

6200 Park Blvd

SUBMITTED PROPOSALS FOR 6200 PARK BOULEVARD 2026

Proposal #1

M.V.B Group, INC



Miya Ann Sarver <msarver@pinellaspark.gov>

submission for 6200 Park Boulevard North

3 messages

'Katina McClinton' via Planning <plan@pinellas-park.com>

Tue, Jun 16, 2026 at 9:17 PM

Reply-To: Katina McClinton <freshstartdevelop@yahoo.com>

To: "plan@pinellas-park.com" <plan@pinellas-park.com>

Cc: "mybuimybui@gmail.com" <mybuimybui@gmail.com>

Dear CRA Board Members and Staff,

Please accept the attached Purchase and Development Proposal submitted by M.V.B Group, Inc. for the acquisition and redevelopment of the property located at 6200 Park Boulevard, Pinellas Park, Florida 33781.

M.V.B Group, Inc. respectfully proposes to purchase the property and develop a high-quality commercial retail and restaurant plaza designed to enhance economic activity, create employment opportunities, and contribute to the continued revitalization of the Park Boulevard corridor.

The proposal outlines our vision for the site, including the anticipated private investment, job creation, community benefits, development timeline, and commitment to working collaboratively with the Pinellas Park Community Redevelopment Agency and City staff throughout the development process.

We appreciate the opportunity to submit this proposal and respectfully request consideration as the preferred developer and purchaser of the property. We would welcome the opportunity to present our development concept to the CRA Board and discuss how this project aligns with the Agency's redevelopment goals and vision for the community.

Should you require any additional information or documentation, please do not hesitate to contact me directly.

Thank you for your time and consideration. We look forward to the opportunity to work with the Pinellas Park Community Redevelopment Agency on this exciting redevelopment project.

Sincerely,

Katina McClinton- Owner
Fresh Start Development, Inc.
727-422-8168

2 attachments **6200 Park Boulevard North.pdf**
266K **MVB GROUP PROPOSAL .pdf**
172K

Miya Ann Sarver <msarver@pinellaspark.gov>

Wed, Jun 17, 2026 at 8:32 AM

To: Planning <plan@pinellas-park.com>

Received.

Thank you,

Miya Sarver**Planning Specialist**

06/16/2026

Pinellas Park Community Redevelopment Agency
5141 78th Avenue North
Pinellas Park, Florida 33781

RE: Purchase and Development Proposal – 6200 Park Boulevard, Pinellas Park, Florida 33781

Dear CRA Board Members and Staff:

M.V.B Group, Inc. is pleased to submit this Purchase and Development Proposal for the acquisition and redevelopment of the property located at **6200 Park Boulevard, Pinellas Park, Florida 33781**, currently owned by the Pinellas Park Community Redevelopment Agency.

M.V.B Group, Inc. respectfully offers to purchase the property for **Five Hundred Thousand Dollars (\$500,000.00)** and redevelop the site into a high-quality commercial retail and restaurant plaza that will serve residents, visitors, and businesses throughout the City of Pinellas Park.

M.V.B Group, Inc. is an investment and development company committed to creating quality commercial projects that generate economic growth, employment opportunities, and long-term community benefits. The company has invested in projects and economic development initiatives within the communities of **Pinellas Park** and the **City of Tampa** and is dedicated to continuing its investment in the Tampa Bay region through transformative redevelopment projects.

Proposed Development

The proposed project consists of the development of a modern neighborhood commercial center featuring:

- Approximately 10,000 – 15,000 square feet of retail and restaurant space
- Multiple retail storefronts for local and regional businesses
- Restaurant and food service opportunities
- Professional landscaping and enhanced streetscape improvements
- Modern architectural design compatible with surrounding development
- Adequate parking, pedestrian access, and site lighting
- Enhanced property appearance along the Park Boulevard commercial corridor

Estimated Project Investment

M.V.B Group, Inc. anticipates investing approximately:

Item	Estimated Cost
Land Acquisition	\$500,000
Site Development & Infrastructure	\$750,000

Item	Estimated Cost
Building Construction	\$3,500,000
Architectural, Engineering & Permitting	\$350,000
Landscaping & Site Amenities	\$200,000
Contingency & Soft Costs	\$200,000
Total Estimated Investment	\$5,500,000

Economic Impact and Job Creation

The proposed development is expected to generate substantial economic benefits for the City of Pinellas Park and the Community Redevelopment Area.

