

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR AN INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) OVERLAY WITH UNDERLYING LIGHT INDUSTRIAL (M-1) ZONING ON 3.77 ACRES OF LAND GENERALLY LOCATED ON PARCEL NUMBER 18-30-16-69768-300-4003, AND 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-1123-00003; Campo Engineering)

WHEREAS, the City Council has been petitioned to consider an Industrial Planned Unit Development (IPUD) featuring a 740-unit Secure Climate Controlled Storage Facility on 3.77 acres of land; 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 IPUD master plan with underlying Light Industrial (M-1) Zoning for the property located on Parcel Number 18-30-16-69768-300-4003.

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

SECTION ONE: That the Master Plan and supporting documentation for the Industrial Planned Unit Development (IPUD) are hereby adopted for the purpose of controlling development on the 3.77 acres parcel of land described as follows:

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

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

EXHIBIT "B" - MASTER PLAN

And, that the following conditions of approval be adopted:

1. Development controls are established through the development order, consisting of the application, staff report and preliminary and final site plans along with any accompanying text or graphics that constitute land development regulations applicable to the subject site. The submitted site plan, prepared by Campo Engineering, and last revised January 18, 2023 and as may be directed by City Council to revise as a result of their review, shall be accepted as the controlling site plan for the development. All regulations not addressed in the site plan and supporting documentation shall default to the Code in effect at the time of the Industrial Planned Unit Development (IPUD) 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 THREE: That the City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

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

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

PUBLISHED THE _____ DAY OF _____, 2023.

FIRST READING _____ DAY OF _____, 2023.

PUBLIC HEARING THE _____ DAY OF _____, 2023.

PASSED THIS _____ DAY OF _____, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2023.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK

EXHIBIT "A"

Legal Description

A PORTION OF FARMS 40 AND 41, IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, RUN SOUTH 88°20'40" EAST, 501.01 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°09'17" WEST, 440.02 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°09'17" WEST, 368.95 FEET; THENCE NORTH 88°20'40" WEST, 354.36 FEET; THENCE 549.38 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, SAID CURVE BEING THE EAST RIGHT OF WAY LINE OF BELCHER ROAD RADIUS 2809.79 FEET, CHORD NORTH 08°48'12" WEST, 548.51 FEET; THENCE SOUTH 88°20'40" EAST, 314.80 FEET; THENCE SOUTH 00°09'17" WEST, 170.63 FEET; THENCE SOUTH 88°20'40" EAST, 125.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF FARM 41, IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, FLORIDA WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4, SOUTH 88°20'40" EAST 501.01 FEET; THENCE SOUTH 00°09'17" WEST, 808.97 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9949, PAGE 481, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE SAID LANDS, NORTH 88°20'46" WEST, 125.04 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 88°20'46" WEST, 219.00 FEET TO THE SOUTHEAST CORNER OF LANDS PARCEL P114 DESCRIBED IN ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 16730, PAGE 207, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTHERLY 118.36 FEET ALONG THE ARC OF A CURVE, CONCAVE EAST, HAVING A RADIUS OF 3101.50 FEET THROUGH A CENTRAL ANGLE OF 02°11'12", A CHORD BEARING NORTH 12°37'15" WEST 118.35 FEET; THENCE ALONG A LINE 114.70 FEET NORTH OF AND PARALLEL WITH THE AFORESAID SOUTH LINE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9949, PAGE 481, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA, SOUTH 88°20'46" EAST 245.18 FEET; THENCE SOUTH 00°09'17" WEST 114.74 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION TAKEN BY PINELLAS COUNTY, FLORIDA IN STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 16730, PAGE 207 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED THEREIN.

EXHIBIT "B"

MASTER PLAN

(Prepared by Campo Engineering)

Last Revised dated January 18, 2023

City of
PINELLAS PARK

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



FLORIDA

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Please Respond To:

City Attorney's Office
Lauren C. Rubenstein
James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

January 6, 2023

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

RE: City Document #22-352
Ordinance for IPUD-1123-00003

Dear Ms. Montesino:

Our office has received and reviewed the above-referenced proposed IPUD Ordinance.

For the sake of chronological clarity, we would suggest that the order of "WHEREAS" paragraphs two and three be reversed. With consideration of this suggestion and with the inclusion of the date of the last revised Site Plan referenced as "TBD" in Section Two and on Exhibit B of the Ordinance being included, we would approve of the proposed Ordinance as to form and correctness.

Very truly yours,

James W. Denhardt
City Attorney

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

JWD/dh

22-352.01062022.LMM.Ord for PUD-1123-00003.wpd



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Prepared by: Megan Montesino
Development Review Manager

I. APPLICATION DATA

- A. **Case Number:** PUD-1123-00003
- B. **Location:** 0 Belcher Rd (Parcel No. 18-30-16-69768-300-4003)
- C. **Request:** Industrial Planned Unit Development (IPUD) overlay to develop a three-story 740 unit Secure Climate Controlled Storage Facility, with a maximum Floor Area Ratio (FAR) of 0.62, located at Parcel No. 18-30-16-69768-300-4003.
- D. **Applicant:** Mike Carter Construction and Campo Engineering
- E. **Authorized Agent:** Mike Carter Construction and Campo Engineering
- F. **Property Owner:** TOSCA, Inc.
- G. **Legal Ad Text:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR AN INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) OVERLAY WITH UNDERLYING LIGHT INDUSTRIAL (M-1) ZONING ON 3.77 ACRES OF LAND GENERALLY LOCATED ON PARCEL NUMBER 18-30-16-69768-300-4003, AND 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-1123-00003; Campo Engineering)
- H. **PARC Meeting:** December 13, 2022
- I. **Public Hearings:**
- Planning & Zoning Commission Hearing Date:** March 2, 2023
Advertising Date: February 15, 2023
- City Council (1st Reading) Date:** April 13, 2023
- City Council Hearing Date:** April 27, 2023
Advertising Date: April 12, 2023

II. BACKGROUND INFORMATION

- A. **Case Summary:**
The applicant is requesting an Industrial Planned Unit Development (IPUD) overlay for the 3.77 acre parcel to develop a three-story, 740 unit Secure Climate Controlled Storage Facility. The proposed use of a Secure Climate Controlled Storage Facility is a permitted use in the Light Industrial (M-1) Zoning District, and is consistent with the Industrial Limited (IL) Land Use designation.

The development is being proposed as an IPUD to allow for a Floor Area Ratio (FAR) of 0.62, which is consistent with the underlying Industrial Limited (IL) Land Use. Per Section 18-1529.3(C) of the Land Development Code, "City Council shall set the density for the development based on the criteria provided in

Section 18-1529.1. The gross density shall not exceed the density allowed by the Land Use Plan Category". Per the Comprehensive Plan, the maximum FAR for a property with IL Land Use is 0.65.

- B. **Site Area:** 164,221 square feet / 3.77 acres
- C. **Property History:** In 1983, the subject property was annexed into the City. The subject property has never been developed.
- D. **Existing Use:** Vacant
- E. **Proposed Uses:** Secure Climate Controlled Storage Facility (740 Units)
- F. **Future Land Use:** Industrial Limited (IL)
- G. **Zoning District:** Light Industrial (M-1)
- 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 C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	M-1	IL	Gas Station and Restaurant
South	M-1	IL	Office Building
East	M-1	IL	Vacant Industrial Building
West	M-1	IL	Various Industrial Uses

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 limited industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial and industrial/mixed use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

2. **Key Standards:**

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

Primary Uses – Office; Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B).

Secondary Uses – Residential (limited to locations in Gateway Centre developed prior to August 7, 2015, pursuant to Section 2.3.3.14(E) of the Countywide Plan Rules (2018); 1 Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.

Locational Characteristics – This category is generally appropriate to locations with sufficient size to encourage an industrial park arrangement, as well as integrated industrial/mixed use projects, with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses; and serviced by the arterial and thoroughfare highway network, as well as mass transit.

Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 178 trips per day per acre. Traffic impacts for industrial/mixed use projects shall be determined based on the composition and density/intensity of the specific project.

Density/Intensity Standards – Shall include the following:

All Other Uses – Shall not exceed a floor area ratio (FAR) of 0.65 nor an impervious surface ratio (ISR) of 0.85, except as provided for in the Countywide Plan Rules (2018). The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of 0.39 and an ISR of 0.65.

3. Relevant Policies:

OBJECTIVE LU.1.12

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

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

POLICY LU.1.16.1

Maintain a sufficient supply of industrial land with a minimum of adverse effects on abutting properties.

POLICY LU.1.16.4

Industrial development shall be separated from adjacent incompatible uses, and from residential uses permitted under special area plans, by transition zones, landscaping, parks, open space, or other buffering areas, for the mutual protection of industrial and non-industrial land uses

4. Staff Analysis:

The proposed IPUD would encourage development that is compatible with the surrounding environment and the overall vision of the community. The proposed IPUD is located off Belcher Road, near Bryan Dairy Road, which are both arterial roads.

Staff finds that the PUD is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "M-1" Light Industrial 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 light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family dwellings, 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 designated on the Land Use Plan Map as Industrial Limited (IL) or Community Redevelopment District (CRD) Land Use Plan Map Categories.

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 18-1524. - "M-1" LIGHT INDUSTRIAL DISTRICT

Sec. 18-1524.3. - PERMITTED AND CONDITIONAL USES.

Use	Approval Type	Conditions
MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES		
Secure Climate Controlled Storage Facility	P	

Sec. 18-1524.4. - 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 the adoption of these regulations 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: Ten (10) feet.
- 3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
- 4. Rear Yard Setback: Five (5) feet, ten (10) feet is required if abutting a residential zoning district.
- 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.

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent. Refer to Section 18-1530.18 for maximum lot coverage allowances for master stormwater retention/detention ponds.

(D) MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.

- 1. Nonresidential: Three hundred (300) square feet.

(E) FLOOR AREA RATIO.

1. Fifty-five hundredths (0.55) in CRD.
2. Fifty-five hundredths (0.55) in IL.

(F) MAXIMUM BUILDING HEIGHT. Forty (40) feet See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 18-1529.10. - INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD).

(A) LOCATION. The Industrial PUD (IPUD) overlay shall only be assigned to those areas zoned either "M-1" or "IH" on the official Zoning Map.

(B) USES.

1. "Permitted" and "Conditional Uses" within an IPUD shall be limited to those uses allowed in the "M-1" Light Industrial and/or the "IH" Heavy Industrial District as underlying thereon. Conditional uses shall adhere to the applicable provisions of Section 18-1534 of this Article except public hearing requirements of the PUD District shall apply. If a mix of residential and commercial uses are anticipated then the developer shall apply for the MUPUD overlay assignment.
2. Dependent upon the location of the IPUD and its relationship to abutting or functionally abutting residentially zoned property, a further limitation on the specific uses permitted within the IPUD may be required. Such limitations shall be adopted as part of the assignment of the IPUD overlay.

