pinellas County, all being in the Southwest 1/4 of Section 30, Township 30 South, Range 16 East, Pinellas County, being described as follows:

Commencing at the South 1/4 corner of said Section 30, run North 00-39327; West along the North-South centerline of said Section 30, for a distance of 1731.47 feet to a point of intersection with the Easterly prolongation of the North line of Block 118; thence North 89-94247; West along the North line of Block 118, for a distance of 11.60 feet to the POINT OF BEGINNING; thence South 00-39327; East along said West line, for a distance of 313.26 feet; thence South 29-17459; West continuing along said West line, for a distance of 47.22 feet to the North line of said Block 118; thence North 00-717; East for a distance of 10.06 feet to the North line of Block 118; thence North 00-717; East for a distance of 10.06 feet to the North line of Block 118; thence North 89-94247; East along a line being 65 feet North of and parallel with the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 30, for a distance of 15.55 feet; thence North 29-1749; East along said North line of Block 118, for a distance of 11.60 feet to the POINT OF BEGINNING; thence South 00-39327; West along a line being 93 feet West of and parallel with said North-South Centerline, for a distance of 310.00 feet to a point of intersection with aforesaid North line of said Block 118; thence South 89-94247; East along said North line of Block 118, for a distance of 11.60 feet to the POINT OF BEGINNING.

TITLE COMMITMENT CONTAINS ADDITIONAL NON-FEE SIMPLE PARCELS, AND AS SUCH THESE NOTES REGARDING THESE ADDITIONAL PARCELS, ARE NOT BEING RECORDED FOR THE PURPOSES OF TITLES REGARDING THESE ADDITIONAL PARCELS. SEE THESE SURVEYOR'S RESPONSES TO SCHEDULE B, PART I OF THE TITLE COMMITMENT.

That, portion of Lots 1 through 6 and a 10 foot vacated alley vacated by Resolution No. 89-452, recorded in Official Records Book 7112, Page 1242, in Block 118, of SECOND ADDITION OF PINELLAS PARK, according to the map or plat thereof recorded in Plat Book 3, Pages 8 and 9, of the Public Records of Pinellas County, Florida; and a portion of Lots 1 and 2, BAYOU FARMS, according to the map or plat thereof recorded in Plat Book 24, Page 31, of the Public Records of Pinellas County, Florida, lying in Section 30, Township 30 South, Range 16 East, Pinellas County, Florida, being further described as follows:

LESS AND EXCEPT therefrom these certain lands conveyed to Pinellas County, a political subdivision of the State of Florida, by Quit Claim Deed numbered September 21, 2001, in Official Records Book 11388, Page 2191, of the Public Records of Pinellas County, Florida, described as follows:

A parcel being a portion of Block 118, SECOND ADDITION OF PINELLAS PARK, according to the map and plat thereof, recorded in Plat Book 3, Page 8, of the Public Records of Pinellas County, Florida, and a portion thereof, recorded in Plat Book 3, Page 8, of the Public Records of Pinellas County, Florida, and a portion of Lot 1, BAYOU FARMS, according to the map or plat thereof, recorded in Plat Book 24, Page 30, of the Public Records of Pinellas County, all being in the Southwest 1/4 of Section 30, Township 30 North, Range 16 East, Pinellas County, being described as follows:

TITLE COMMITMENT CONTAINS ADDITIONAL NON-FEE SIMPLE PARCELS, AND AS SUCH THESE DESCRIPTIONS CANNOT BE SURVEYED OR INCLUDED IN THE LEGAL DESCRIPTION HEREON. FOR PARCELS REGARDING THESE ADDITIONAL PARCELS, SEE THIS SURVEYOR'S RESPONSES TO SCHEDULE B, PART II OF THE TITLE COMMITMENT.

OWNER CONTACT	
OWNER	
ADDRESS 1	
ADDRESS 2	

DESIGN PROFESSIONALS	CIVIL ENGINEER (PLANNER): NORTHSIDE ENGINEERING, INC. 300 SOUTH BELCHER ROAD CLEARWATER, FLORIDA 33765 727-443-2859	ARCHITECT ARCHITECT ADDRESS 1 ADDRESS 2 PHONE NUMBER	GEOTECH GEOTECH ADDRESS 1 ADDRESS 2 PHONE NUMBER
	EBI Surveying 1304 West Fletcher Avenue Tampa, Florida 33612 Phone: (813) 886-6080 / Fax: (813) 886-6081	SURVEY	