Construction Phase

- Approximately 35 to 50 construction-related jobs
- Utilization of local contractors, suppliers, and service providers whenever possible

Permanent Employment

- Approximately 40 to 60 permanent jobs upon project completion
- Employment opportunities in retail, restaurant, management, customer service, and operations

Long-Term Community Benefits

- Increased commercial activity and consumer spending
- Expansion of the City's tax base
- Revitalization of a key commercial corridor
- Attraction of new businesses and investment
- Enhanced property values in the surrounding area
- Improved aesthetics and community appearance

Conceptual Site Plan

M.V.B Group, Inc. envisions a professionally designed commercial plaza featuring:

- One primary retail building fronting Park Boulevard
- Multiple tenant bays ranging from 1,000 to 3,000 square feet
- One or more restaurant end-cap locations with outdoor seating opportunities
- Centralized parking area
- Decorative landscaping and monument signage
- Pedestrian walkways connecting businesses and parking areas
- Enhanced frontage improvements along Park Boulevard

A conceptual site plan and architectural renderings will be prepared and submitted during the due diligence and development review process.

Due Diligence and Purchase Terms

M.V.B Group, Inc. respectfully requests the opportunity to enter into a Purchase and Sale Agreement with the Pinellas Park Community Redevelopment Agency for the acquisition of the property.

The proposed purchase would be subject to a due diligence period of one hundred eighty (180) days to allow for:

- Site inspections and environmental assessments
- Survey and title review
- Market and feasibility analysis
- Architectural and engineering evaluations
- Verification of zoning, land use, and development requirements
- Financing and project planning activities

Upon successful completion of due diligence, M.V.B Group, Inc. intends to proceed with closing and commence development in accordance with the proposed timeline.

Development Timeline

Subject to CRA approval and acquisition of the property, the anticipated project schedule is:

- Purchase and Sale Agreement Execution: Within 10 days
- Due Diligence Period: 10 days
- Property Acquisition Closing: Within 30 days after due diligence approval
- Design & Engineering: 3 to 4 months
- Permitting & Approvals: 4 to 6 months
- Construction Commencement: Within 12 months of acquisition
- Project Completion: Approximately 18 to 24 months from acquisition

Financial Capability

M.V.B Group, Inc. maintains relationships with private investors, lenders, contractors, architects, engineers, and development professionals necessary to successfully complete the acquisition and development of the proposed project. Documentation supporting financial capability, development experience, and project team qualifications can be provided upon request.

Commitment to the Community

M.V.B Group, Inc. is committed to working collaboratively with the Pinellas Park Community Redevelopment Agency, City staff, local businesses, and community stakeholders to deliver a project that advances the CRA's redevelopment objectives and serves as a catalyst for continued economic growth along the Park Boulevard corridor.

We appreciate the opportunity to submit this proposal and respectfully request consideration as the preferred developer and purchaser of the property located at 6200 Park Boulevard. We welcome the opportunity to present our vision before the CRA Board and discuss how this project will contribute to the continued growth and success of the City of Pinellas Park.

Respectfully submitted,

M.V.B GROUP, INC.

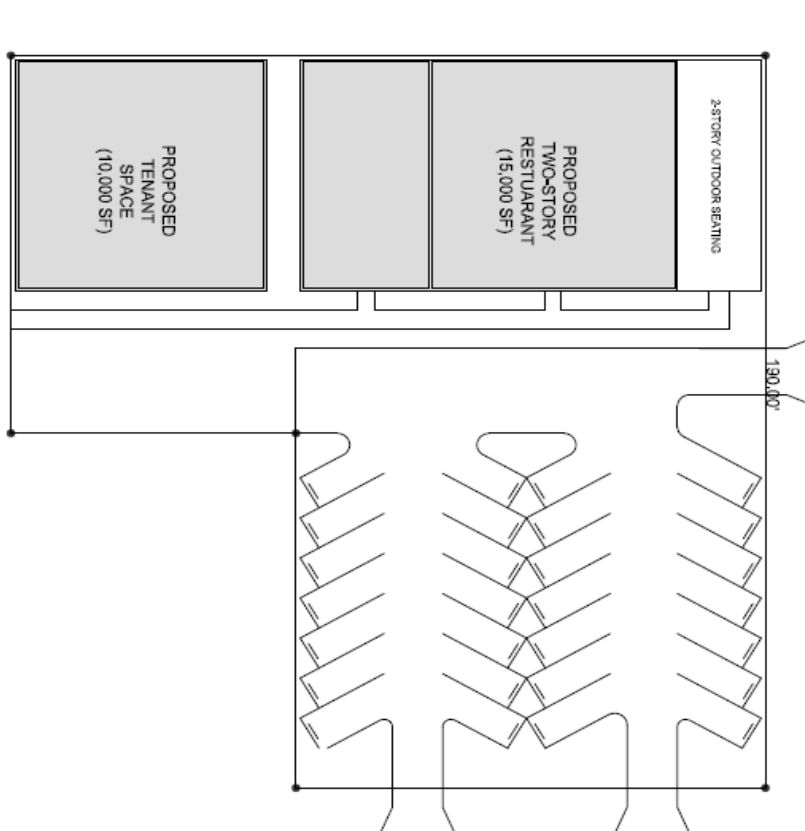
MY VAN BUI
President
M.V.B Group, Inc.
MYBUI MYBUI@GMAIL.com
727-420-1887

Proposed Purchase Price: \$500,000.00

Proposed Development: Commercial Retail and Restaurant Plaza

Estimated Total Project Investment: \$5,500,000.00

PARK BOULEVARD



63RD STREET NORTH

THIS DRAWING MAY NOT BE USED OR RE-PRODUCED WITHOUT WRITTEN PERMISSION OF G-SQUARED CAD SERVICES.