(C) DIMENSIONAL REGULATIONS.

1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulations.
2. Should the established regulations be inappropriate for non-traditional lot layout or site design, the following guidelines are established.
 - (a) No minimum lot size or structural setbacks except as may be required by City Council to establish compatibility between proposed and existing abutting or functionally abutting land uses. However, any industrial IPUD site shall be suitable for development in the manner proposed without undue hazards to persons or property, on or off the tract from the probability of flooding, wind and water erosion, subsidence, or slipping of the soil. Condition of soil, ground water level, drainage, and topography shall all be appropriate to both kind and pattern of use intended. The site shall also contain sufficient width and depth to adequately accommodate its proposed use and design.
 - (b) Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered, including, but not limited to, the character of the surrounding area, size, configuration and natural features of the land to be developed, and the nature of the proposed development. However, when abutting or functionally abutting any residentially zoned property, a minimum building setback of thirty (30) feet shall be maintained.
 - (c) Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.

(D) RIGHT-OF-WAY REQUIREMENTS.

1. All IPUDs having interior public streets shall dedicate eighty (80) feet wide rights-of-way and construct a minimum of forty (40) feet wide pavements. All corners are to have forty (40) feet radius and cul-de-sacs are to have seventy-two (72) feet diameter of paving.
2. Ingress and egress to industrial IPUDs shall not be through a residential district.

(E) LOADING DOCKS.

1. No loading docks shall be permitted to be located along the front facade of any building which faces a street.
2. No loading docks shall be permitted along any side which abuts or functionally abuts residentially zoned property.
3. Loading docks shall be located a minimum of sixty (60) feet from any adjacent right-of-way or a distance required such that delivery and transport vehicles are not required to block at any time adjacent rights of way, driveways or parking spaces.

3. Staff Analysis:

The Applicant has requested an Industrial Planned Unit Development (IPUD) overlay with the existing underlying Light Industrial (M-1) Zoning. The applicant is proposing to develop a three-story, 740-unit Secure Climate Controlled Storage Facility, with an FAR of 0.62.

Staff finds that the proposed IPUD is consistent with the purpose and intent of the M-1 Zoning District and the City's Land Development Code.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the December 13, 2022 PARC meeting by all relevant departments/divisions. Staff had the following comments:

- A Replat is required. *The Applicant acknowledges the replat requirement and will submit to the City of Pinellas Park upon approval of the site plan.*
- SWFWMD ERP is required. *The Applicant acknowledges the requirement for a SWFWMD ERP permit and will apply upon approval of the PUD.*
- Pinellas County right-of-way permit is required. *The Applicant acknowledges the requirement for a Pinellas County Right-of-Way permit and will apply upon approval of the PUD.*
- Pinellas County drainage permit is required. *The Applicant acknowledges the requirement for a Pinellas County Drainage Permit and will apply upon approval of the PUD.*
- Sanitary sewer easement is not shown on the plans (OR 5569, PG 119). Once it is shown on the plans the city will require additional easement between the proposed pond and the property line to the east for the sanitary sewer line. *The sanitary sewer easement has been added to the plans.*
- The City will require easement around the meter and the fire double check just north of the proposed driveway. *The Applicant has added a proposed easement around the meter and fire.*
- The proposed stormwater pipe connecting the new pond to the old pond will need to meet DEP vertical separation requirements as it will cross over our sanitary sewer. *The detail for utility connection has been provided on Sheet C-4 of the plans.*

IV. SUMMARY

A. Findings:

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

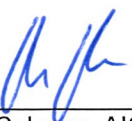
1. The proposed Industrial PUD is consistent with the intent of the Land Development Code;
2. Development of the three-story 740-unit Secure Climate Controlled Storage Facility, with a maximum FAR of 0.62, would meet intensity requirements of the Comprehensive Plan;
3. The request is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case number PUD-1123-00003.


Erica Lindquist, AICP, CFM
Planning & Development Services Director


Date


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


Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

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

C. RECOMMEND DENIAL

...of an Industrial Planned Unit Development (IPUD) overlay to develop a three-story 740-unit Secure Climate Controlled Storage Facility, with a maximum Floor Area Ratio (FAR) of 0.62, located at Parcel No. 18-30-16-69768-300-4003.

VI. ATTACHMENTS

Exhibit A: Affidavit of Ownership with Legal Description

Exhibit B: Narrative Summary

Exhibit C: Master Plan and Landscape Plan

Exhibit D: Floor Plan and Building Elevations

Exhibit E: Survey

Exhibit F: Traffic Study

Exhibit G: Aerial Map

Exhibit H: Land Use Map

Exhibit I: Zoning Map

Exhibit J: Flood Insurance Rate Map



ADDENDUM

Case Number: PUD-1123-00003

PLANNING AND ZONING COMMISSION

On March 2, 2023, the Planning & Zoning Commission **RECOMMENDED APPROVAL** of case number PUD-1123-00003.

V. ACTION

CITY COUNCIL– MOVE TO:

A. APPROVE.

B. APPROVE WITH CONDITIONS:

C. DENY.

...a request for an Industrial Planned Unit Development (IPUD) overlay to develop a three-story 740-unit Secure Climate Controlled Storage Facility, with a maximum Floor Area Ratio (FAR) of 0.62.

Care360®
CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

TOSCA, Inc.

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:

Belcher Road, one lot southeast of Bryan Dairy Road

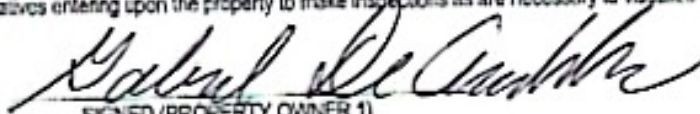
LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)
See attached Exhibit A for the Legal Description.

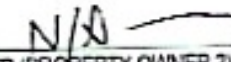
2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

Planned Unit Development Application

3. That the undersigned (has / have) appointed and (does / do) appoint Rachel Layton, AICP with Mike Carter Construction as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application. and Campo Engineering

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


SIGNED (PROPERTY OWNER 1)


SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF

Pinellas

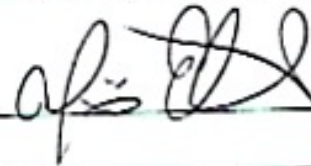
The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization, this 14th day
of Nov., 2022.

By Gabriel DeCandido President of Tosca Inc. who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

FL DL as identification and who DID / DID NOT
(Type of identification)
take an oath.

Notary Public, Commission No.



(Name of Notary- typed, printed or stamped)



(SEAL ABOVE)

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1: (Fee Simple Estate)

A portion of Farms 40 and 41, in Section 18, Township 30 South, Range 16 East, according to the plat of Pinellas Farms, as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of Section 18, Township 30 South, Range 16 East, Pinellas County, Florida, run South 88°20'40" East, 501.01 feet along the North line of said Southwest 1/4; thence South 00°09'17" West, 440.02 feet for a Point of Beginning; thence continue South 00°09'17" West, 368.95 feet; thence North 88°20'40" West, 354.36 feet; thence 549.38 feet along the arc of a curve concave to the East, said curve being the East right of way line of Belcher Road radius 2809.79 feet, chord North 08°48'12" West, 548.51 feet; thence South 88°20'40" East, 314.80 feet; thence South 00°09'17" West, 170.63 feet; thence South 88°20'40" East, 125.00 feet to the Point of Beginning.

LESS AND EXCEPT that part of Farm 41, in Section 18, Township 30 South, Range 16 East, Pinellas Farms, as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County, Florida was formerly a part, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of Section 18, Township 30 South, Range 16 East, Pinellas County, Florida; thence along the North boundary of said Southwest 1/4, South 88°20'40" East 501.01 feet; thence South 00°09'17" West, 808.97 feet to the Southeast corner of lands described in Official Records Book 9949, Page 481, Public Records, Pinellas County, Florida; thence along the South line said lands, North 88°20'46" West, 125.04 feet for the Point of Beginning; thence continue along said South line, North 88°20'46" West, 219.00 feet to the Southeast corner of lands parcel P114 described in Order of Taking, recorded in Official Records Book 16730, Page 207, Public Records of Pinellas Count, Florida; thence Northerly 118.36 feet along the arc of a curve, concave East, having a radius of 3101.50 feet through a central angle of 02°11'12", a chord bearing North 12°37'15" West 118.35 feet; thence along a line 114.70 feet North of and parallel with the aforesaid South line lands described in Official Records Book 9949, Page 481, Public Records, Pinellas County, Florida, South 88°20'46" East 245.18 feet; thence South 00°09'17" West 114.74 feet to the Point of Beginning.

ALSO LESS AND EXCEPT that portion taken by Pinellas County, Florida in Stipulated Order of Taking and Final Judgment recorded in Official Records Book 16730, Page 207 of the Public Records of Pinellas County, Florida, being more particularly described therein.

Parcel 2: (Non-Exclusive Easement Estate)

TOGETHER WITH: Non-Exclusive Easement(s) as set forth and created by that certain Warranty Deed recorded April 20, 1983, in Official Records Book 5511 Page 2001, Public Records of Pinellas County, Florida, being more particularly described as follows:

A portion of Farm 40 in Section 18, Township 30 South, Range 16 East, according to the plat thereof recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and being more particularly described as follows: Commencing at the Northwest corner of the Southwest 1/4 of Section 18, Township 30 South, Range 16 East, Pinellas County, Florida, run South 88°20'40" East, 346.00 feet along the North line of said Southwest 1/4; thence South 00°09'17" West, 58.12 feet for a Point of Beginning; thence North 87°27'30" East, 30.03 feet along the South right-of-way line of Bryan Dairy Road (County Road No. 135); thence South 00°09'17" West, 213.46 feet; thence North 88°20'40" West, 30.01 feet; thence North 00°09'17" East, 211.26 feet to the Point of Beginning.

Compass Pinellas Park
Planning Narrative
November 17, 2022
Prepared by Rachel Whitcomb Layton, AICP

On behalf of the Applicant, Tosca, Inc. and contract purchaser Amsdell Storage, Mike Carter Construction, Inc. is respectfully submitting this application for a Planned Unit Development. The 3.77-acre property is located on the east side Belcher Road, one lot south of Bryan Dairy Road. The parcel identification number is 18-30-16-69768-300-4003. The site is within the Industrial Limited (IL) Future Land Use category and is zoned Light Industrial (M-1).