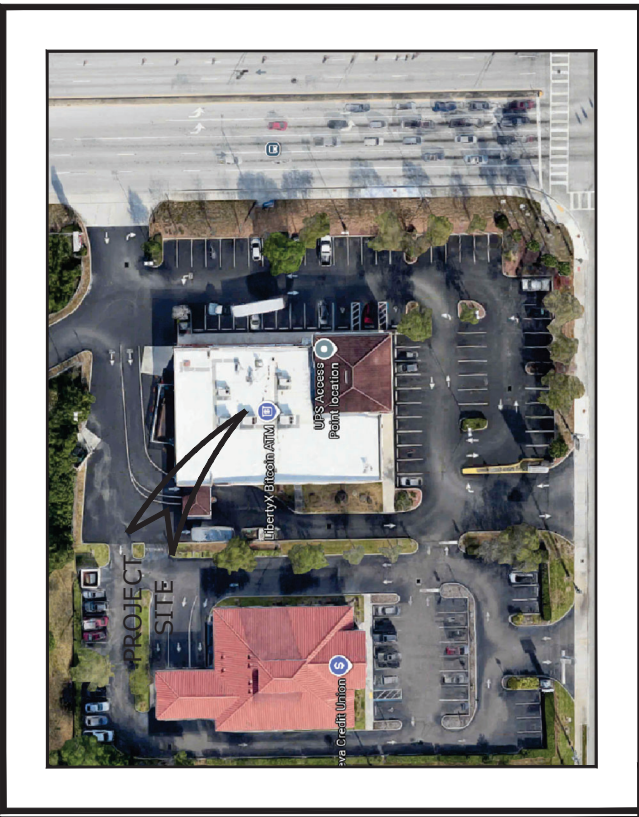
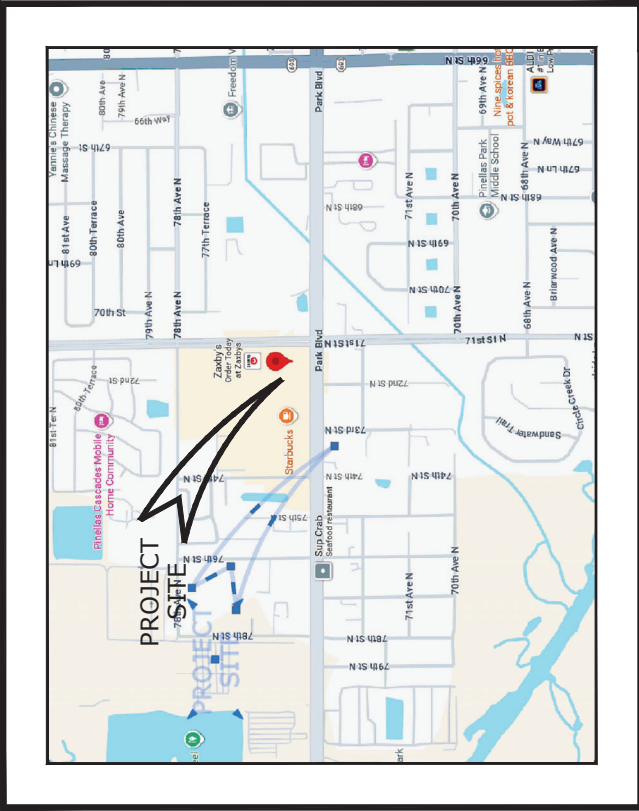
FLOOD ZONE INFORMATION

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "V" AND "X" (SHOED) ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120251, PANEL NUMBER 0203, SUFFIX J, EFFECTIVE 08/24/2021, FOR THE CITY OF PINELLAS PARK, FLORIDA.

STREET MAP



AERIAL MAP



SITE DATA			
MATRIX	EXISTING	PROPOSED	ALLOWED/CODE
ZONING:	B-1	B-1	B-1
USAGE:	CVS	BANK AND COFFEE SHOP W/ DRIVE-THRU	CONDITIONAL USE
FUTURE LAND USE:	CG	CG	CG
LOT AREA (GROSS):	80,031 S.F. 1.84 ACRES	80,031 S.F. 1.84 ACRES	15,000 S.F. MIN. Lot Width 100' Min. Lot Depth 150' Min.
BUILDING COVERAGE:	10,881 S.F.	2,962 S.F. Bank 1,024 S.F. Coffee Shop	N/A
FLOOR AREA RATIO: (FAR)	0.14	3,986 S.F. 0.05	0.45 (MAX)
DENSITY:	--	--	--
BLDG. SETBACKS:	FRONT (SOUTH)	119.8'	20'
	FRONT (EAST)	77.5'	58'
	SIDE (NORTH)	135.8	197' BANK 216' COFFEE SHOP
	SIDE (WEST)	48'	30'
BLDG. HEIGHT:	18'	18'	50 MAX.
VEHICULAR USE AREA (VUA):	43,923 S.F.	43,628 S.F.	-
INTERIOR LANDSCAPING:	5,350 S.F. 12.1%	9,150 S.F. 20.9 %	10% MIN.
IMPERVIOUS SURFACE RATIO: (I.S.R.)	56,705 S.F. S.F. 0.71	52,807 S.F. 0.66	0.75
OPEN SPACE: (S.F. & % OF GROSS SITE)	21,867 S.F. 27.3%	27,224 S.F. 34.0%	0.25%
PARKING:	65 SPACES	45 SPACES	26 SPACES
PARKING CALCULATIONS: 2962 S.F. BANK @ 5 SPACE /1,000 sf. = 15 SPACES 1,029 S.F. COFFEE SHOP @ 10 SPACE / 1,000 sf. = 11 SPACES TOTAL REQUIRED = 26 SPACES			

