



Prepared by: Kiara Brown
Planning Coordinator

I. APPLICATION DATA

A. Case Number: CU-1126-00005; VAR-0426-00020

B. Location: 6520 116th Avenue North (Parcel No: 17-30-16-82263-000-0070)

C. Request:

CU-1126-00005: Conditional Use approval for a warehouse located in the "CH" Heavy Commercial Zoning District.

VAR-0426-00020: Variance to reduce the minimum stacking distance from twenty-five (25) feet to approximately nine (9) feet for a warehouse located at a dead-end road.

D. Applicant: Robert Badia

E. Authorized Agent: Southeast Building and Shed, LLC.

F. Property Owner: JRS CAPITAL LLC

G. Legal Ad Text:

CU-1126-00005: Conditional Use approval for a warehouse located in the "CH" Heavy Commercial Zoning District.

VAR-0426-00020: Variance to reduce the minimum stacking distance from twenty-five (25) feet to approximately nine (9) feet for a warehouse located at a dead-end road.

H. PARC Meeting: April 14th, 2026

I. Public Hearings:

Planning & Zoning Commission Hearing Date: June 4th, 2026
Advertising Date: May 20th, 2026

City Council Hearing Date: July 23rd, 2026
Advertising Date: July 10th, 2026

II. BACKGROUND INFORMATION

A. Case Summary:

The applicant is requesting conditional use approval for "Warehouses, storage, mini-warehouses, and wholesaling establishments," which is a conditional use in the "CH" Heavy Commercial Zoning District and is consistent with the "CG" Commercial General Land Use designation. The subject site includes a 4,680-square-foot metal building with a lean-to that will serve as a warehouse for general storage. Parking requirements for the development account for the warehouse and, as proposed, the site requires a minimum of 7 parking spaces, which will be provided in accordance with Sec. 18-1532.9.

The proposed conditional use is reviewed in accordance with Section 18-1531.10 which states:

- (a) Administrative approval. *Board approval required due to the landscape waiver request.*
- (b) Twenty-foot-wide landscaped buffer along the entire right-of-way which provides the primary access to the site, in accordance with requirements of Section 18-1533.15. *The applicant is requesting to waive this requirement.*
- (c) No outdoor storage of materials. *Proposed to be met.*
- (d) Orientation of all noise-generating mechanical equipment and garage doors away from residential zoning districts. *Proposed to be met.*

Due to site layout, the applicant is unable to meet both minimum parking requirements and minimum stacking distance. The applicant is proposing to meet parking requirements, but requesting a variance to minimum stacking distance given the property is located at a dead-end road. Without meeting minimum stacking distance, the applicant can meet the minimum required parking per Section 18-1532.9 of the Land Development Code.

B. Site Area: 16,749 sf | \cong 0.38 acres

C. Property History:

The subject property was originally platted in 1983 as part of the Plat of Pinellas Groves. It is a portion of section 17, township 30, range 16. The property annexed into the City of Pinellas Park in 2014 via case number AX 2014-30. The site is vacant and has never been developed.

D. Existing Use: Vacant Commercial Land

E. Proposed Uses: Warehouse

F. Current Land Use: CG (Commercial General)

G. Current Zoning District: CH (Heavy Commercial)

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

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

J. Vicinity Characteristics:

Direction	Zoning	Land Use	Existing Use
North	E-2	CG	Unincorporated; General Warehouse
South	CH	CG	General Office
East	P	INS	Morgan Fitzgerald Middle School
West	CH	CG	General Warehouse

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide communitywide and countywide commercial goods

and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

2. Key Standards:

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

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

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

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

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

Density/Intensity Standards - Shall include the following:

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

3. Relevant Policies:

POLICY LU. 1.2.1

The City will discourage and reduce the number of nonconforming land uses in the community.

POLICY LU.1.8.3

All new development shall meet or exceed the Land Development Code regulations of the City. The impact of such development on water quality and quantity, availability of land, water, natural resources, and the potential of flooding will each be considered during the development review process.

POLICY LU.1.15.1

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

POLICY LU.1.15.3

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

POLICY LU.1.15.4

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

POLICY LU.1.15.5

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

POLICY LU.1.15.6

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

POLICY LU.1.15.11

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

POLICY LU.1.15.12

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

POLICY PS.3.1.5

For new development or redevelopment within a two-mile radius of any existing or planned public school facility, the City of Pinellas Park may require the developer to construct sidewalks along the corridor contiguous to the property being developed that directly serves the public school facility, in support of Section 1013.36 (5), F.S. and the adopted MPO/PPC Long Range Transportation Plan.

4. Staff Analysis:

The proposed conditional use of "Warehouses, storage, mini-warehouses, and wholesaling establishments" is appropriate for the Commercial General (CG) Land Use category. The subject property is located within a commercially zoned area, and the proposed development maintains the intended commercial function of the site. The site layout supports the mutual protection of commercial and non-commercial areas. Additionally, the proposed site plan incorporates required perimeter landscaping to ensure the nearby middle school is adequately screened from commercial activities. Staff finds that the proposed conditional use is consistent with and supported by the land use designation and the Goals, Objectives, and Policies of the City's adopted Comprehensive Plan.

The City's Comprehensive Plan does not specifically address the type of variance requested. As such, staff finds that the request is no inherently inconsistent with the Comprehensive Plan; however, it is also not expressly supported by its policies.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "CH" Heavy Commercial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a heavy commercial/light manufacturing and warehousing environment. This district is intended primarily for compatible retail, wholesale, distribution and light manufacturing operations, none of which require large areas for outdoor storage or display, and that do not involve the use of materials, processes, or machinery likely to cause undesirable effects upon neighboring properties, together with accessory uses and public facilities, customary to or required for such an environment.

Areas of the City for which this zoning category is appropriate are indicated on the Land Use Plan Map as either Commercial General (CG), Industrial Limited (IL), or Community Redevelopment District (CRD). No residential development is permitted in the "CH" Heavy Commercial District.

2. Key Standards:

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

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

Use	Approval Type	Conditions
MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES		
Warehouses, storage, mini-warehouses, and wholesaling establishments (outdoor storage)	C	Subject to section 18-1531

limited to twenty (20) percent of building area)

Sec. 18-1520.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred fifty (150) feet.
4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to August 25, 1977 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) 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. Three hundred (300) square feet.

(E) MAXIMUM BUILDING HEIGHT. Forty (40) 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. Forty-five hundredths (0.45) in CG.
2. Forty-five hundredths (0.45) in CRD.
3. Fifty-five hundredths (0.55) in IL.

Sec. 18-1523.5. - 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 18-1503.13, "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 18-1531. - CONDITIONAL USE REGULATIONS

Sec. 18-1531.6. - REVIEW CRITERIA.

(A) In granting an application for a conditional use, the City shall find that such approval will not adversely affect the public interest, and shall consider the compatibility criteria listed in Paragraph (C), below, in their decision.

(B) In evaluating an application for conditional use, the presence of nonconforming uses or buildings, substandard property maintenance, or substandard conditions in the neighborhood shall not be used to justify the granting of a conditional use. Additionally, the cumulative impact of the proposed use in proximity to a similar existing use shall be considered, as shall the scale, placement, orientation, design, appearance, and intensity of the conditional use and improvements to be associated with the conditional use, as applicable.

(C) COMPATIBILITY REVIEW CRITERIA.

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

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

90. Warehouses, Storage, Mini-Warehouse and Wholesaling Establishments.

- (a) Administrative approval.
- (b) Twenty-foot-wide landscaped buffer along the entire right-of-way which provides the primary access to the site, in accordance with requirements of Section 18-1533.15.
- (c) No outdoor storage of materials.
- (d) Orientation of all noise-generating mechanical equipment and garage doors away from residential zoning districts.

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

(D) INDUSTRIAL AND MANUFACTURING USES.

4. Warehousing: One (1) per seven hundred fifty (750) SF of GFA.

SECTION 18-1537. – VARIANCES.
Sec. 18-1537.1. - BOARD OF ADJUSTMENT

- (A) *The Board of Adjustment is authorized to grant variances as provided herein.*
- (B) *The City Council is authorized to grant variances, provided the variances are associated with an application for conditional use or site plan review on the same property.*
- (C) *For the purpose of this Section, Variances, the Board of Adjustment and City Council shall all be referred to as "the City."*
- (D) *The City may grant variances from the following provisions of this Article:*
 - 1. *Height.*
 - 2. *Area requirements, including but not limited to those for open space, pervious area, lot coverage, and dwelling size. Variances may be granted for lot dimensions provided minimum area requirements are maintained.*
 - 3. *Required quantities, including but not limited to, required landscape materials, parking spaces, vehicular stacking and loading spaces, and signs.*
 - 4. *Required (including minimum or maximum) dimensions, separations and locations.*

Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.