DATE
9 MAY 2020

MIXED USE FACILITY

6200 Park Boulevard
6200 Park Boulevard
Pinellas Park, FL



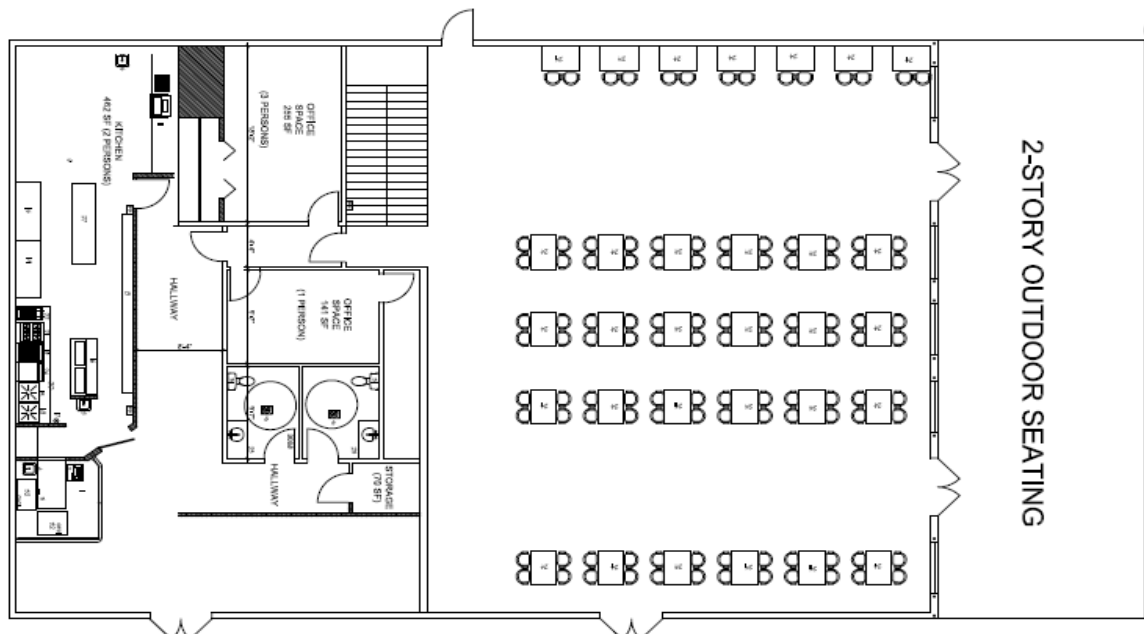
CAD SERVICES
5387 ALHAMBRA WAY S
ST PETERSBURG, FL 33712

727-452-6823 passmanol@hotmail.com

ENGINEERING SERVICES PROVIDED BY
GREGORY D. GAINER P.E. FL#70885
1401 PRESTON STREET S
ST. PETERSBURG, FL 33712
SEALED FOR STRUCTURAL ONLY
727-452-6823

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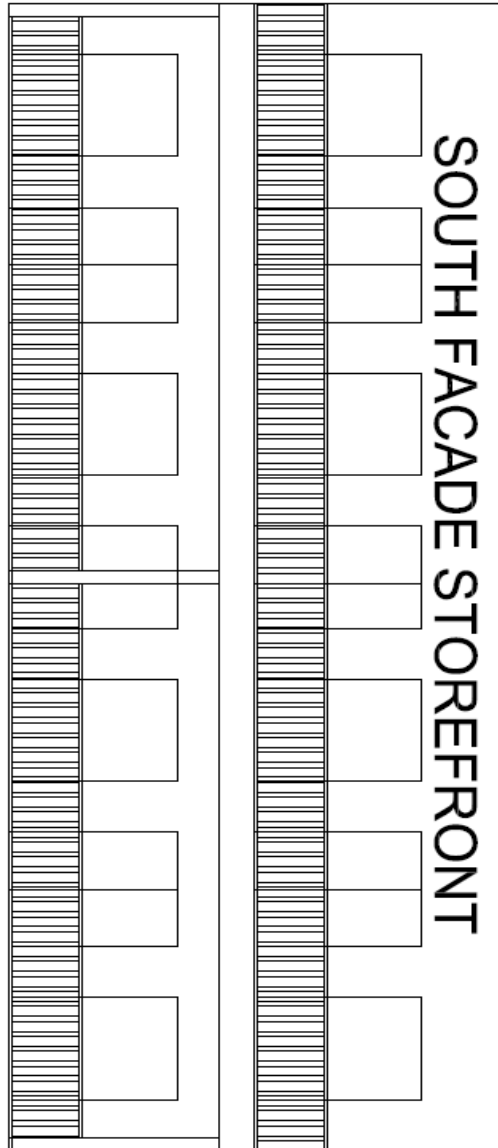
DESIGN
C2
JOB NO.
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PROPOSED FIRST FLOOR PLAN

