

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), WITH UNDERLYING GENERAL COMMERCIAL (B-1) ZONING ON A 66.602 ACRE PARCEL OF LAND LOCATED AT 7200 U.S. HIGHWAY 19 NORTH, ON LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; 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-0126-00002; Northside Engineering LLC)

WHEREAS, on August 12, 2004, City Council approved Ordinance No. 3246 (PUD 2004-3) which adopted a CPUD Master Plan and supporting documentation for the redevelopment of the former Parkside Mall; and

WHEREAS, on February 24, 2005, City Council approved a Minor Amendment (PUD 2004-3(R)) which adjusted lot lines and shifted development square footages accordingly; and

WHEREAS, on March 24, 2005, City Council approved Ordinance No. 3315 (PUD 2004-3(R)2/CU 2005-5), adopting a Master Plan and controlling documentation for Park Place Townhomes north and south of 70th Avenue; and

WHEREAS, on September 22, 2005, City Council approved Ordinance No. 3373 (PUD 2004-3(R)3), to amend the Master Plan to add the former Amoco Service Station site to the CPUD and provide for its eventual development as a drive-thru restaurant along with several minor adjustments to buildings and parcels; and

WHEREAS, on June 12, 2006, the City Manager approved a Minor Amendment (PUD 2004-3(R)4), which allowed for minor adjustments to lot lines; and

WHEREAS, on January 11, 2011, the City Manager approved a Minor Amendment (PUD 2004-3(R)6), which allowed a conversion of a two-way drive aisle to one way; and

WHEREAS, on December 13, 2012, the City Council approved Ordinance No. 3832 (PUD 2004-3(R)7) to amend the CPUD Master Plan to provide for the development of a 108-unit, single family attached subdivision, Park Place Townhomes; and

WHEREAS, on July 25, 2013, the City Manager approved a Minor Amendment (PUD 2004-3(R)8/CU 2004-13(R)), which allowed development of a PSTA Customer Service Center for the existing bus transfer station; and

WHEREAS, on October 18, 2013, the City Manager approved a Minor Amendment (PUD 2004-3(R)9) for the Park Place Townhomes, which allowed the reduction of the front yard setback from 18 feet to 14 feet; and

WHEREAS, on September 9, 2019, the City administratively approved a Minor Amendment (PUD 2004-3(R)10/CU 2004-13(R)) for outparcel no. 7, which allowed a conditional use of a drive-thru restaurant in order for the existing restaurant to add a drive-thru lane; and

WHEREAS, on March 10, 2022, the City Council approved a Major Amendment to the CPUD Master Plan (PUD-1222-00002) to expand the existing conditional use of a drive-thru restaurant on outparcel no. 11, add a second drive-thru lane, and increase the lot coverage to approximately 84%; and

WHEREAS, the City Council has been petitioned to consider a Major Amendment to the Commercial Planned Unit Development (CPUD) Master Plan for the addition of a 120-unit hotel, a drive-thru financial institution, approximately 28,000 square feet of retail space and subdivision of the property for a certain parcel of land generally located at 7200 US Highway 19 North and more particularly described in Exhibit “A” attached hereto and made a part hereof; 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 authorize and approve a CPUD master plan with underlying General Commercial (B-1) Zoning for the property generally located at 7200 US Highway 19 North and more particularly described in Exhibit “A”.

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

SECTION 1: That the revised Master Plan and supporting documentation for the Commercial Planned Unit Development (CPUD) are hereby adopted for the purpose of controlling development on the 66.602-acre parcel of land described as follows:

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

SECTION 2: That the overall Master Plan attached hereto and incorporated herein as **EXHIBIT “B”** shall be controlling as to the amended CPUD, 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 master plan, prepared by Northside Engineering, Inc, and last revised February 9, 2026, 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 the Commercial Planned Unit Development (CPUD) adoption.

2. Upon written request prior to the expiration of a development phase, the Planning and Development Services Director may approve an extension of up to one (1) year.

SECTION 3: 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 4: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.

SECTION 5: That this Ordinance shall become effective immediately upon its final passage and approval.

PUBLISHED THE _____ DAY OF _____, 2026.

FIRST READING THE _____ DAY OF _____, 2026.

SECOND READING & PUBLIC HEARING THE _____ DAY OF _____, 2026.

PASSED THIS _____ DAY OF _____, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2026.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 10, 11 AND 12, BLOCK 1, SHOPPES AT PARK PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 51 THROUGH 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH:

Parcel 2:

THAT CERTAIN PARCEL OF LAND BOUNDED BY LOTS 2 AND 3, BLOCK 1 OF "SHOPPES AT PARK PLACE", RECORDED IN PLAT BOOK 130. PAGE 51, PUBLIC RECORDS OF PINELLAS COUNTY, ON THE EAST, SOUTH AND WEST; AND THE SOUTH RIGHT OF WAY LINE OF PARK BOULEVARD (S.R. 694) ON THE NORTH; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; RUN THENCE S.00°01'40"E., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID PARK BOULEVARD; THENCE S.89°53'08"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 20.00 FEET, SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1 /4 OF THE SOUTHEAST 1 /4, FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°53'08"E., ALONG SAID RIGHT OF WAY LINE, 74.70 FEET; THENCE S.86°13'59"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 68.86 FEET TO THE BOUNDARY OF SAID LOT 3, BLOCK 1; THENCE S.00°01'23"E., ALONG SAID BOUNDARY OF LOT 3, BLOCK 1, 129.85 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 3, BLOCK 1, N.89°55'18"W., 143.40 FEET TO THE BOUNDARY OF SAID LOT 2, BLOCK 1, THENCE N.00°01'40"W., ALONG THE BOUNDARY OF SAID LOT 2, BLOCK 1, 134.32 FEET TO THE POINT OF BEGINNING.

Parcel 3:

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR INGRESS, EGRESS, PARKING, UTILITIES, STORM WATER DRAINAGE AND ENCROACHMENTS PURSUANT TO OPERATION & EASEMENT AGREEMENT RECORDED DECEMBER 7, 2004 IN OFFICIAL RECORDS BOOK 13986, PAGE 1129, AS AMENDED BY PARTIAL RELEASE RECORDED JUNE 10, 2005 IN OFFICIAL RECORDS BOOK 14375, PAGE 2287, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AFFECTING THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 13, BLOCK 1, SHOPPES AT PARK PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 51 THROUGH 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

TRACT P OF VILLAGE AT PARK PLACE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGES 81 THROUGH 85, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (SAID TRACT BEING FORMERLY DESCRIBED AS LOT 2, BLOCK 2, SHOPPES AT PARK PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 51 THROUGH 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA).

EXHIBIT “B”

MASTER PLAN

(Prepared by Northside Engineering, Inc.)

Last Revised dated February 9, 2026

SHOPPES AT PARK PLACE

SECTION 27 - TOWNSHIP 30 S - RANGE 16 E PARCEL NUMBERS:

27-30-16-81205-001-0010 , 27-30-16-81205-001-0020 , 27-30-16-81205-001-0030
27-30-16-81205-001-0050 , 27-30-16-81205-001-0090 , 27-30-16-81205-001-0100
27-30-16-81205-001-0110 , 27-30-16-81205-001-0120 , 27-30-16-81205-001-0130
27-30-16-81205-001-0200 , 27-30-16-94162-000-0005 , 27-30-16-94162-000-0006
27-30-16-94162-000-0007

CITY OF PINELLAS PARK, FLORIDA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 10, 11 AND 12, BLOCK 1, SHOPPES AT PARK PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 51 THROUGH 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH:

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TOGETHER WITH:

LOT 14, BLOCK 1, AND LOTS 1 AND 2, BLOCK 2, SHOPPES AT PARK PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE(S) 51 THROUGH 58, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH:

SHOPPES AT PARK PLACE BLK 1, LOT 9 & 13.

OWNER CONTACT

BDG PARK PLACE LLC
BDG PARK PLACE II LLC
BDG FAMILY LLC

6654 78TH AVE N
PINELLAS PARK, FL 33781

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:

NORTHSIDE ENGINEERING, INC.
300 SOUTH BELCHER ROAD
CLEARWATER, FLORIDA 33765
727-443-2869

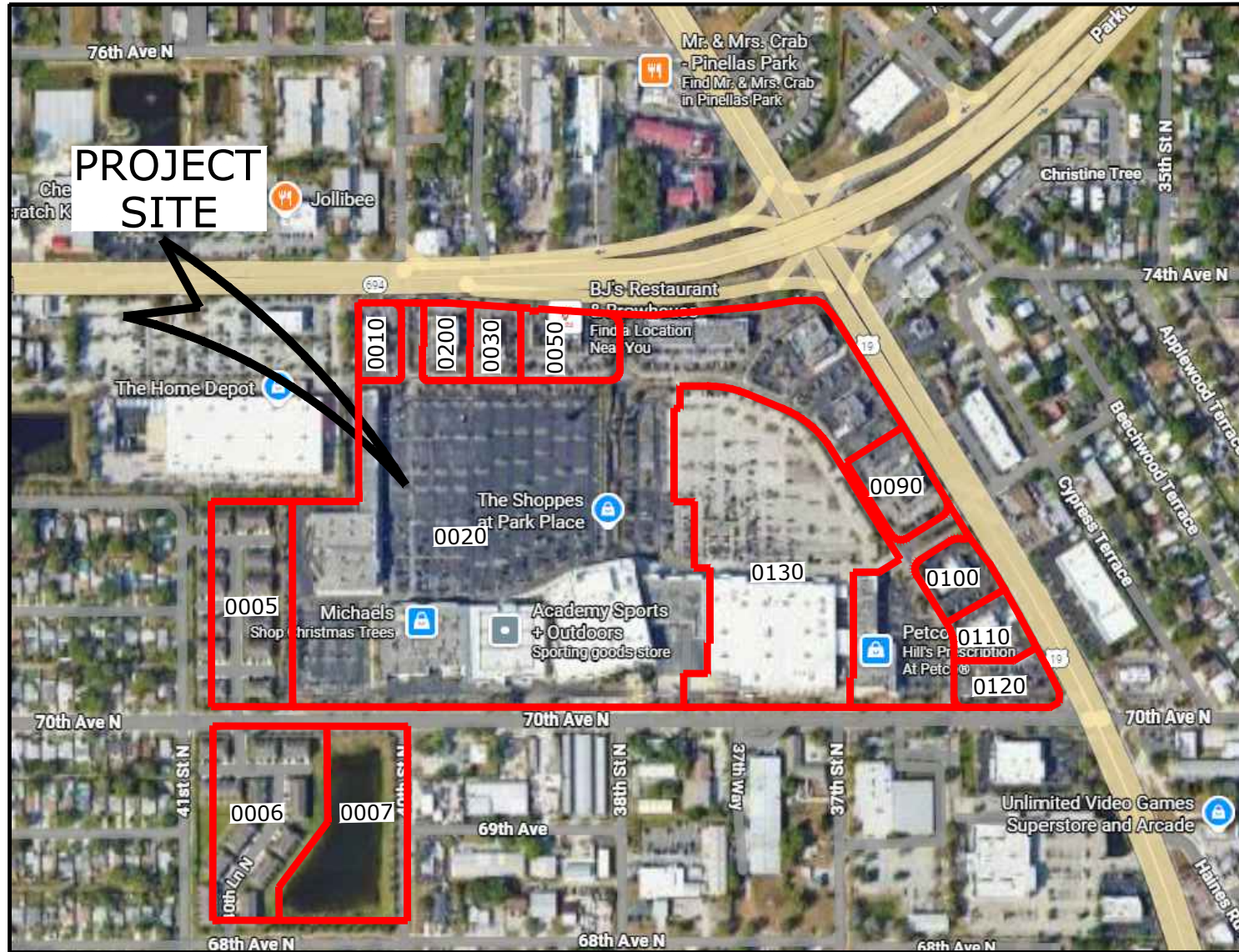
SURVEY

REPUBLIC NATIONAL
480 NEEDLES TRAIL
LONGWOOD, FL 32779
RNSURVEYS@REPUBLICNATIONAL.NET
407-862-4200

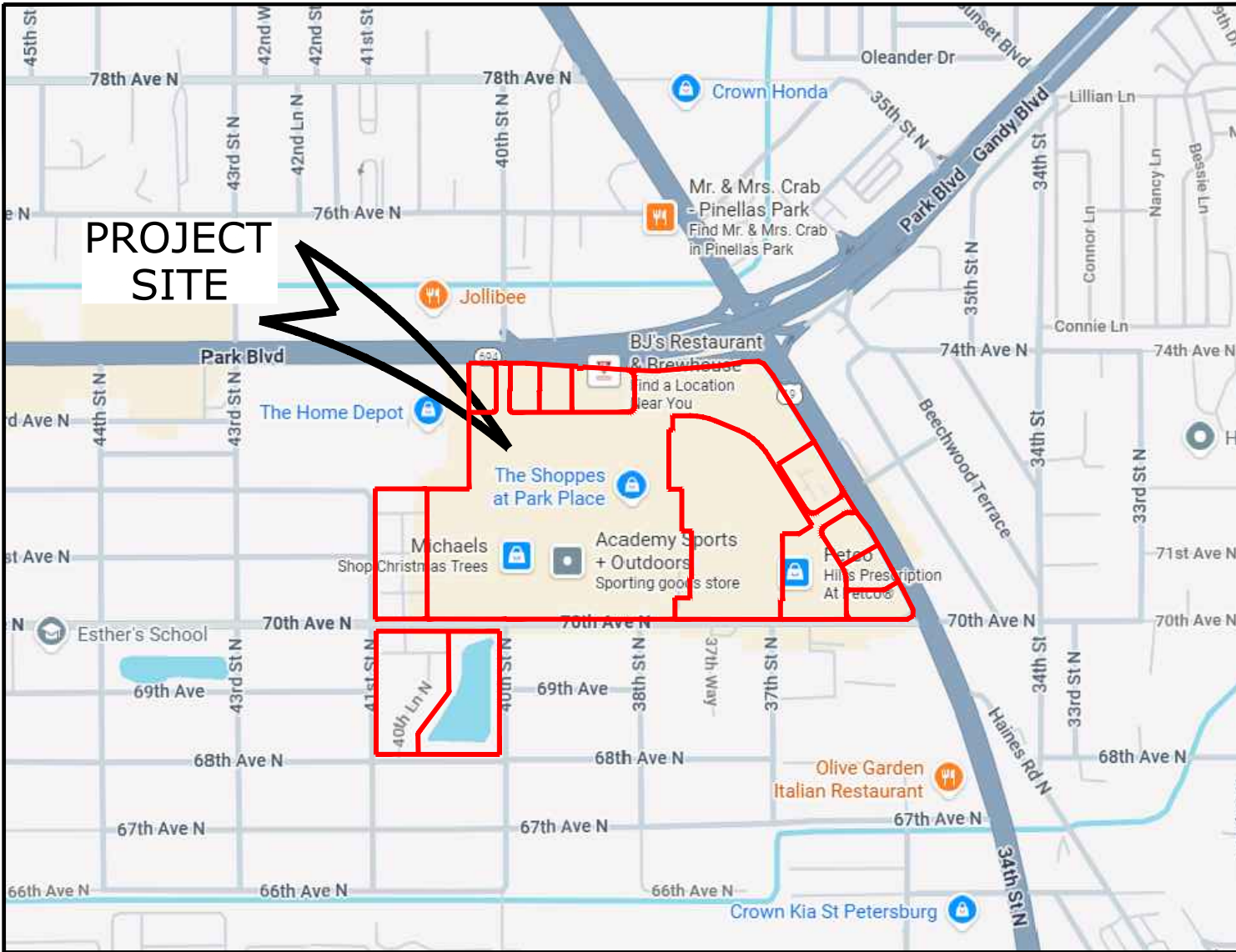
FLOOD ZONE INFORMATION

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONES "A", "AE", "SHADED X", AND "X" ON FLOOD INSURANCE RATE MAP NUMBERS 12103C0204H AND 12103C0208H, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2009 AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STREET MAP



AERIAL MAP



EXISTING PARCEL NUMBERS

PARCEL NUMBER	ADDRESS	LOT AREA	EXISTING BUILDINGS
27-30-16-81205-001-0010	4000 PARK BLVD	31,520 S.F. (0.72 AC.)	APPLEBEE'S (REMOVE)
27-30-16-81205-001-0020	7200 US HWY 19 N	1,553,172 S.F. (35.66 AC.)	PETCO, BUTTERMILK EATERY, FIVE GUYS & ... STARBUCKS & BANK MATTRESS FIRM, PANERA BREAD CHOPOTLE, GAMESTOP, SUPERCUTS & ... IMAGINE ORTHODONTIC STUDIO, MADRAG, RAINBOW SHOPS & ... MICHAELS & MARSHALLS ACADEMY SPORTS REGAL CINEMA, COLD STONE CREAMERY & ... FAMOUS FOOTWEAR & FIVE BELOW
27-30-16-81205-001-0030	3900 PARK BLVD	36,011 S.F. (0.83 AC.)	POLO TROPICAL
27-30-16-81205-001-0050	3800 PARK BLVD	64,722 S.F. (1.49 AC.)	BU'S RESTAURANT
27-30-16-81205-001-0100	7100 US HWY 19 N	42,771 S.F. (0.98 AC.)	WELLS FARGO
27-30-16-81205-001-0110	7020 US HWY 19 N	39,793 S.F. (0.91 AC.)	CHICK-FIL-A
27-30-16-81205-001-0120	7000 US HWY 19 N	45,947 S.F. (1.05 AC.)	PANDA EXPRESS
27-30-16-81205-001-0200	3976 PARK BLVD	34,290 S.F. (0.79 AC.)	PNC BANK
27-30-16-81205-001-0090	7250 US HWY 19 N	59,865 S.F. (1.38 AC.)	CHILI'S GRILL & BAR
27-30-16-81205-001-0130	7150 US HWY 19N	474,884 S.F. (10.90 AC.)	TARGET
27-30-16-94162-000-0005	41 ST LN N	158,381 S.F. (3.64 AC.)	PARK PLACE TOWNHOMES (NORTH)
27-30-16-94162-000-0006	41 ST LN N	179,993 S.F. (4.13 AC.)	PARK PLACE TOWNHOMES (SOUTH)
27-30-16-94162-000-0007	41 ST LN N	179,737 S.F. (4.12 AC.)	RETENTION POND

TOTAL LOT AREA 2,901,186 S.F. (66.602 AC.)

SITE DATA

MATRIX	EXISTING	PROPOSED	ALLOWED/CODE
ZONING:	CPUD	MAJOR MOD PUD*	SUBJECT TO PUBLIC HEARING
USAGE:	RETAIL, RESTAURANT, BANK, TOWNHOMES	RETAIL, RESTAURANT, BANK, TOWNHOMES, HOTEL	OK.
FUTURE LAND USE:	CRD	CRD	CRD
LOT AREA (GROSS):	2,901,186 S.F. (66.602 AC.)	2,901,186 S.F. (66.602 AC.)	15,000 S.F.
	RESIDENTIAL 338,374 S.F. (7.77 AC.)	RESIDENTIAL + TRANSIENT 392,425 S.F. (9.01 AC.)	
BUILDING COVERAGE:	-	467,509 S.F.	491,898 S.F.
FLOOR AREA RATIO: (FAR)	-	0.18	0.20
DENSITY:	106 UNITS	106 UNITS	15 UNITS/ACRE
BLDG. SETBACKS:	FRONT (SOUTH)	SEE SITE PLAN	SEE SITE PLAN
	SIDE	SEE SITE PLAN	SEE SITE PLAN
	REAR	SEE SITE PLAN	SEE SITE PLAN
BLDG. HEIGHT:	35'	60'	60'
IMPERVIOUS SURFACE RATIO: (I.S.R.)	2,131,099 S.F. 0.735	2,126,175 S.F. 0.735	0.75
OPEN SPACE: (S.F. & % OF GROSS SITE)	770,087 S.F. 26.5%	775,011 S.F. 26.7%	25%
PARKING:	3,256 SPACES	3,027 SPACES	2,506 SPACES

PARKING CALCULATIONS: TOWNHOMES = 2 / UNIT = 2 X 106 = 212 SPACES
HOTEL = ONE (1) PER GUEST ROOM OR SUITE PLUS (1) PER THREE (3) SEATS FOR ANY RESTAURANT, LOUNGE AND/OR CONVENTION CENTER THAT IS PART OF THE HOTEL OR MOTEL = 120 SPACES
SHOPPING CENTER = 1 / 300 SF OF GFA = 472,764 / 300 = 1,576 SPACES
FINANCIAL INSTITUTIONS: 1 / 200 SF OF GFA = 11,334 / 200 = 56 SPACES
MOVIE THEATER = 1 PER 3 SEATS + 1 PER 2 EMPLOYEES + 10 = (1,570 SEATS / 3) + (12 EMPLOYEE / 2) + 10 = 542 SPACES

TOTAL PARKING SPACES REQUIRED = 2,506 SPACES
* NEW CONSTRUCTION CONSISTS OF CONVERSION OF 5,814 S.F. APPLEBEE'S RESTAURANT INTO 3,053 S.F. DRIVE THROUGH BANK + A NEW 5 STORY 120 UNIT HOTEL + TWO NEW RETAIL BUILDINGS (6,525 S.F. AND 20,625 S.F.)