SITE DATA

MATRIX	EXISTING	PROPOSED	ALLOWED/CODE
ZONING:	B-1	B-1	B-1
USAGE:	CVS	BANK AND COFFEE SHOP W/ DRIVE-THRU	CONDITIONAL USE
FUTURE LAND USE:	CG	CG	CG
LOT AREA (GROSS):	80,031 S.F. 1.84 ACRES	80,031 S.F. 1.84 ACRES	15,000 S.F. MIN. Lot width 100' Min. Lot Depth 150' Min.
BUILDING COVERAGE:	10,881 S.F.	2,962 S.F. Bank 1,024 S.F. Coffee Shop	N/A
FLOOR AREA RATIO: (FAR)	0.14	3,986 S.F. 0.05	0.45 (MAX)
DENSITY:	--	--	--
BLDG. SETBACKS:	FRONT (SOUTH)	120'	20'
	FRONT (EAST)	58'	20'
	SIDE (NORTH)	197' BANK 216' COFFEE SHOP	5'
	SIDE (WEST)	30'	5'
BLDG. HEIGHT:	18'	18'	50 MAX.
VEHICULAR USE AREA (VUA):		43,923 S.F.	-
INTERIOR LANDSCAPING:		9,150 S.F. 20.3 %	10% MIN.
IMPERVIOUS SURFACE RATIO: (IS.R.)		56,705 S.F. S.F. 0.71	0.75
OPEN SPACE: (S.F. & % OF GROSS SITE)		21,867 S.F. 27.3%	0.25%
PARKING:	65 SPACES	45 SPACES	26 SPACES

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INDEX OF SHEETS	
C1.1	CIVIL SITE DATA
C1.2	CIVIL SPECIFICATIONS
C2.1	SITE PREPARATION PLAN
C3.1	PROPOSED SITE PLAN
C5.1	UTILITY PLAN
L1.1	LANDSCAPING PLAN
L1.2	LANDSCAPING DETAILS

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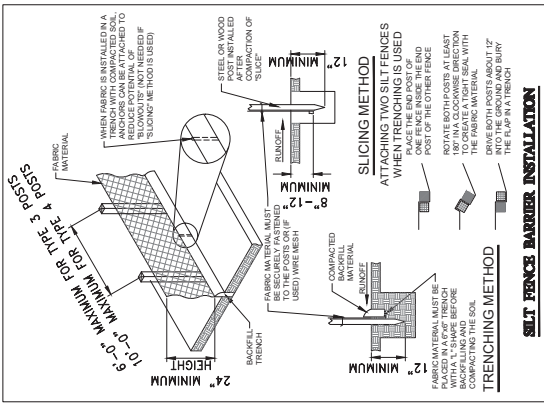
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**7 a.m. TO 5 p.m., MONDAY THROUGH FRIDAY
CALL 811 OR 800-432-4770 - SUNSHINE811.COM**

AGENCY RESPONSE STAMPS	



SCALE: 1"=30'



SITE PREPARATION NOTES

PREPARATION OF THE SITE INCLUDES THE REMOVAL/RELOCATION OF ALL EXISTING OBSTACLES, UTILITIES, AND STRUCTURES. UTILITIES LINES (SANITARY SEWER, STORM PIPES, WATER LINES, POWER LINES, OVERHEAD AND UNDERGROUND POWER AND TELEPHONE CABLES, GAS LINES, TREES, SHRUBS, ETC.) AND IS NOT LIMITED TO WHAT IS SHOWN ON PLANS.