THIS DRAWING MAY NOT BE USED OR RE-PRODUCED WITHOUT WRITTEN PERMISSION OF G-SQUARED CAD SERVICES.

DATE 5 MAY 2020 PROJECT S0	MIXED USE FACILITY 6200 Park Boulevard 6200 Park Boulevard Pinellas Park, FL	CAD SERVICES 5387 ALHAMBRA WAY S ST PETERSBURG, FL 33712 727-452-6823 passmenot@hotmail.com	ENGINEERING SERVICES PROVIDED BY GREGORY D. GAINER P.E. FL#70865 1401 PRESTON STREET S ST. PETERSBURG, FL 33712 SEALED FOR STRUCTURAL ONLY 727-452-6823
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3
S2

PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"

THIS DRAWING MAY NOT BE USED OR RE-PRODUCED WITHOUT WRITTEN PERMISSION OF G-SQUARED CAD SERVICES.

DATE 9 MAY 2024 SHEET S2	MIXED USE FACILITY 6200 Park Boulevard 6200 Park Boulevard Pinellas Park, FL	 CAD SERVICES 5387 ALHAMBRA WAY S ST PETERSBURG, FL 33712 727-452-6823 passmenot@hotmail.com	ENGINEERING SERVICES PROVIDED BY GREGORY D. GAINER P.E. FL#70555 1401 PRESTON STREET S ST. PETERSBURG, FL 33712 SEALED FOR STRUCTURAL ONLY 727-452-6823	
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Proposal #2

Lydia Denick



Miya Ann Sarver <msarver@pinellaspark.gov>

proposal submission for property - 3 parcels in Pinellas Park

3 messages

Leah Huestis <leahhuestis@gmail.com>

Thu, Jun 18, 2026 at 1:56 PM

To: Lydia denick <lydiadenick@yahoo.com>, plan@pinellas-park.com, "estpierre@pinellaspark.gov" <estpierre@pinellaspark.gov>

Good afternoon,

I wanted to make sure that I sent over the correct updated proposal to bid on purchasing the three parcels available on Park Blvd.

Please see the attached updated proposal submission. Please confirm that you received this revised proposal.

Sincerely,
Lydia Denick

 **Pinellas Park marketplace .pptx**
5659K

Miya Ann Sarver <msarver@pinellaspark.gov>

Thu, Jun 18, 2026 at 1:58 PM

To: Planning <plan@pinellas-park.com>

Received.

Thank you,

Miya Sarver***Planning Specialist***

City of Pinellas Park – Planning & Development

office: 727-369-5849 | email: msarver@pinellaspark.gov



6200 Park Blvd.
Pinellas Park, FL 33781



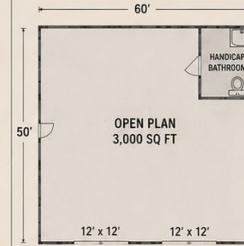
Now **3,000 SQ FT OF LOCAL LOVE** | BIGGER SPACE. MORE COMMUNITY.
SAME LOCAL HEART.



BUILDING OVERVIEW

- Size: 3,000 Sq Ft
- Dimensions: 60' x 50'
- Clear Span – No Interior Columns
- Bay Doors: (2) 12' x 12'
- Side Entry Door: (1)
- Ceiling Height: 16' (center)
- Construction: Steel Frame
- Roof & Walls: Metal Panel
- Foundation: Concrete Slab
- Restroom: (1) Handicap Accessible

FLOOR PLAN (3,000 SQ FT)



AN INDOOR-OUTDOOR MARKETPLACE FEATURING
Local Vendors • Unique Finds • Made with Heart



SHOP

Handmade, home
décor, gifts, art,
jewelry, & more!



SUPPORT

Local small
businesses &
entrepreneurs.



CONNECT

Strengthen our
community &
build relationships.



SUSTAIN

Keep your dollars
local & help our
community thrive.



LOVE

Because the best
things in life are
local.



PINELLAS PARK, FL

Right here in the heart of our community!