INDEX OF SHEETS

C1.1	CIVIL SITE DATA
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C3.0	OVERALL SITE PLAN
C3.1	SITE & LANDSCAPE PLAN - HOTEL
C3.2	SITE & LANDSCAPE PLAN - BANK
C3.3	SITE & LANDSCAPE PLAN - RETAILS

Donald B. Fairbairn, P.E. #44971

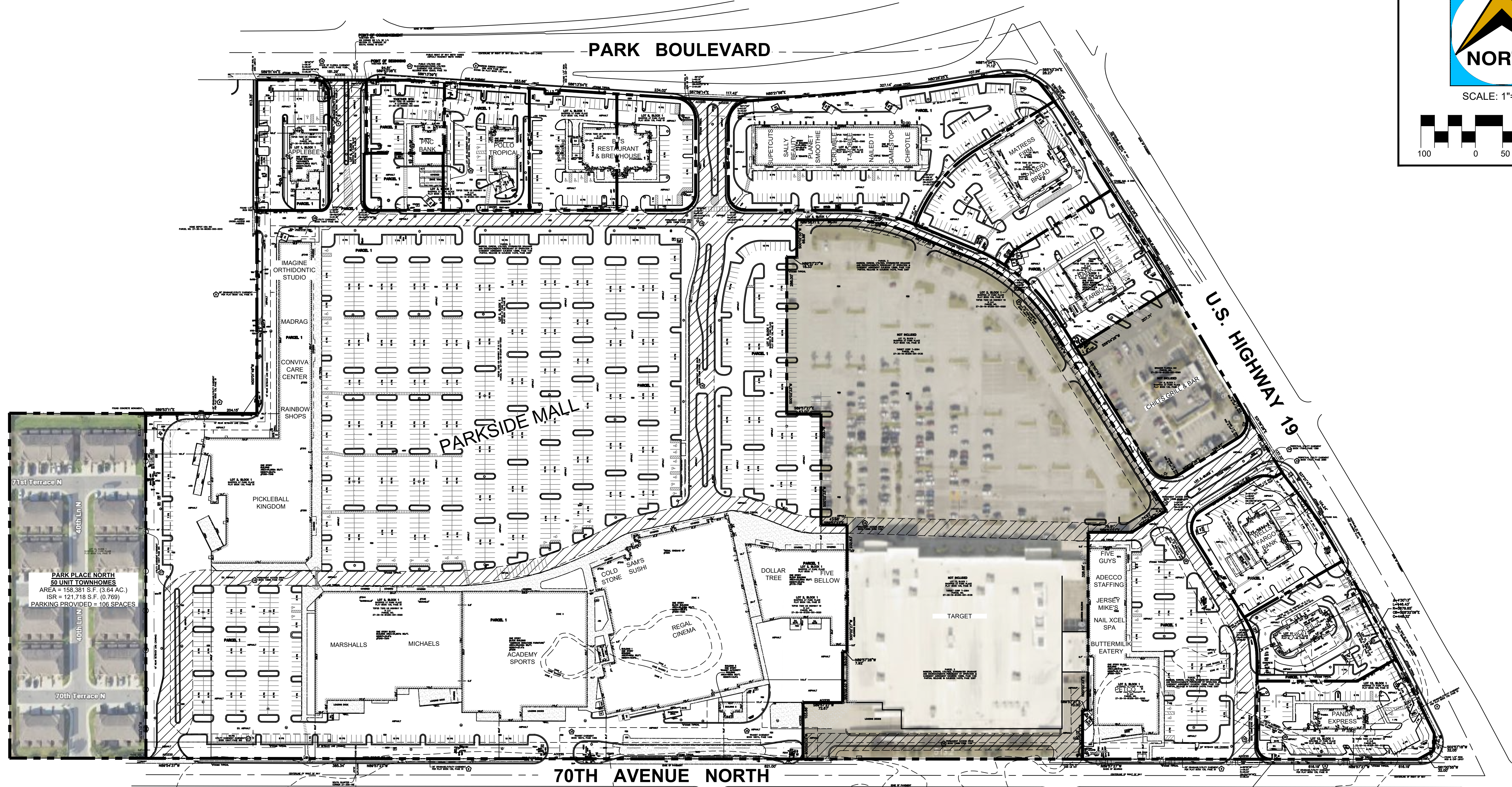
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY Donald B. Fairbairn, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT # 2601
ISSUE DATE: 01/07/2026

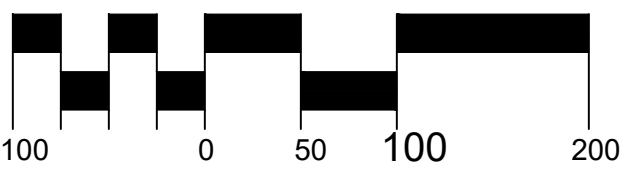
REVISIONS:		
No.	Date	Description
1	02/09/26	CITY COMMENTS
2		
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DRAWN BY : HS		

CIVIL SITE DATA - PUD MAJOR MOD.

SHOPPES AT PARK PLACE
7200 US HIGHWAY 19 N,
PINELLAS PARK, FLORIDA 33781



SCALE: 1"=100'



Northside

Engineering, Inc.

Civil, Land, Planning, Traffic Studies, Landscape
Due Diligence, Reg. Plans, Land Use, Re-Zoning
Stormwater Management, Utility Design
Construction Administration

300 South Butler
Road, Clearwater, Florida 33765
Tel: 727-298-7777
info@northsideengineering.net
Est. 1989

Donald B. Fairbairn, P.E. #44971

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PROJECT #		2601
ISSUE DATE:		01/07/2026
REVISONS:		
No.	Date	Description
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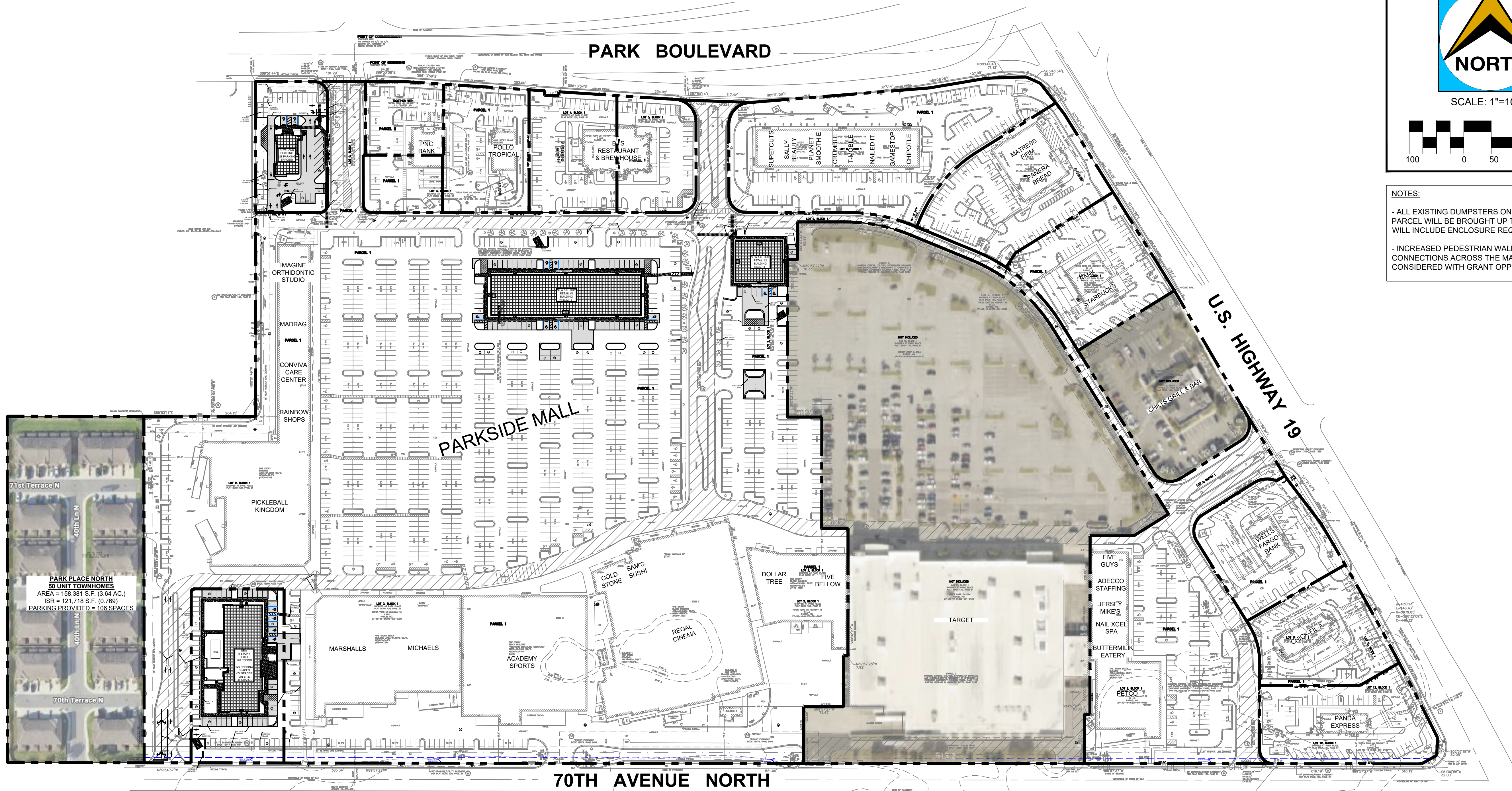
EXISTING CONDITION

SHOPPES AT PARK PLACE
7200 US HIGHWAY 19 N,
PINELLAS PARK, FLORIDA 33781

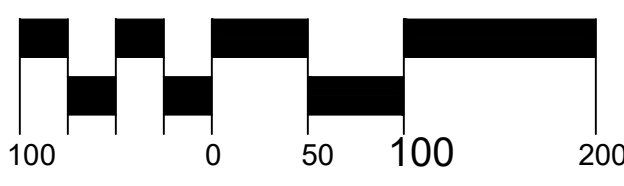
Northside

Engineering, Inc.

G2.0



SCALE: 1"=100'



NOTES:

- ALL EXISTING DUMPSTERS ON THE BUILDING PARCEL WILL BE BROUGHT UP TO CODE WHICH WILL INCLUDE ENCLOSURE REQUIREMENTS.
- INCREASED PEDESTRIAN WALKWAYS CONNECTIONS ACROSS THE MALL WILL BE CONSIDERED WITH GRANT OPPORTUNITIES.

Northside
Engineering, Inc.

Civil, Land, Planning, Traffic Studies, Landscape
Due Diligence Reports, Land Use, Rezoning
Stormwater Management, Utility Design
Construction Administration

300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-298-8888 Fax: 727-298-8889
tech@northsideengineering.net Est. 1989

Donald B. Fairbairn, P.E. #44971

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

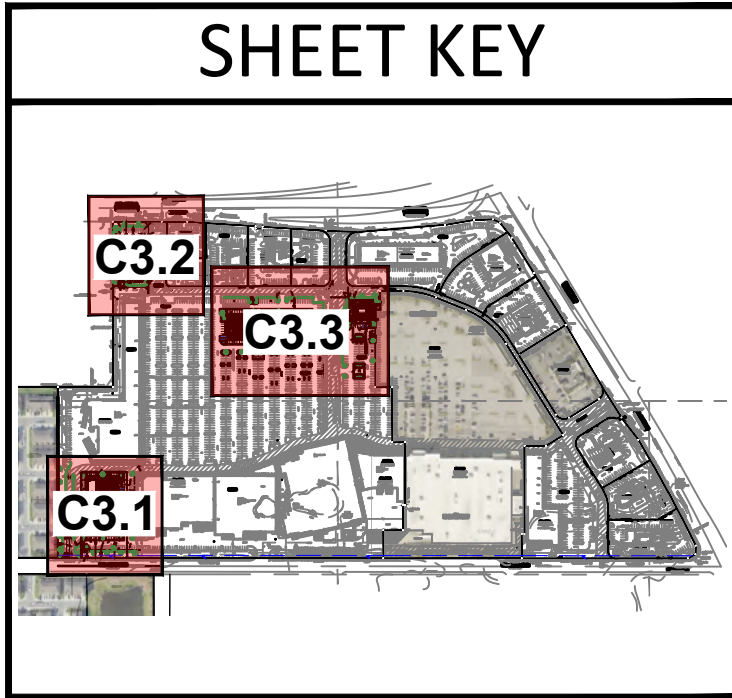
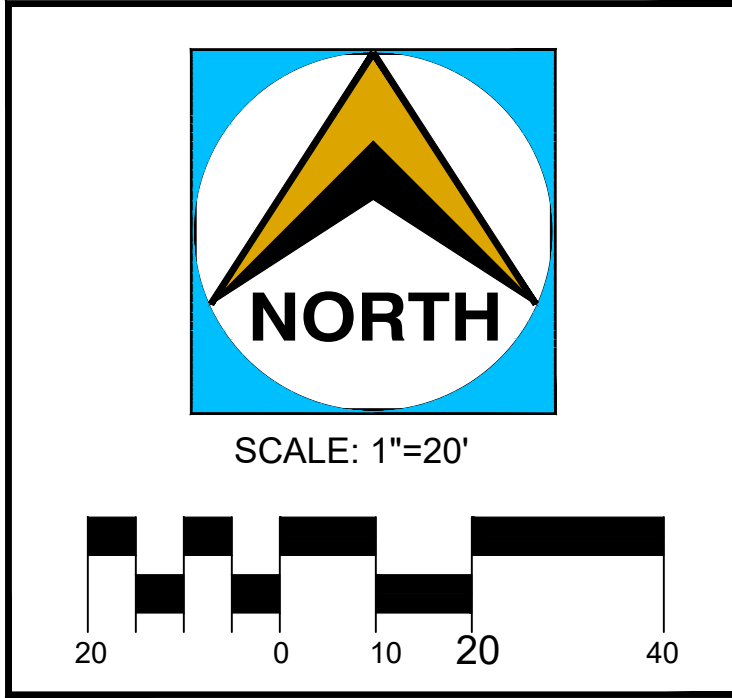
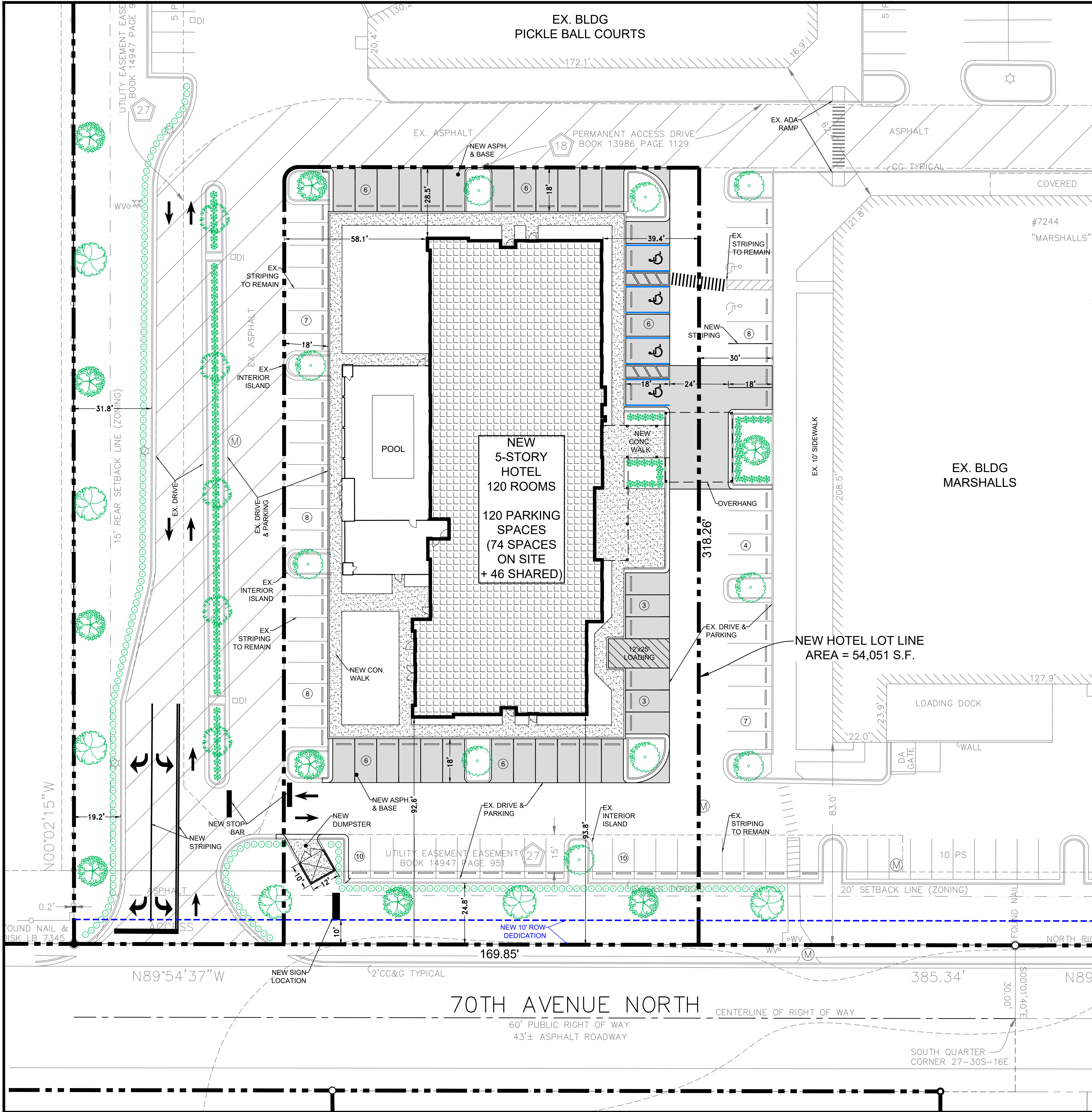
PROJECT #		2601
ISSUE DATE:		01/07/2026
REVISIONS:		
No.	Date	Description
1	02/09/26	CITY COMMENTS
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10		
DRAWN BY :		HS

OVERALL SITE PLAN

SHOPPES AT PARK PLACE
7200 US HIGHWAY 19 N,
PINELLAS PARK, FLORIDA 33781

Northside
Engineering, Inc.