- (A) *A variance from the terms of this Article shall not be granted unless and until a written application for a variance is submitted demonstrating:*
 - 1. *That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and*
 - 2. *That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and*
 - 3. *That the special conditions and circumstances do not result from the actions of the applicant; and*
 - 4. *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and*
 - 5. *That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and*
 - 6. *That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

3. Staff Analysis:

The proposed use of Warehouses, storage, mini-warehouses, and wholesaling establishments is a conditional use in the "CH" Heavy Commercial Zoning District. The applicant proposes to meet a majority of the conditional use requirements, with a requested landscape waiver for the required streetscape buffer. The proposed use is consistent with the established character of the neighborhood and is not anticipated to diminish the use or enjoyment of adjacent properties. However, the absence of a landscape buffer and the use of a chain-link fence do not adequately screen the property from the materials currently stored on-site. The applicant has confirmed there will be no dumpster or noise-generating mechanical equipment that would negatively impact surrounding properties.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the April 14th, 2026 PARC meeting by all relevant departments/divisions. Staff raised no comments or concerns regarding the proposed development.

IV. SUMMARY

A. Findings:

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

- 1. The proposed development meets all but one of the Conditional Use criteria, per Section 18-1531.10 of the Land Development Code.

2. Staff finds that the proposed conditional use is consistent with and supported by the land use designation and the Goals, Objectives, and Policies of the City's adopted Comprehensive Plan.
3. The City's Comprehensive Plan does not specifically address the type of variance requested. As such, staff finds that the request is no inherently inconsistent with the Comprehensive Plan; however, it is also not expressly supported by its policies.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

4/14/26

Date



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

4/14/2026

Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL.

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

C. RECOMMEND DENIAL.

... of a Conditional Use approval for a warehouse located in the "CH" Heavy Commercial Zoning District with a waiver of the required streetscape buffer, and variance to reduce the minimum stacking distance from twenty-five (25) feet to approximately nine (9) feet for a warehouse located at a dead-end road.

VI. ATTACHMENTS

Exhibit A: Affidavit of Ownership

Exhibit B: Survey

Exhibit C: Site Plan

Exhibit D: Aerial Map

Exhibit E: Land Use Map

Exhibit F: Zoning Map

Exhibit G: Flood Insurance Rate Map

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Jeff Slayton

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:

6520 116th Ave Lot#7 Pinellas Park, FL 33773

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

Sixty sixth street Commerce Park lot#7
Folio: 17-30-16-82263-000-0070

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):

3. That the undersigned (has / have) appointed and (does / do) appoint Robert Badia 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.

[Signature]
SIGNED (PROPERTY OWNER 1)

[Signature]
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



ALESIA TEER
Commission # HH 390809
Expires July 31, 2027

(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

physical presence or online notarization, this 19 day of November, 2020.

By Jeff Slayton, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced Driver's License
(Type of identification)

as identification and who DID / DID NOT take an oath.

Notary Public, Commission No. HH 390809

Alesia Teer
(Name of Notary- typed, printed or stamped)

JRS CAPITAL SITE SITE DEVELOPMENT PLANS 6520 116TH AVE. N. LARGO, FL 33773



PROJECT LOCATION

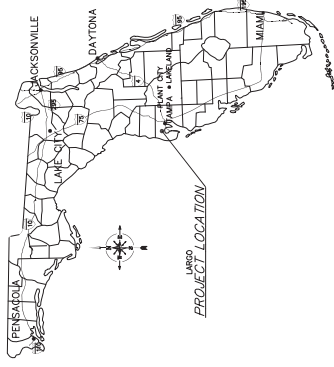


M. NEAL & ASSOCIATES, INC.
FLORIDA LICENSE NUMBER: 8693
116TH AVE N
SUITE 200
LARGO, FL 33773
Phone: (813) 919-8206 Email: MNeal@mnaassociates.com

OWNER: JRS CAPITAL LLC
10011 WINDYBROOK BLVD
PALM HAVEN, FL 34483

CONTRACTOR: SOUTHEAST BUILDING & SHED
2270 WILKES BLVD
ZEPHYRUS, FL 33541

CONTRACTOR: SURVEY PROS, INC.
10011 WINDYBROOK BLVD
PALM HAVEN, FL 34483



- SHEET INDEX**
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 2. GENERAL NOTES
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 5. BMP DETAILS PLAN
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 7. GRADING & DRAINAGE PLAN
 8. UTILITY PLAN
 9. LANDSCAPE PLAN
 10. LANDSCAPE NOTES
 11. GENERAL DETAILS
 12. GENERAL DETAILS
 13. POTABLE WATER DETAILS
 14. SITE PLAN - PARKING EXHIBIT

M. NEAL & ASSOCIATES, INC. IS A PROFESSIONAL ENGINEER,
STATE OF FLORIDA, LICENSE NO. 8693.
THIS SEAL IS VALID FOR THE STATE OF FLORIDA ONLY AND
IS NOT VALID FOR ANY OTHER STATE.
THE DATE ADJACENT TO THE SIGNATURE
IS THE DATE OF THE SEALING AND IS NOT
NECESSARILY THE DATE OF THE SIGNATURE.
NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE IS NOT VALID UNLESS
THE SIGNATURE IS ELECTRONICALLY
ELECTRONIC COPIES.



Myron | Digitally signed
by Myron Neal
Date: 2026.04.01
M Neal | 13:08:46-0400'



M. NEAL & ASSOCIATES, INC.
 FLORIDA LICENSE NUMBER 66663
 3800 W. UNIVERSITY BLVD.
 SUITE 200, FT. LAUDERDALE, FL 33305
 Phone: (813) 919-0055
 Email: mneal@nealandassociates.com