OPEN WEEKENDS!

Friday 4pm – 8pm | Saturday 10am – 6pm | Sunday 11am – 4pm

*Something for
Everyone! ♥*

*Thank You
FOR SUPPORTING
LOCAL!*



FOLLOW US!

@PinellasParkMarketplace



WANT TO BE A VENDOR?
Affordable spaces available!
Email us to learn more.

pinellasparkmarketplace@gmail.com



PINELLAS PARK
MARKETPLACE

*Built for our community.
Made for our hearts.*

LOCAL MAKES
A BIG IMPACT.

*Thank you for
shopping local! ♥*



Proposal to bid on property at 6200 Park Boulevard, Pinellas Park FL, 33781

Pinellas Park Marketplace: A Vision for Community. My name is Lydia Denick, and I am a proud Pinellas Park native and owner of Free Spirit Boutique 727. As someone who was raised in this community and has built a small business here, I understand the importance of creating opportunities for local entrepreneurs, families, and residents to connect and thrive. The Pinellas Park Marketplace is my vision for a community-centered destination where people can shop, eat, gather, and support local businesses all in one place. The Marketplace is designed to be more than just a retail space. It will be a hub for community engagement, featuring local vendors, artisans, makers, food vendors, and small business owners who are passionate about serving our city. By providing affordable vendor opportunities and a welcoming environment, we can help small businesses grow while giving residents a unique local shopping experience. Situated on approximately one acre, the Marketplace will feature a 3,000-square-foot indoor marketplace, outdoor covered seating beneath a metal overhang, food truck spaces, and convenient rear parking. The design encourages visitors to spend time with family and friends, discover local products, enjoy great food, and build meaningful community connections. The Pinellas Park Marketplace is built on a simple belief: when we support local businesses, we strengthen our local economy, create opportunities for our neighbors, and preserve the unique character of our city. My goal is to create a place that Pinellas Park can be proud of—a destination built for the community, by the community, where local businesses can flourish and residents can come together to shop, eat, and enjoy everything our city has to offer. Thank you for considering this vision for the future of Pinellas Park.

PINELLAS PARK MARKETPLACE

Shop Local

SHOP LOCAL • EAT LOCAL • SUPPORT LOCAL



SUPPORT LOCAL.
STRENGTHEN OUR COMMUNITY.
SHOP PINELLAS PARK.

SHOP LOCAL
LOVE LOCAL
LIVE LOCAL

AN INDOOR MARKETPLACE FEATURING

Local Vendors • Unique Finds • Made with Heart



SHOP

Handmade, home
décor, gifts, art,
jewelry, & more!



SUPPORT

Local small
businesses &
entrepreneurs.



CONNECT

Strengthen our
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build relationships.



SUSTAIN

Keep your dollars
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LOVE

Because the best
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*Something for
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PINELLAS PARK, FL

Right here in the heart of our community!



OPEN WEEKENDS!

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*Thank You
FOR SUPPORTING
LOCAL!*



LOCAL MAKES A BIG IMPACT. *Thank you for shopping local!*



FOLLOW US!
@PinellasParkMarketplace



WANT TO BE A VENDOR?
Affordable spaces available!
Email us to learn more.

pinellasparkmarketplace@gmail.com



PINELLAS PARK
MARKETPLACE
*Built for our community
Made for our hearts*

Bid Amount 30,000.00

Thank you for considering this proposal and vision for the future of Pinellas Park.

The Pinellas Park Marketplace is more than a development project—it is an opportunity to create a destination that supports local entrepreneurs, strengthens community connections, and contributes to the long-term economic vitality of our city.

As a lifelong resident and local business owner, I am committed to creating a space that reflects the values of our community while providing meaningful opportunities for small businesses to grow and thrive.

I appreciate your time, consideration, and dedication to the continued success of Pinellas Park. I look forward to the opportunity to discuss this proposal further and work together to create a project that will benefit residents, visitors, and local businesses for years to come.

Respectfully Submitted,

Lydia Denick

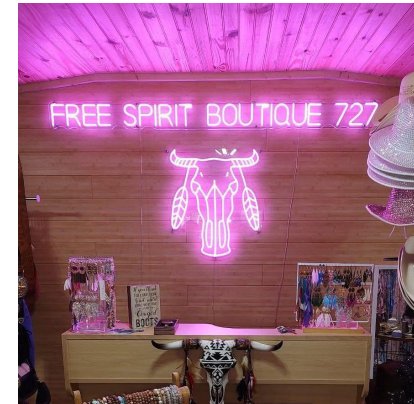
Owner, Free Spirit Boutique 727
Pinellas Park Marketplace Proposal