C3.0



PLANT SCHEDULE							
TREES	QTY	COMMON	BOTANICAL	CONT	CAL	SIZE	GR.
	6	LIVE OAK (CANOPY)	QUERCUS VIRGINIANA	45 GAL	2"	8' ht	FLORIDA#1
	9	CHERRY LAUREL (INTERMEDIATE)	PRUNUS CAROLINIANA	45 GAL	2"	8' ht	FLORIDA#1
	5	DAHOON HOLLY (UNDERSTORY)	ILEX CASSINE	45 GAL	2"	8' ht	FLORIDA#1
	10	WAX MYRTLE (UNDERSTORY)	MYRICA CERIFERA	30 GAL	1 1/2"	8' ht	FLORIDA#1
SHRUBS	QTY	COMMON	BOTANICAL	CONT	SPACING	SIZE	GR.
	210	ANISE, YELLOW	ILICLIUM PARVIFLORUM	3 GAL	36" oc	24" ht	FLORIDA#1
	111	DWARF OLEANDER	NERIUM OLEANDER PETITE PINK	3 GAL	36" oc	24" ht	FLORIDA#1

REQUIRED LANDSCAPING

SOUTH (STREETSCAPE BUFFER)

MIN BUFFER WIDTH: WEST / EAST / SOUTH: 3' BUT 5' AVERAGE

BUFFER PLACEMENT: WEST / EAST / SOUTH: BETWEEN VUA AND LOT LINES AND STREET LINES

MIN TREE REQUIREMENT: WEST / EAST / SOUTH: 1/50

CONT. HEDGE REQ.: YES

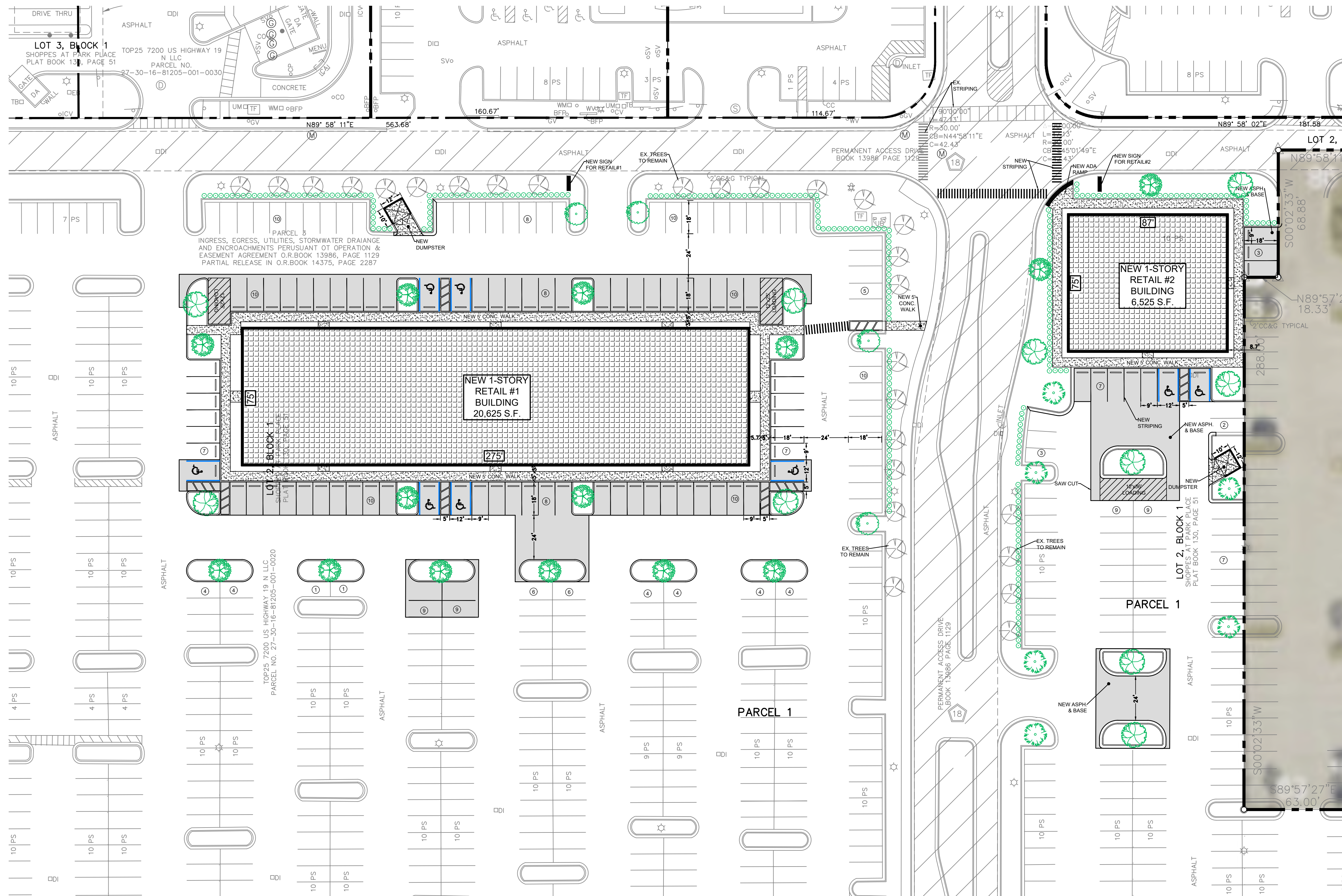
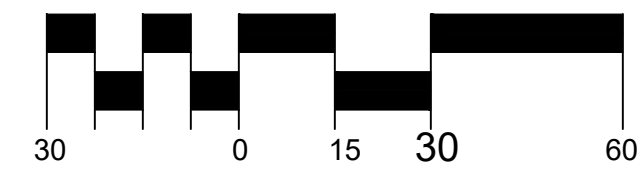
TOTAL TREE PROVIDED = 30		
6 CANOPY TREE PROVIDED		20.0%
9 INTERMEDIATE PROVIDED		30.0%
15 UNDERSTORY TREES PROVIDED		50.0%

SOUTH (STREETSCAPE BUFFER)	
MIN BUFFER WIDTH:	WEST / EAST / SOUTH: 3' BUT 5' AVERAGE
BUFFER PLACEMENT:	WEST / EAST / SOUTH: BETWEEN VUA AND LOT LINES AND STREET LINES
MIN TREE REQUIREMENT:	WEST / EAST / SOUTH: 1/50
CONT. HEDGE REQ.:	YES

10 CANOPY TREE PROVIDED	29.4%
14 INTERMEDIATE PROVIDED	41.2%
10 UNDERSTORY TREES PROVIDED	29.4%

<u>TREES</u>	<u>QTY</u>	<u>COMMON</u>	<u>BOTANICAL</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>GR.</u>
	10	LIVE OAK (CANOPY)	QUERCUS VIRGINIANA	45 GAL	2"	8' ht	FLORIDA#1
	14	CHERRY LAUREL (INTERMEDIATE)	PRUNUS CAROLINIANA	45 GAL	2"	8' ht	FLORIDA#1
	6	DAHOON HOLLY (UNDERSTORY)	ILEX CASSINE	45 GAL	2"	8' ht	FLORIDA#1
	4	WAX MYRTLE (UNDERSTORY)	MYRICA CERIFERA	30 GAL	1 1/2"	8' ht	FLORIDA#1

<u>SHRUBS</u>	<u>QTY</u>	<u>COMMON</u>	<u>BOTANICAL</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>	<u>GR.</u>
	277	ANISE, YELLOW	ILLICIVUM PARVIFLORUM	3 GAL	36" oc	24" ht	FLORIDA#1



Northside
Engineering, Inc.

Civil • Land Planning • Traffic Studies • Landscape
Due Diligence • Surveying • Planning • Urban
Stormwater Management • Utility Design
Construction Administration

300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-799-1100
tech@northsideengineering.net
Est. 1989

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

REVISIONS:		
No.	Date	Description
△	02/09/26	CITY COMMENTS
△	/ /	
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DRAWN BY : HS		

SITE AND LANDSCAPE PLAN - RETAILS

SHOPPES AT PARK PLACE
7200 US HIGHWAY 19 N,
PINELLAS PARK, FLORIDA 33781

Northside
Engineering, Inc.

C3.3

Business Impact Estimate

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

Proposed resolution's title/reference: **Ordinance 2026-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), WITH UNDERLYING GENERAL COMMERCIAL (B-1) ZONING ON A 66.602 ACRE PARCEL OF LAND LOCATED AT 7200 U.S. HIGHWAY 19 NORTH, ON LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; 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-0126-00002; Northside Engineering LLC)

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

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is ***not*** required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in Florida Statutes § 163.3164, and development agreements, as authorized by the Florida Local

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

Government Development Agreement Act under Florida Statutes § 163.3220-163.3243;

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

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

The proposed CPUD amendment is to add additional commercial space, a drive-thru bank, and a 5-story hotel to the existing mall property.

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

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

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

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

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

N/A

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

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



Prepared by: Todd Biron
Senior Planner

I. **APPLICATION DATA**

A. **Case Numbers:** PUD-0126-00002 & CU-0126-00007

B. **Locations:**

Addresses: 7200 US Highway 19 N., 4000 Park Blvd, 3976 Park Blvd, 3900 Park Blvd, 3800 Park Blvd, 7100 US Highway 19 N., 7020 US Highway 19 N. and 7000 US Highway 19 N.

Parcel Nos. 27-30-16-81205-001-0020, 27-30-16-81205-001-0010, 27-30-16-00000-430-0200, 27-30-16-81205-001-0030, 27-30-16-81205-001-0050, 27-30-16-81205-001-0100, 27-30-16-81205-001-0110 and 27-30-16-81205-001-0120.

C. **Requests:**

PUD-0126-00002: Major Planned Unit Development (PUD) amendment to include a 5-story 120-room Hotel outparcel, approximately 28,000 square feet of new retail space and the removal & replacement an existing restaurant with a drive-thru bank.

CU-0126-00007: Conditional Use approval for a Financial Institution with drive-thru in the General Commercial (B-1) Zoning District.

D. **Applicant/Authorized Agent:** Belleair Development Group and Housh Ghovaei (Northside Engineering)

E. **Property Owner(s):** Bdg Park Place Llc. and BDG PARK PLACE II LLC

F. **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 COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), WITH UNDERLYING GENERAL COMMERCIAL (B-1) ZONING ON A 66.602 ACRE PARCEL OF LAND LOCATED AT 7200 U.S. HIGHWAY 19 NORTH, ON LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; 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.

G. **PARC Meeting:** January 20, 2025

H. **Public Hearings:**

Planning & Zoning Commission Hearing Date: 3/5/2026
Advertising Date: 2/18/2026

City Council Hearing Date (1st Reading): 4/7/2026

City Council Hearing Date: 4/21/2026
Advertising Date: 4/8/2026

II. BACKGROUND INFORMATION

A. Case Summary:

The site is currently developed with The Shoppes at Park Place mall. There are several outparcels surrounding the mall containing restaurants, offices, financial institutions and retail. The former Applebee's location is one of these outparcels on the northwest side of the property. The site has frontage along Park Blvd (FDOT-Arterial Rd). There is currently cross-access to the adjacent Home Depot PUD. Along the south portion of the parcel is a PSTA Bus terminal. The entire PUD covers about 66.602 acres, or 2,901,186 square feet.

The existing DRI allows up 523,000 square feet of retail space (GLA) and 90,000 square feet of theater space (GLA). The existing theater is about 81,048 square feet (GFA) and the existing built commercial space (minus the Applebee's) is 417,282 square feet (GLA). The proposed retail uses should not require revisions to the DRI, but the hotel would be in conflict with the development order. The State has moved away from DRIs and provide an efficient means for rescinding them if needed, as will be the case here.

Proposed revisions to the Master Plan include a new 5-story, 120-unit hotel, a 3,053 square foot drive-thru bank, and two retail buildings measuring approximately 21,500 square feet (Retail #1 on the Master Plan) and 6,525 square feet (Retail #2 on the Master Plan). The proposed Financial Institution will replace the existing Applebee's. The maximum height for the site will remain 60 feet, as approved in the original PUD Master Plan. A master sign plan was approved as part of the original PUD but not all signs were installed. The unbuilt monument sign off 70th Avenue N. and US Highway 19 N. is proposed to be built as originally intended and approved. The only difference will be shifting the sign northward to ensure the sign is not located within the 70th Avenue N. right of way.

In the overall PUD area (less the townhome units), there are 3,044 parking spaces existing and after the proposed development there will be approximately 2,815 parking spaces. Per Section 18-1532.9, applicable parking requirements are as follows:

- *Shopping Centers: For shopping centers between fifty thousand (50,000) and four hundred thousand (400,000) SF of GFA: One (1) per two hundred fifty (250) SF of GFA for the first fifty thousand (50,000) SF of GFA then one (1) per two hundred twenty-five (225) SF of GFA up to two hundred thousand (200,000) GFA and one (1) per two hundred fifty (250) SF up to four hundred thousand (400,000) GFA inclusive of all uses except movie theatre which shall be calculated separately.*
- *Theatres, Stadiums, Auditoriums, and Performing Arts Centers: One (1) per three (3) seats, plus one per two (2) employees on the largest shift, plus ten (10) spaces.*
- *Hotels, Motels: One (1) per guest room or suite plus (1) per three (3) seats for any restaurant, lounge and/or convention center that is part of the hotel or motel.*
- *Financial Institutions: One (1) per two hundred (200) SF of GFA.*

With the existing and proposed uses on site, the grand total number of required parking spaces would be 2,296 parking spaces. The breakdown of each use is as follows:

- Shopping Centers: 1,578 spaces.
- Theatres: 542 spaces (1,579 seats and 12 employees).
- Hotels: 120 spaces.
- Financial Institutions: 56 spaces (there are multiple banks on site).

With the 519 excess parking spaces on site, the space could be used for the addition of new pedestrian walkways for better connectivity. Such an addition would make it easier for hotel guests and customers to visit a variety of businesses within the mall safely without needing to drive their vehicle. However, such a pedestrian walkway is not proposed at this time.

New landscaping is proposed on site along the perimeter and within the Vehicle Use Area (VUA). 24 trees are proposed around the hotel with a continuous hedge. 8 trees are proposed around the bank with a continuous hedge. Retail Building #1 will have 10 new trees with a continuous hedge and Retail Building #2 will have 6 trees with a continuous hedge. Tree species include Live Oak (11), Cherry Laurel (16), Dahoon Holly (10) and Wax Myrtle (11). Existing trees are proposed to remain where possible.

The area containing the hotel is proposed to be split off as a new outparcel. Due to insufficient right of way width along 70th Avenue N., a replat will be required to subdivide. The replat will allow the developer to create a new parcel for the hotel and dedicate the additional 10 feet of right of way where needed. (The Target parcel is not included with the proposed subdivision, so no right of way will be acquired from that parcel.)

The 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 feet wide when straight and twelve feet wide in curves and signed for one-way use.
Proposed to be met.

B. Site Area (BDG owned): 1,848,226 square feet / 42.43 acres

C. Site Area (Overall): 2,901,186 square feet / 66.602 acres

D. Property History:

Pinellas Square Mall Development of Regional Impact (DRI): The Development of Regional Impact (DRI) Development Order for Pinellas Square Mall was approved by City Council on December 27, 1973 (Resolution 73-84) for 780,000 square feet of retail development.

- On January 23, 1997, the City approved a Notice of Proposed Change to a previously approved DRI (NOPC) to provide for a 7,200 square feet ice skating rink (Case no. MS 1997-6).
- On April 8, 1999, the City approved an NOPC to add a 20 screen cinema with 5,000 seats (Resolution 99-24). Additionally, the name was changed to "ParkSide Mall".
- On May 13, 2004, City Council approved an NOPC that provides for the redevelopment of the mall by demolishing the existing structure, except the cinema, and providing for 523,000 square feet of retail uses, 90,000 square feet for the cinema and 124 multifamily units (Resolution 04-14). Additionally, the name was renamed "Shoppes at Park Place".

Land Use Plan or Zoning Amendments related to PUD 2004-3: The original Master Plan for the Shoppes at Park Place was approved on August 12, 2004 (PUD 2004-3 / CU 2004-13 / BOA 2004-21) via Ordinance 3246, allowing Conditional Uses for a shopping center, retail plant nursery, financial institution with drive-thru, restaurant with drive-thru, multi-family residential, and "height of structures over 50 feet." This also included a waiver for landscaping requirements between commercial parcels and a waiver to the conditional use criteria for a drive-thru restaurant that no building or structure be located closer than 30 feet to any side property line. Several PUD amendments were proposed from 2005 to 2019, including:

- PUD 2004-3(R), a minor amendment which adjusted lot lines and shifted development square footages accordingly (approved February 24, 2005);
- PUD 2004-3(R2), a Master Plan and controlling documentation for Park Place Townhomes (approved March 24, 2005);
- PUD 2004-3(R3), an amendment adding the former Amoco Service Station site to the CPUD and provide for its development as a drive-thru restaurant along with several minor adjustments to buildings and parcels (approved September 22, 2005);
- PUD 2004-3(R4), a minor amendment which allowed for minor adjustments to lot lines (approved June 12, 2006);
- PUD 2004-3(R5), a major amendment to provide for the development of 82 single-family attached dwellings (not approved – withdrawn by applicant);
- PUD 2004-3(R6), a minor amendment to convert a two-way drive aisle into a one-way drive aisle in order to provide for additional dumpsters for the commercial businesses within the shopping center (approved January 13, 2001);

- PUD 2004-3(R7), a major amendment to provide for the development of 108 single-family attached dwellings known as Park Lane Townhomes (approved December 13, 2012);
- PUD 2004-3(R8), a minor amendment establishing a PSTA bus transfer station with customer service booth and restrooms (approved October 10, 2013); and,
- PUD 2004-3(R9), a minor amendment reducing the front yard setback from 18 feet to 14 feet to accommodate front porches for the previously approved townhomes (approved October 18, 2013).
- PUD 2004-3(R10), a minor amendment requesting conditional use approval for a “Restaurant, Drive-in/Drive-thru” (approved September 9, 2019).
- PUD-1222-00002, a major amendment to expand a Conditional Use for a drive-thru restaurant by 475 square feet for 7020 US Highway 19 N Outparcel no. 11) with a Variance to increase the maximum lot coverage to 84.30% (approved March 10, 2022).

In 1999, the 20 screen Movie Theater was approved by the City via case number CU-99-13 & a parking reduction was approved via case number BOA 99-10. Later that year, the City approved a Child Care Center (Type III) via case number CU 99-25.

In 2005, a Conditional Use was approved for the inclusion of the former Amoco Service Station parcel in into the master plan of the PUD. This case was processed concurrently with case number PUD 2004-3 (R3).

In 2025, a Conditional Use for a “Recreation Establishment”, indoor pickleball courts, was approved (case no. CU-0325-00007). A waiver was also approved this year to the setback requirement for a dumpster enclosure abutting the Target parcel (WAV-0325-00004).

E. Existing Use: Commercial & Residential

F. Proposed Uses: Commercial & Residential with a Drive-thru Bank and Hotel

G. Current Land Use: Community Redevelopment District (CRD) & Residential/Office General (R/OG)

H. Current Zoning District: General Commercial (B-1) with CPUD Overlay

I. Flood Zone: The property is located in Flood Zone X, Flood Zone X-Shaded and Flood Zone AE-16/17 which is a low-risk to high-risk flood zone.

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

K. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	B-1, M-1	CRD	Self-Storage, Automotive Repair, Hotel
South	R-1, M-1, M-1 (IPUD), CH	RU, IL, CG	Single Family Residential, Warehousing, Gas Station, Supermarket
East	B-1, B-1 (CPUD)	CRD	Commercial Plazas, Drive-thru Restaurant, Gas Station
West	B-1, B-1 (CPUD), R-1	CRD, RU	Home Depot, Single Family Residential

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

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

2. Key Standards:

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

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

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

Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for this category shall be based upon the actual mix and intensity of land use proposed in the special area plan, calculated by using the appropriate traffic generation characteristics for each corresponding category of land use, adjusted to account for the proposed density/intensity of said land use.

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.

Other Standards - Shall include the following:

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

3. Relevant Policies:

POLICY LU.1.8.5

Conditional uses authorized by the City Council and the Community Redevelopment Agency shall be consistent with the Comprehensive Plan.

POLICY LU.1.9.2

The City shall encourage large scale quality development in the regional activity center(s) and continue to develop, evaluate and implement appropriate activity center development incentives.

POLICY LU.1.10.6

Private and public development projects within the redevelopment area shall provide pedestrian and bicycle access and amenities on all projects to encourage a significant mixture of vehicular and non-vehicular access.

POLICY LU.1.10.7

Development within the CRD shall be encouraged to provide amenities such as public open space and public art.

POLICY LU.1.10.13

A diversity of retail activities shall be encouraged within the CRD, ranging from grocery stores to specialty stores to shops which produce and sell artisan or custom creations. The activities of these businesses will be regulated through the City's Land Development Code, to ensure that impacts associated with normal business activities do not hinder, impede or negatively impact abutting property owners.

POLICY LU.1.14.5

Provide adequate buffering and a transition gradient between higher density residential development and proximate, less intensive residential neighborhoods.

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.1.15.5

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.1.15.7

The provision of shade structures, seating, and landscaping near transit stops and associated walkways is encouraged to maximize passenger comfort.

POLICY LU.1.15.11

New development and redevelopment projects shall provide safe and efficient onsite 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.

POLICY T.1.1.9

The City of Pinellas Park shall encourage development and redevelopment that will fully utilize the infrastructure, reduce reliance upon the automobile, and promote a community at human scale

POLICY T.1.2.12

Approval of a site plan for large proposed development is contingent upon a well-defined safe and efficient internal traffic circulation system.

4. Staff Analysis:

The use of a hotel and retail space is compatible with the CRD land use designation. The modifications to the PUD will likely help to bring new opportunities to the surrounding areas and is not anticipated to adversely impact the neighborhood. The proposed hotel and retail will likely support the Sprowls Horizon Sports Park located to the southwest of the subject site. It also opens the door for greater walkability within the mall area. The proposal is compatible with surrounding land uses, and the development will aid in the continued redevelopment and investment in the City's Community Redevelopment Area.

Staff finds the PUD amendment to be generally consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan. However, we recommend pedestrian improvements for customer safety.

B. Zoning District / Land Development Code Standards:

1. Proposed 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).

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 18-1520. - "B-1" GENERAL COMMERCIAL DISTRICT

Sec. 18-1520.2. - DENSITY REGULATIONS.