- ☒

1. REMOVE EXISTING STRUCTURE AND FOUNDATION
- ☒

2. REMOVE EXISTING ASPHALT AND BASE
- ☒

3. REMOVE EXISTING CURB
- ☒

4. REMOVE EXISTING FENCE, GATE AND ASSOCIATED POSTS
- ☒

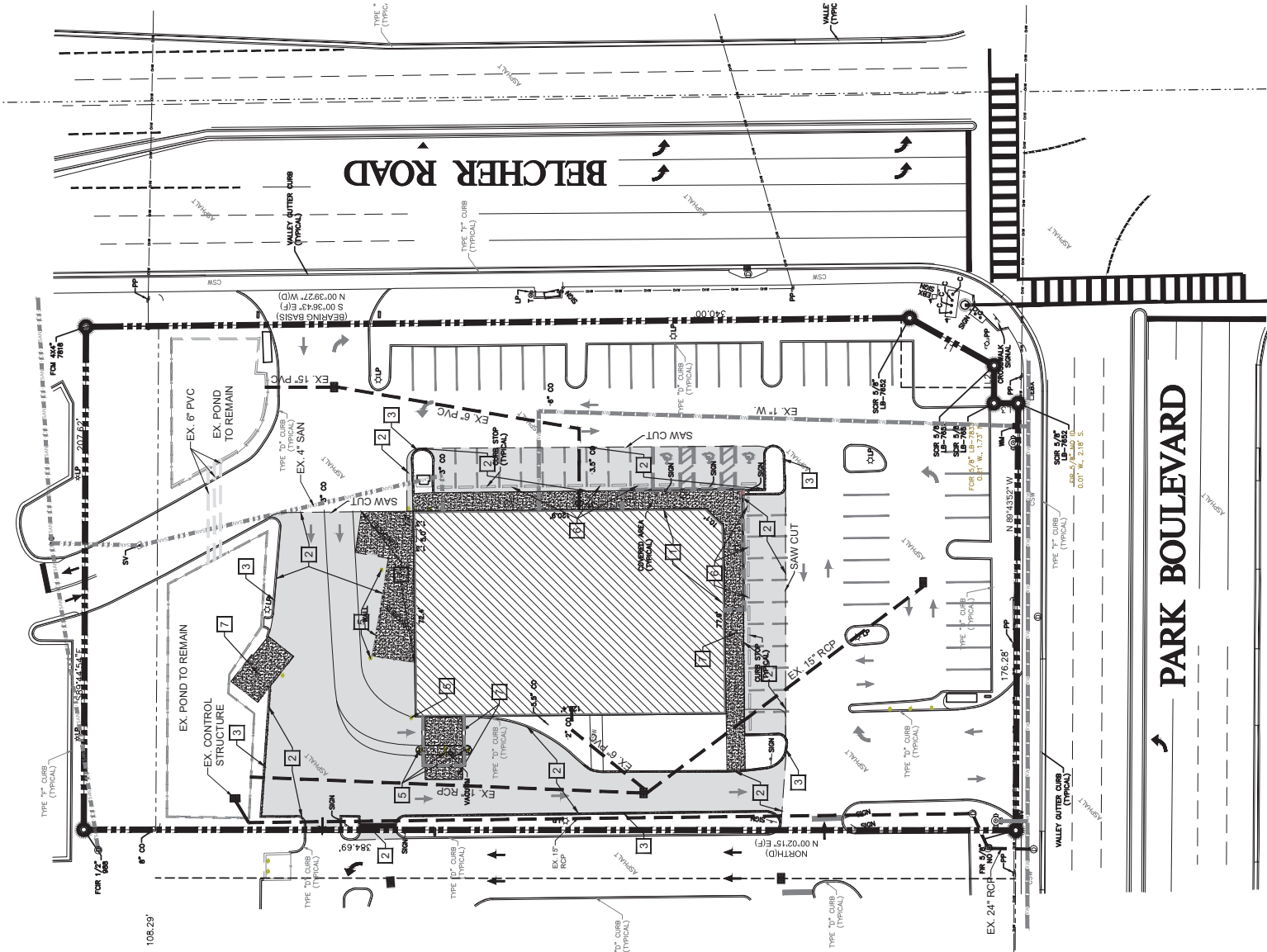
5. REMOVE EXISTING BOLLARDS
- ☒

6. REMOVE EXISTING WHEEL STOP
- ☒

7. REMOVE EXISTING CONCRETE (REMOVE SIDEWALKS TO NEAREST EXPANSION JOINT)

A. ALL CAVITY & EXCAVATION RESULTING FROM REMOVAL OF TREES, SHRUBS, PIPES, INLETS, GREASE TRAPS, SIGN, AND POLE BASE SHALL BE FILLED WITH APPROVED SUITABLE MATERIAL AND COMPACTED IN 12" LIFTS TO 95% OF MAX DENSITY.

B. OFF-SITE DISPOSAL OF STRUCTURES, UTILITIES AND CONSTRUCTION DEBRIS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL APPROVED BY F.O.D.P. AND LOCAL JURISDICTIONS STANDARDS AND SPECIFICATIONS.