Phone: 727-418-5213

Email: lydiadenick@yahoo.com

Address: 5681 94th Terrace N

Pinellas Park, FL 33782



Proposal #3

Richard Butler



Miya Ann Sarver <msarver@pinellaspark.gov>

Fw: Bid for 6200 Park Blvd

2 messages

jimmoyles via Planning <plan@pinellas-park.com>

Thu, Jun 18, 2026 at 3:45 PM

Reply-To: jimmoyles@mail.com

To: plan@pinellas-park.com

Cc: taniag@firstflimgmt.com, butlerrlty@aol.com, rogerb@broderickrealty.com

I, James W. Moyles, hereby submit this offer to purchase the approximately 1 acre property located at 6200 Park Boulevard, consisting of the following three parcels:

28-30-16-71064-058-0030

28-30-16-71064-058-0010

28-30-16-71064-058-0152

I am bidding \$450,000 and is submitted through Richard Butler of Broderick Realty.

Thank you for your consideration. I look forward to having another successful project in Pinellas Park.

The project will be consistent with the current redevelopment plan of the property and the closing shall take place on or before July 15th 2026.

Please confirm receipt of this email.

Sincerely,

Jim Moyles

727-639-7434

Miya Ann Sarver <msarver@pinellaspark.gov>

Thu, Jun 18, 2026 at 3:48 PM

To: Planning <plan@pinellas-park.com>

Received.

Thank you,

Miya Sarver

Proposal #4

Trinity Construction &
Excavation Services INC.



Miya Ann Sarver <msarver@pinellaspark.gov>

Proposal Submission – 6200 Park Boulevard Redevelopment

2 messages

'Diana Valentin' via Planning <plan@pinellas-park.com>

Fri, Jun 19, 2026 at 4:33 PM

Reply-To: Diana Valentin <dvalentin@bhhsflpg.com>

To: "plan@pinellas-park.com" <plan@pinellas-park.com>

Dear Evaluation Committee,

Please find attached Trinity Construction & Excavation Services Inc.'s proposal for the redevelopment of the property located at 6200 Park Boulevard, Pinellas Park, Florida.

Our proposal includes a mixed-use development concept featuring affordable condominium residences on the upper levels and retail/commercial space on the ground floor. This vision is designed to address the growing need for attainable housing while creating opportunities for new and existing businesses to contribute to the economic growth of the City of Pinellas Park.

As part of this submission, Trinity Construction & Excavation Services Inc. is pleased to present an acquisition offer of \$400,000 for the property.

We believe this project represents a meaningful investment in the community by expanding affordable homeownership opportunities, supporting local businesses, creating jobs, and enhancing the Park Boulevard corridor for years to come.

Thank you for your time and consideration. We appreciate the opportunity to submit our proposal and would welcome the opportunity to discuss our vision further.

Respectfully,

Diana Valentin on behalf of Trinity Construction & Excavations Services Inc.

Trusted Real Estate Advisor, AHW, C2EX, ABR

License # SL3517705

Berkshire Hathaway HomeServices | Florida Properties Group

C: 727-481-5374

BHHS Countryside Office

2536 Countryside Blvd Ste 230

Clearwater, FL 33763

[Dvalentin@bhhsflpg.com](mailto:dvalentin@bhhsflpg.com)

TEAMWORK | INTEGRITY | PASSION | EXCELLENCE

Please Visit [My Website](#)

[https://link.edgепilot.com/x/ahqDTTwqlrjRp61h1mpC2el?u=https://dvalentin.](https://link.edgепilot.com/x/ahqDTTwqlrjRp61h1mpC2el?u=https://dvalentin.bhhsfloridaproperties.com/seller/valuation/)

[bhhsfloridaproperties.com/seller/valuation/](https://link.edgепilot.com/x/ahqDTTwqlrjRp61h1mpC2el?u=https://dvalentin.bhhsfloridaproperties.com/seller/valuation/)



TRINITY CONSTRUCTION & EXCAVATION SERVICES INC

5536 HAINES RD ST PETERSBURG FL 33714

LICENSE #CBC1250108

(727)623-1036

TRINITYCAE@YAHOO.COM

REDEVELOPMENT PROPOSAL

6200 Park Boulevard

City of Pinellas Park, Florida

Submitted By:

TRINITY CONSTRUCTION & EXCAVATION SERVICES INC.
5536 Haines Rd
St. Petersburg, FL 33714
License # CBC1250108

Dear Mayor, City Council Members, and Evaluation Committee,

Trinity Construction & Excavation Services Inc. respectfully submits this proposal and offer to purchase the property located at 6200 Park Boulevard in Pinellas Park, Florida.

Our purchase offer for the property is \$400,000.

Our vision is to transform this site into a vibrant mixed-use development that addresses two important priorities for the City of Pinellas Park: expanding affordable housing opportunities and encouraging economic growth through new commercial activity.