Multi-family dwellings are permitted at a maximum density of fifteen (15.0) units per net acre when assigned a Land Use Plan Map classification of RM (multi-family dwellings only), R/OG, CG or CRD. Multi-family dwellings are permitted at a maximum density of eighteen (18) units per net acre when assigned a Land Use Plan Map classification of R/O/R. As an incentive to develop mixed use developments or affordable housing on parcels assigned a Land Use Plan Map classification of CG or CRD, City Council may, in its sole discretion and if it determines that additional density will help promote mixed use developments or affordable housing on such parcels, approve up to twenty-four (24) dwelling units per net acre subject to the following location criteria and development approval requirements.

1. Approval by City Council of a "PUD" overlay. (see Section 18-1529).
2. The parcel must be located with frontage on an arterial street as defined in the City's Comprehensive Plan.
3. The developer shall coordinate site development with the Pinellas Suncoast Transit Authority (PSTA) for the provision of transit supportive infrastructure such as, but not limited to, transit shelters, bike racks or bus pull off bays. Residential parking requirements may be reduced to one (1) off-street parking space per unit when transit supportive infrastructure is provided to the extent that City Council determines is appropriate given the subject's location relative to locations with high employment opportunity or job/career training facilities.
4. Mixed use development rights for parcels assigned CG future land use shall be determined by applying a F.A.R. of forty-five hundredths (.45) for nonresidential uses and a lot size of one thousand eight hundred fifteen (1,815) square feet of land area per dwelling unit, exclusive of the land area assigned to the nonresidential development. Parcels assigned the CRD future land use are not

subject to the above land area apportionment formula when being developed with mixed uses consistently with the Community Redevelopment Plan.

5. Developers that choose the higher density option shall provide affordable housing equal to fifty (50) percent of the units above the base density as follows: Proposed density = 24 units per acre minus fifteen (15) units per acre base density = 9 units per acre density bonus $\times .5 = 4.5$ or 4 units per acre to be provided as affordable units.

6. Affordable housing means the same as that provided by the Pinellas County Housing Authority, as the same may change from time to time, for low income categories and workforce housing.

For lots located within the Residential Medium (RM), Residential/Office General (R/OG), Residential/Office/Retail (R/O/R), Commercial Recreation (CR) and Resort Facilities High (RFH) Land Use Plan Map categories, public/semi-public (institutional) uses (except Public Educational Facilities) shall not exceed a maximum area of five (5) gross acres. Ancillary nonresidential or Transportation/Utility uses shall not exceed three (3) acres. For lots located in the Commercial General (CG) Land Use Plan Map category, public/semi-public or Transportation/Utility uses shall not exceed a maximum of five (5) acres. Any such use, alone or when added to existing abutting or functionally abutting like uses which exceeds the thresholds stated above shall require a Land Use Plan Map amendment to Institutional (I), Transportation/Utility (T/U) or other Land Use Plan Map category (as appropriate), which shall include such use and all abutting or functionally abutting like uses.

Sec. 18-1520.3. - PERMITTED AND CONDITIONAL USES.

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

Land Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Hotels and Motels	P	
Financial Institutions drive-thru	C	
Retail Sales	P	Not permitted in R/OG or RM land use categories. Accessory use in RFH land use category

Sec. 18-1520.4. - DIMENSIONAL AND AREA DEVELOPMENT STANDARDS.

(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.

Sec. 18-1520.5. - ADDITIONAL REGULATIONS.

- (A) FENCES. See Section 18-1530.10, "Fences, Walls and Hedges" for fence regulations and setbacks.
- (B) LANDSCAPING AND BUFFERING FOR ADJACENT AREAS AND MECHANICAL EQUIPMENT. See Section 18-1533, "Landscaping Regulations."
- (C) ILLUMINATION. See Section 18-1503.15, "Illumination."
- (D) PRELIMINARY SITE PLAN APPROVAL REQUIREMENTS. In any case where a hotel/motel abuts or functionally abuts a residential or mixed-use zoning district, City Council shall review and approve a preliminary site plan pursuant to the procedures and requirements of Section 18-1540, "Preliminary Site Plan Requirements."
- (E) DUMPSTER ENCLOSURES (See Section 18-1530.20, "Dumpsters"), AND ALSO SUPPLEMENTAL USE REGULATIONS (See Section 18-1530, "Accessory Use and Supplementary District Regulations").
- (F) OFF-STREET PARKING AND LOADING. See Section 18-1532, "Parking and Loading Regulations."

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 18-1529.9. - COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD).

- (A) LOCATION. The CPUD overlay shall only be assigned to those areas zoned "GO", "B-1", "CH", MXD, or TC on the Official Zoning Map except where the predominant planned use is residential, the RPUD overlay shall be assigned.
- (B) CHARACTER OF SITE. Any CPUD site shall be suitable for development in the manner proposed without undue hazards to persons or property, on or off the tract, from probability of flooding, wind and water erosion, subsidence, or slipping of the soil, or subsidence of buildings, or other structures or facilities. Condition of soil, ground water level, drainage and topography shall be appropriate to both kind and pattern of use intended. Based on recognized engineering principles the City Engineer may require load bearing tests. The site shall also contain sufficient width and depth to accommodate its proposed use and design.
- (C) USES PERMITTED. The uses permitted in CPUD districts shall be limited to those "permitted" or "conditional uses" allowed by the underlying zoning existing on the subject property at the time of application to rezone to CPUD. Conditional uses shall adhere to the applicable provisions of Section 18-1531 of this Article.
- (D) DIMENSIONAL REGULATIONS.
 - 1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulation guidelines.
 - 2. Should the established regulations be inappropriate for non-traditional lot layout or site design, the following guidelines are established.

- (a) *No minimum lot size or structural setbacks. However, in reviewing the proposed Master Plan, City Council shall consider the following criteria: Character of the immediately surrounding development; size of the parcel, configuration and natural features of the land to be developed, traffic impacts, configuration and natural features of the land to be developed, and nature of the proposed development.*
- (b) *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.*

Sec. 18-1529.12. - CHANGES AND AMENDMENTS.

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

3. Staff Analysis:

Per Section 18-1529.12 of the Land Development Code, this request to amend the PUD Master Plan by adding a 120-room hotel, adding additional commercial space and subdividing the parcel is a major amendment that is required to be reviewed by Planning & Zoning Commission and approved by City Council.

Staff finds that the proposed request will likely not adversely impact the neighborhood or surrounding properties, and finds the requested amendment to be consistent with the intent of the Land Development Code, CPUD, and Master Plan. The proposed hotel, retail and drive-thru bank uses are not substantially different from the other approved uses within the overall PUD, including drive-thru restaurants, big box retailers and a movie theater. It is also consistent with uses in the surrounding area as the subject site sits at the corner of what is likely the busiest intersection of the City at Park Blvd and US Highway 19 N.

C. Project Application Review Committee (PARC) Comments:

The proposed amendment was discussed at the January 20, 2026 PARC meeting. Concerns were raised regarding the existing dumpsters on site not meeting code. There are a number of dumpsters on site that do not meet enclosure requirements. Per Section 18-1530.20(C)1, sites under redevelopment must bring all dumpsters into compliance with this Section. During the permitting process, the developer will be required to install enclosures. Additionally, the applicant has responded with "All existing dumpsters on the building parcel will be brought up to Code which will include enclosure requirements." In addition, staff suggested that the applicant add pedestrian improvements to the plan.

IV. SUMMARY

A. Findings:

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

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



Erica Lindquist, AICP, CFM
Planning & Development Services Director

2/13/26
Date



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

2/13/26
Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

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

1. Provide greater walkability and interconnectivity within the expanding mall location between the hotel and new mixed retail the site via new pedestrian walkways so consumers can safely walk across the parking area to other businesses on the site.

C. RECOMMEND DENIAL

... of a Major Planned Unit Development (PUD) amendment to include a 5-story 120-room hotel outparcel, approximately 28,000 square feet of new retail space and the removal & replacement an existing restaurant with a drive-thru bank.

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

VI. ATTACHMENTS

Exhibit A: Affidavit of Ownership

Exhibit B: Project Narrative

Exhibit C: Proposed Master Plan (last revised 2/9/26 & Sign Plan

Exhibit D: Survey

Exhibit E: Aerial Map

Exhibit F: Land Use Map

Exhibit G: Zoning Map

Exhibit H: Flood Insurance Rate Map

Exhibit I: Project Renderings

Exhibit J: Site Photos



ADDENDUM

Case Numbers: PUD-0126-00002 & CU-0126-00007

PLANNING AND ZONING COMMISSION

PUD-0126-00002: On March 5, 2026, the Planning and Zoning Commission **RECOMMENDED APPROVAL WITH THE FOLLOWING CONDITION** of case number PUD-0126-00002:

- A traffic study be provided on the ingress/egress on 70th Avenue N. and Park Boulevard.

CU-0126-00007: On March 5, 2026, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of case number CU-0126-00007.

V. ACTION

CITY COUNCIL– MOVE TO:

A. APPROVE.

B. APPROVE WITH CONDITIONS:

C. DENY.

... of a Major Planned Unit Development (PUD) amendment to include a 5-story 120-room hotel outparcel, approximately 28,000 square feet of new retail space and the removal & replacement an existing restaurant with a drive-thru bank.

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

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

BDG Park Place LLC, BDG Park Place II LLC & BDG Family LLC

(Carlos Yepes and Christian Yepes both Managing Members)

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:

7200 US Highway 19 North

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(s)

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):

PUD Modification and Conditional Use for Drive-Thru Banking.

3. That the undersigned (has / have) appointed and (does / do) appoint Northside Engineering, Inc. as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

SIGNED (PROPERTY OWNER 1)

CARLOS YEPES MANAGER

SIGNED (PROPERTY OWNER 2)

CHRISTIAN YEPES MANAGER

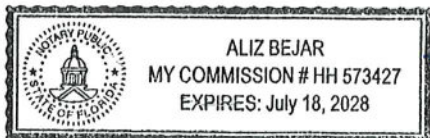
STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 12th day of January, 2026.

By Carlos and Christian Yepes Managers who is
(Name of person acknowledging and title of position)

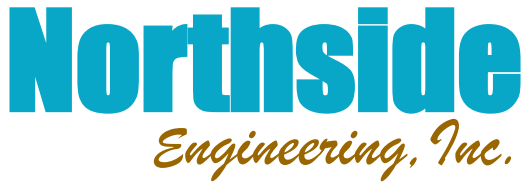


(SEAL ABOVE)

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 573427

Aliz Bejar - Aliz Bejar
(Name of Notary- typed, printed or stamped)



January 12, 2026

City of Pinellas Park – Planning Department
Attn: Community Development Team
6051 78th Avenue North
Pinellas Park, Florida 33781

RE: Shoppes at Park Place
Parcel ID # 27-30-16-81205-001-001 & 27-30-16-81205-001-0020

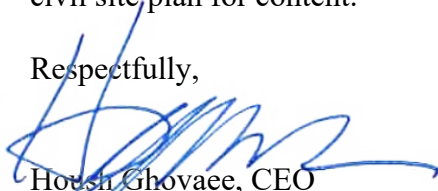
Subject: Condition Use Permit and PUD Modification

Community Development Team,

The attached civil site plans are submitted for review by the City Staff and City Council to allow for construction of a 120-unit Hotel, removal of the Applebee's Restaurant to be replaced with a Bank with drive-through. Civil Site Plans also depict two additional retail buildings.

This request is for Major PUD Amendment and a Conditional Use both permits are prepared for the Drive-Through Bank, Hote and Retail Use. All calculations related to density/intensity, ISR, Parking, etc., are provide on Sheet C1.1 in the Site Data Table. Please review the balance of the civil site plan for content.

Respectfully,



Housh Ghovaee, CEO
Northside Engineering, Inc.

Clearwater Office
300 South Belcher Road
Clearwater, Florida 33765
727-443-2869
housh@northsideengineering.net
sandy@northsideengineering.net

Civil ~ Land Planning ~ Due Diligence Report
Re-Zoning, Land Use & Annexation
Stormwater Management ~ Utility Design
Traffic ~ Construction Administration

www.northsideengineering.net

Nashville Office
601 River Peral Place
Nashville, Tennessee 37207
727-709-0943
housh@northsideengineering.net
sandy@northsideengineering.net

SHOPPES AT PARK PLACE

SECTION 27 - TOWNSHIP 30 S - RANGE 16 E PARCEL NUMBERS:

27-30-16-81205-001-0010 , 27-30-16-81205-001-0020 , 27-30-16-81205-001-0030
27-30-16-81205-001-0050 , 27-30-16-81205-001-0090 , 27-30-16-81205-001-0100
27-30-16-81205-001-0110 , 27-30-16-81205-001-0120 , 27-30-16-81205-001-0130
27-30-16-81205-001-0200 , 27-30-16-94162-000-0005 , 27-30-16-94162-000-0006
27-30-16-94162-000-0007

CITY OF PINELLAS PARK, FLORIDA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 10, 11 AND 12, BLOCK 1, SHOPPES AT PARK PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 51 THROUGH 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2:

THAT CERTAIN PARCEL OF LAND BOUNDED BY LOTS 2 AND 3, BLOCK 1 OF "SHOPPES AT PARK PLACE", RECORDED IN PLAT BOOK 130, PAGE 51, PUBLIC RECORDS OF PINELLAS COUNTY, ON THE EAST, SOUTH AND WEST; AND THE SOUTH RIGHT OF WAY LINE OF PARK BOULEVARD (S.R. 694) ON THE NORTH; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; RUN THENCE S.00°01'40"E., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID PARK BOULEVARD; THENCE S.89°53'08"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 20.00 FEET, SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°53'08"E., ALONG SAID RIGHT OF WAY LINE, 74.70 FEET; THENCE S.86°13'59"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 68.86 FEET TO THE BOUNDARY OF SAID LOT 3, BLOCK 1; THENCE S.00°01'23"E., ALONG SAID BOUNDARY OF LOT 3; BLOCK 1, 129.85 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 3, BLOCK 1, N.89°55'18" W., 143.40 FEET TO THE BOUNDARY OF SAID LOT 2, BLOCK 1; THENCE N.00°01'40"W., ALONG THE BOUNDARY OF SAID LOT 2, BLOCK 1, 134.32 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR INGRESS, EGRESS, PARKING, UTILITIES, STORM WATER DRAINAGE AND ENCROACHMENTS PURSUANT TO OPERATION & EASEMENT AGREEMENT RECORDED DECEMBER 7, 2004 IN OFFICIAL RECORDS BOOK 13986, PAGE 1129, AS AMENDED BY PARTIAL RELEASE RECORDED JUNE 10, 2005 IN OFFICIAL RECORDS BOOK 14375, PAGE 2287, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AFFECTING THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 13, BLOCK 1, SHOPPES AT PARK PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 51 THROUGH 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

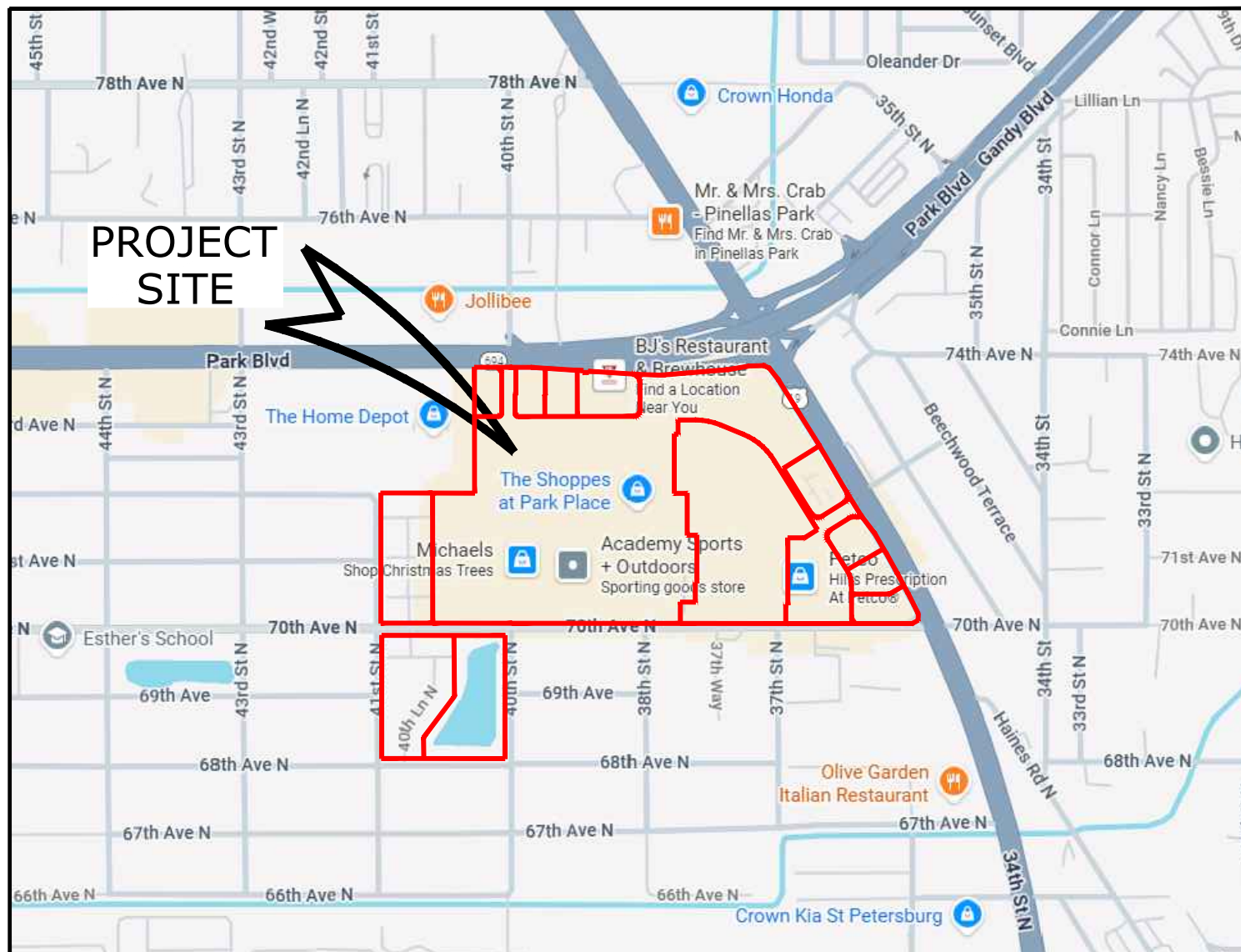
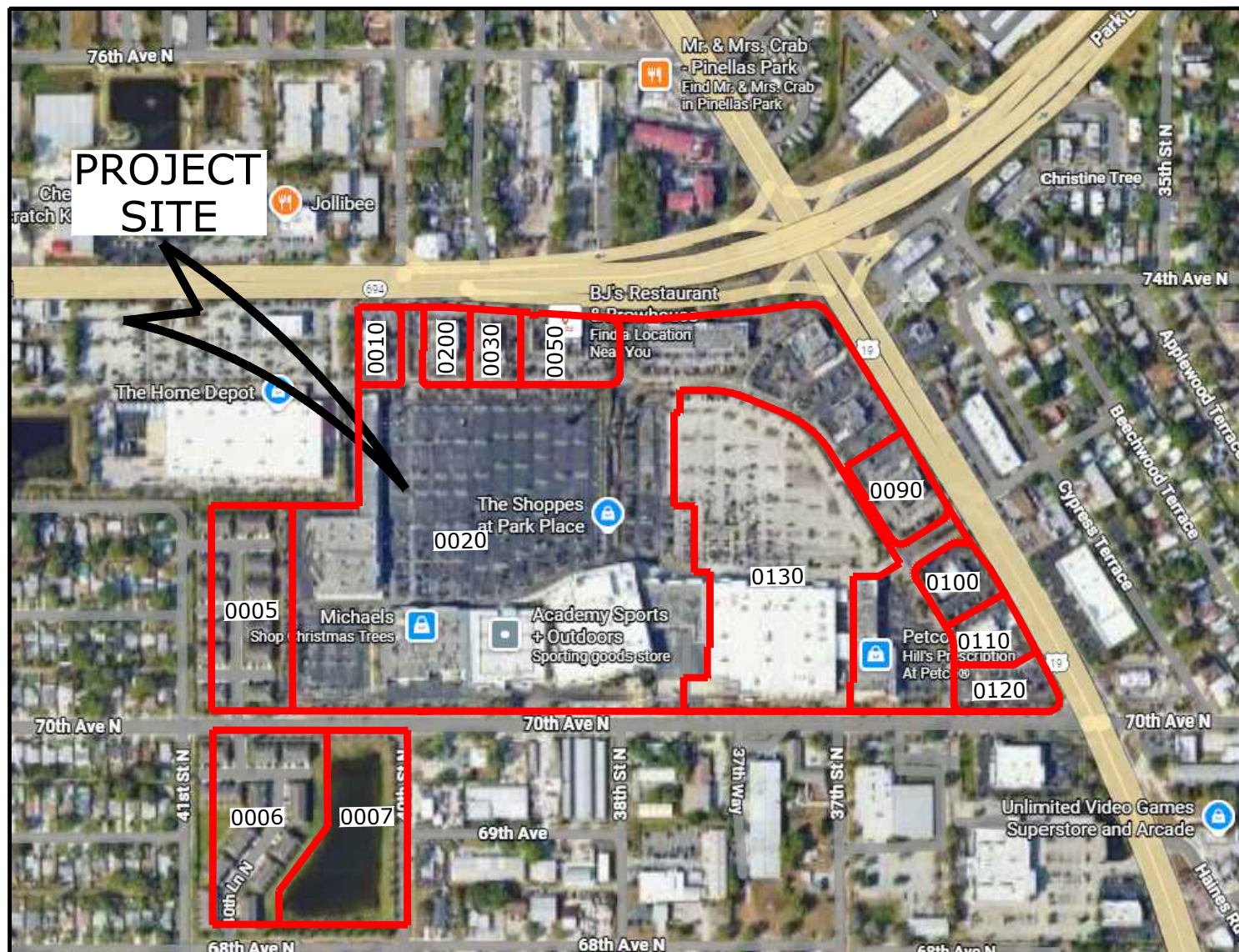
TRACT P OF VILLAGE AT PARK PLACE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGES 81 THROUGH 85, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (SAID TRACT BEING FORMERLY DESCRIBED AS LOT 3, BLOCK 2, SHOPPES AT PARK PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 51 THROUGH 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA).