LEGEND

PROPERTY LINE

LOT CENTER

CENTER LINE OF STREET

FLOOD ZONE BOUNDARY

EASEMENT BOUNDARY

MATCH LINE

EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

POND CONTOUR LINE

BUILDING SETBACK/BUFFER

BUILDING ZONE OVERHANG

EXISTING OH ELEC WIRE

CHAIN LINK FENCE

MASONRY WALL

WOOD FENCE

WOOD SIGN

Donald B. Fairbairn, P.E. #44971
Registry # 31306

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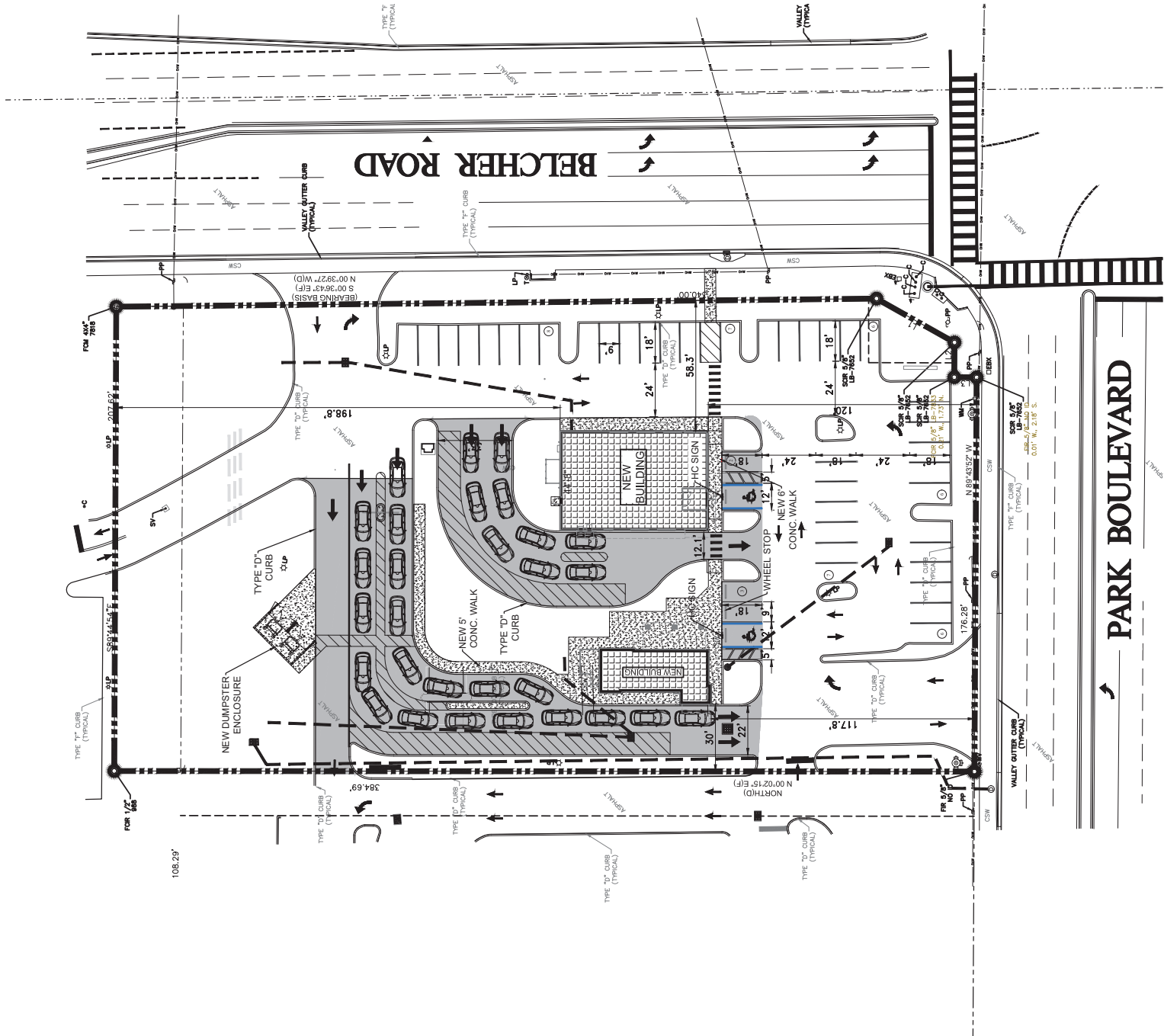
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PROPOSED SITE PLAN

Park & Belcher Retail Center
 7101 Park Boulevard
 Pinellas Park, FL.

Northside
Engineering, Inc.