PROJECT NO.	DATE	REVISION
1602	03/11/26	

DATE: 03/11/26
 DRAWN BY: ME
 CHECK'D BY: MAN

JRS CAPITAL, LLC
 SITE DEVELOPMENT PLANS
 6520 118TH AVE. N.
 LARGO, FL 33773

SURVEY PLAN

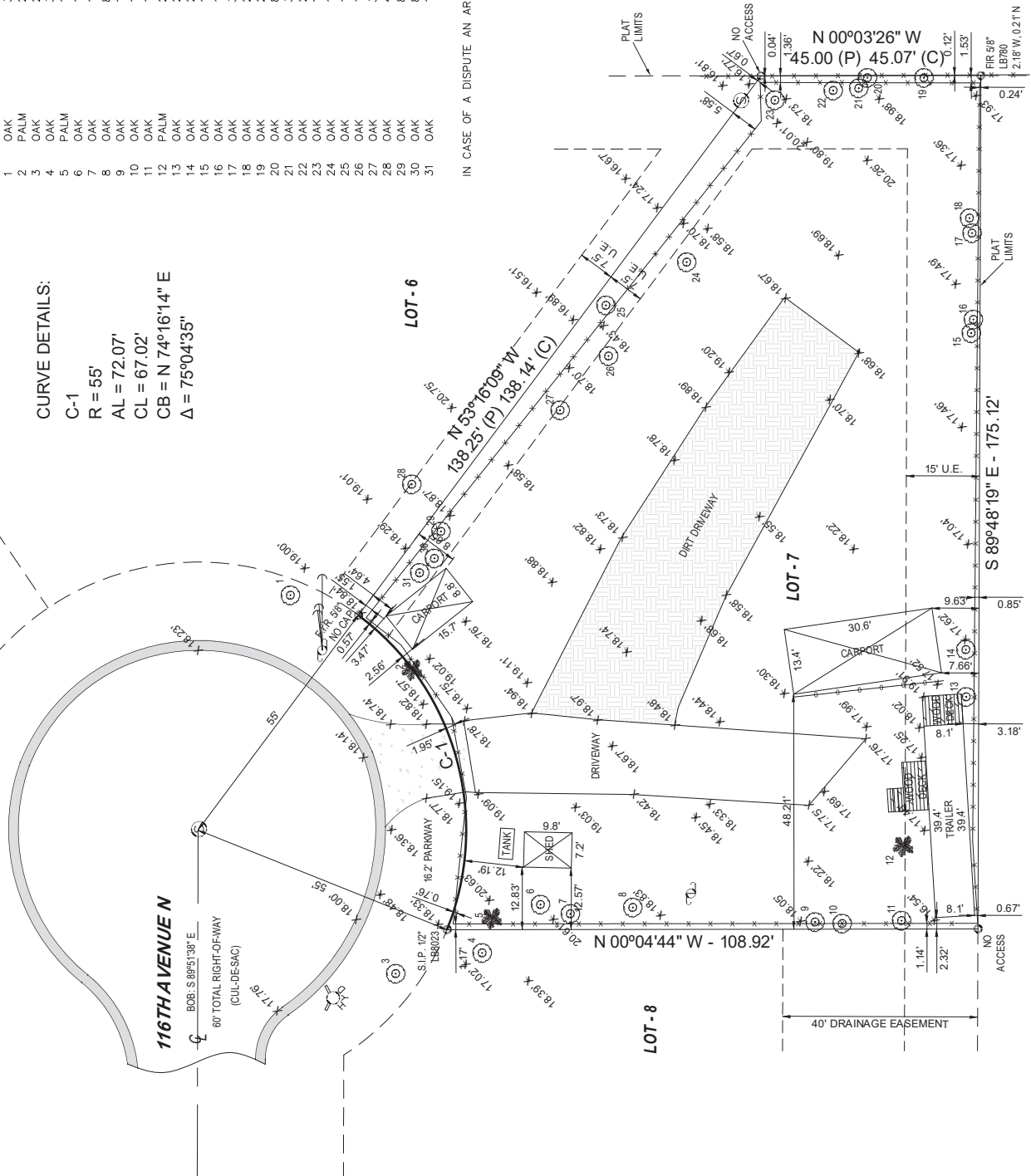
DRAWING
 3

TREE TABLE:

NO.	COMMON NAME	DBH(Ø)	HEIGHT
1	OAK	36"	
2	PALM	22"	
3	OAK	28"	
4	OAK	38"	
5	PALM	15"	
6	OAK	14"	
7	OAK	16"	
8	OAK	8"	
9	OAK	16"	
10	OAK	12"	
11	OAK	18"	
12	PALM	26"	
13	OAK	20"	
14	OAK	25"	
15	OAK	16"	
16	OAK	18"	
17	OAK	30"	
18	OAK	20"	
19	OAK	22"	
20	OAK	8"	
21	OAK	36"	
22	OAK	24"	
23	OAK	16"	
24	OAK	14"	
25	OAK	10"	
26	OAK	16"	
27	OAK	32"	
28	OAK	40"	
29	OAK	8"	
30	OAK	8"	
31	OAK	12"	

CURVE DETAILS:

C-1
 R = 55'
 AL = 72.07'
 CL = 67.02'
 CB = N 74°16'14" E
 Δ = 75°04'35"



IN CASE OF A DISPUTE AN ARBORIST REPORT WILL



M. NEAL & ASSOCIATES, INC.
 FLORENCE LICENSE NUMBER: 68663
 REGISTRY: 37548
 1828 NW 92ND ST
 SUITE 113, 33253
 PINK: (813) 919-0955
 Email: Mike@meandassociates.com

PROJECT NO.: 1602	DATE:	REVISION:
DRAWN BY: ME	DATE:	
CHECKED BY: MAN	DATE:	

JRS CAPITAL, LLC
 SITE DEVELOPMENT PLANS
 6520 118TH AVE. N.
 LARGO, FL 33773

SITE PLAN

9
 DRAWING

SITE DATA

LEGAL DESCRIPTION:
 LOT 10 OF TRACT 20, BERRY STREET COMMERCIAL PARK, ACCORDING TO THE
 PLAT THEREOF, IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA.
 PUBLIC RECORDS OF PALM BEACH COUNTY, FL.

ZONING: VACANT COMMERCIAL LAND
FLOOD ZONE: X
PARCEL ID: 173375 6210 000 020

OWNER: JRS CAPITAL, LLC
FILE NO.: 173375000184
DATE: 08/14/2018

EXISTING BUILDING: VACANT COMMERCIAL LAND
SETBACKS:
 FRONT: 5 FT
 REAR: 5 FT
 SIDE: 5 FT

ADJACENT PARCELS: 173375000184
ADJACENT TRACTS: 173375000184
ADJACENT HIGHWAYS: 173375000184
ADJACENT UTILITIES: 173375000184
ADJACENT WATERWAYS: 173375000184

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ADJACENT TO: 173375000184
ADJACENT TO: 173375000184

GENERAL NOTES

1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PALM BEACH ORDINANCES AND THE STATE OF FLORIDA BUILDING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PALM BEACH AND THE STATE OF FLORIDA.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS AND DRIVEWAYS UNLESS OTHERWISE SPECIFIED.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPE UNLESS OTHERWISE SPECIFIED.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCING UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LIGHTING UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.

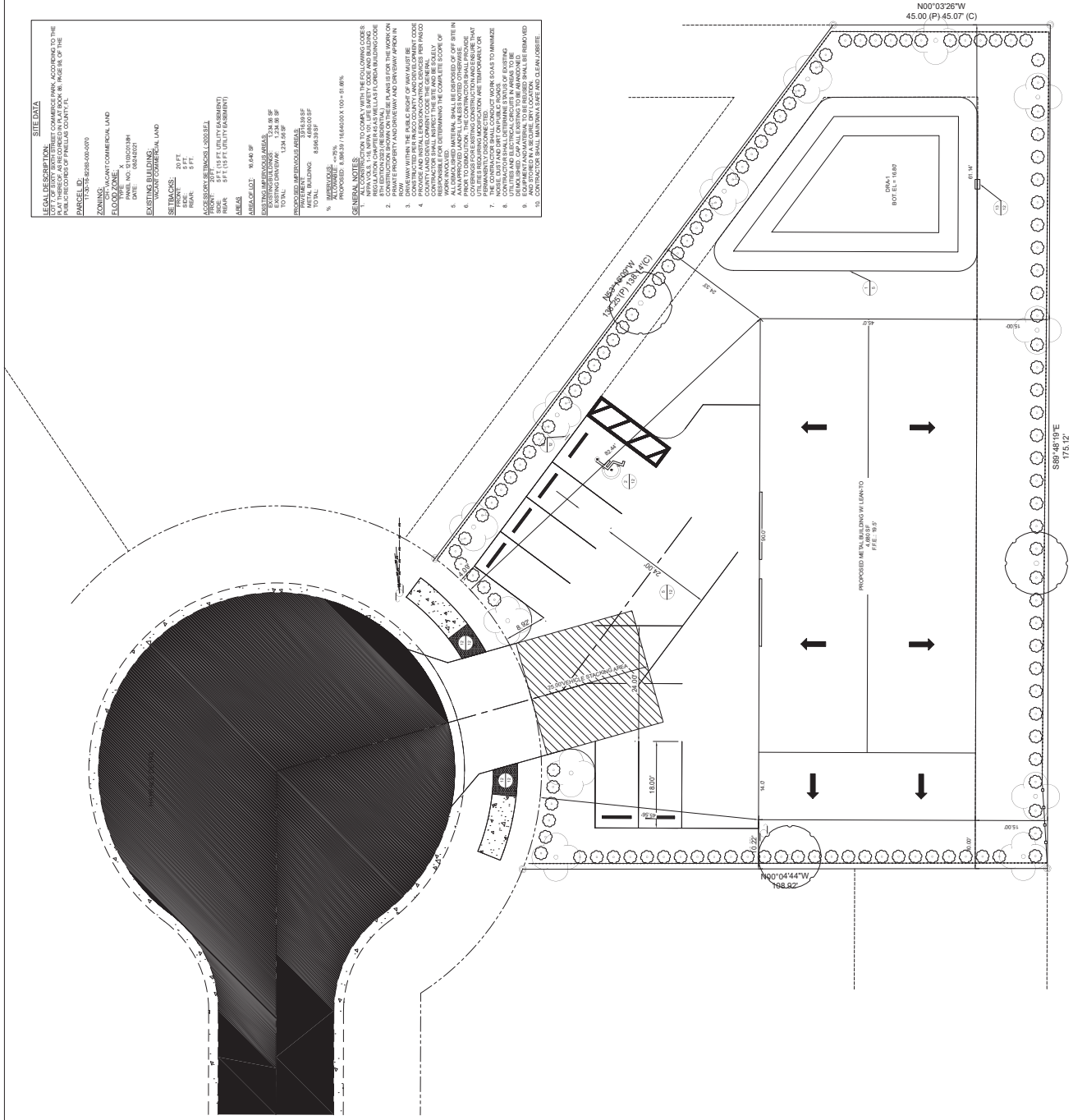
LEGEND

PROPERTY LINE	RIGHT OF WAY LINE
SECTION LINE	SECTION LINE
CENTERLINE	CENTERLINE
RETAINING WALL	RETAINING WALL
LANDSCAPE EXISTING	LANDSCAPE EXISTING
LANDSCAPE PROPOSED	LANDSCAPE PROPOSED
FENCELINE EXISTING	FENCELINE EXISTING
FENCELINE PROPOSED	FENCELINE PROPOSED
OHP	OHP
OVERHEAD UTILITY	OVERHEAD UTILITY
GRAVEL AREA	GRAVEL AREA
CONCRETE AREA	CONCRETE AREA
ASPHALT AREA	ASPHALT AREA
DIRECTION OF WATER FLOW	DIRECTION OF WATER FLOW
PROPOSED ELEVATION	PROPOSED ELEVATION
EXISTING ELEVATION	EXISTING ELEVATION