TOGETHER WITH:

LOT 14, BLOCK 1, AND LOTS 1 AND 2, BLOCK 2, SHOPPES AT PARK PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE(S) 51 THROUGH 58, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH:

SHOPPES AT PARK PLACE BLK 1, LOT 9 & 13.



STREET MAP

AERIAL MAP

OWNER CONTACT

BDG PARK PLACE LLC
BDG PARK PLACE II LLC
BDG FAMILY LLC

6654 78TH AVE N
PINELLAS PARK, FL 33781

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:

NORTHSIDE ENGINEERING, INC.
300 SOUTH BELCHER ROAD
CLEARWATER, FLORIDA 33765
727-443-2869

SURVEY

REPUBLIC NATIONAL
480 NEEDLES TRAIL
LONGWOOD, FL 32779
RNSURVEYS@REPUBLICNATIONAL.NET
407-862-4200

FLOOD ZONE INFORMATION

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONES "A", "AE", "SHADED X", AND "X" ON FLOOD INSURANCE RATE MAP NUMBERS 12103C0204H AND 12103C0208H, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2009 AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA, BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

EXISTING PARCEL NUMBERS

PARCEL NUMBER	ADDRESS	LOT AREA	EXISTING BUILDINGS
27-30-16-81205-001-0010	4000 PARK BLVD	31,520 S.F. (0.72 AC.)	APPLEBEE'S (REMOVE)
27-30-16-81205-001-0020	7200 US HWY 19 N	1,553,172 S.F. (35.66 AC.)	PETCO, BUTTERMILK EATERY, FIVE GUYS & ... STARBUCKS & BANK MATTRESS FIRM, PANERA BREAD CHOPOTLE, GAMESTOP, SUPERCUTS & ... IMAGINE ORTHODONTIC STUDIO, MADRAG, RAINBOW SHOPS & ... MICHAELS & MARSHALLS ACADEMY SPORTS REGAL CINEMA, COLD STONE CREAMERY & ... FAMOUS FOOTWEAR & FIVE BELOW
27-30-16-81205-001-0030	3900 PARK BLVD	36,011 S.F. (0.83 AC.)	POLO TROPICAL
27-30-16-81205-001-0050	3800 PARK BLVD	64,722 S.F. (1.49 AC.)	BU'S RESTAURANT
27-30-16-81205-001-0100	7100 US HWY 19 N	42,771 S.F. (0.98 AC.)	WELLS FARGO
27-30-16-81205-001-0110	7020 US HWY 19 N	39,793 S.F. (0.91 AC.)	CHICK-FIL-A
27-30-16-81205-001-0120	7000 US HWY 19 N	45,947 S.F. (1.05 AC.)	PANDA EXPRESS
27-30-16-81205-001-0200	3976 PARK BLVD	34,290 S.F. (0.79 AC.)	PNC BANK
27-30-16-81205-001-0090	7250 US HWY 19 N	59,865 S.F. (1.38 AC.)	CHILI'S GRILL & BAR
27-30-16-81205-001-0130	7150 US HWY 19N	474,884 S.F. (10.90 AC.)	TARGET
27-30-16-94162-000-0005	41 ST LN N	158,381 S.F. (3.64 AC.)	PARK PLACE TOWNHOMES (NORTH)
27-30-16-94162-000-0006	41 ST LN N	179,993 S.F. (4.13 AC.)	PARK PLACE TOWNHOMES (SOUTH)
27-30-16-94162-000-0007	41 ST LN N	179,737 S.F. (4.12 AC.)	RETENTION POND

TOTAL LOT AREA 2,901,186 S.F.
(66.602 AC.)

SITE DATA

MATRIX	EXISTING	PROPOSED	ALLOWED/CODE
ZONING:	CPUD	MAJOR MOD PUD*	SUBJECT TO PUBLIC HEARING
USAGE:	RETAIL, RESTAURANT, BANK, TOWNHOMES	RETAIL, RESTAURANT, BANK, TOWNHOMES, HOTEL	OK.
FUTURE LAND USE:	CRD	CRD	CRD
LOT AREA (GROSS):	2,901,186 S.F. (66.602 AC.)	2,901,186 S.F. (66.602 AC.)	15,000 S.F.
	RESIDENTIAL 338,374 S.F. (7.77 AC.)	COMMERCIAL 392,425 S.F. (9.01 AC.)	
BUILDING COVERAGE:	-	467,509 S.F.	-
FLOOR AREA RATIO: (FAR)	-	0.18	0.20
DENSITY:	106 UNITS	106 UNITS	15 UNITS/ACRE
BLDG. SETBACKS:	FRONT (SOUTH)	SEE SITE PLAN	20'
	SIDE	SEE SITE PLAN	5'
	REAR	SEE SITE PLAN	15'
BLDG. HEIGHT:	35'	60'	60'
IMPERVIOUS SURFACE RATIO: (I.S.R.)	2,131,099 S.F. 0.735	2,126,175 S.F. 0.735	0.75
OPEN SPACE: (S.F. & % OF GROSS SITE)	770,087 S.F. 26.5%	775,011 S.F. 26.7%	25%
PARKING:	3,256 SPACES	3,027 SPACES	2,506 SPACES
PARKING CALCULATIONS: TOWNHOMES = 2 / UNIT = 212 SPACES HOTEL = ONE (1) PER GUEST ROOM OR SUITE PLUS (1) PER THREE (3) SEATS FOR ANY RESTAURANT, LOUNGE AND/OR CONVENTION CENTER THAT IS PART OF THE HOTEL OR MOTEL = 120 SPACES SHOPPING CENTER = 1 / 300 SF OF GFA = 472,764 / 300 = 1,576 SPACES FINANCIAL INSTITUTIONS: 1 / 200 SF OF GFA = 11,334 / 200 = 56 SPACES MOVIE THEATER = 1 PER 3 SEATS + 1 PER 2 EMPLOYEES + 10 = (1,570 SEATS / 3) + (12 EMPLOYEE / 2) + 10 = 542 SPACES TOTAL PARKING SPACES REQUIRED = 2,506 SPACES			
* NEW CONSTRUCTION CONSISTS OF CONVERSION OF 5,814 S.F. APPLEBEE'S RESTAURANT INTO 3,053 S.F. DRIVE THROUGH BANK + A NEW 5 STORY 120 UNIT HOTEL + TWO NEW RETAIL BUILDINGS (6,525 S.F. AND 20,625 S.F.)			

INDEX OF SHEETS

C1.1	CIVIL SITE DATA
C2.0	EXISTING CONDITION
C3.0	OVERALL SITE PLAN
C3.1	SITE & LANDSCAPE PLAN - HOTEL
C3.2	SITE & LANDSCAPE PLAN - BANK
C3.3	SITE & LANDSCAPE PLAN - RETAILS

Donald B. Fairbairn, P.E. #44971

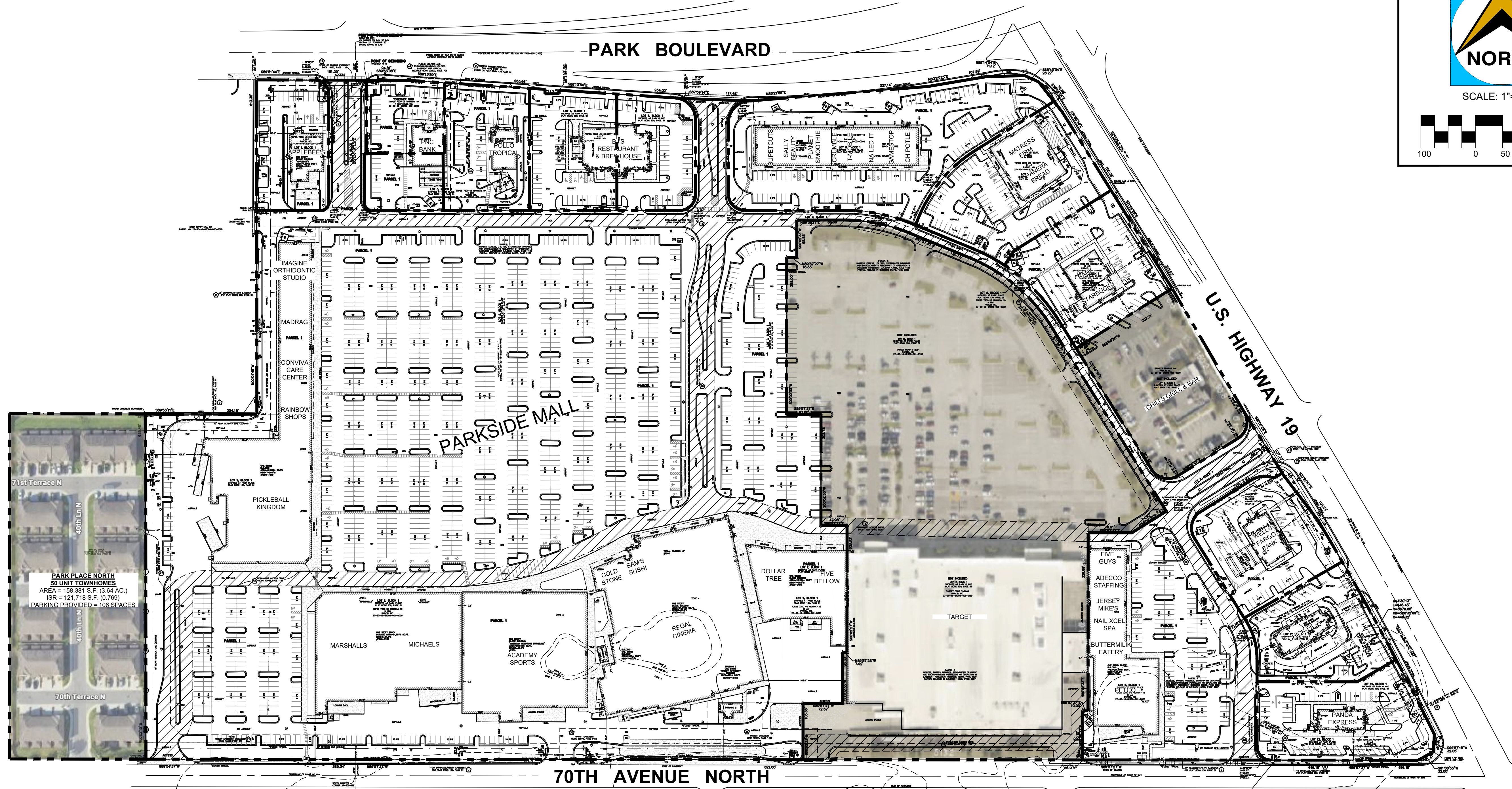
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PROJECT # 2601
ISSUE DATE: 01/07/2026

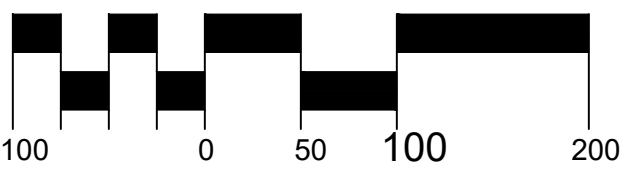
REVISIONS:		
No.	Date	Description
1	02/09/26	CITY COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		
DRAWN BY : HS		

CIVIL SITE DATA - PUD MAJOR MOD.

SHOPPES AT PARK PLACE
7200 US HIGHWAY 19 N,
PINELLAS PARK, FLORIDA 33781



SCALE: 1"=100'



Northside

Engineering, Inc.

300 South Bulcher Road, Clearwater, Florida 33765
Tel: 727-298-8888 Fax: 727-298-8889
tech@northsideengineering.net Est. 1989

Civil, Land, Planning, Traffic Studies, Landscape
Due Diligence, Reg. Plans, Land Use, Re-Zoning
Stormwater Management, Utility Design
Construction Administration

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PROJECT # 2601
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1	02/09/26	CITY COMMENTS

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EXISTING CONDITION

SHOPPES AT PARK PLACE
7200 US HIGHWAY 19 N,
PINELLAS PARK, FLORIDA 33781

Northside

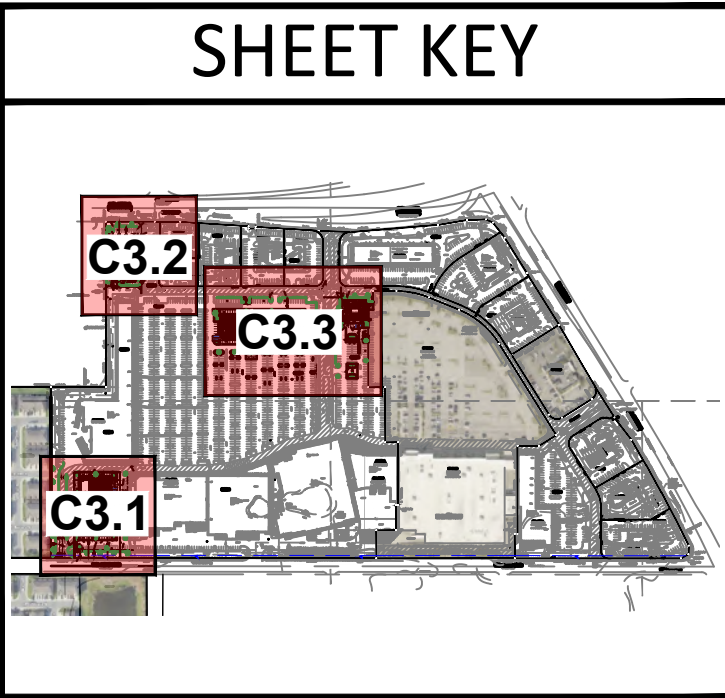
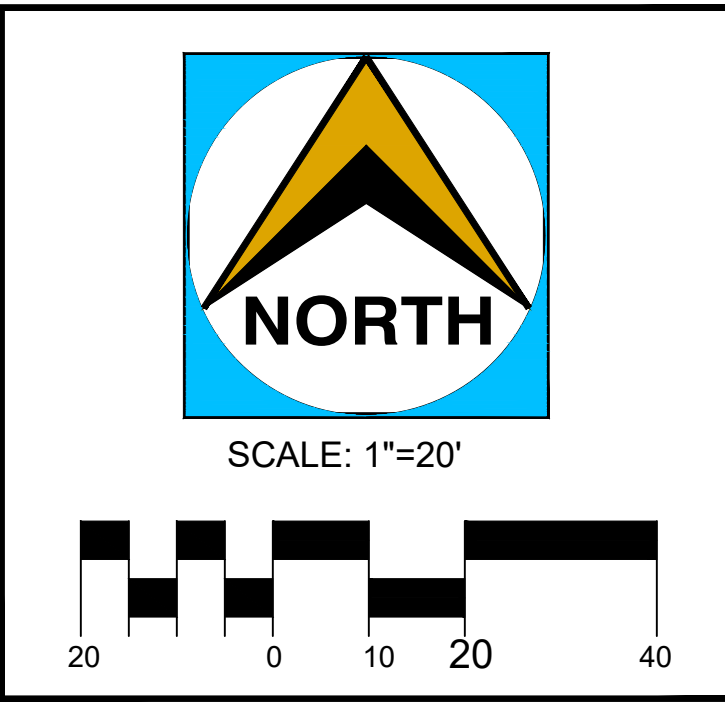
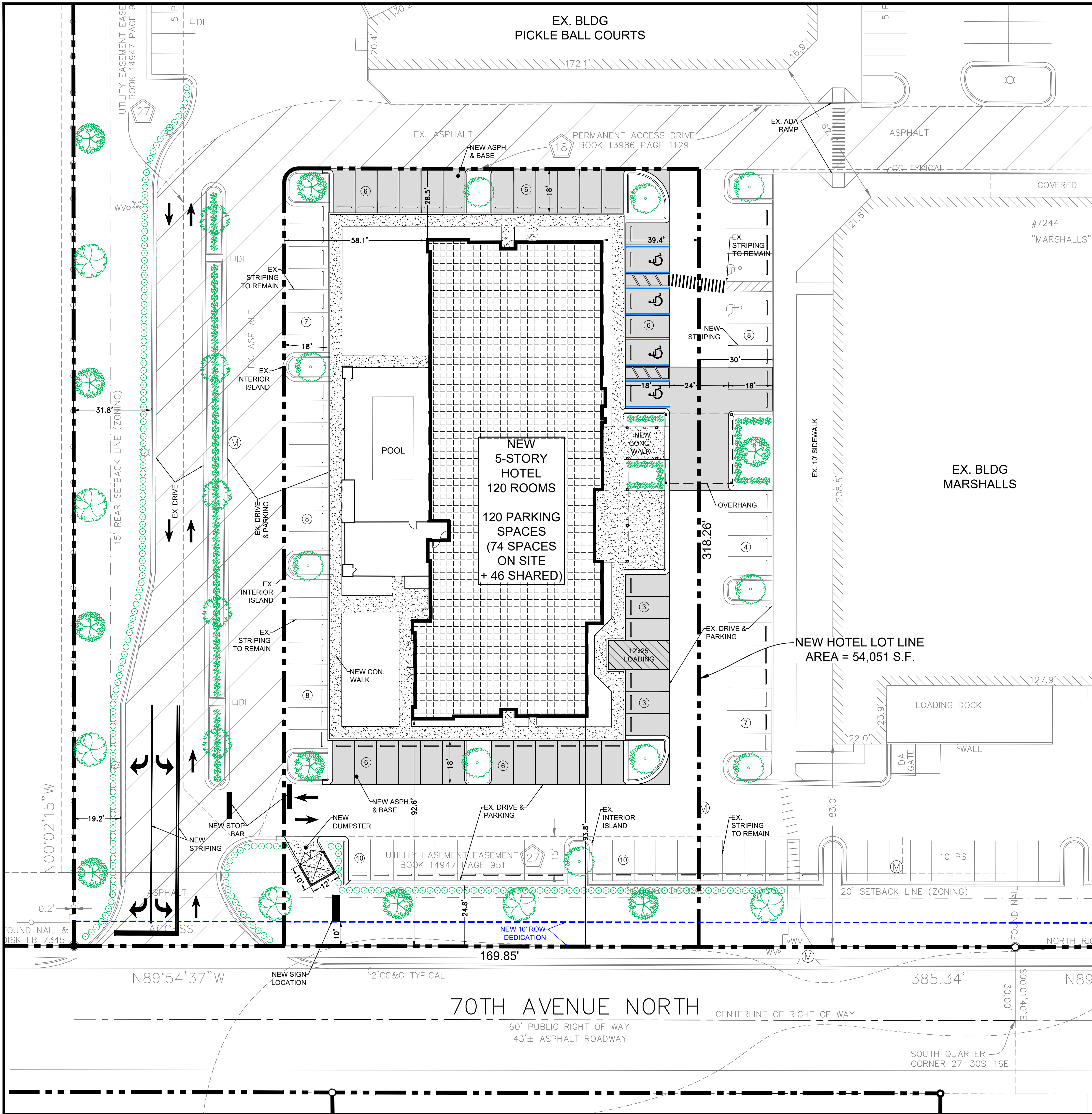
Engineering, Inc.