8





SHRUBS		<u>CODE</u>	<u>QTY</u>	<u>COMMON</u>	<u>BOTANICAL</u>	<u>NATIVE</u>	<u>CONT.</u>	<u>HT.</u>	<u>O.C.</u>	<u>GR.</u>
		LC	85	Ikona	Ikona Cocinea	NO	3 gal	24" Ht	36" oc	#1
		5P	205	Saw Palletto	Hydrangea Quercifolia	Yes	3 gal	36" Ht	36" oc	#1

evening, Inc.
3300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-443-2869 Fax: 727-446-8036
tech@northsideengineering.net
Est. 1989

Park & Belcher Retail Center
 7101 Park Boulevard
 Pinellas Park, FL.

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No.	Date Description
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Master Address Points

Pinellas Park

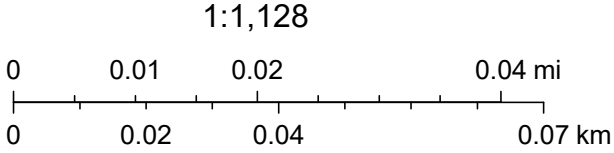
Parcels

Aerials 2024

Red: Band_1

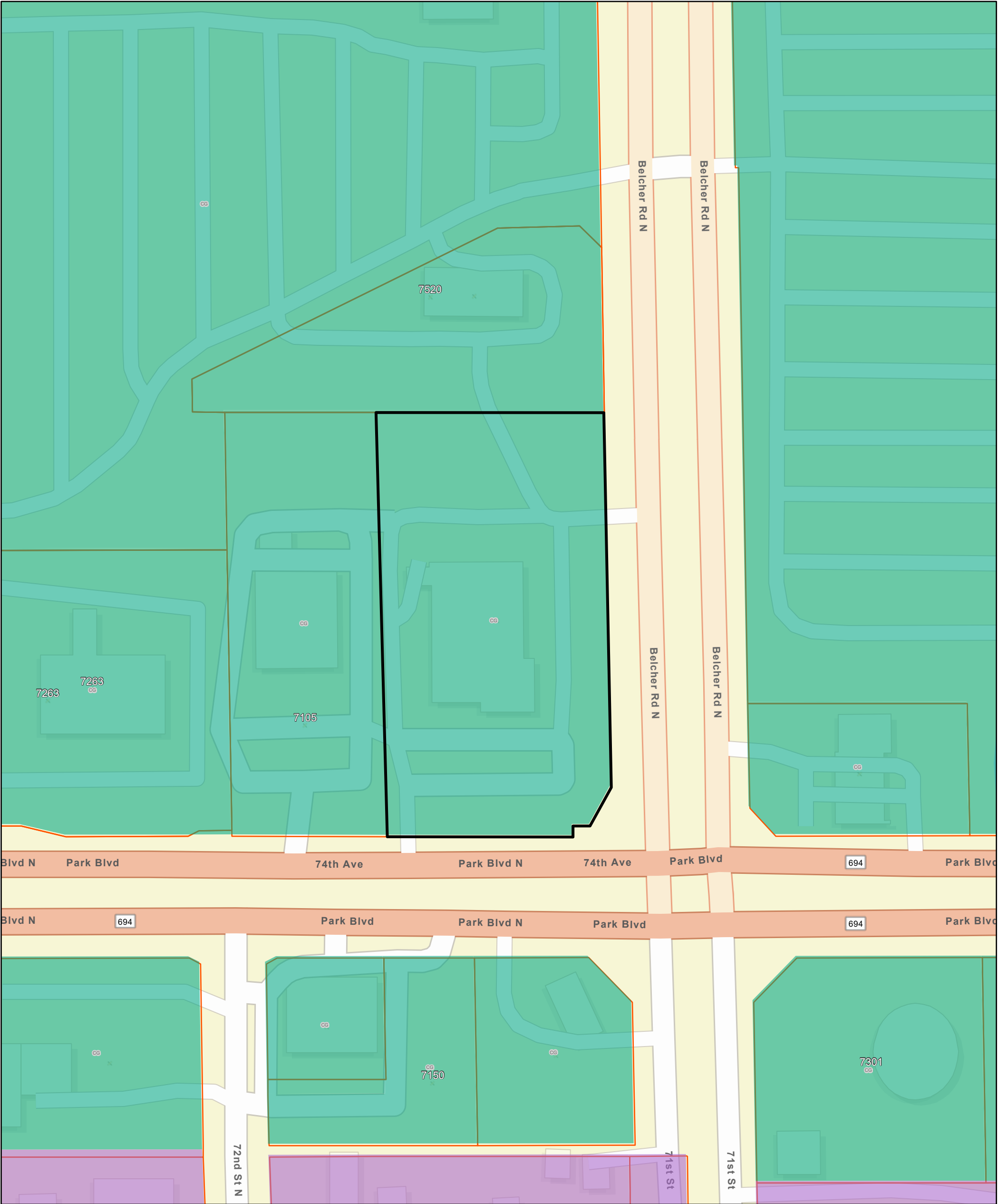
Green: Band_2

Blue: Band_3



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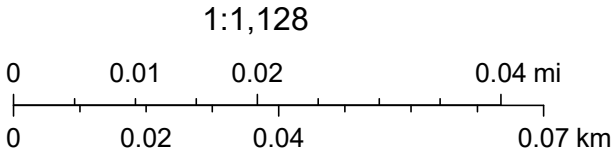
Future Land Use Map