MYRON M. NEAL, PROFESSIONAL ENGINEER
 STATE OF FLORIDA LICENSE NO. 8895
 THIS DRAWING WAS PREPARED, CHECKED AND
 SEALED BY ME IN ACCORDANCE WITH THE
 RULES AND REGULATIONS OF THE BOARD OF
 PROFESSIONAL ENGINEERS AND SURVEYORS
 OF THE STATE OF FLORIDA. MY SIGNATURE
 AND SEAL ARE REQUIRED FOR THIS DRAWING TO
 BE CONSIDERED AS VALID. THIS DRAWING
 IS NOT TO BE REPRODUCED OR COPIED IN ANY
 MANNER WITHOUT THE WRITTEN CONSENT OF
 THE SIGNATURE COURSE.



Myron M. Neal
 Digitally signed
 by Myron M. Neal
 Date: 2026.04.01
 13:10:14 -0400



JRS CAPITAL, LLC
 SITE DEVELOPMENT PLANS
 6520 118TH AVE. N.
 LARGO, FL 33773

PROJECT NO.: 1602	DATE:	REVISION:
DATE: 02/11/26	BY: ME	
DRAWN BY: ME		
CHECK'D BY: MAN		

M. NEAL & ASSOCIATES, INC.
 FLORIDA LICENSE NUMBER: 66663
 REGISTERED PROFESSIONAL ENGINEER
 3788 HWY 204
 GULF BAY, FL 33505
 Phone: (813) 919-0885
 Email: Mneal@mnealassociates.com



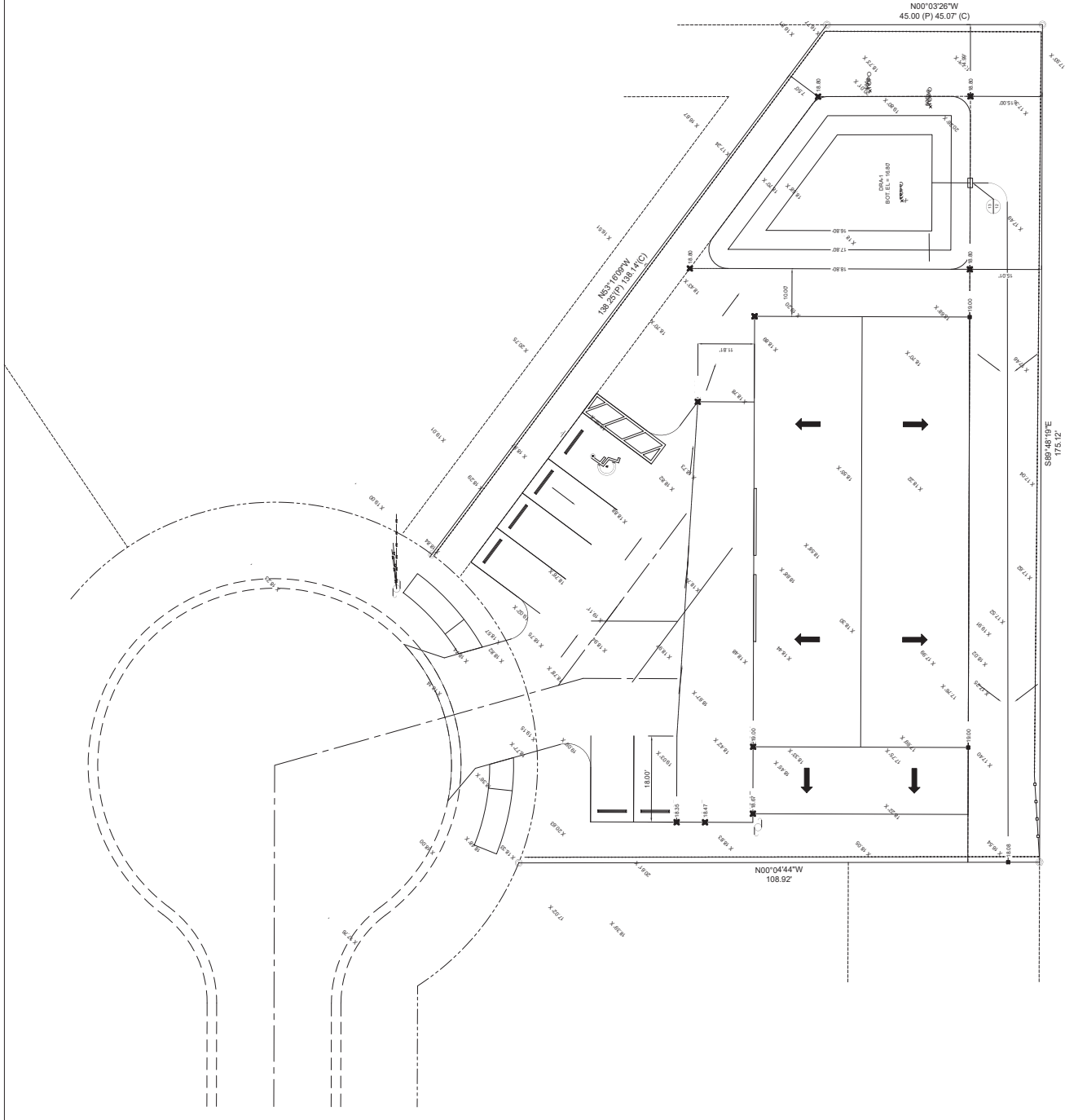
LEGEND

—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	SECTION LINE
—	CENTERLINE
—	SETBACK LINE
—	LANDSCAPE BUFFER
—	EDGE OF EXISTING PAVEMENT
—	CONTOUR EXISTING
—	CONTOUR PROPOSED
—	FENCE LINE EXISTING
—	FENCE LINE PROPOSED
—	OHP
—	OVERHEAD UTILITY
—	GRAVEL AREA
—	CONCRETE AREA
—	ASPHALT AREA
—	DIRECTION OF WATER FLOW
—	PROPOSED ELEVATION
—	EXISTING ELEVATION

MYRON M. NEAL, PROFESSIONAL ENGINEER,
 STATE OF FLORIDA, LICENSE NO. 66663
 THIS DRAWING WAS PREPARED AND SEALED AND
 SIGNED AND SEALED IN ACCORDANCE WITH
 THE DATE ADJACENT TO THE SIGNATURE
 AND NOT BE CONSIDERED AS A CONTRACT
 NOT CONSIDERED SIGNED AND SEALED AND
 THE SIGNATURE ELECTRONIC COURSE.



Digitally signed
 by Myron M
 Neal
 Date: 2026.04.01
 13:10:35 -0400





M. NEAL & ASSOCIATES, INC.
 FLORIDA LICENSE NUMBER 68663
 REGISTERED PROFESSIONAL ENGINEER
 3188 NW 24th St.
 SUITE 200, FT. LAUDERDALE, FL 33309
 Phone: (813) 919-0885
 Email: Mneal@mnealassociates.com

PROJECT NO. 1602	DATE:	REVISION:
DATE: 02/11/26	BY: ME	
DRAWN BY: ME	DATE:	
CHECK'D BY: MAN	DATE:	