G2.0

Donald B. Fairbairn, P.E. #44971

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PROJECT #		2601
ISSUE DATE:		01/07/2026
REVISIONS:		
No.	Date	Description
△	02/09/26	CITY COMMENTS
△	/ /	
△	/ /	
△	/ /	
△	/ /	
△	/ /	
DRAWN BY : HS		



PLANT SCHEDULE							
TREES	QTY	COMMON	BOTANICAL	CONT	CAL	SIZE	GR.
	6	LIVE OAK (CANOPY)	QUERCUS VIRGINIANA	45 GAL	2"	8' ht	FLORIDA#1
	9	CHERRY LAUREL (INTERMEDIATE)	PRUNUS CAROLINIANA	45 GAL	2"	8' ht	FLORIDA#1
	5	DAHOON HOLLY (UNDERSTORY)	ILEX CASSINE	45 GAL	2"	8' ht	FLORIDA#1
	10	WAX MYRTLE (UNDERSTORY)	MYRICA CERIFERA	30 GAL	1 1/2"	8' ht	FLORIDA#1
SHRUBS	QTY	COMMON	BOTANICAL	CONT	SPACING	SIZE	GR.
	210	ANISE, YELLOW	ILICLIUM PARVIFLORUM	3 GAL	36" oc	24" ht	FLORIDA#1
	111	DWARF OLEANDER	NERIUM OLEANDER PETITE PINK	3 GAL	36" oc	24" ht	FLORIDA#1

REQUIRED LANDSCAPING	
SOUTH (STREETSCAPE BUFFER)	
MIN BUFFER WIDTH:	WEST / EAST / SOUTH: 3' BUT 5' AVERAGE
BUFFER PLACEMENT:	WEST / EAST / SOUTH: BETWEEN VUA AND LOT LINES AND STREET LINES
MIN TREE REQUIREMENT:	WEST / EAST / SOUTH: 1/50
CONT. HEDGE REQ.:	YES

TOTAL TREE PROVIDED = 30		
6 CANOPY TREE PROVIDED		20.0%
9 INTERMEDIATE PROVIDED		30.0%
15 UNDERSTORY TREES PROVIDED		50.0%

REQUIRED LANDSCAPING

SOUTH (STREETSCAPE BUFFER)

MIN BUFFER WIDTH: WEST / EAST / SOUTH: 3' BUT 5' AVERAGE

BUFFER PLACEMENT: WEST / EAST / SOUTH: BETWEEN VUA AND LOT LINES AND STREET LINES

MIN TREE REQUIREMENT: WEST / EAST / SOUTH: 1/50

CONT. HEDGE REQ.: YES

TOTAL TREE PROVIDED = 34

10 CANOPY TREE PROVIDED 29.4%
14 INTERMEDIATE PROVIDED 41.2%
10 UNDERSTORY TREES PROVIDED 29.4%

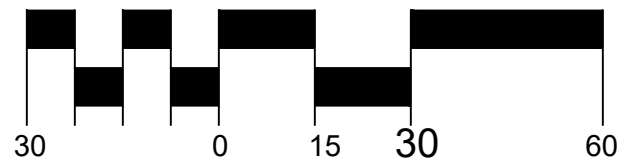
PLANT SCHEDULE

TREES	QTY	COMMON	BOTANICAL	CONT	CAL	SIZE	GR.
	10	LIVE OAK (CANOPY)	QUERCUS VIRGINIANA	45 GAL	2"	8' ht	FLORIDA#1
	14	CHERRY LAUREL (INTERMEDIATE)	PRUNUS CAROLINIANA	45 GAL	2"	8' ht	FLORIDA#1
	6	DAHOO HOLLY (UNDERSTORY)	ILEX CASSINE	45 GAL	2"	8' ht	FLORIDA#1
	4	WAX MYRTLE (UNDERSTORY)	MYRICA CERIFERA	30 GAL	1 1/2"	8' ht	FLORIDA#1

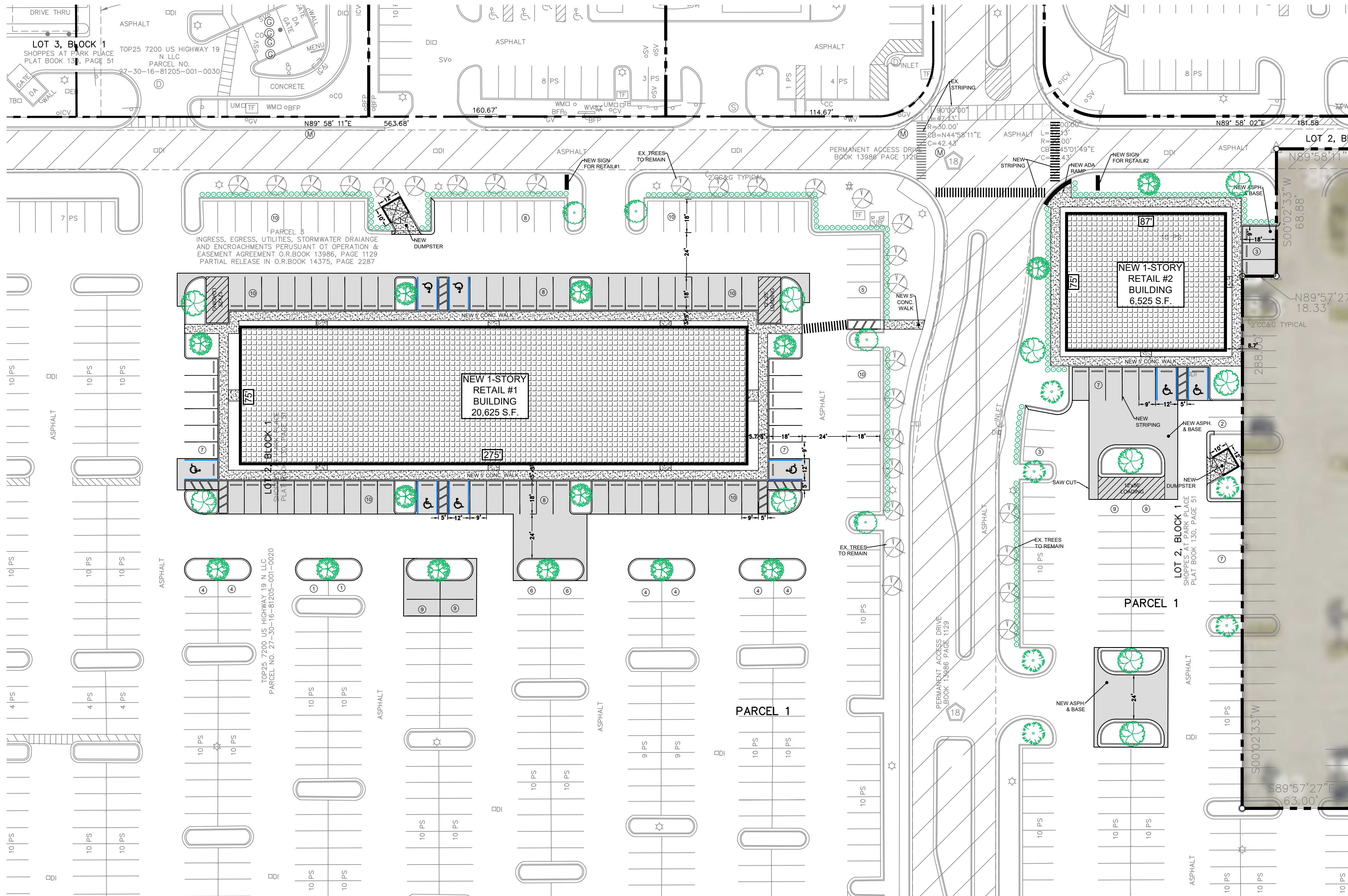
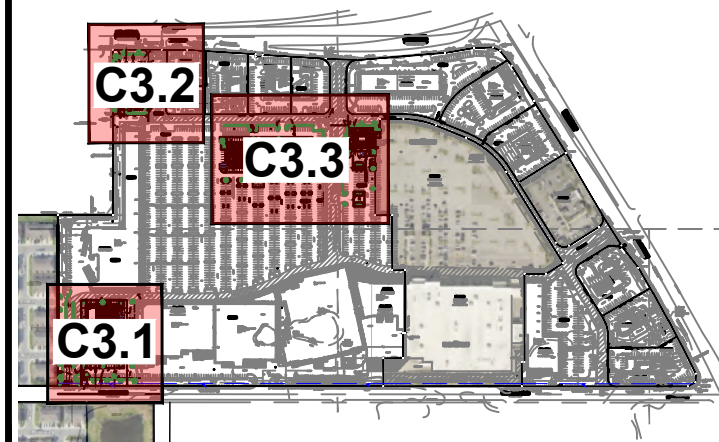
SHRUBS	QTY	COMMON	BOTANICAL	CONT	SPACING	SIZE	GR.
	277	ANISE, YELLOW	ILICICUM PARVIFLORUM	3 GAL	36" oc	24" ht	FLORIDA#1



SCALE: 1"=30'



SHEET KEY



Northside

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Civil, Land, Planning, Traffic Studies, Landscape
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300 South Butler
Road, Clearwater, Florida 33765
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Est. 1989

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PROJECT # 2601

ISSUE DATE: 01/07/2026

REVISIONS:

No.	Date	Description
1	02/09/26	CITY COMMENTS

DRAWN BY: HS

SITE AND LANDSCAPE PLAN - RETAILS

SHOPPES AT PARK PLACE
7200 US HIGHWAY 19 N,
PINELLAS PARK, FLORIDA 33781

Northside
Engineering, Inc.

C3.3

Registry # 31306

STATEMENT OF ENCROACHMENTS

NONE OBSERVED

NOTES CORRESPONDING TO SCHEDULE "B-II"

SCHEDULE "B" ITEMS SHOWN BELOW ARE AS PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-1090658, WITH A COMMITMENT DATE OF JUNE 22, 2021 AT 8:00 AM., AMENDED AND UPDATED 07/07/2022.

- 10 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SHOPPES AT PARK PLACE, AS RECORDED IN PLAT BOOK 130, PAGES 51, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS, AS SHOWN)
- 11 RESERVATIONS CONTAINED IN DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, FILED IN DEED BOOK 1016, PAGE 103. NOTE: THE RIGHT OF ENTRY HAS BEEN RELEASED PURSUANT TO S270.11, F.S. (AFFECTS, NOTHING TO PLOT)
- 12 RESERVATIONS CONTAINED IN DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, FILED IN DEED BOOK 1136, PAGE 164. NOTE: THE RIGHT OF ENTRY HAS BEEN RELEASED PURSUANT TO S270.11, F.S. (AFFECTS, NOTHING TO PLOT)
- 13 RESERVATIONS CONTAINED IN DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, FILED IN DEED BOOK 1136, PAGE 196. NOTE: THE RIGHT OF ENTRY HAS BEEN RELEASED PURSUANT TO S270.11, F.S. (AFFECTS, NOTHING TO PLOT)
- 14 RESERVATIONS CONTAINED IN DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, FILED IN DEED BOOK 1144, PAGE 327. NOTE: THE RIGHT OF ENTRY HAS BEEN RELEASED PURSUANT TO S270.11, F.S. (AFFECTS, NOTHING TO PLOT)
- 15 RIGHT OF ENTRY AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 31, 1998 IN OFFICIAL RECORDS BOOK 10359, PAGE 511. (AFFECTS, NOTHING TO PLOT)
- 16 CITY OF PINELLAS PARK BUILDING DEVELOPMENT DIVISION FINISH FLOOR ELEVATION WAIVER AS SET FORTH IN INSTRUMENT RECORDED AUGUST 9, 2004 IN OFFICIAL BOOK 13758, PAGE 1901. (AFFECTS, NOTHING TO PLOT)
- 19 OPERATION AND EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 7, 2004 IN BOOK 13986, PAGE 1129, AS AMENDED BY PARTIAL RELEASE RECORDED JUNE 10, 2005 IN OFFICIAL RECORDS BOOK 14375, PAGE 2287. (AFFECTS, PLOTTED APPROXIMATELY, SCALED FROM SKETCH, NO DIMENSIONS GIVEN)

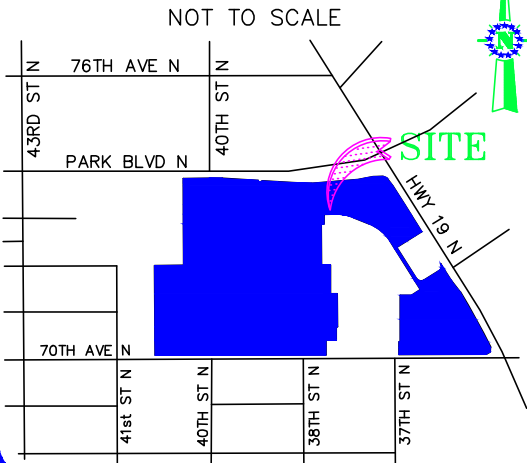
GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND IS CONTIGUOUS WITH 74TH AVENUE N, 70TH AVENUE N AND U.S. HIGHWAY 19, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS WITH NO GAPS, GORES OR OVERLAPS, OWNED AND MAINTAINED BY PINELLAS COUNTY AND INDIRECT ACCESS TO 70TH AVENUE VIA EASEMENTS.
5. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE, AS SHOWN.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS AND MATHEMATICALLY CLOSES.
8. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
10. NOT VALID WITHOUT THE ELECTRONIC SIGNATURE OR ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE FIELD OBSERVED ADDRESS ARE: 7050-7074, 7170-7180, 7200-7220, 7230, 7240-7244, AND 7300-7348 U.S. HIGHWAY 19 NORTH, PINELLAS PARK, FLORIDA.
12. ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
13. CONTOURS SHOWN IN SELECT AREAS WERE CREATED WITH AERIAL LIDAR FROM REPUBLIC NATIONAL, INC. FLIGHT DATE: 8/26/22 (88 NAVD DATUM). ACCURACY ±0.1' OF LESS VERTICAL.
14. SITE BENCHMARK IS LEALMAN C AZ MK1. ELEVATION: 16.16' NAVD 88. MARK IS DISK ON CONCRETE MONUMENT 0.45 MILES SOUTH OF PARK AVE AND US. 19. 67' EAST OF US 19. SOUTH SIDE OF HAINES AVENUE RIGHT OF WAY. MARKED WITH SIGN AND METAL POST.
15. AS FOR PARCEL 3 RETENTION POND AREA IS BASED ON SITE PLAN IN BOOK 13986, PAGE 1129. NO LEGAL DESCRIPTION OF THE AREA WAS FOUND IN THE DOCUMENT.

PROPERTY PICTURES



VICINITY MAP



FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONES "A", "AE", "SHADED X", AND "X" ON FLOOD INSURANCE RATE MAP NUMBERS 12103C0204H AND 12103C0208H, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2009 AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF 70TH AVENUE N BEING N89°57'27"W PER PLAT BOOK 130, PAGE 51.

ZONING NOTES

ZONING INFORMATION WAS PROVIDED BY OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES PROJECT #01-17008572-02N DATED APRIL 13, 2017

LAND AREA

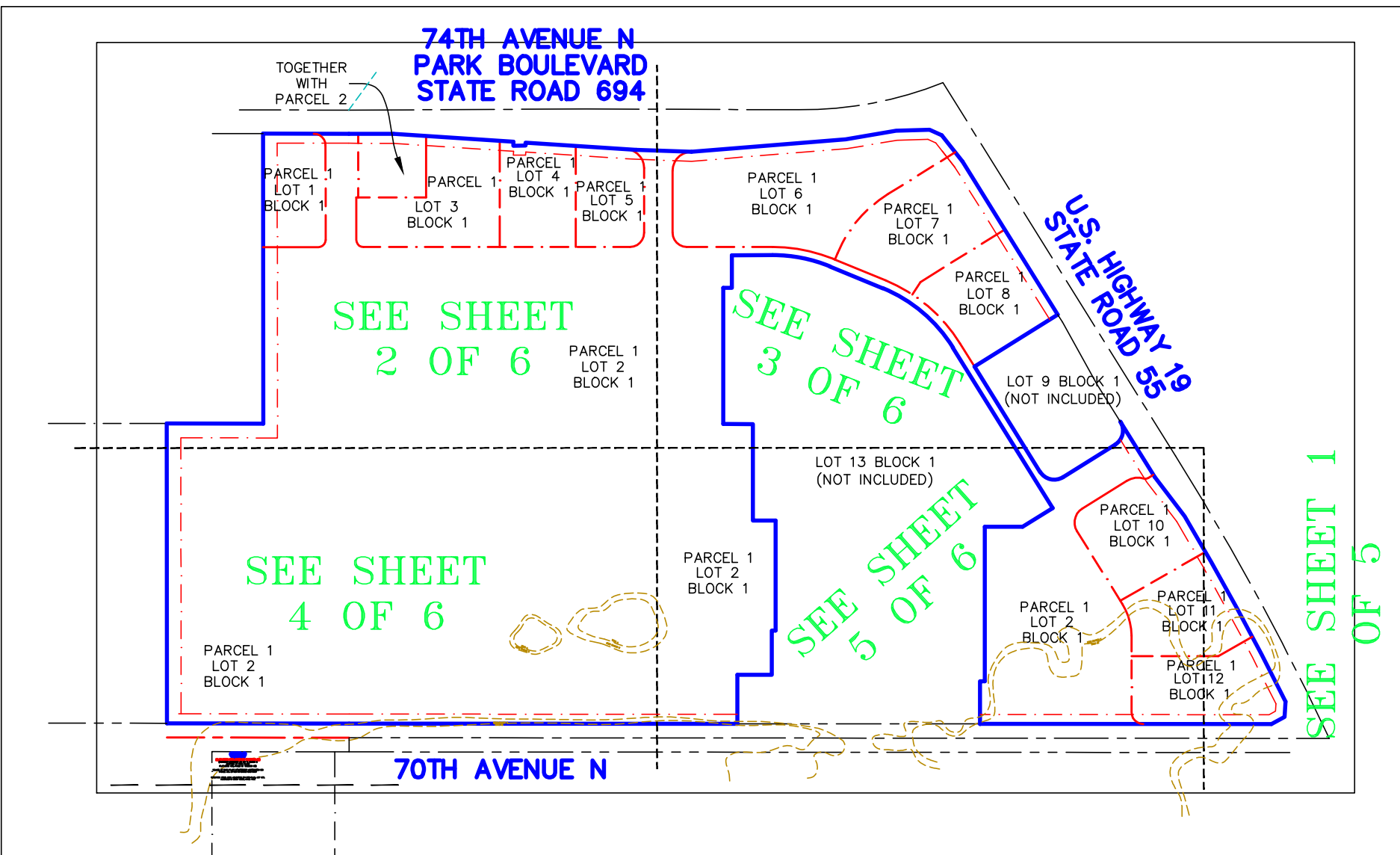
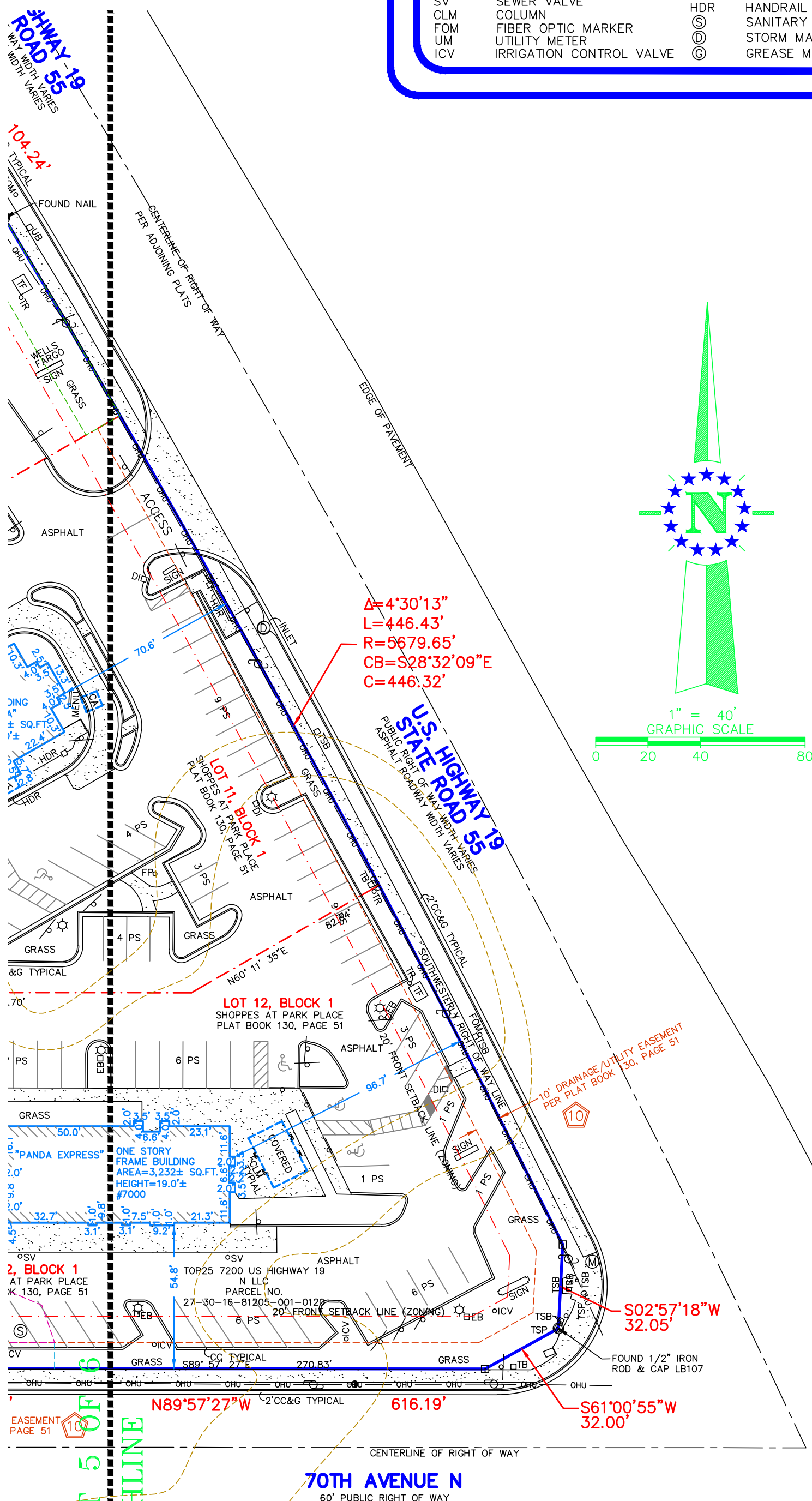
1,848,226± SQUARE FEET
42.43± ACRES