The site is currently vacant land with an existing stormwater pond that maintains runoff for the City of Pinellas Park's property to the north and the property to the south. The site is also encumbered with a billboard.

The request for an Industrial Planned Unit Development (IPUD) on this property will allow for the development of 102,531 square foot mini-warehouse to be constructed within a three-story climate-controlled building. The proposed use of mini-warehouse is a permitted use in the Industrial Light (M-1) Zoning District and is consistent with the Light Industrial (IL) Future Land Use designation.

The development is being proposed as an IPUD to allow for a Floor Area Ratio of 0.62, which is consistent with the underlying Light Industrial (IL) Future Land Use category. Per Section 18-1529.3(c) of the Land Development Code, "City Council shall set the density for the development based on the criteria provided in Section 18-1529.1. The gross density shall not exceed the density allowed by the Land Use Plan Category." Per the Comprehensive Plan, the maximum Floor Area Ratio for a property within the IL Future Land Use is 0.65.

The Land Development Code requires 17 parking spaces based on a 102,531 square foot mini-warehouse facility with 740 storage units. The breakdown of required parking for mini-warehouse is one space per fifty (50) storage units plus two spaces for the office. With 740 spaces divided by 50, fifteen parking spaces are required plus two spaces for the office for a total requirement of 17 parking spaces. The proposed plan includes 18 parking spaces.

The applicant is required to have six loading spaces based on a 102,531 square foot mini-warehouse facility. The breakdown for required loading is one space for the first 10,000 square feet plus one space for each additional 20,000 square feet of building area. The proposed plan includes six loading spaces.

Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	M-1 (City)	IL (City)	Gas Station/Convenience Store and Public Utility
South	M-1 (City)	IL (City)	Office
East	M-1 (City)	IL (City)	Light Manufacturing
West	M-1 (City)	IL (City)	Belcher Road and Light Manufacturing

Comprehensive Plan Analysis

Per the Comprehensive Plan Appendices I.A.14. Industrial Limited (IL), "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 limited industrial manner, and so as to encourage the reservation and use of consolidated areas for industrial and industrial/mixed use in a manner and location consistent with surrounding uses, transportation facilities, and natural resource characteristics."

Policy I.A.14 includes Use Characteristics appropriate and consistent with the IL category. Primary uses include office, research/development, light manufacturing/assembly (Class A and B); wholesale distribution (Class A and B), storage/warehouse (Class A and B). Secondary uses include residential uses in the Gateway Centre, retail commercial, personal service/office support, commercial/business services, commercial recreation, temporary lodging, institutional, transportation/utility, recreation/open space; transfer/recycling, incinerator facility and agricultural. Mini-warehouse uses are storage/warehouse uses and consistent with the Comprehensive Plan.

Policy I.A.14 requires locational characteristics appropriate to locations serviced by the arterial and thoroughfare highway as well as mass transit. The proposed mini-warehouse is a light industrial use with minimal adverse impact on adjoining uses located on a thoroughfare highway, one lot south of the intersection with an arterial highway.

Policy I.A.14 provides for traffic generation limitations of 178 trips per day per acre or 671 trips for the 3.77-acre site. The traffic study attached addresses the potential maximum trips for the 3.77-acre site at 149 daily trips. This is a reduction in the potential trips that could be generated by a higher intensity light industrial use.

Policy I.A.14 provides a maximum Floor Area Ratio of 0.65 and an impervious surface ratio of 0.85 for the IL category. The project proposes a Floor Area Ratio of 0.62. The project open space is 32 percent of the site.

OBJECTIVE LU.1.12

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

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

POLICY LU.1.16.1

Maintain a sufficient supply of industrial land with a minimum of adverse effects on abutting properties.

POLICY LU.1.16.3

Industrial uses shall be concentrated in suitable existing locations to prevent a spread of negative effects on the community.

POLICY T.1.4.6

Approval of a site plan for proposed development shall provide for the building setback measured from the right-of-way line. To the extent feasible, detention/retention ponds, required parking and necessary internal traffic circulation lanes shall not be located within the right-of-way.

The proposed IPUD would encourage development that is compatible with the surrounding uses within the Industrial zoning and Future Land Use categories that surround it. The development is also compatible with the overall vision of the community. The proposed IPUD is located one lot south of the intersection Bryan Dairy Road (Principal Arterial) on Belcher Road (Minor Arterial). The applicant finds the PUD is consistent with the Goals, Objectives, and policies of the adopted Comprehensive Plan.

Zoning District Analysis

Per Land Development Code Section Sec. 18-1524.1., "The "M-1" Light Industrial 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 light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family dwellings, 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 designated on the Land Use Plan Map as Industrial Limited (IL) or Community Redevelopment District (CRD) Land Use Plan Map Categories."

Per Section 18-1524.3 Permitted Uses for M-1, Mini-warehouse is a permitted use under Manufacturing, Wholesale Trade, Warehousing Uses. The Code defines Mini-Warehouse as any building used exclusively for leasing storage space for household goods, business, or personal property.

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.

Applicable Development Standards

Section 18-1524 "M-1) Industrial Light

Section 18-1524.4. - 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 the adoption of these regulations 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: Ten (10) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Five (5) feet, ten (10) feet is required if abutting a residential zoning district.
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.

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent. Refer to Section 18-1530.18 for maximum lot coverage allowances for master stormwater retention/detention ponds.

(D) MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.

1. Nonresidential: Three hundred (300) square feet.
2. Residential: See Table 1524-1.

(E) FLOOR AREA RATIO.

1. Fifty-five hundredths (0.55) in CRD.
2. Fifty-five hundredths (0.55) in IL.

(F) MAXIMUM BUILDING HEIGHT. Forty (40) feet See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

Sec. 18-1529.10. - INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD).

(A) LOCATION. The Industrial PUD (IPUD) overlay shall only be assigned to those areas zoned either "M-1" or "IH" on the official Zoning Map.

(B) USES.

1. "Permitted" and "Conditional Uses" within an IPUD shall be limited to those uses allowed in the "M-1" Light Industrial and/or the "IH" Heavy Industrial District as underlying thereon. Conditional uses shall adhere to the applicable provisions of [Section 18-1534](#) of this Article except public hearing requirements of the PUD District shall apply. If a mix of residential and commercial uses are anticipated then the developer shall apply for the MUPUD overlay assignment.
2. Dependent upon the location of the IPUD and its relationship to abutting or functionally abutting residentially zoned property, a further limitation on the specific uses permitted within the IPUD may be required. Such limitations shall be adopted as part of the assignment of the IPUD overlay.

(C) DIMENSIONAL REGULATIONS.

1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulations.
2. Should the established regulations be inappropriate for non-traditional lot layout or site design, the following guidelines are established.
 - a. No minimum lot size or structural setbacks except as may be required by City Council to establish compatibility between proposed and existing abutting or functionally abutting land uses. However, any industrial IPUD site shall be suitable for development in the manner proposed without undue hazards to persons or property, on or off the tract from the probability of flooding, wind and water erosion, subsidence, or slipping of the soil. Condition of soil, ground water level, drainage, and topography shall all be appropriate to both kind and pattern of use intended. The site shall also contain sufficient width and depth to adequately accommodate its proposed use and design.
 - b. Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered, including, but not limited to, the character of the surrounding area, size, configuration and natural features of the land to be developed, and the nature of the proposed development. However, when abutting or functionally abutting any residentially zoned property, a minimum building setback of thirty (30) feet shall be maintained.
 - c. Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.

(D) RIGHT-OF-WAY REQUIREMENTS.

1. All IPUDs having interior public streets shall dedicate eighty (80) feet wide rights-of-way and construct a minimum of forty (40) feet wide pavements. All corners are to have forty (40) feet radius and cul-de-sacs are to have seventy-two (72) feet diameter of paving.
2. Ingress and egress to industrial IPUDs shall not be through a residential district.

(E) LOADING DOCKS.

1. No loading docks shall be permitted to be located along the front facade of any building which faces a street.
2. No loading docks shall be permitted along any side which abuts or functionally abuts residentially zoned property.
3. Loading docks shall be located a minimum of sixty (60) feet from any adjacent right-of-way or a distance required such that delivery and transport vehicles are not required to block at any time adjacent rights of way, driveways or parking spaces.

Section 18-1532 Off Street Parking and Loading Regulations

Section 18-1532.9 Minimum Off-Street Parking Space Requirements

(D) INDUSTRIAL AND MANUFACTURING USES

2. Mini-Warehousing: One per fifty (5) storage units plus two (2) for the Manager's Office, if office is provided.

The Applicant is requesting Industrial Planned Unit Development (IPUD) overlay with the existing underlying Industrial Light (M-1) Zoning. The Applicant is proposing to develop a three-story, 102,531 square foot mini-warehouse facility with 740 storage units. The development is being proposed as an IPUD in order to allow an increase in the Floor Area Ratio to 0.62.

The applicant has proposed to meet or exceed the Land Development Code regulations. The application is consistent with the purpose and intent of the M-1 Zoning District and the City's Land Development Code. The application is compliant with the Comprehensive Plan Goals, Objectives, and Policies.