JRS CAPITAL, LLC
 SITE DEVELOPMENT PLANS
 6520 118TH AVE. N.
 LARGO, FL 33773

UTILITY PLAN

DRAWING 8

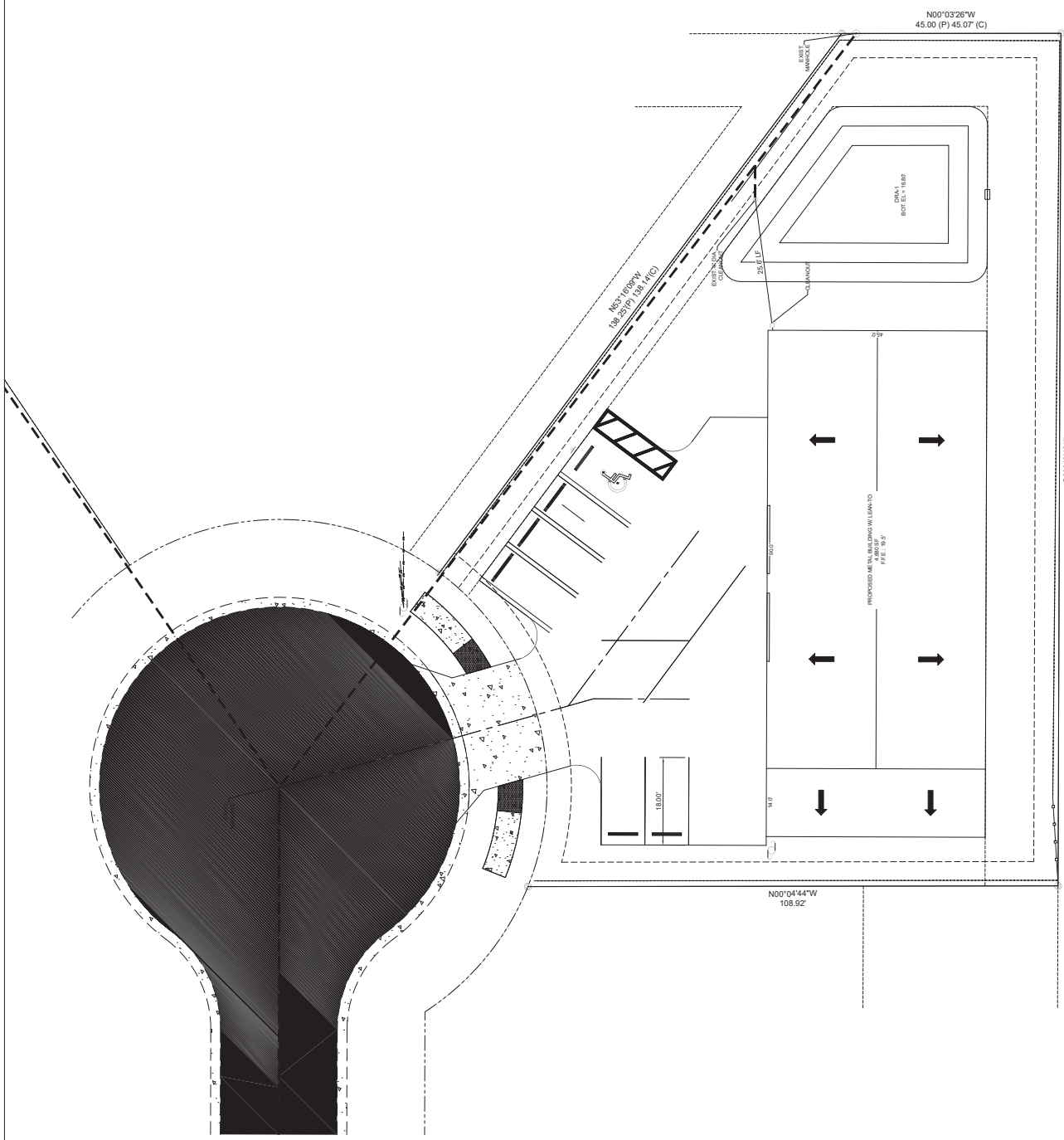
LEGEND

PROPERTY LINE	—
RIGHT OF WAY LINE	—
SECTION LINE	—
CENTERLINE	—
SEPARATION LINE	—
LANDSCAPE BUFFER	—
EDGE OF EXISTING PAVEMENT	—
CONTORIAL EXISTING	—
CONTORIAL PROPOSED	—
FENCELINE EXISTING	—
FENCELINE PROPOSED	—
OVERHEAD UTILITY	—
CHP	—
GRAVEL AREA	—
CONCRETE AREA	—
ASPHALT AREA	—
POSSIBLE WATER REEF INDICATED	—
SANITARY SEWER SIZE AS INDICATED	SS
FORCE MAIN SIZE AS INDICATED	FM
CLEANOUT	●

MYRON M. NEAL, PROFESSIONAL ENGINEER,
 STATE OF FLORIDA, LICENSE NO. 8893
 THIS DRAWING WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND
 I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I HEREBY
 CERTIFY THAT I AM THE DESIGNER OF THIS DRAWING. THE DATE ADJACENT TO THE SIGNATURE
 IS THE DATE OF THE SIGNATURE. THIS DRAWING IS NOT BEING USED FOR ANY OTHER PROJECT
 NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE IS NOT BEING USED ON ANY
 OTHER PROJECTS.



Myron M. Neal
 Digitally signed by Myron M. Neal
 Date: 2026.04.01 13:10:58 -0400
 M. Neal





M. NEAL & ASSOCIATES, INC.
 FLORIDA LICENSE NUMBER: 68663
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 3188 NW 25th St
 SUITE 207, Ft. Lauderdale, FL 33309
 Phone: (954) 919-0665
 Email: mneal@mnealandassociates.com

DATE:	02/11/26
REVISION:	
PROJECT NO.:	1602
DATE:	02/11/26
DESIGN BY:	ME
CHECKED BY:	MAN

JRS CAPITAL, LLC
 SITE DEVELOPMENT PLANS
 LARGO, FL 33773
 6520 118TH AVE. N.
 N. 6520 118TH AVE. N.

LANDSCAPE PLAN

DRAWING
6

NO.	SYMBOL	DESCRIPTION	PLANT	SIZE	SPACING
01	(Symbol)	PLANT	PLANT	SIZE	SPACING
02	(Symbol)	PLANT	PLANT	SIZE	SPACING
03	(Symbol)	PLANT	PLANT	SIZE	SPACING
04	(Symbol)	PLANT	PLANT	SIZE	SPACING
05	(Symbol)	PLANT	PLANT	SIZE	SPACING
06	(Symbol)	PLANT	PLANT	SIZE	SPACING
07	(Symbol)	PLANT	PLANT	SIZE	SPACING
08	(Symbol)	PLANT	PLANT	SIZE	SPACING
09	(Symbol)	PLANT	PLANT	SIZE	SPACING
10	(Symbol)	PLANT	PLANT	SIZE	SPACING

NO.	SYMBOL	DESCRIPTION
01	(Symbol)	PLANT
02	(Symbol)	PLANT
03	(Symbol)	PLANT
04	(Symbol)	PLANT
05	(Symbol)	PLANT
06	(Symbol)	PLANT
07	(Symbol)	PLANT
08	(Symbol)	PLANT
09	(Symbol)	PLANT
10	(Symbol)	PLANT