PARKING STALLS

REGULAR= 2215 HANDICAP= 60
TOTAL= 2275

LEGEND

SO.FT.	SQUARE FEET	UB	UTILITY BOX
CONCRETE SURFACE	CONCRETE SURFACE	WPF	WOOD PANEL FENCE
NO PARKING AREA	NO PARKING AREA	UV	UTILITY VAULT
HANDICAP PARKING SPACE	HANDICAP PARKING SPACE	UL	UTILITY LID
PARKING SPACE(S)	PARKING SPACE(S)	DI	DRAINAGE INLET
TRANSFORMER	TRANSFORMER	WV	WATER VALVE
ELECTRIC VAULT	ELECTRIC VAULT	EB	ELECTRIC BOX
WATER METER	WATER METER	⊙	MANHOLE
ELECTRIC PANEL	ELECTRIC PANEL	⊙	UTILITY POLE
TELEPHONE RISER	TELEPHONE RISER	⊙	GUY ANCHOR
CLEAN OUT	CLEAN OUT	⊙	LIGHT POLE
TRAFFIC SIGNAL BOX	TRAFFIC SIGNAL BOX	⊙	FIRE HYDRANT
GAS VALVE	GAS VALVE	⊙	OVERHEAD UTILITY LINE
CABLE VAULT	CABLE VAULT	⊙	CHAINLINK FENCE
TELEPHONE VAULT	TELEPHONE VAULT	⊙	PLASTIC FENCE
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION	⊙	METAL FENCE
BACKFLOW PREVENTOR	BACKFLOW PREVENTOR	⊙	FOUND 4"x4" CONCRETE MONUMENT
CONCRETE CURB	CONCRETE CURB	⊙	FOUND NAIL & DISK LB 6113
CONCRETE CURB & GUTTER	CONCRETE CURB & GUTTER	⊙	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
LIFT STATION	LIFT STATION	⊙	SET 1/2" IRON ROD
STORAGE	STORAGE	⊙	FOUND 1/2" IRON ROD
TELEPHONE BOX	TELEPHONE BOX	⊙	FOUND 1/2" IRON ROD
DUMPSTER AREA	DUMPSTER AREA	⊙	FOUND 1/2" IRON ROD
UTILITY MARKER	UTILITY MARKER	⊙	FOUND 1/2" IRON ROD
COVERED AREA	COVERED AREA	⊙	FOUND 1/2" IRON ROD
TRAFFIC SIGNAL POLE	TRAFFIC SIGNAL POLE	⊙	FOUND 1/2" IRON ROD
AUTO SPRINKLER	AUTO SPRINKLER	⊙	FOUND 1/2" IRON ROD
SEWER VALVE	SEWER VALVE	⊙	FOUND 1/2" IRON ROD
COLUMN	COLUMN	⊙	FOUND 1/2" IRON ROD
FIBER OPTIC MARKER	FIBER OPTIC MARKER	⊙	FOUND 1/2" IRON ROD
UTILITY METER	UTILITY METER	⊙	FOUND 1/2" IRON ROD
IRRIGATION CONTROL VALVE	IRRIGATION CONTROL VALVE	⊙	FOUND 1/2" IRON ROD



KEY MAP

SCALE: 1"=300'

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	CPUD, B-1	SHOPPING CENTER 3.8 PER 1,000 SQ FT 947 REQUIRED SPACES
MINIMUM LOT AREA (SQ.FT.)	15,000	
MAX IMPERVIOUS COVERAGE	80%	MOVIE THEATER 1 PER 3 SEATS + 1 PER 2 EMPLOYEES + 10 542 SPACES REQUIRED
MAX BUILDING HEIGHT	*50' / 57'	
BUILDING SETBACKS		TOTAL PARKING SPACES REQUIRED= 1,489
FRONT (PARK BLVD)	20'	
FRONT (70TH AVE)	20'	
SIDE	30'	
REAR	25'	

NOTES: CPUD, B-1 COMMERCIAL PLANNED UNIT DEVELOPMENT, B-1 GENERAL COMMERCIAL DISTRICT
*ALL BUILDINGS OTHER THAN THEATRE 50' / THEATRE BUILDING 57' USE IS LEGAL CONFORMING, PROPERTY IS LEGAL CONFORMING.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 10, 11 AND 12, BLOCK 1, SHOPPES AT PARK PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 51 THROUGH 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2:

THAT CERTAIN PARCEL OF LAND BOUNDED BY LOTS 2 AND 3, BLOCK 1 OF "SHOPPES AT PARK PLACE", RECORDED IN PLAT BOOK 130, PAGE 51, PUBLIC RECORDS OF PINELLAS COUNTY, ON THE EAST; SOUTH AND WEST; AND THE SOUTH RIGHT OF WAY LINE OF PARK BOULEVARD (S.R. 694) ON THE NORTH; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; RUN THENCE S.00°01'40"E. ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID PARK BOULEVARD; THENCE S.89°53'08"E. ALONG SAID SOUTH RIGHT OF WAY LINE, 20.00 FEET, SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°53'08"E. ALONG SAID RIGHT OF WAY LINE, 74.70 FEET; THENCE S.86°13'59"E. ALONG SAID SOUTH RIGHT OF WAY LINE, 68.86 FEET TO THE BOUNDARY OF SAID LOT 3, BLOCK 1; THENCE S.00°01'23"E. ALONG SAID BOUNDARY OF LOT 3, BLOCK 1, 129.85 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 3, BLOCK 1, N.89°55'18"W, 143.40 FEET TO THE BOUNDARY OF SAID LOT 2, BLOCK 1; THENCE N.00°01'40"W, ALONG THE BOUNDARY OF SAID LOT 2, BLOCK 1, 134.32 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR INGRESS, EGRESS, PARKING, UTILITIES, STORM WATER DRAINAGE AND ENCROACHMENTS PURSUANT TO OPERATION & EASEMENT AGREEMENT RECORDED DECEMBER 7, 2004 IN OFFICIAL RECORDS BOOK 13986, PAGE 1129, AS AMENDED BY PARTIAL RELEASE RECORDED JUNE 10, 2005 IN OFFICIAL RECORDS BOOK 14375, PAGE 2287, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AFFECTING THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 13, BLOCK 1, SHOPPES AT PARK PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 51 THROUGH 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

TRACT P OF VILLAGE AT PARK PLACE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGES 81 THROUGH 85, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (SAID TRACT BEING FORMERLY DESCRIBED AS LOT 2, BLOCK 2, SHOPPES AT PARK PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 51 THROUGH 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA).

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY SHOWN ON EXHIBIT A OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 3020-1090658, WITH A COMMITMENT DATE OF SEPTEMBER 01, 2022 AT 8:00AM, AMENDED AND UPDATED SEPTEMBER 16, 2022.

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY

PROJECT

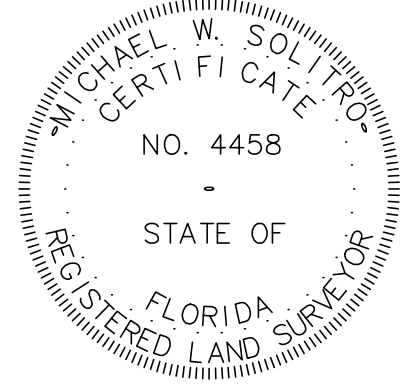
SHOPPES AT PARK PLACE
7200 U.S. HIGHWAY 19 NORTH
PINELLAS PARK, FL, 33781

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

TO: BDG PARK PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; BDG PARK PLACE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; BDG FAMILY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; VOYA INVESTMENT MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS, AS ADMINISTRATIVE AGENT FOR THE LENDERS OF A LOAN IN CONNECTION WITH THE PROPERTY REFERENCED AND DESCRIBED HEREIN, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND PARTICIPANTS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6 (A), 6 (B), 7 (A), 7 (B), 7 (C), 8, 9, 13, 14, 16, 17, 18 AND 19 (INSURANCE) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/17/2022. DATE OF PLAT OR MAP: 10/05/2022.



REGISTERED SURVEYOR: MICHAEL W. SOLITRO
PROFESSIONAL LAND SURVEYOR NO.: 4458
STATE OF FLORIDA, C.O.A. LB 6300.

COORDINATED BY:



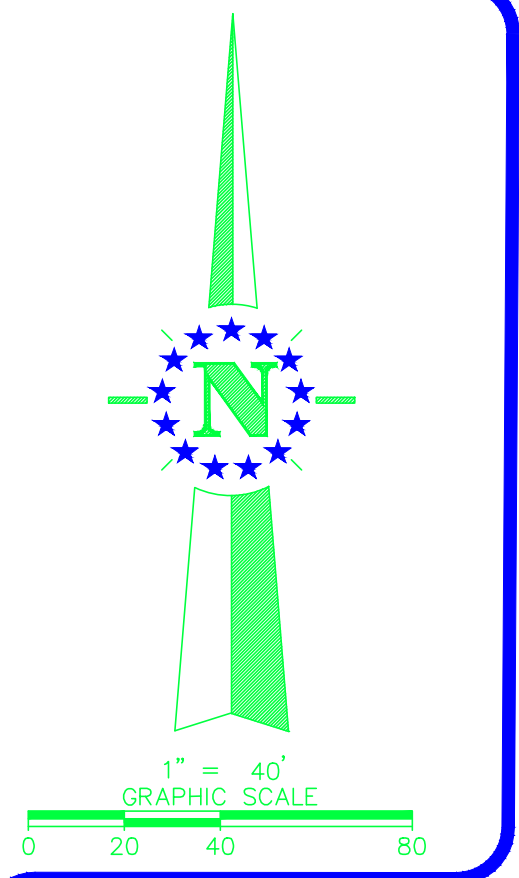
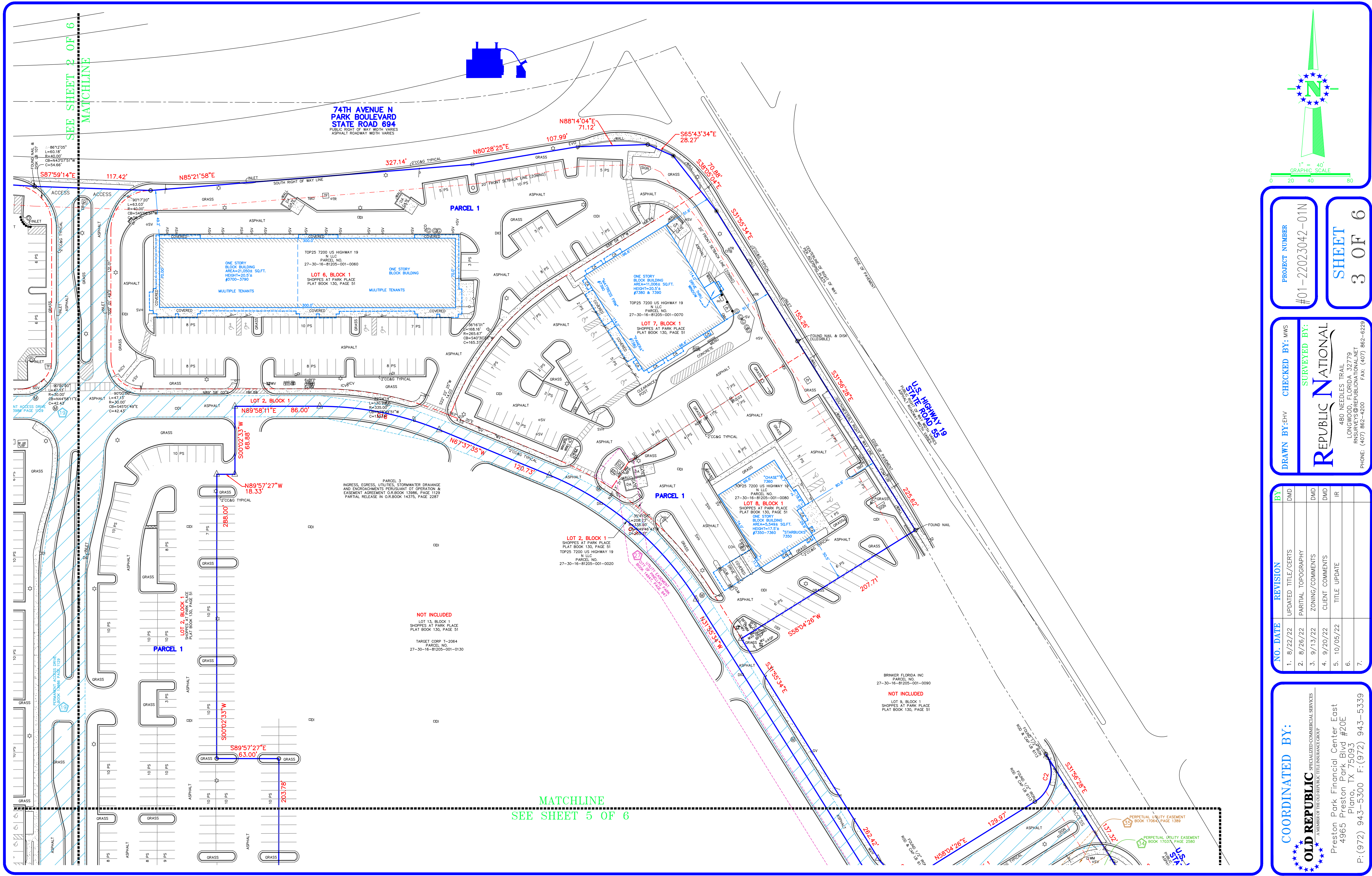
Preston Park Financial Center East
4965 Preston Park Blvd #20E
Plano, TX 75093
P: (972) 943-5300 F: (972) 943-5339

PROJECT NUMBER

#01-22023042-01N

SHEET

1 OF 6



PROJECT NUMBER
#01-2203042-01N

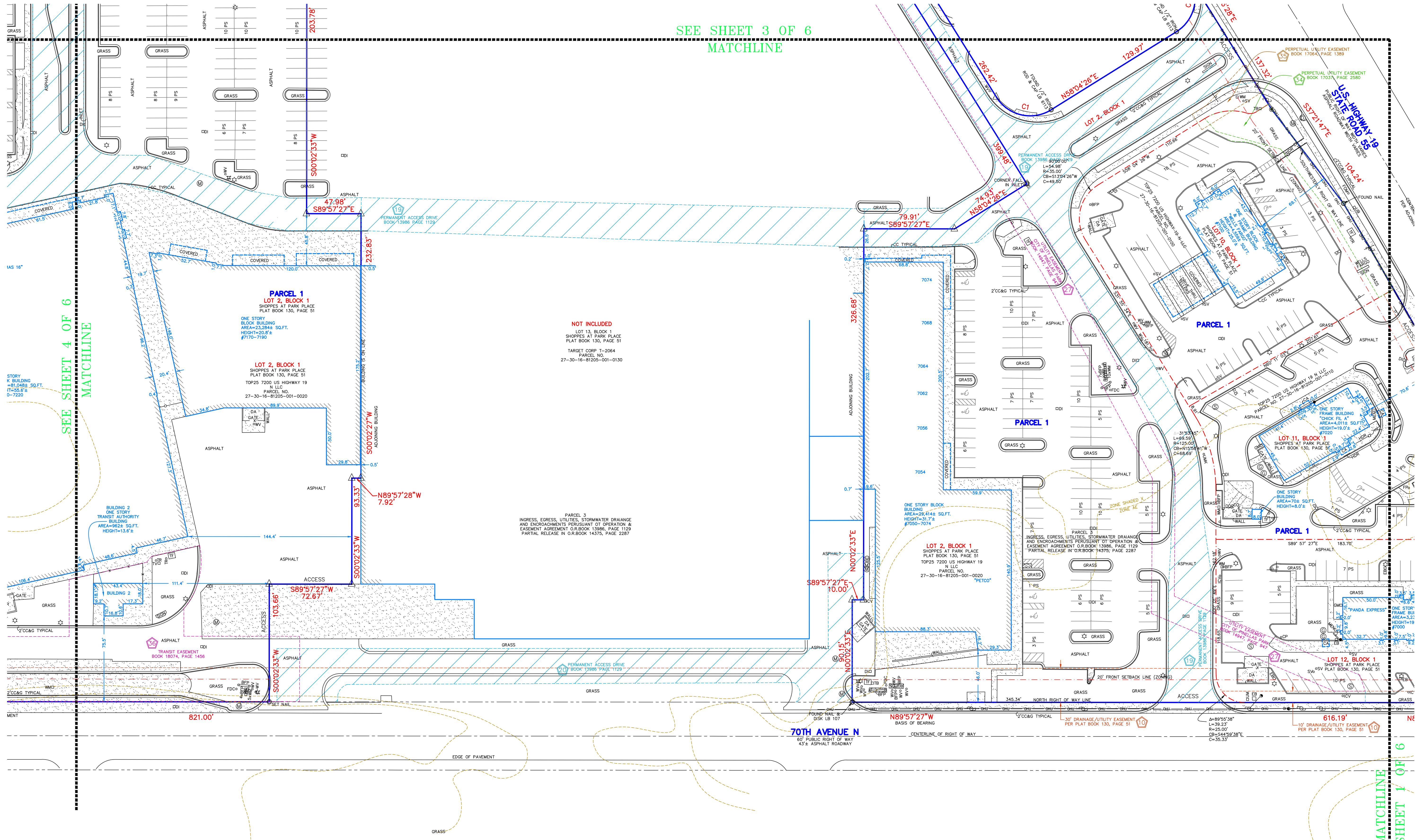
SHEET
3 OF 6

DRAWN BY:EHV CHECKED BY: MWS

SURVEYED BY:
REPUBLIC NATIONAL
480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
RUSSELL@REPUBLICNATIONAL.NET
PHONE: (407) 862-4200 FAX: (407) 862-6229

BY	NO.	DATE	REVISION
DMD	1.	8/22/22	UPDATED TITLE/CERTS
DMD	2.	8/26/22	PARTIAL TOPOGRAPHY
DMD	3.	9/13/22	ZONING/COMMENTS
DMD	4.	9/20/22	CLIENT COMMENTS
IR	5.	10/05/22	TITLE UPDATE
	6.		
	7.		

COORDINATED BY:
OLD REPUBLIC
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
Preston Park Financial Center East
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SEE SHEET 3 OF 6
MATCHLINE

SEE SHEET 4 OF 6
MATCHLINE

MATCHLINE
SEE SHEET 1 OF 6

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A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
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BY:
DMD
DMD
DMD
IR

NO. DATE REVISION
1. 8/22/22 UPDATED TITLE/CERTS
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4. 9/20/22 CLIENT COMMENTS
5. 10/05/22 TITLE UPDATE
6.
7.