PINELLAS PARK STORAGE

MASTER PLAN

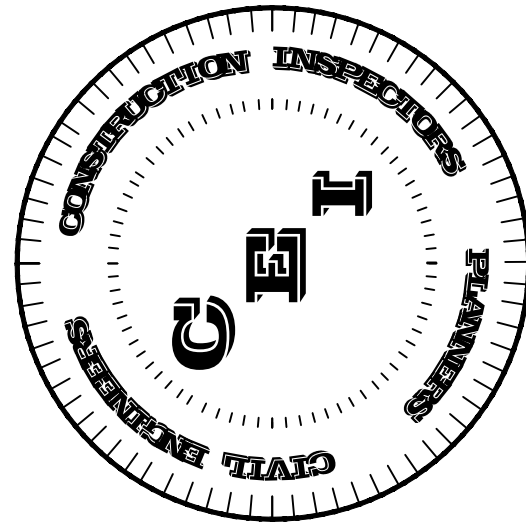
SECTION 18, TOWNSHIP 30 SOUTH,
RANGE 16 EAST
CITY OF PINELLAS PARK
PINELLAS PARK, FL 33777

PREPARED FOR:

COMPASS TPM, AN OHIO LIMITED LIABILITY
COMPANY
20445 EMERALD PARKWAY DRIVE
SUITE 220
CLEVELAND, OH 44135

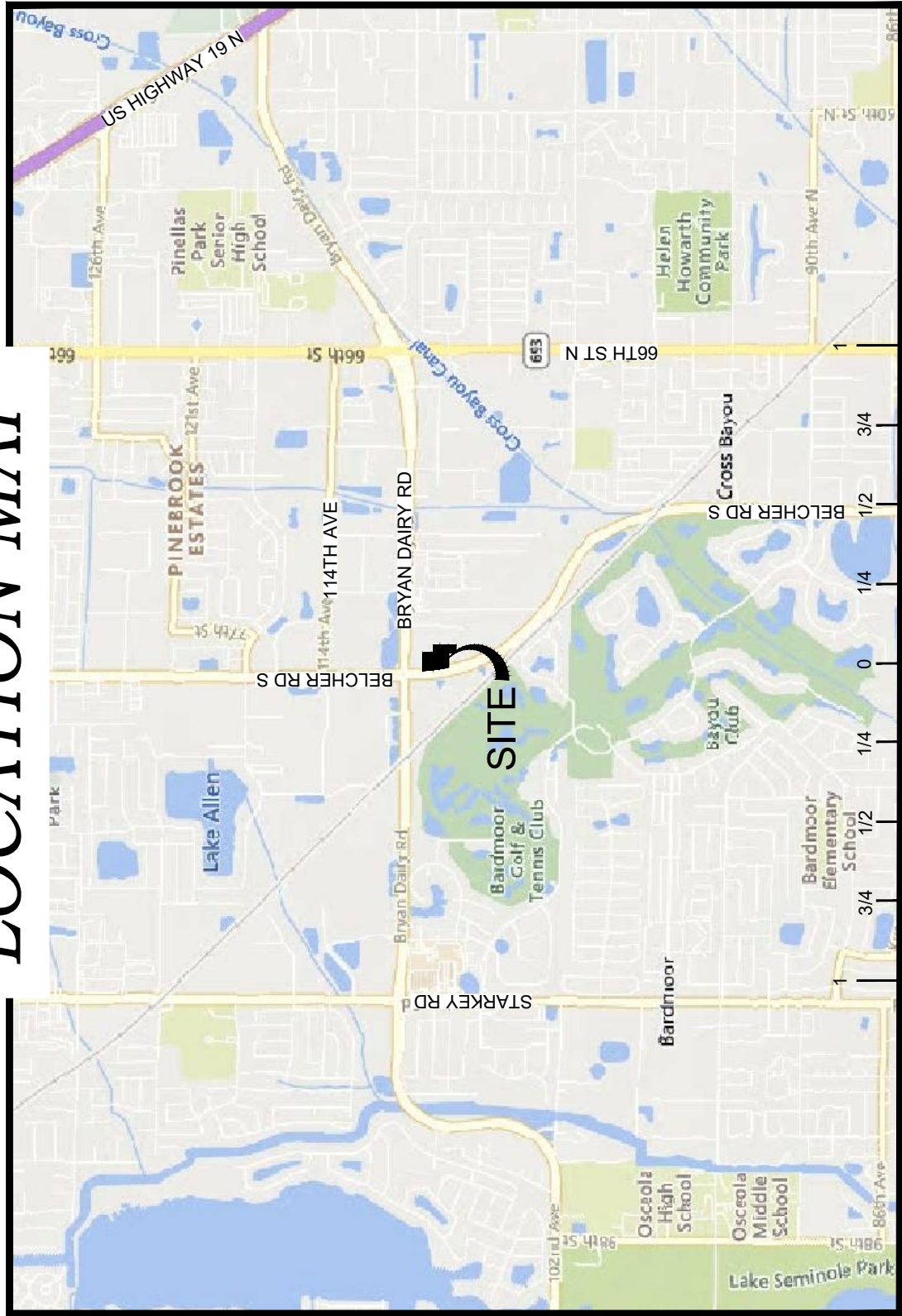
OWNER: TOSCA INC. Gabriel, Decandio 12521 Frank Dr. N Seminole, FL 33776	CONTRACTOR: MIKE CARTER CONSTRUCTION, INC. 435 12th Street West Bradenton, FL 34205 Phone (941) 745-1700	CIVIL ENGINEER: CAMPO ENGINEERING, INC. 1725 East 5th Avenue, Tampa, FL 33605 Phone (813) 215-7372 and Fax (813) 902-8782	SURVEYOR: BENNETT-PANFIL, INC. 742 Shamrock Blvd. VENICE, FL 34293 Phone (941) 497-1290 Fax (941) 497-6186
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PREPARED BY:



CAMP
ENGINEERING, INC.
1725 East 5th Avenue, Tampa, FL 33605
Phone (813) 215-7372 and Fax (813) 902-8782
www.campoengineering.com
info@campoengineering.com

FBPR CERTIFICATE OF AUTHORIZATION NO: 26726



SCALE: 1" = 1/2 MILE

Utility Owner	Contact	Phone Number	Utility Type
BLACK & VEATCH TAMPA IF	KEN SOULE	(913) 458-4667	FIBER
CENTURYLINK	NETWORK RELATIONS	(877) 366-8344 x2	FIBER
CHARTER COMMUNICATIONS	MCCELLELAND	(352) 527-2189	CABLE, FIBER DUFFY
CITY OF PINELLAS PARK	RYAN MENDRALA	(727) 369-5850 x4	DRAINAGE, RECLAIMED WATER, SEWER, WATER
DUKE ENERGY	MARK HURST	(727) 820-5208	FIBER
DUKE ENERGY - ST PETERSBURG	DUKE'S CUSTOMER SERVICE CENTER	(407) 629-1010	ELECTRIC
FIBERLIGHT LLC.	NEIL CLEVELAND	(813) 877-7185	FIBER
FRONTIER COMMUNICATIONS	TONI CANNON	(813) 875-1014	CATV, COMMUNICATION LINES
KNOLGY BROADBAND OF FL	RICHARD LAGANGA	(727) 422-8040	FIBER
MCI	ASG INVESTIGATIONS TEAM	(800) 624-9675 x2	COMMUNICATION LINES, FIBER
PINELLAS COUNTY HWY ENG	JAMES JOHNSON	(727) 464-8981	CONDUIT, FIBER, SIGNAL CABLE
PINELLAS COUNTY UTILITIES - SEWER	CARLOS SOLIS	(727) 464-5317	SEWER
PINELLAS COUNTY UTILITIES - WATER	CARLOS SOLIS	(727) 464-5317	WATER

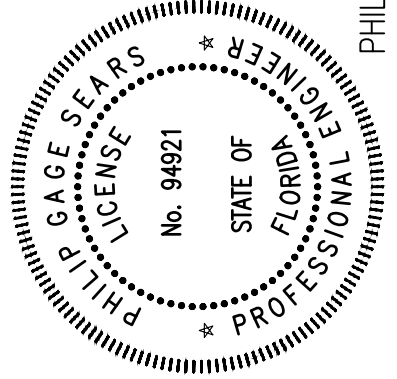
REVISIONS:

- | | PER PINELLAS COUNTY | 12/7/22 |
|----|---------------------|----------|
| 1. | PER PINELLAS COUNTY | 01/18/23 |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |

SHEET INDEX

C-1 - COVER SHEET
C-2 - SITE PLAN
C-3 - PAVING, GRADING AND DRAINAGE PLAN
C-4 - UTILITY PLAN
L-01 - LANDSCAPE PLANS
L-02 - LANDSCAPE DETAILS & NOTES
S-01 - SURVEY

LEGAL DESCRIPTION

[illegible]

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY PHILIP G. SEARS, PE ON 10/18/2022
USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PHILIP G. SEARS	94921	01/18/2023
NAME	SEAL NO.	DATE

January 18, 2023
DATE

(SEAL)



**1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782**

PROJECT TITLE

PINELLAS PARK STORAGE

PINELLAS PARK, FLORIDA

CLIENT

**SAFEGUARD SELF STORAGE
1522 OLD COUNTRY ROAD
PLAINVIEW, NY 11803**

REVISIONS

NO.	DESCRIPTION	DATE
A	PER PINELLAS COUNTY	12/7/22
B	PER PINELLAS COUNTY	1/18/23

ISSUE DATE: 10/2022

REVIEWED BY: PGS

DRAWN BY: LAB

DESIGNED BY: PGS

PROJECT NUMBER

22-026

THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED
AND SEALED BY
PHILIP G. SEARS, PE ON
01/18/2023 USING A
DIGITAL SIGNATURE.

STATE OF
FLORIDA
PROFESSIONAL ENGINEER

PHILIP G. SEARS 94921 01/18/2023
NAME SEAL NO. DATE

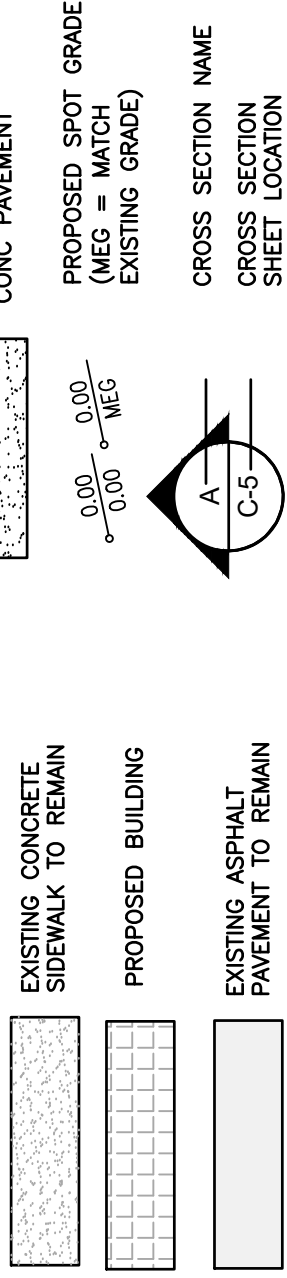
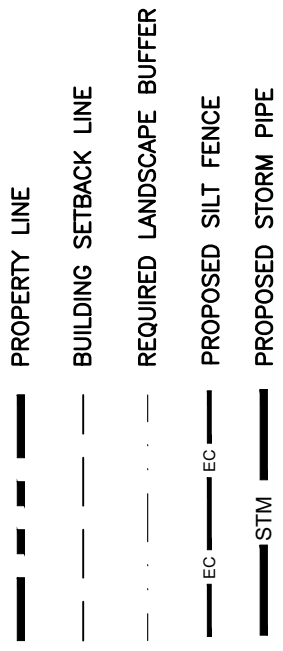
SHEET TITLE

PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER

30

LEGEND



FLOOD ZONE

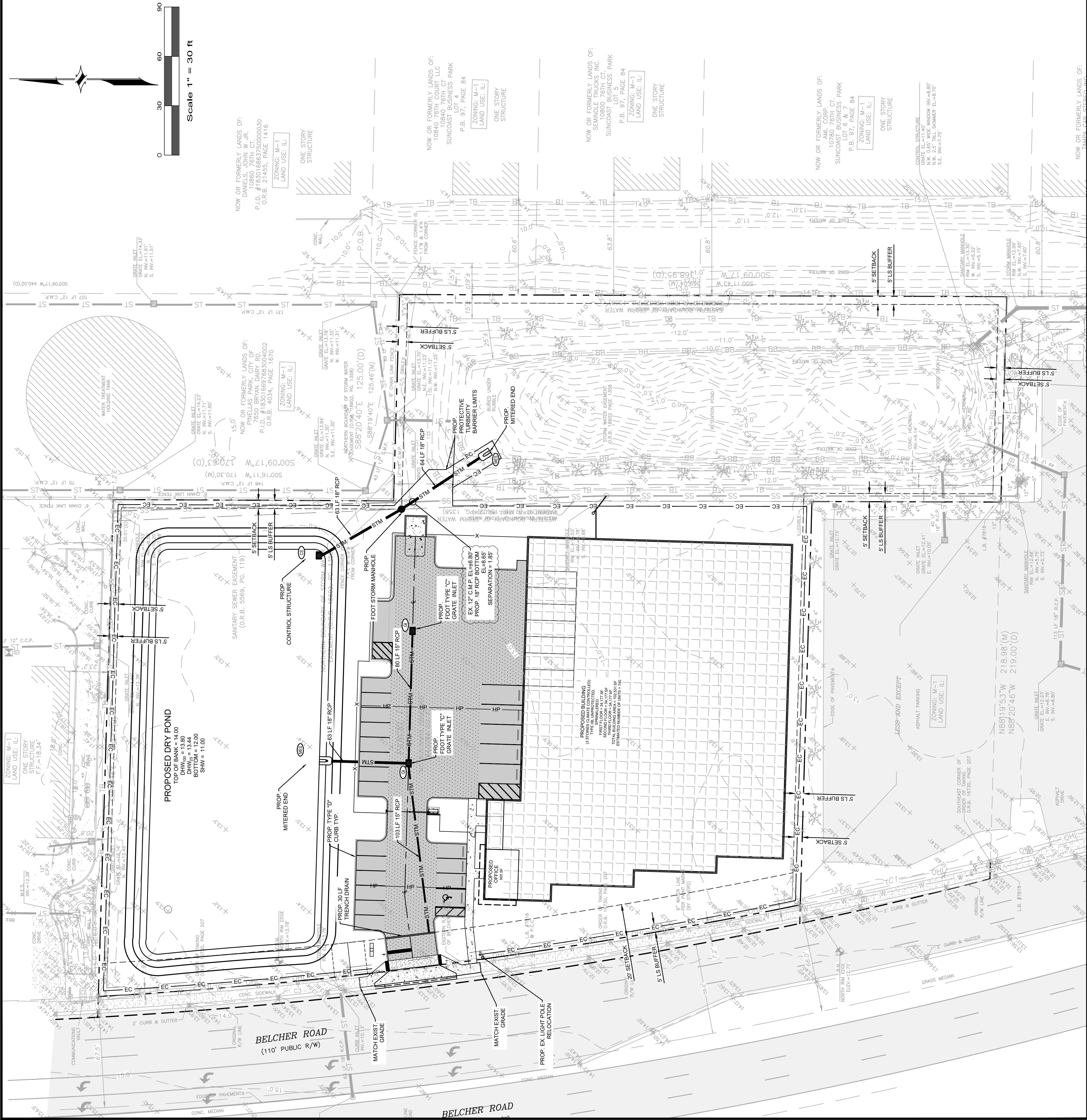
THIS SITE LIES WITHIN FLOOD ZONE "X". BASE FLOOD ELEVATION (NOT DETERMINED) - AS SHOWN ON THE FEDERAL THIS SITE LIES WITHIN FLOOD ZONE "X". BASE FLOOD ELEVATION (NOT DETERMINED) - AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR PINELLAS COUNTY, COMMUNITY PANEL NO. 12103C02011, DATED 08/24/2021.

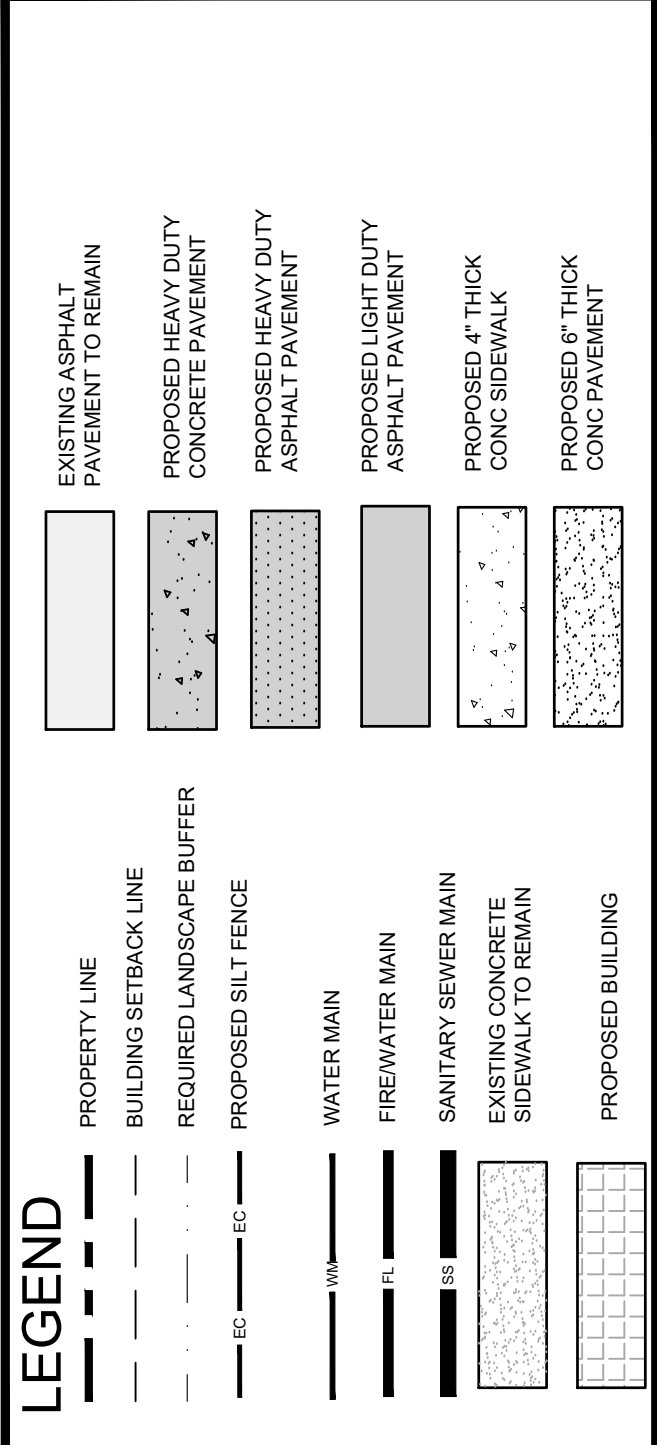
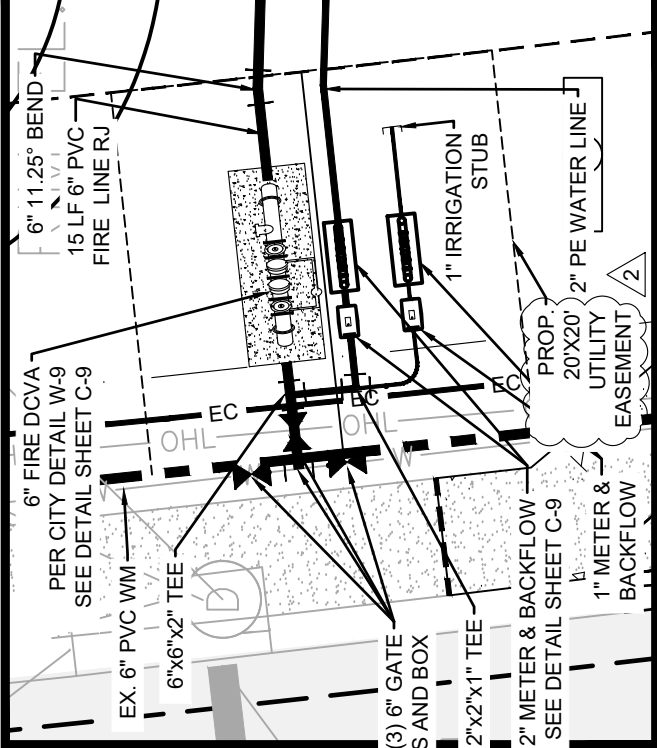
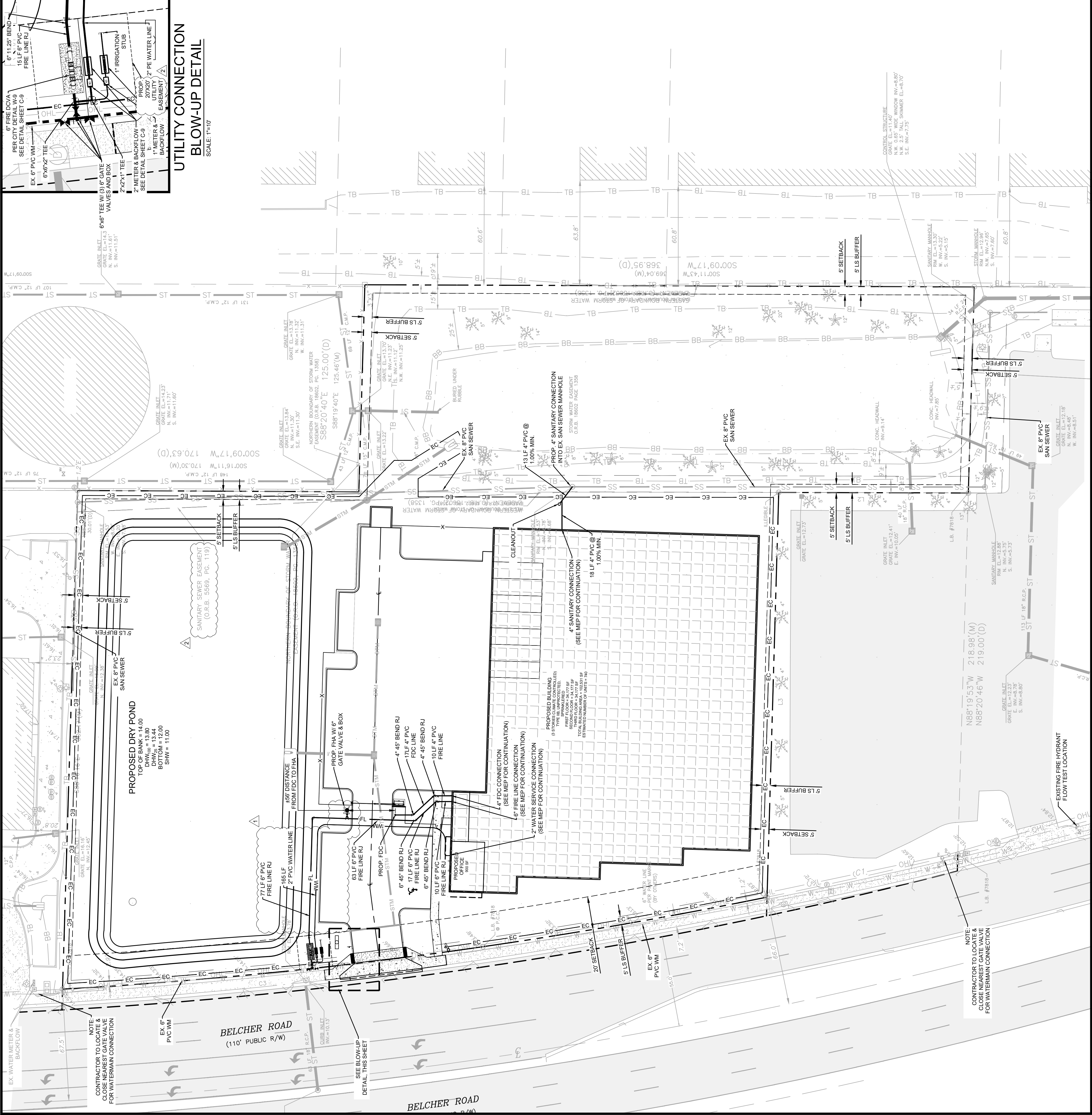
DATUM