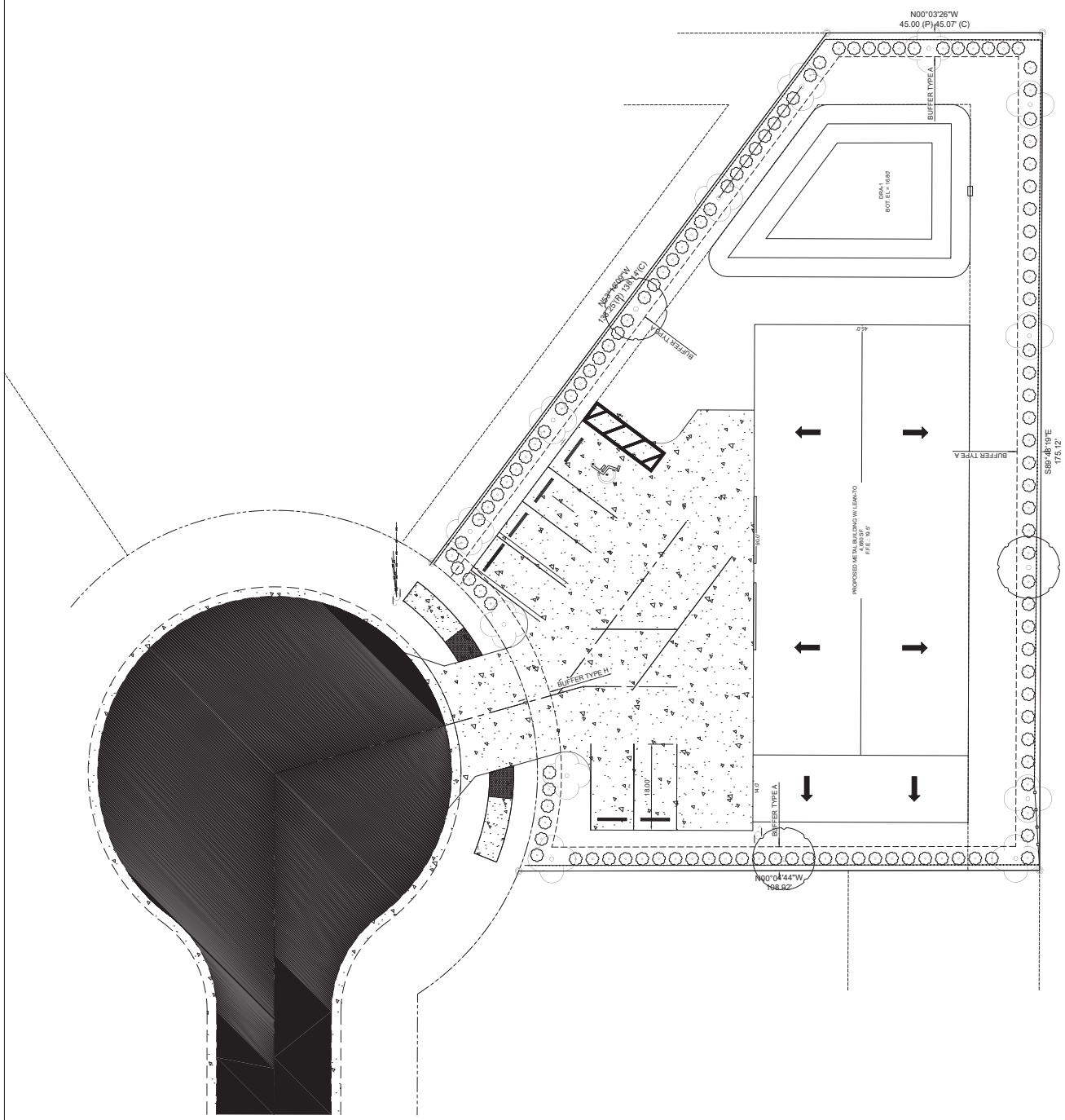
LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- SETBACK LINE
- LANDSCAPE BUFFER
- EDGE OF EXISTING PAVEMENT
- CONTOUR EXISTING
- CONTOUR PROPOSED
- FENCE LINE EXISTING
- FENCE LINE PROPOSED
- OHP
- OVERHEAD UTILITY
- GRAVEL AREA
- CONCRETE AREA
- SIGNAL AREA
- DRIVEWAY AREA

MYRON M. NEAL, PROFESSIONAL ENGINEER,
 STATE OF FLORIDA, LICENSE NO. 9895
 THIS PLAN HAS BEEN DRAWN, CHECKED AND
 SEALED AND I AM A MEMBER IN GOOD
 STANDING OF THE SOCIETY OF PROFESSIONAL
 ENGINEERS AND ARCHITECTS OF THE STATE OF
 FLORIDA. THE DATE ADJACENT TO THE SIGNATURE
 IS THE DATE OF SIGNING. THIS PLAN IS NOT
 TO BE REPRODUCED OR TRANSMITTED IN ANY
 FORM OR BY ANY MEANS, ELECTRONIC OR
 MECHANICAL, WITHOUT PERMISSION IN WRITING
 FROM THE SIGNATURE COURSE.



Digitally signed
 by Myron M Neal
 Date: 2026.04.01
 13:11:22 -0400





M. NEAL & ASSOCIATES, INC.
 FLORENCE LICENSE NUMBER: 68663
 REGISTRY: 37548
 DATE: 07/11/2018
 PROJECT NO.: 18-1532.9(D)3

DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:
DATE:	REVISION:

JRS CAPITAL, LLC
 SITE DEVELOPMENT PLANS
 LARGO, FL 33773
 6520 118TH AVE. N.

SITE PLAN (PARKING EXHIBIT)

SITE DATA
 LEGAL DESCRIPTION: PART OF THE
 CITY OF LARGO, FLORIDA, COMMERCIAL PARK, ACCORDING TO THE
 PLAT OF LARGO, FLORIDA, COMMERCIAL PARK, BEING PART OF THE
 PUBLIC LANDS OF PINELLAS COUNTY, FLA.
 PARCEL ID: 173076 6205 000 0070
 ZONING: VACANT COMMERCIAL LAND
 FLOOD ZONE: X
 FLOOD ELEVATION: 11.00
 EXISTING BUILDING: NONE
 VACANT COMMERCIAL LAND
 SETBACKS:
 FRONT: 5 FT.
 SIDE: 5 FT.
 REAR: 5 FT.
 ACCESSORY STRUCTURES: NONE
 ADJACENT PROPERTIES:
 NORTH: 118TH AVE. (118' WIDE)
 EAST: 118TH AVE. (118' WIDE)
 SOUTH: 118TH AVE. (118' WIDE)
 WEST: 118TH AVE. (118' WIDE)
 AREAS:
 AREA: 1.16 AC.
 EXISTING IMPAVED AREA: 1.16 AC.
 TO TOTAL: 1.16 AC.
 EXISTING DRIVEWAY: 1.16 AC.
 TO TOTAL: 1.16 AC.
 EXISTING DRIVEWAY: 1.16 AC.
 TO TOTAL: 1.16 AC.
 EXISTING DRIVEWAY: 1.16 AC.
 TO TOTAL: 1.16 AC.
 EXISTING DRIVEWAY: 1.16 AC.
 TO TOTAL: 1.16 AC.

NOTE
 A WAIVER IS REQUESTED FOR MINIMUM
 PARKING AS THE SITE DOES NOT PERMIT THE
 MINIMUM NUMBER OF PARKING SPACES
 REQUIRED BY LDC SEC. 18-1532.9(D)3

- GENERAL NOTES**
1. ALL UTILITIES SHALL BE DEPTH MARKED WITH REFLECTORISERS AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS.
 2. ALL UTILITIES SHALL BE DEPTH MARKED WITH REFLECTORISERS AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS.
 3. ALL UTILITIES SHALL BE DEPTH MARKED WITH REFLECTORISERS AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS.
 4. ALL UTILITIES SHALL BE DEPTH MARKED WITH REFLECTORISERS AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS.
 5. ALL UTILITIES SHALL BE DEPTH MARKED WITH REFLECTORISERS AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS.
 6. ALL UTILITIES SHALL BE DEPTH MARKED WITH REFLECTORISERS AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS.
 7. ALL UTILITIES SHALL BE DEPTH MARKED WITH REFLECTORISERS AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS.
 8. ALL UTILITIES SHALL BE DEPTH MARKED WITH REFLECTORISERS AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS.
 9. ALL UTILITIES SHALL BE DEPTH MARKED WITH REFLECTORISERS AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS.
 10. ALL UTILITIES SHALL BE DEPTH MARKED WITH REFLECTORISERS AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS. THE DEPTH SHALL BE MARKED AT 10' INTERVALS.

LEGEND

—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	SECTION LINE
—	CENTERLINE
—	SETBACK LINE
—	UTILITIES
—	LANDSCAPE BUFFER
—	EDGE OF EXISTING PAVEMENT
—	CONTIGUAL EXISTING
—	CONTIGUAL PROPOSED
—	FENCELINE EXISTING
—	FENCELINE PROPOSED
—	OHP
—	OVERHEAD UTILITY
—	GRAVEL AREA
—	CONCRETE AREA
—	SIGNAL AREA
—	ASPHALT AREA

MYRON M. NEAL, PROFESSIONAL ENGINEER,
 STATE OF FLORIDA, LICENSE NO. 8995
 THIS DRAWING WAS PREPARED, DESIGNED AND
 SEALED AND SIGNED BY MYRON M. NEAL, REGISTERED
 PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.
 THE DATE ADJACENT TO THE SIGNATURE
 INDICATES THE DATE OF SIGNATURE.
 THIS DRAWING IS NOT TO BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY ANY
 MEANS, ELECTRONIC OR MECHANICAL, WITHOUT
 THE WRITTEN PERMISSION OF THE ENGINEER.
 THE SIGNATURE OF THE ENGINEER SHALL BE
 PLACED ON THE DRAWING AT THE TIME OF
 THE SIGNATURE.