Project Overview

The proposed development will consist of:

- Ground-floor retail and commercial space designed to attract new businesses and support local entrepreneurs.
- Affordable condominium residences on the upper floors, creating attainable homeownership opportunities for working families, first-time buyers, young professionals, and long-term residents of Pinellas Park.

This development is designed to create a balanced and sustainable environment where residents can live, work, shop, and contribute to the local economy.

Affordable Housing Initiative

Pinellas County continues to experience increasing housing costs, making affordable homeownership opportunities more important than ever. Our proposal directly addresses this need by creating quality condominium residences designed to be attainable for members of the workforce who serve our community every day.

By increasing the supply of affordable housing, this project will help residents remain in the community they call home while strengthening neighborhood stability and long-term economic growth.

Economic Development and Business Growth

The retail component of the project is intended to create opportunities for new and existing local businesses to establish a presence within the City of Pinellas Park.

Benefits include:

- New opportunities for small business owners and entrepreneurs.
- Increased commercial activity along the Park Boulevard corridor.
- Additional employment opportunities for local residents.
- Expansion of the City's tax base.
- Increased consumer traffic benefiting surrounding businesses.

Our goal is to create a destination that encourages investment, attracts visitors, and supports the continued growth of Pinellas Park's business community.

Community Impact

This project represents more than a redevelopment opportunity—it is an investment in the future of Pinellas Park.

The proposed development will:

- Increase affordable homeownership opportunities.
- Encourage responsible growth and redevelopment.
- Enhance the appearance and functionality of the corridor.
- Support local business expansion.
- Generate new jobs and economic activity.
- Create long-term value for residents, business owners, and the City.

Why Trinity Construction & Excavation Services Inc.

As a locally based Florida contractor, Trinity Construction & Excavation Services Inc. understands the importance of creating developments that positively impact the communities we serve. We are committed to delivering a project that reflects the City's vision while providing lasting benefits for residents and businesses alike.

Our \$400,000 acquisition offer, combined with our commitment to developing affordable housing and retail opportunities, demonstrates our dedication to creating a project that will serve the community for generations while contributing to the economic vitality of Pinellas Park.

We look forward to partnering with the City of Pinellas Park to create a development that promotes affordable housing, economic growth, community investment, and long-term sustainability.

Thank you for your consideration. We welcome the opportunity to discuss this proposal further and demonstrate our commitment to making this project a success for the City of Pinellas Park and its residents.

Respectfully Submitted,

TRINITY CONSTRUCTION & EXCAVATION SERVICES INC.

Kenneth Williams

Date: June 19, 2026

Proposal #5

Uday Lele



Miya Ann Sarver <msarver@pinellaspark.gov>

Application - 6200 Park Blvd

3 messages

Uday Lele <udaylele@hotmail.com>

Fri, Jun 19, 2026 at 9:34 AM

To: Uday Lele <udaylele@hotmail.com>, "Elizabeth St. Pierre" <estpierre@pinellaspark.gov>

Cc: "Elizabeth St. Pierre" <estpierre@pinellas-park.com>, Planning <plan@pinellas-park.com>

Dear Lizzy,

This is my formal proposal for the sale of the property owned by the city of Pinellas Park located on Park boulevard and 62nd street which you've advertised for and requested proposals. We offer you 500,000\$ cash on closing and will buy the property mortgage free. We would require a 3 year development order with two automatic renewals of one year each, if needed, due to market conditions or conditions that could be imposed or required by prospective tenants and/or unforeseen circumstances. Our intent would be to go full speed ahead and finish the project in 3 years subject to landing a national tenant or tenant that would enhance Park blvd.

The site is very challenging due to its location.

Park boulevard frontage and additional side entry on 62nd street are advantages but the neighborhood and immediate neighbors on all four sides are in disrepair or just very old.

A lot of incentives from the city will need to be available like all impact fee waivers, signage and landscaping, and facade allowance of 100,000\$ be provided by the city, five year tax holiday on property taxes or reimbursement, plus a 25K mortgage assistance to first time townhome buyers. We are willing to negotiate on the requested incentives.

My endeavor would be to bring a national tenant like Dutch brothers, Starbucks, Cava or local restaurant superstar like Chris Pointe or Frank Chivas of Baystar.

The above is needed if the city wants to revitalize the area.

When I did my first high rise on North Clearwater beach - Chalets on White Sands, the area was a dump. Followed by three other 8 story condos on North Beach before my last project - the JW Marriott Clearwater beach which I eventually sold to Dr K. - my friend and Philanthropist.

Our proposal is to build approx 10,000 sq. Ft of retail facing park blvd some of it will also face 62nd street. Behind the retail center, with an entrance from 62nd street- we propose approx 18 town homes with a max height of 36 feet.