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE N.A.D. 1988 VERTICAL DATUM, UNLESS OTHERWISE SPECIFIED. ELEVATIONS SHOWN HEREON ARE BASED ON THE FLORIDA CUSTOM GEOID (IPRNG016B) AND WERE ESTABLISHED BY USING THE FLORIDA PREFERRED REFERENCE NETWORK WITH REAL TIME KINEMATIC GPS. ELEVATIONS WERE CHECKED TO N.G.S. BENCHMARK "331 FLD" (AG01188). ELEVATION 17.18' N.A.D. 1988.

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS AND WORKSMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF PINELLAS PARK STANDARDS, AND FOOT SPECIFICATIONS, LATEST EDITIONS.
2. SOD ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION.
3. CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
4. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.
5. ADJUSTING MANHOLE TOPS TO MATCH GRADE, AND SLOPE OF THE FINISH PAVING SHALL BE INCLUDED IN THE RESPECTIVE CONTRACT UNIT PRICE FOR MANHOLES. PAYMENT OF WHICH WILL CONSTITUTE FULL COMPENSATION FOR THE CONSTRUCTION AND COMPLETION OF THE MANHOLE, AND NO ADDITIONAL PAYMENT WILL BE ALLOWED OR MADE FOR ADJUSTING MANHOLE TOPS.
6. ROOF DRAINAGE TO BE DIRECTED FROM BUILDINGS TO STORM SYSTEM VIA DOWNSPOUTS.
7. ALL FINISH FLOOR ELEVATIONS (FFE) ARE MINIMUMS.
8. SLOPE PERIMETER GRADE TO MATCH EXISTING GRADE AT 4:1 MAXIMUM.
9. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETRITUS, SOIL DISTURBANCE, SODDING, FLUGHING, SPRINGING OR SEEDING IS OR WHERE SLOPES ARE GREATER THAN 5:1 VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED. ALL DISTURBED AREAS IN FOOT RIGHT-OF-WAY MUST BE RESTORED WITH SOD.
10. ALL GRADING OF SIDEWALKS AND PEDESTRIAN WALKWAYS SHALL MEET MINIMUM ADA STANDARDS. SIDEWALK CROSSES SLOPES AND DRIVEWAY CROSSINGS FOR SIDEWALKS TO BE 2.0% MAX. SLOPE. ALL SIDEWALK RUNNING PARALLEL TO DRIVEWAYS SHALL BE 1.0% MAX. SLOPE. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET ADA CODE. CONTRACTOR SHALL FIELD VERIFY SIDEWALK FORM BOARDS PRIOR TO CONSTRUCTING WALKWAYS.
11. CONTRACTOR SHALL WRAP ALL INLET GRATES WITH FILTER FABRIC UPON INSTALLATION. FABRIC TO BE REMOVED UPON COMPLETION OF BUILDING CONSTRUCTION.
12. GRADING SLOPES WITH PRIVATE PROPERTY SHALL BE CONSTRUCTED AT 4:1 MAXIMUM SLOPE.
13. CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION RELATED PERMITS.
14. ALL CONCRETE AREAS SHALL HAVE SAW-CUT 10'X10' O.C.
15. ALL SITE PREPARATION, GRADING AND PAVEMENT PER PROJECT/TECHNICAL REPORT BY AN ENVIRONMENTAL ENGINEER DATED 10/20/2022.
16. CONTRACTOR TO FILL ALL ISLANDS BEHIND THE CURB TO 3" BELOW TOP OF CURB TO ALLOW FOR MULCH OR SOD.
17. CONTRACTOR SHALL REFER TO THE PINELLAS COUNTY UTILITY ACCOMMODATION GUIDE & RIGHT-OF-WAY USE PROCEDURES MANUAL FOR ROADWAY RESTORATION.





- ### GENERAL NOTES
- THE CONTRACTOR SHALL NOT OPERATE ANY VALVES OR PRESSURE TEST AGAINST ANY COUNTY INSTALLED VALVES OR FITTINGS.
 - GRASS AND MULCH, OR SOLID SOIL, ALL AREAS IN EX RIGHT-OF-WAY DISTURBED BY CONSTRUCTION.
 - CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
 - CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.
 - FIRE HYDRANT, GATE VALVE AND BLOW-OFF VALVE ASSEMBLIES SHALL CONSIST OF ALL PIPE VALVES, TEES, FITTINGS, AND ANY AND ALL OTHER APPURTENANCES COMPRISING A COMPLETE WORKING UNIT.
 - CONTRACTOR SHALL PROVIDE ANY DOWELING FOR UTILITY INSTALLATION IF REQUIRED.
 - ADJUSTING MANHOLE DEPTH TO MATCH GRADE AND SLOPE OF THE FINISH PAVING SHALL BE INCLUDED IN THE RESPECTIVE CONTRACT UNIT PRICE FOR MANHOLES. PAYMENT OF WHICH WILL CONSTITUTE FULL COMPENSATION FOR THE CONSTRUCTION AND COMPLETION OF THE MANHOLE, AND NO ADDITIONAL PAYMENT WILL BE ALLOWED OR MADE FOR ADJUSTING MANHOLE TOPS.
 - BENDS SHALL BE INSTALLED IN WATER MAIN TO AVOID UNFORESEEN CONFLICTS IN EX. OR PROP. STRUCTURES.
 - THE JOINT DEFLECTION METHOD SHALL BE USED WHERE PRACTICAL IN LIEU OF INSTALLING BENDS.
 - CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF EX. WATER AND SEWER LINES PRIOR TO BEGINNING CONSTRUCTION.
 - THE EX. UNDERGROUND UTILITY LINES SHOWN HEREON WERE TAKEN FROM DOCUMENTS FURNISHED BY OTHERS AND NOT FIELD VERIFIED. THEREFORE, THE ENGINEER CANNOT GUARANTEE THE ACCURACY OF SAME NOR ALL THAT ARE SHOWN. THE CONTRACTOR SHALL EXPOSE ALL UNDERGROUND UTILITY LINES IN COORDINATION WITH THE OWNERS TO HIS SATISFACTION AND MAKE ADJUSTMENTS TO SAME IN THE EVENT THERE ARE CONFLICTS WITH NEW CONSTRUCTION.
 - WHEN POTABLE WATER LINES PASS UNDERNEATH SEWER LINES, WATER LINES TO BE SLEEVED WITH SCHEDULE 80 PVC AND SEALED WITH WATERPROOF SEALANT WITHIN 3' OF SEWER CROSSINGS.

- ### CONST. NOTES WITHIN RIGHT OF WAY
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONVEYING THE EXTENTS OF PAVEMENT RESTORATION BASED ON HIS MEANS AND METHODS OF INSTALLING WATER, SEWER AND STORMWATER INFRASTRUCTURE ADJACENT TO OR UNDER EXISTING PAVEMENT AREAS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING LOCAL MUNICIPALITY AND STATE STANDARDS WHEN RESTORING PAVEMENT AND NOT SOLELY RELY ON CIVIL PLANS.
 - CONTRACTOR MUST VERIFY ALL EXISTING WATER, SEWER AND STORM WATER INFRASTRUCTURE WITHIN THE RIGHT OF WAY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ANY POTENTIAL CONFLICTS PRIOR TO ORDERING STRUCTURES.

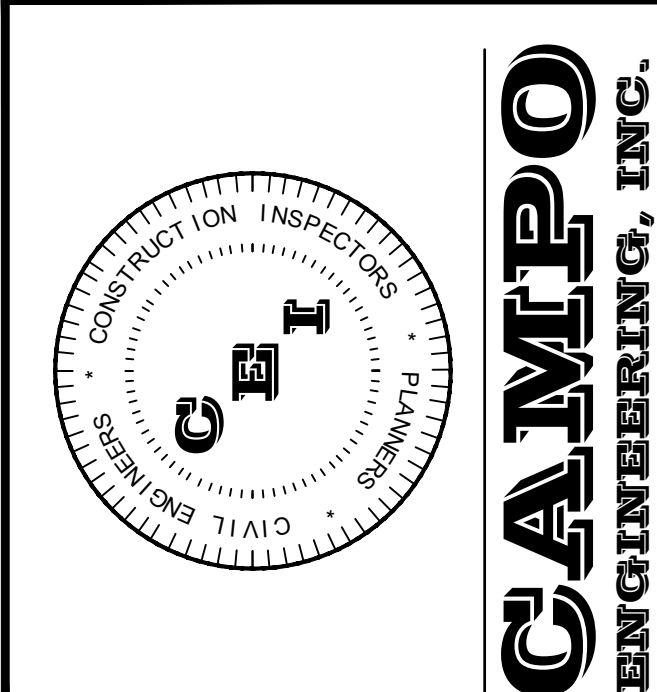
- ### EXISTING UTILITY LOCATION NOTES:
- BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITY OWNERS RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THE THESE RECORDS. THE SITE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY MODIFICATION REQUIRED, OTHER THAN SHOWN ON PLANS.
 - EXISTING WATER MAIN LOCATIONS SHOWN ARE APPROXIMATE.