PROJECT NUMBER
#01-22023042-01N

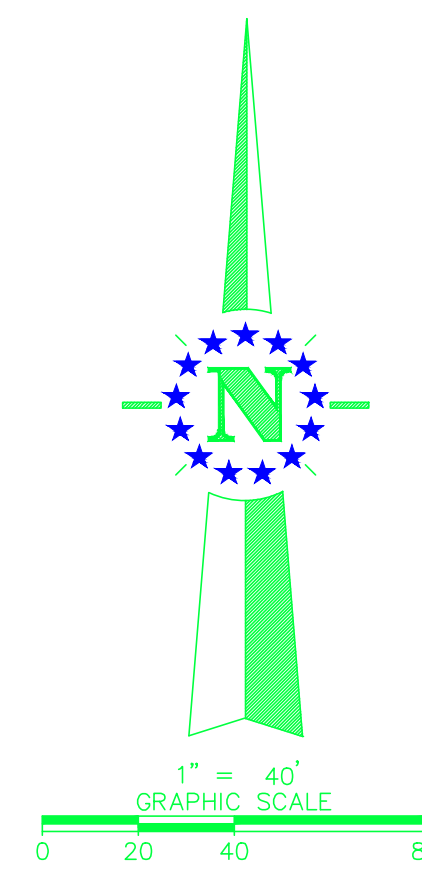
DRAWN BY:EHV CHECKED BY: MWS

SURVEYED BY:
REPUBLIC NATIONAL
480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
RUSRY@REPUBLICNATIONAL.NET
PHONE: (407) 862-4200 FAX: (407) 862-6229

1" = 40'
GRAPHIC SCALE
0 20 40 80

SHEET
5 OF 6

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FO

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SURVEYED BY

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PHONE: (407) 862-4700 FAX: (407) 862-6292

NO.	DATE	REVISION	BY
1.	8/22/22	UPDATED TITLE/CERTS	DMD
2.	8/26/22	PARTIAL TOPOGRAPHY	/
3.	9/13/22	ZONING COMMENTS	DMD
4.	9/20/22	CLIENT COMMENTS	DMD
5.	10/05/22	TITLE UPDATE	IR
6.			
7.			

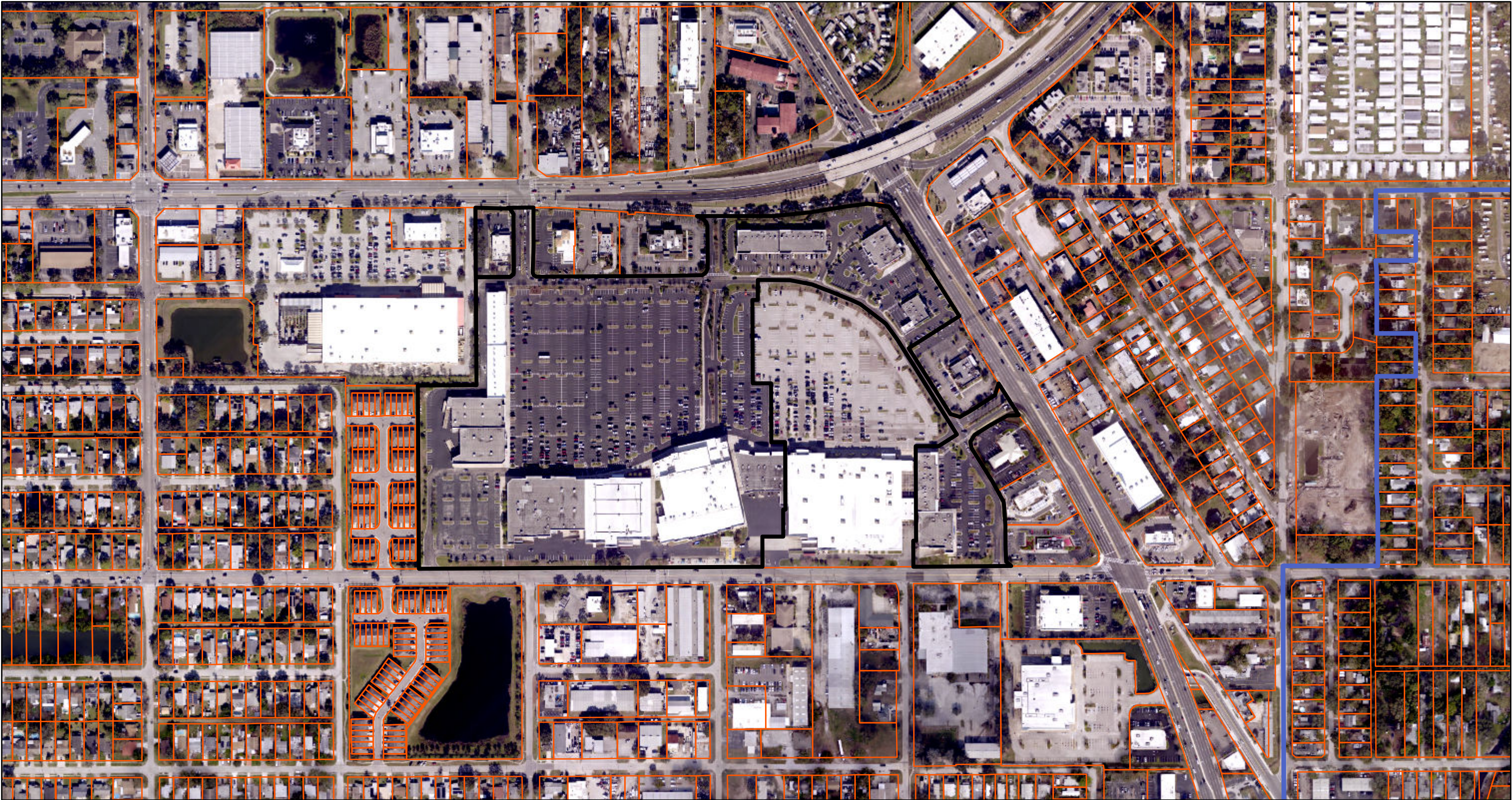
OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

Preston Park Financial Center East
4965 Preston Park Blvd #20E
Plano, TX 75093

P: (972) 943-5300 F: (972) 943-5339
Flano, TX 75093

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Aerial Map



1/9/2026, 3:47:29 PM

Pinellas Park

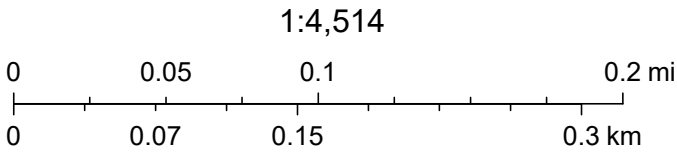
Parcels

Aerials 2024

Red: Band_1

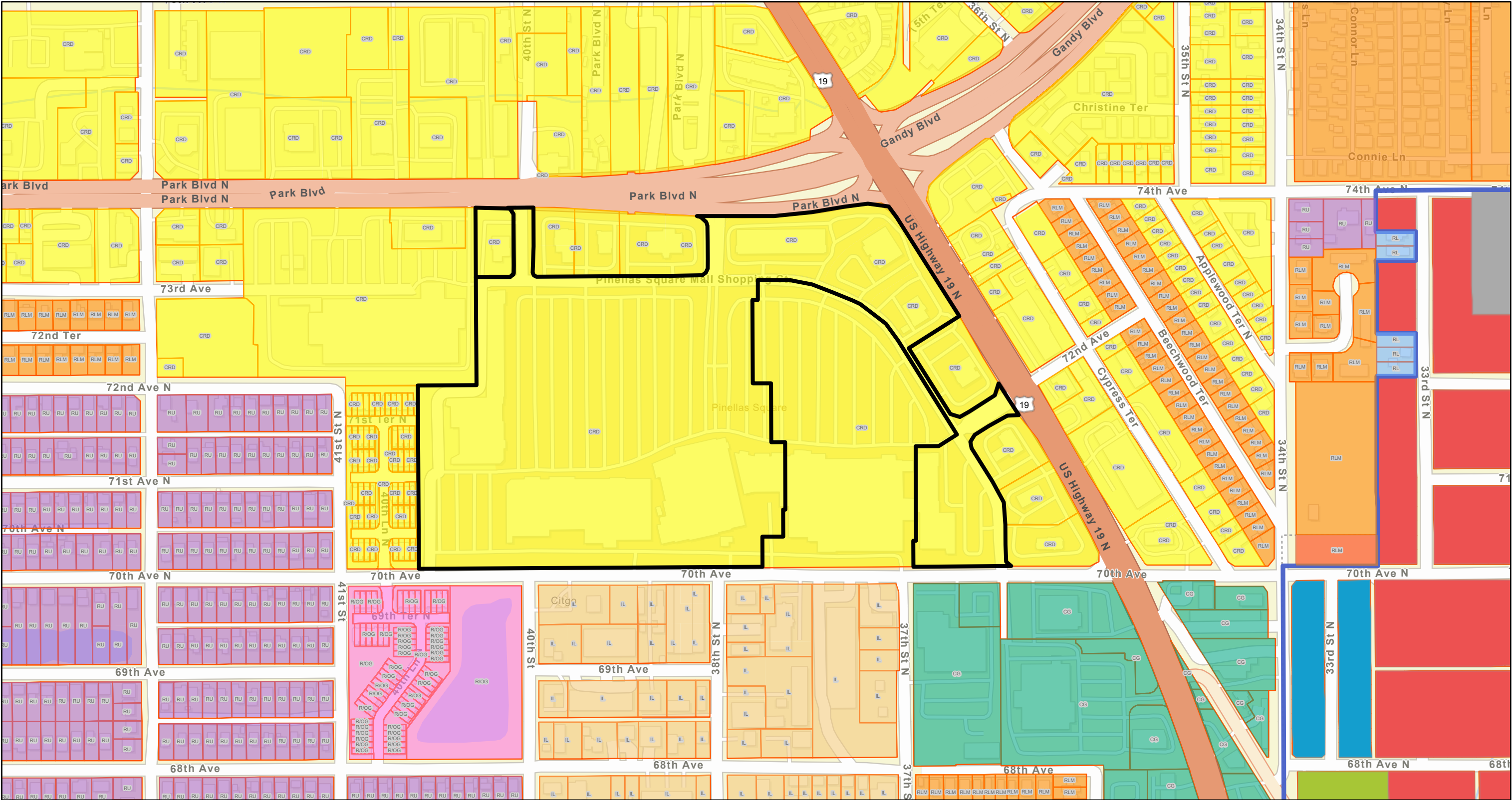
Green: Band_2

Blue: Band_3



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Land Use Map



1/9/2026, 3:48:53 PM

1:4,514

Land Use (Unincorporated)

RESIDENTIAL LOW

RESIDENTIAL URBAN

COMMERCIAL GENERAL

RESIDENTIAL LOW MEDIUM

Other

Land Use (Pinellas Park)

Commercial General - CG

Community Redevelopment District - CRD

Industrial Limited - IL

Residential/Office General - R/OG

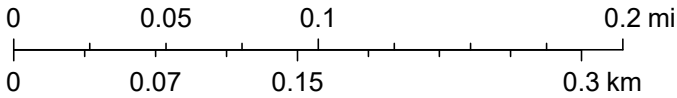
Residential Low - RL

Residential Low Medium - RLM

Residential Urban - RU

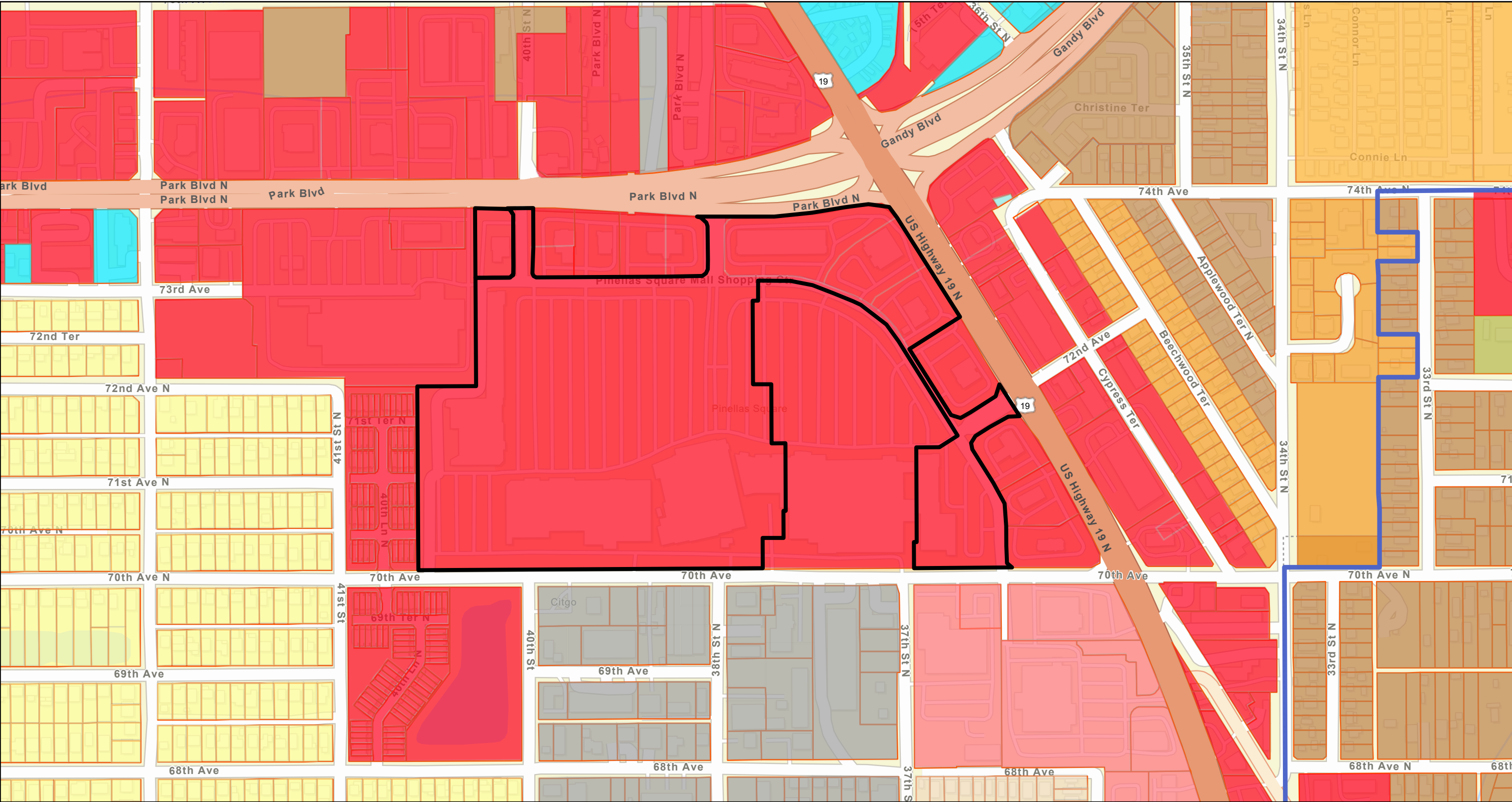
Pinellas Park

Parcels



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Zoning Map



1/9/2026, 3:45:54 PM

Zoning (Pinellas Park)

- Commercial General - B-1
- Heavy Commercial - CH
- General Office - GO
- Light Industrial - M-1
- Public - P

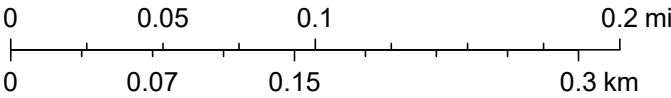
- Single Family Residential - R-1
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2

Pinellas Park

Zoning (Unincorporated County)

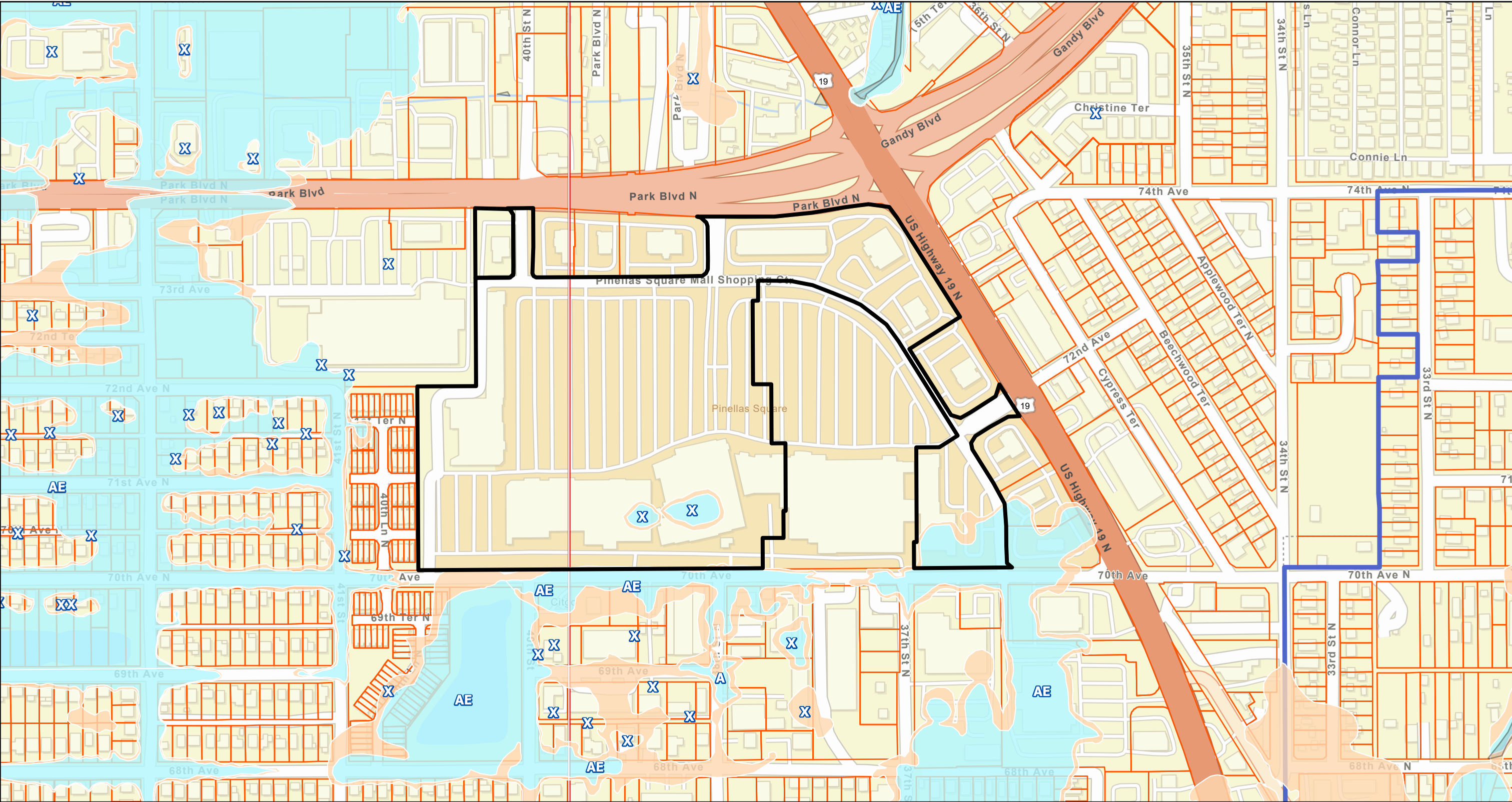
- General Retail Commercial And Limited Services - C-2
- Residential Agriculture
- One, Two, Three Family Residential - R-4
- Parcels

1:4,514



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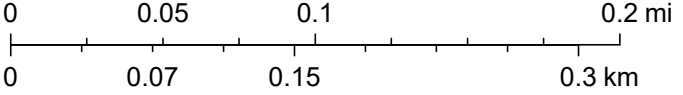
Flood Insurance Rate Map



1/9/2026, 3:50:20 PM

1:4,514

- Section 163.3178(6)(h), Florida Statutes
- 0.2% Annual Chance Flood Hazard (X)
- FEMA Flood Hazard Areas
- Area of Minimal Flood Hazard (X)
- 1% Annual Chance Flood Hazard (A, AE, AH, VE)
- Panel Extent
- 1% Annual Chance Flood Hazard (A, AE, AH, VE)
- Pinellas Park
- 0.2% Annual Chance Flood Hazard (X)
- Parcels



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