We will have parking on level 1 and the majority of living on level 2 and 3 for the townhomes. This will ensure that retail parking is not affected in any way for the strip mall and retail tenants. I had sent some drawings earlier of concepts which you may please have a look at as part of this proposal as i am out of the country.

This plan will have major revisions as we sit with our civil engineers, structural engineers, architects and will be governed by the prospective trophy tenants. What is being proposed here is the maximum buildout that will be permitted. We want to make the property a destination for Pinellas Park residents and the neighborhood to enjoy, and become the go-to destination on Park Blvd. You may visit any of our projects on Clearwater Beach, to get an idea of the kind of visionary projects that change the face of the city.

Let me know if my thoughts are in sync with the City .

I am available to meet after July 1.

Respectfully ,

UdayLele
USales Management LLC
9293 Silverthorn Road,
Seminole,
FL 33777
727-421-1250

6200 PARK BOULEVARD

PINELLAS PARK, FL

PREMIER MIXED-USE TOWNHOME COMMUNITY

SMARTER DESIGN. BETTER COMMUNITY.

A thoughtfully designed mixed-use development that prioritizes safety, privacy and quality of life—featuring expanded retail, convenient front parking, and private townhomes tucked away behind for a quieter living environment.

RETAIL WITH CONVENIENCE
Front parking creates a safe, convenient experience for shoppers and tenants.

TOWNHOMES BEHIND RETAIL
Private gated entry from 61ST AVENUE NORTH keeps homes quiet and secure.

WALKABLE & CONNECTED
Pedestrian pathways connect retail to parking and townhome community.

COMMUNITY FOCUSED
Landscaped open spaces, courtyard and high-quality architecture.

DESIGNED FOR PINELLAS PARK
A design that enhances the corridor and supports the city's vision for redevelopment.

EXPANDED RETAIL: 10,000 SF MINIMUM | FRONT PARKING FOR SAFETY & CONVENIENCE | TOWNHOMES BEHIND FOR PRIVACY.



PROJECT HIGHLIGHTS

- ±0.99 Acres
- B-1 Zoning / CRA District
- Countrywide Activity Center
- Eligible for PUD & Density Bonus
- Max Height: 50 Feet
- Proposed: 16 Townhomes
- 10,000 SF Retail Minimum
- On-Site Parking + Side Access
- Enhanced Landscaping & Streetscape

SITE PLAN – ±0.99 ACRES



TOWNHOME SITE PLAN (BEHIND RETAIL)



- Private gated access from 61ST AVENUE NORTH
- Interior drive aisle with guest parking
- Landscaped courtyard for residents
- Homes oriented away from Park Boulevard for privacy and quiet

TOWNHOME FLOOR PLAN (TYPICAL UNIT)



UNIT BREAKDOWN

16 TOWNHOME UNITS TOTAL

- 12 Units – 3 Bed / 2.5 Bath (Approx. 1,700 SF)
- 4 Units – 2 Bed / 2.5 Bath (Approx. 1,400 SF)

AMENITIES

- Private Garages
- Private Driveways (Select Units)
- Private Yards / Patios
- Community Courtyard
- Walk-in Closets
- High-End Finishes

RETAIL COMPONENT

- 10,000 SF Minimum Total Retail
- Divisible into 2 - 4 Suites
- Ideal for Cafe, Boutique Retail, Wellness, Services & More
- Outdoor Seating & Pedestrian Streetscape

DESIGN COMPARISON

	ORIGINAL DESIGN (PARK BOULEVARD PAVO)	UPDATED DESIGN (FRONT PARKING)
Best Size	7,000 SF	10,000 SF MIN.
Front Parking	Unlabeled	Yes - Allocated
Bidder to Shopper	Unlabeled	Higher Pricing Option
Outdoor Seating	Unlabeled	Yes - Allocated
Interior Impact	Unlabeled	Yes - Allocated
Build Cost	Unlabeled	Lower
Overall Complexity	Unlabeled	Higher

PROJECT SUMMARY

TOTAL SITE AREA:	±0.99 Acres (43,124 SF)
RETAIL AREA:	10,000 SF MINIMUM
TOTAL RESIDENTIAL UNITS:	16 Townhomes
PARKING SPACES:	Approx. 24,000 - 26,000 SF
DENSITY BENCHMARK:	240 Spaces (Includes ADA)
DENSITY BENCHMARK:	15 Units/Acre (14.85 Units)
DENSITY BENCHMARK:	Up to 24 Units/Acre (City Approval)
DENSITY BENCHMARK:	Up to 2.5 Units/Acre (City Approval)
DENSITY BENCHMARK:	Up to 37 Units/Acre



A SAFE, SMART AND BEAUTIFUL MIXED-USE COMMUNITY THAT SUPPORTS THE FUTURE OF PINELLAS PARK.

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