- ### FIRE NOTES:
- FIRE DEPT ACCESS ROADS SHALL BE INSTALLED TO AN ALL-WEATHER DRIVING SURFACE ABLE TO WITHSTAND THE LIVE LOADS OF THE DEPT APPARATUS 142 TONS PRIOR TO COMBUSTIBLES COMING ON TO THE JOB SITE AND THEY SHALL BE MAINTAINED DURING CONSTRUCTION. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL VALVES, MANHOLETS, AND SERVICES SHOW TO EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL VALVES, MANHOLETS, AND SERVICES SHOW TO EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL VALVES, MANHOLETS, AND SERVICES SHOW TO EXIST.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL VALVES, MANHOLETS, AND SERVICES SHOW TO EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL VALVES, MANHOLETS, AND SERVICES SHOW TO EXIST.
 - THIS SITE REVIEW IS FOR PROPOSED LOCATIONS OF WATER SUPPLIES, BASIC PIPING LAYOUTS, AND HYDRANT LOCATIONS, AND IS NOT A GUARANTEE OF THE EXISTENCE OR LOCATION OF ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ANY UTILITIES.
 - THE UNDERGROUND PRIVATE FIRE SERVICE MAINS WILL REQUIRE MANDATORY PLAN REVIEW, PERMITS, AND INSPECTIONS BY THE FIRE MARSHAL'S OFFICE & SHALL COMPLY WITH NFPA-2, 2016 EDITION.

HYDRANT FLOW TEST

(PERFORMED BY CHRIS CODEL W/ CITY OF PINELLAS PARK)
DATE: 10/20/2022
HYDRANT ADDRESS: 10837 BELCHER RD.
HYDRANT SIZE: 4" NPT
RESERVE: 58 PSI
FLOW RATE: 1,250 GPM @ 20 PSI

NEEDED FIRE FLOW (NFF)	
PER NFPA 1 UNIFORM FIRE CODE HANDBOOK, CURRENT EDITION	
BUILDING FIRE AREA (STORAGE BLDG) =	10,250 SF
BUILDING TYPE (PER NFPA 220) =	I-1B (I-1000)
MIN. REQUIRED FIRE FLOW =	6,750 GPM
(PER NFPA UNIFORM FIRE CODE HANDBOOK)	
FIRE SPRINKLER - YES OR NO =	YES
(75% FIRE SPRINKLER CREDIT, IF APPLICABLE)	
MINIMUM FIRE FLOW REQUIRED =	1,687.50 GPM
CALCULATED FIRE FLOW PROVIDED @ 20 PSI =	1,250.00 GPM
FIRE FLOW PROVIDED PER 2 HYDRANTS <250' FROM BLDG	3,000 GPM
(1 EXISTING, 1 PROPOSED) =	
NOTE: 1. THIS PROPOSED SITE PLAN IS CONFORMANT WITH PINELLAS COUNTY OF FLORIDA COURSE EDITION. 2. CALCULATED FIRE FLOW PER FIRE HYDRANT FLOW TEST BY CITY OF PINELLAS PARK ON HYDRANTS DATED 10/20/22.	



FPR REGISTRY NO.: 28726

1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PINELLAS PARK STORAGE

PINELLAS PARK, FLORIDA

CLIENT

SAFEGUARD SELF STORAGE
1522 OLD COUNTRY ROAD
PLAINVIEW, NY 11803

REVISIONS	
NO.	DESCRIPTION
1	PER PINELLAS COUNTY
2	PER PINELLAS COUNTY
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ISSUE DATE: 10/2022

REVIEWED BY: PGS

DRAWN BY: LAB

DESIGNED BY: PGS

PROJECT NUMBER

22-026

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PHILIP G. SEARS, PE ON 01/18/2023 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NAME: PHILIP G. SEARS
SEAL NO.: 94921
DATE: 01/18/2023

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C-4

Irrigation Notes

- 1. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED BY AN AUTOMATIC IRRIGATION SYSTEM, DRIP OR LOW VOLUME THAT PROVIDES 100% COVERAGE OF THE LANDSCAPED AREAS. HOSE BIBS MAY BE APPROVED AS AN ALTERNATIVE BY THE CITY STAFF WHERE DEEMED APPROPRIATE, IF LOCATED WITHIN 25 FEET OF ALL REQUIRED LANDSCAPING.
- 2. THE IRRIGATION SYSTEM SHALL EMPLOY THE PRINCIPLES OF XERISCAPE FOR EFFICIENT USE OF WATER.
- 3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ONLY PROVIDE THE AMOUNT OF WATER NECESSARY BASED UPON THE WATER CONSUMPTION CHARACTERISTICS OF THE PLANT GROUPINGS.
- 4. THE IRRIGATION SYSTEM SHALL BE MAINTAINED TO ENSURE PROPER AND EFFECTIVE OPERATION.
- 5. EXCESSIVE WATERING SHALL BE AVOIDED.
- 6. IRRIGATION SHALL OCCUR BETWEEN 5:00 A.M. AND 9:00 A.M. TO MINIMIZE EVAPORATION AND IN ACCORDANCE WITH ALL APPLICABLE WATER RESTRICTIONS.
- 7. WATER SOURCE FOR THE COMMON AREA IRRIGATION SHALL BE THE LOWEST QUALITY WATER SOURCE AVAILABLE.
- 8. PERMITS SHALL BE OBTAINED BY THE IRRIGATION CONTRACTOR.

Minimum Tree Planting Area Requirements

PLANTING AREA REQUIREMENTS	TREE CLASS	INTERMEDIATE	CANOPY
MINIMUM TOTAL AREA—SINGLE TREE	48 SF	100 SF	200 SF
ADDITIONAL AREA (PER TREE)—MORE THAN ONE TREE IN A GROUP	28 SF	50 SF	100 SF
MINIMUM SETBACK FROM TRUNK TO PERIMETER OF IMPERVIOUS SURFACE	1 FOOT	3.5 FEET	5 FEET
MINIMUM INTERIOR DIMENSION	5 FEET	7 FEET	10 FEET

Minimum Tree Type and Species

TOTAL NUMBER OF REQUIRED TREES: 11 STREETSCAPE + 18 BUFFER + 8 VUA = 35 TREES		
CANOPY TREE (20% MIN. PERCENTAGE): 7 TREES (16 PROPOSED)		
INTERMEDIATE TREE (30% MIN. PERCENTAGE): 11 TREES (11 PROPOSED)		
MINIMUM NUMBER OF TREES REQUIRED	NUMBER OF TREES	MINIMUM NUMBER OF SPECIES
	2—20	1
	21—30	2
	31—40	3
	41—60	4 OR MORE
NOTE: THIS PROJECT REQUIRES FOUR (4) DIFFERENT SPECIES OF TREES. FOUR (4) ARE PROPOSED.		
NATIVE SPECIES		
70% OF REQUIRED TREES SHALL BE NATIVE SPECIES: 33 OF 38 TOTAL TREES ARE NATIVE (86%)		

Minimum Landscape Requirements

- MINIMUM LANDSCAPING FOR VEHICULAR USE AREA
1. AN AREA OR COMBINATION OF AREAS EQUAL TO EIGHT (8) PERCENT OF THE TOTAL VEHICULAR USE AREA SHALL BE DEVOTED TO INTERIOR LANDSCAPING.
 2. INTERIOR LANDSCAPED AREAS SHALL BE LOCATED IN SUCH A MANNER AS TO DIVIDE AND SEPARATE TRAFFIC PATTERNS. THIS INCLUDES ONLY THOSE AREAS THAT ACTUALLY PROTRUDE INTO THE PARKING LOT AND VEHICULAR USE AREAS, SUCH AS (BUT NOT LIMITED TO) INTERIOR AND TERMINAL LANDSCAPE ISLANDS AND PARKING ROW SEPARATORS, THAT ARE CAPABLE OF SUPPORTING TREES AS SPECIFIED IN THE REQUIREMENTS OF THIS SECTION.
 3. IN NO CASE SHALL LESS THAN ONE (1) TREE FOR EACH TWO HUNDRED (200) SQUARE FEET OR FRACTION THEREOF OF SUCH REQUIRED LANDSCAPING BE PROVIDED. THIS SUBSECTION SHALL NOT APPLY TO SINGLE-FAMILY, DUPLEX, AND MANUFACTURED HOME (T-1) RESIDENTIAL USES.
 4. TERMINAL ISLANDS EACH ROW OF FIFTEEN (15) OR MORE CONTIGUOUS PARKING SPACES SHALL BE TERMINATED ON BOTH ENDS BY LANDSCAPED ISLANDS OF A SIZE NOT LESS THAN FIVE (5) FEET IN WIDTH, AS MEASURED INSIDE THE CURBING AND HAVING A LENGTH EQUAL TO THAT OF THE ADJACENT PARKING STALL. THE DESIGNER SHALL REFERENCE A LANDSCAPE PLAN TO INSURE ACCOMMODATE THE TREE. LANDSCAPING SHALL CONSIST AT A MINIMUM OF ONE (1) TREE PLUS LAWN GRASS OR GROUND COVER. SELECTION OF TREE TYPES SHOULD BE SENSITIVE TO LOCATIONS OF LIGHT POLES AND SIGNAGE.
 5. INTERIOR ISLANDS AND GREENSPACE PARKING ROW DIVIDERS. INTERIOR ISLANDS SHALL BE PLACED WITHIN ROWS OF CONTIGUOUS PARKING SPACES AT INTERVALS OF NOT MORE THAN FIFTEEN (15) SPACES. INTERIOR ISLANDS AND GREEN SPACE PARKING ROW DIVIDERS SHALL BE NO LESS THAN TEN (10) FEET IN WIDTH AS MEASURED INSIDE THE CURBING, AND ALL INTERIOR ISLANDS SHALL HAVE A LENGTH EQUAL TO THAT OF THE ADJACENT PARKING STALL. LANDSCAPING SHALL CONSIST AT A MINIMUM, CONSIST OF ONE (1) TREE PLUS LAWN GRASS OR GROUND COVER.
- INVASIVE SPECIES
- ALL EXOTIC NUISANCE SPECIES SHALL BE REMOVED.