Myron M. Neal
 Digitally signed
 by Myron M. Neal
 Date: 2025.04.01
 M. Neal 131-496-04007

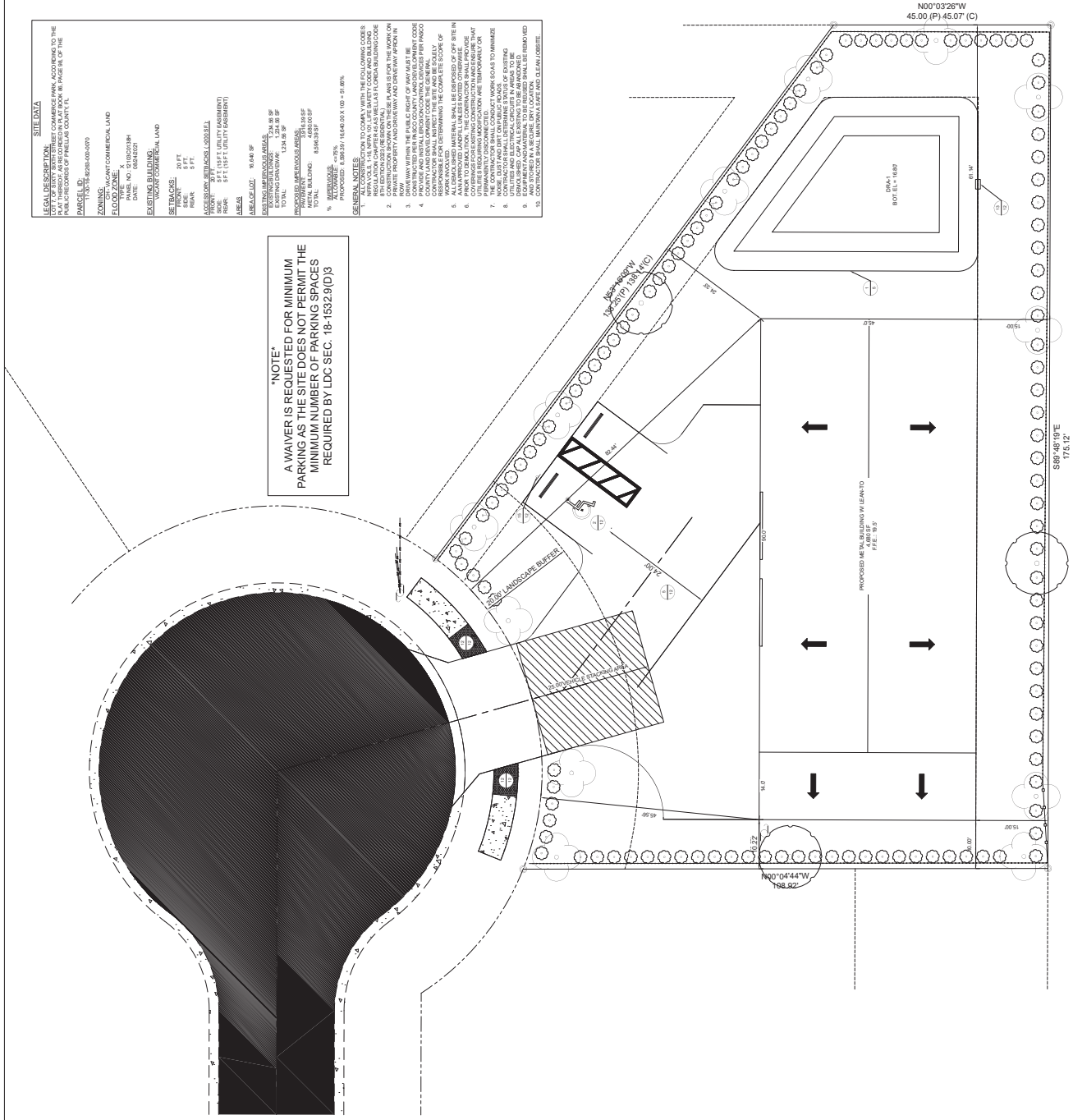



Exhibit D: Aerial Map




4/7/2026, 2:44:59 PM

 Parcel (Polygon)

Aerials2025

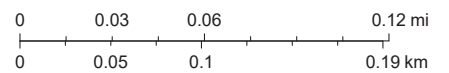
 Red: Band_1

 Green: Band_2

 Blue: Band_3

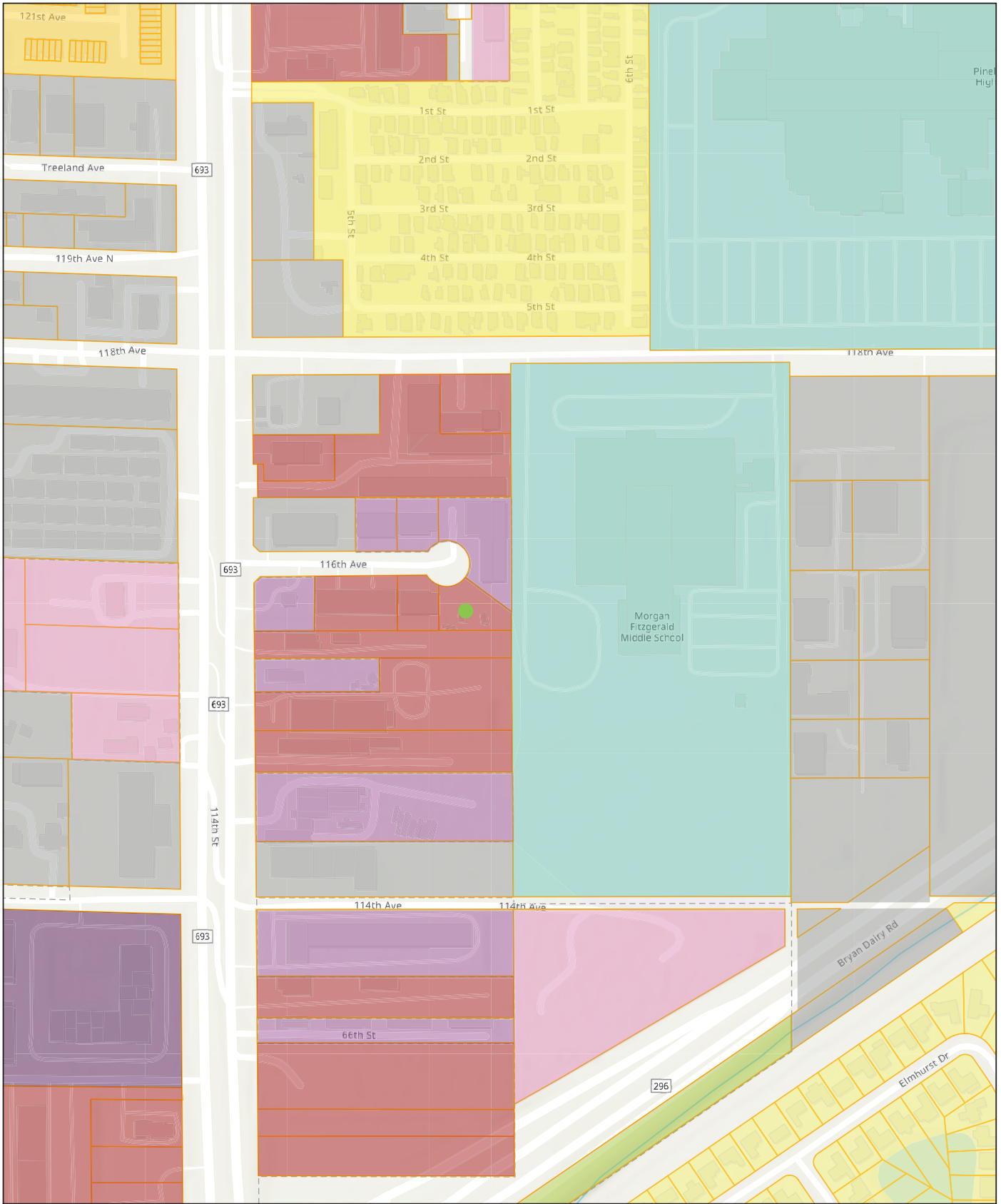
World_Hillshade

1:2,975



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Exhibit E: Land Use Map



4/7/2026, 2:37:41 PM

Land Use (Unincorporated County)

- Preservation
- Commercial General
- Employment

Land Use (Pinellas Park)