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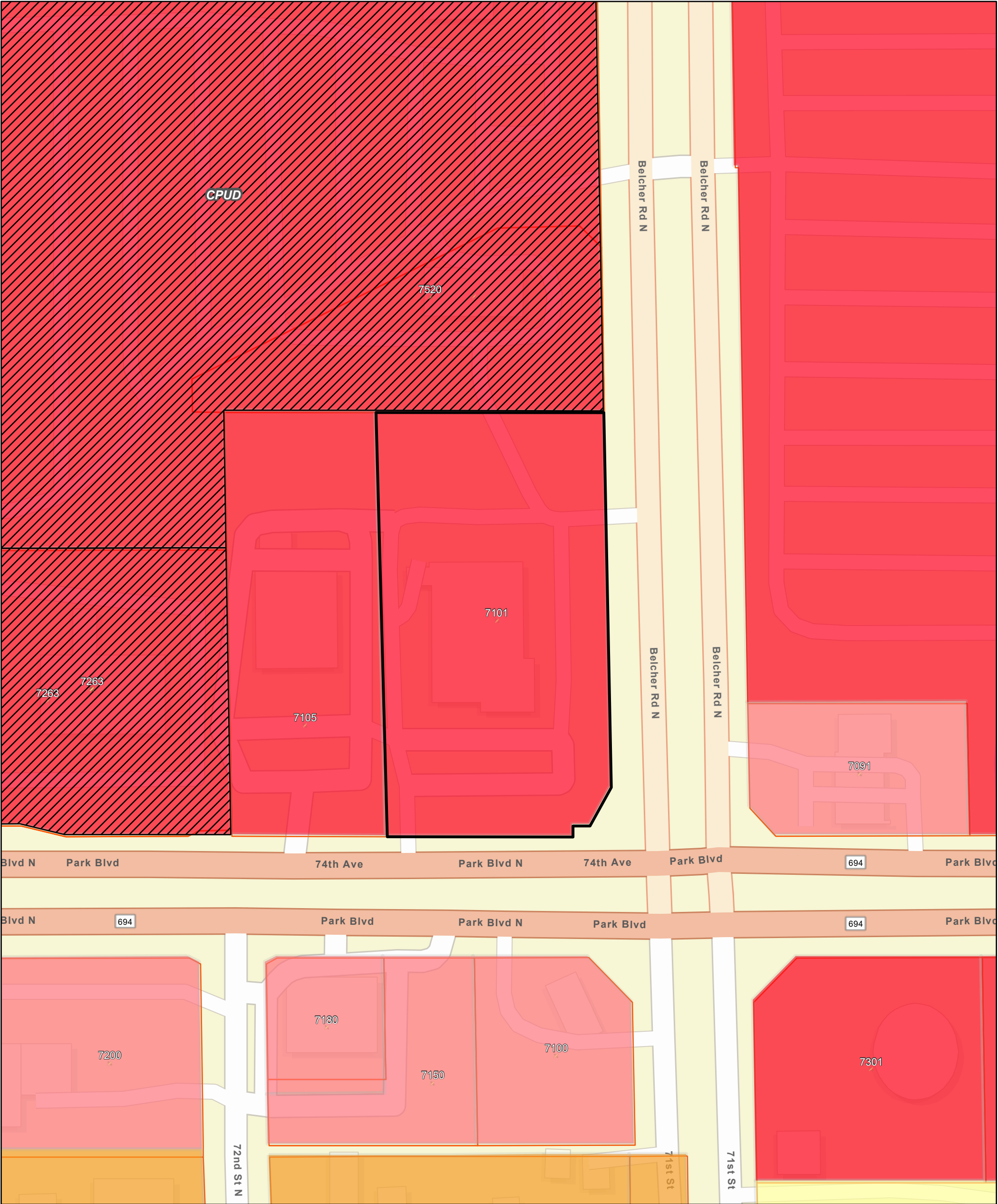
Land Use (Pinellas Park)

- Commercial General - CG
- Residential Urban - RU
- Master Address Points
- Pinellas Park
- Parcels



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Zoning Map

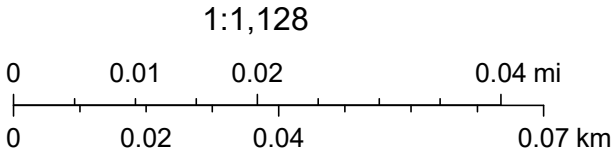


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Zoning (Pinellas Park)