- COMMERCIAL GENERAL
- INDUSTRIAL LIMITED
- INSTITUTIONAL
- RESIDENTIAL URBAN

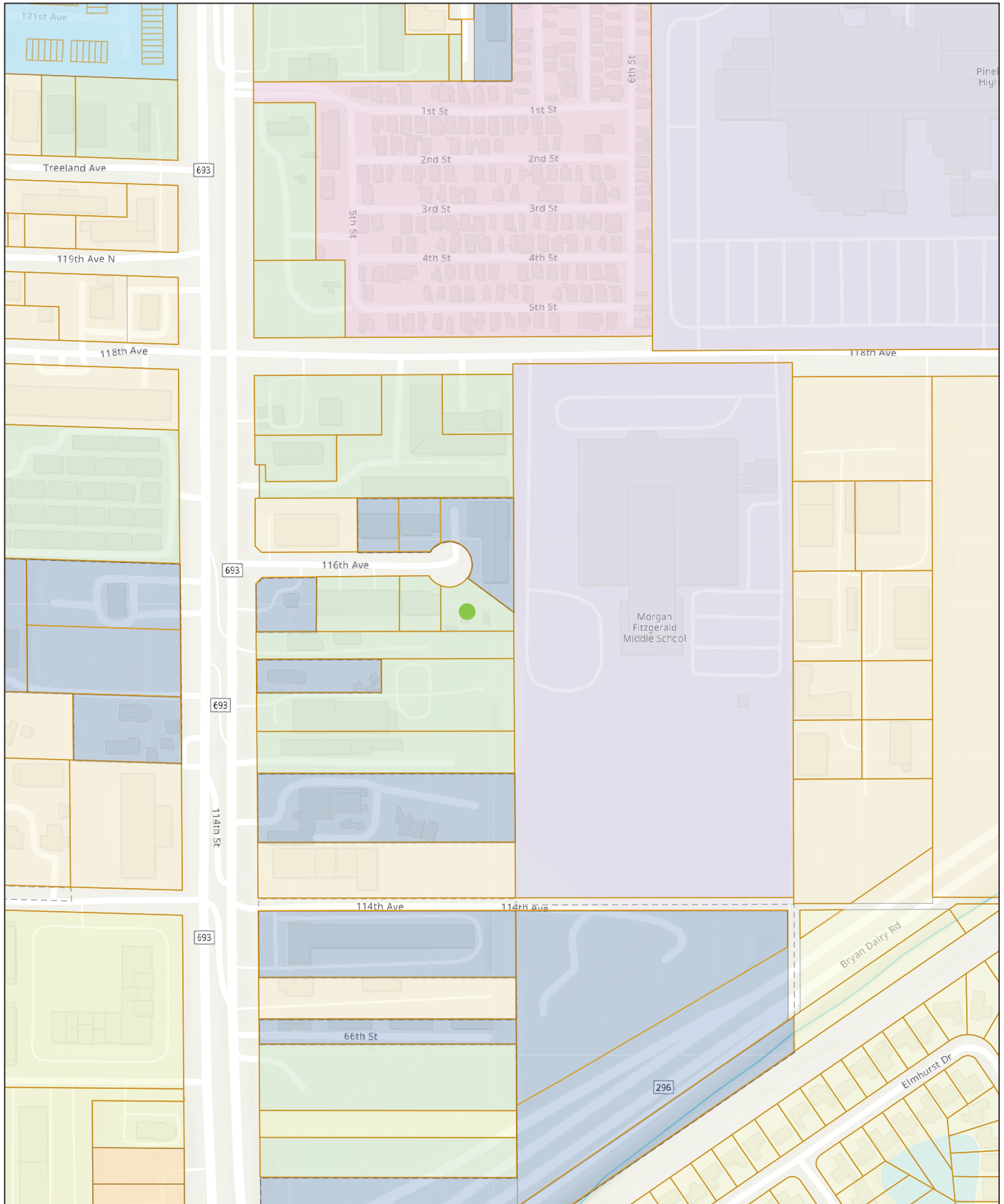
- RESIDENTIAL LOW MEDIUM
- RESIDENTIAL MEDIUM
- RESIDENTIAL/OFFICE/RETAIL
- Parcel (Polygon)
- World_Hillshade

1:2,975



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Exhibit F: Zoning Map



4/7/2026, 2:36:31 PM

Planned Unit Development

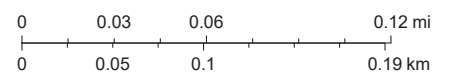
- COMMERCIAL PLANNED UNIT DEVELOPMENT
- RESIDENTIAL PLANNED UNIT DEVELOPMENT

Zoning (Pinellas Park)

- GENERAL COMMERCIAL
- HEAVY COMMERCIAL
- LIGHT INDUSTRIAL

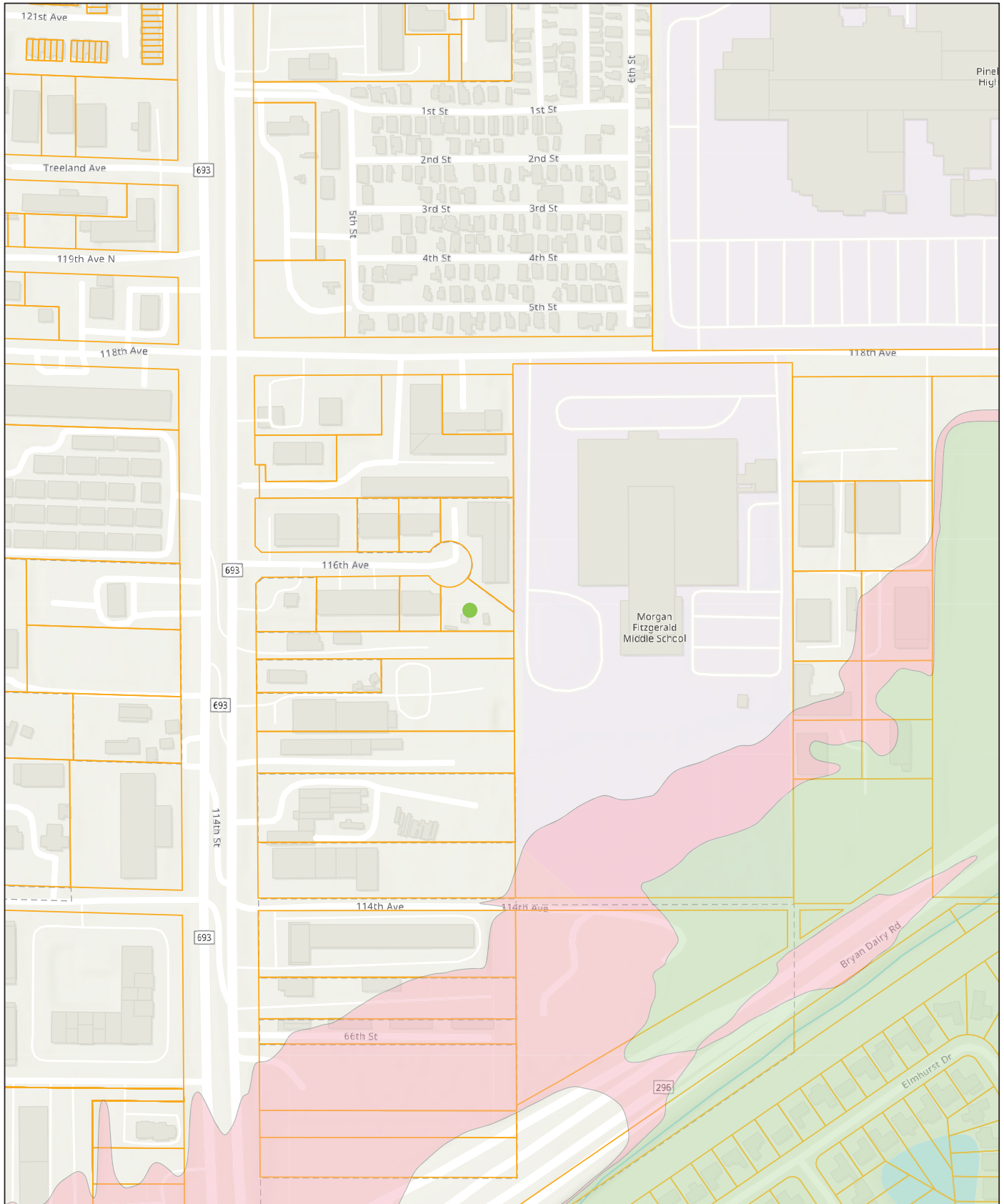
- MOBILE HOME PARK
- PUBLIC
- RESIDENTIAL PLANNED UNIT DEVELOPMENT
- SINGLE FAMILY RESIDENTIAL
- Zoning (Unincorporated County)
- Parcel (Polygon)
- World_Hillshade

1:2,975






Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Exhibit G: Flood Insurance Map

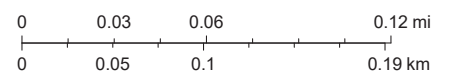


4/7/2026, 2:40:08 PM

Flood Zone

-  AE
-  X
-  Parcel (Polygon)
- World_Hillshade

1:2,975



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