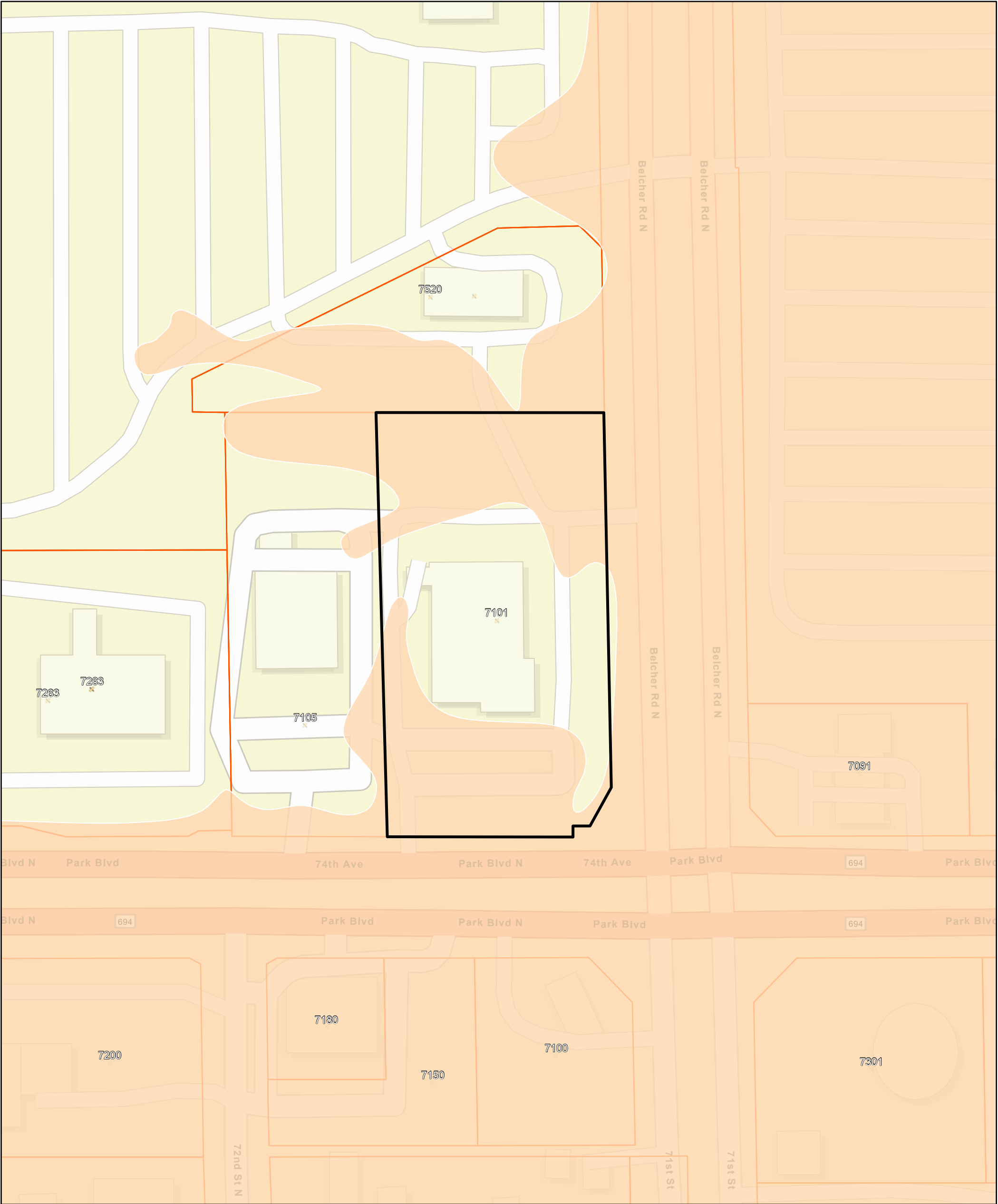
- Commercial General - B-1
- Heavy Commercial - CH
- Single Family Residential - R-1
- Duplex Residential - R-4

- Master Address Points
- Pinellas Park
- Zoning Overlay District
- CPUD
- Parcels



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Flood Insurance Rate Map

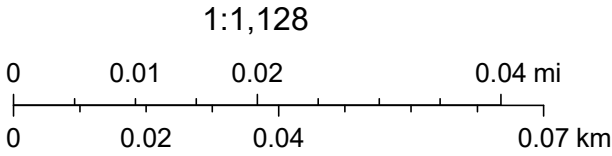


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FEMA Flood Hazard Areas

- 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)
- Panel Extent

- Master Address Points
- Pinellas Park
- Parcels



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