General Landscape Notes

1. SITE ZONING PROPOSED: PUD.
2. SITE AREA: 164,529 S.F. (3.77 +/- ACRES).
3. ALL PLANT MATERIAL INSTALLED ON THIS PROJECT SHALL BE CLASSIFIED "FLORIDA #1" OR BETTER AS DEFINED BY THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" AND "GRADES AND STANDARDS FOR NURSERY PLANTS, PART II: PALMS AND TREES" PUBLISHED BY THE FLORIDA LANDSCAPE ARCHITECTS ASSOCIATION, INC. (FLA) AND THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
4. ALL AREAS OF THE SITE THAT ARE NOT COVERED BY BUILDINGS, PAVEMENTS, PONDS OR EXISTING VEGETATION SHALL BE COVERED WITH PERMANENT TURFGRASS. NO TREES SHALL BE PLANTED ON SLOPES 2:1 OR GREATER.
5. ALL RECOMMENDED TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS, PART II: PALMS AND TREES" PUBLISHED BY THE FLORIDA LANDSCAPE ARCHITECTS ASSOCIATION, INC. (FLA) AND THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS".
6. ALL SLOPES IN EXCESS OF 1:5 SHALL BE SODDED WITH A SUITABLE PERMANENT TURFGRASS. NO TREES SHALL BE PLANTED ON SLOPES 2:1 OR GREATER.
7. THE LOCATION OF ALL REQUIRED TREES MUST NOT CONFLICT WITH LIGHTING FIXTURES, SIGNS, UNDERGROUND AND OVERHEAD UTILITIES, FLORIDA POWER EQUIPMENT, FIRE HYDRANTS, ETC. TREE SPECIES WITH A SPREADER OR OTHER TYPE OF BRANCHES THAT MAY INTERFERE WITH A UTILITY EASEMENT WHEN POWER LINES LIE DIRECTLY OVERHEAD.
8. ALL REQUIRED HEDGES SHALL BE MAINTAINED AT A MINIMUM 3' HIGH. ALL REQUIRED SHRUBS/GROUND COVERS WITHIN VISIBILITY TRIANGLES SHALL BE MAINTAINED AT A MAX. OF 30" HIGH.
9. ALL GREEN SPACE AREAS NOT SPECIFIED OTHERWISE WILL BE SODDED WITH BANIA SOD. REFER TO CIVIL ENGINEER'S PLANS FOR SODDING POND AND POND BANKS. ANY AREAS DISTURBED OUTSIDE OF PROJECT LIMITS SHOULD BE SODDED WITH BANIA SOD.
10. PLANT MATERIAL QUANTITIES SHOWN IN THE PLANT LIST AND PLAN ARE FOR BIDDING CONVENIENCE. BIDDERS SHALL PERFORM A PLANT QUANTITY TAKEOFF AND REPORT DISCREPANCIES TO THE OWNER. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR UNDER-REPORTED QUANTITIES.

Landscape Calculations

STREETSCAPE BUFFER:	
TOTAL R.O.W. FRONTAGE (MINCL. DRIVEWAYS):	430.61' L.F.
REQUIRED BUFFER AREA:	430.61' L.F. X 6' S.F. = 2,583.66 S.F.
PROPOSED BUFFER AREA:	2,616.0 S.F.
STREETSCAPE TREES:	
1/40'-0" OF R.O.W. FRONTAGE: 430.61' / 40' =	11 TREES
PERIMETER BUFFERS (OTHER THAN STREETSCAPE):	
NOTE: TO BE LOCATED BETWEEN V.U.A. AND LOT LINES AND STREET LINES.	
TOTAL DISTANCE OF V.U.A. EXPOSURE TO LOT LINES:	681' L.F.
REQUIRED TREES AT 1/50' L.F.:	
NORTH: 302.16' / 50' =	7 TREES
EAST: 170.30' / 50' =	4 TREES
SOUTH: 82.25' / 50' =	2 TREES
WEST: 0' / 50' =	0 TREES
TREES REQUIRED:	
16 TREES	16 TREES
TREES PROVIDED:	
16 TREES	16 TREES
VEHICULAR USE AREA	
TOTAL VEHICULAR USE AREA:	17,861 S.F.
V.U.A. LANDSCAPE AREA REQUIRED (8%):	1,429 S.F.
V.U.A. LANDSCAPE AREA PROPOSED:	2,008 S.F.
TREES PROVIDED (1 PER 200 S.F. OF V.U.A. LANDSCAPE):	
8 TREES	8 TREES
TREES PROVIDED:	
8 TREES	8 TREES

Graphic Key

178 s.f.

V.U.A. Planting Area

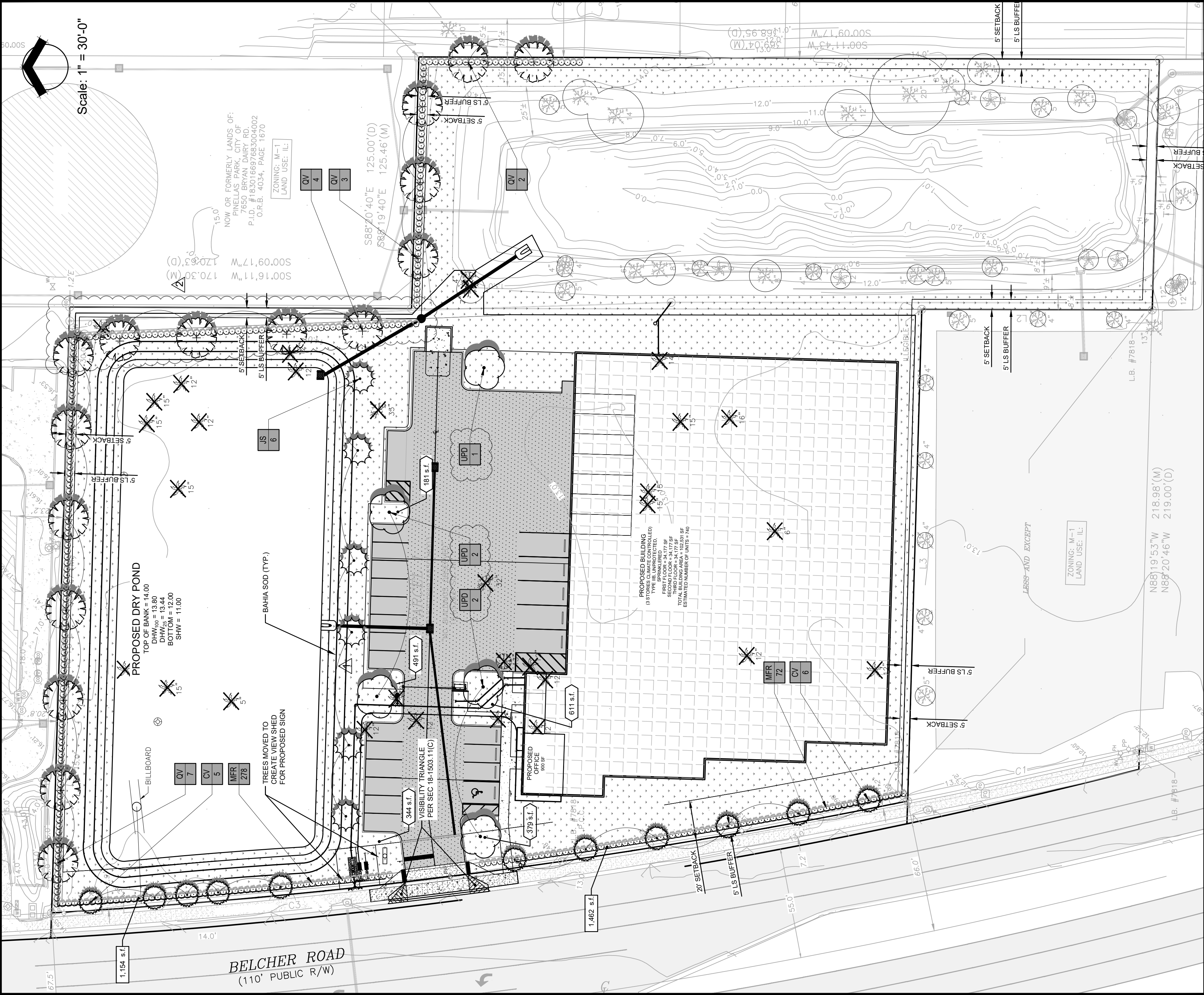
1,988.40 s.f.

Streetscape Buffer Planting Area

Existing Tree to be Removed

Existing Oak (Size Noted)

Existing Palm (Size Noted)

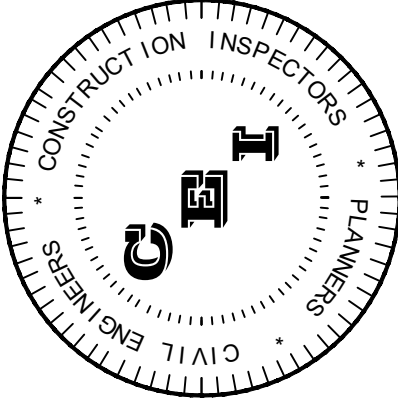


Always call 800 two full business days before you dig



Sheet Index

- L-01 Landscape Plan
- L-02 Landscape Details & Notes
- L-03 Landscape Specifications



CAMP
ENGINEERING, INC.

FPR REGISTRY NO.: 26726

1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE

PINELLAS PARK STORAGE

PINELLAS PARK, FLORIDA

CLIENT

SAFEGUARD SELF STORAGE
1522 OLD COUNTRY ROAD
PLAINVIEW, NY 11803

REVISIONS

NO.	DESCRIPTION	DATE
1	Per Pinellas Park Comments	12/07/22
2	Per Pinellas Park Comments	11/18/23
3	Owner Comment	1/26/23

ISSUE DATE: 10/2022

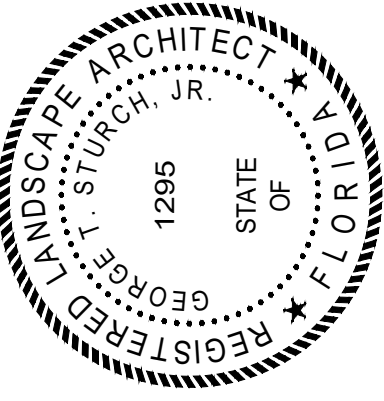
REVIEWED BY: PGS

DRAWN BY: LAB

DESIGNED BY: PGS

PROJECT NUMBER

22-026



GEORGE T. STURCH, JR. 1295
NAME SEAL NO. 01/29/2023
DATE

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-01

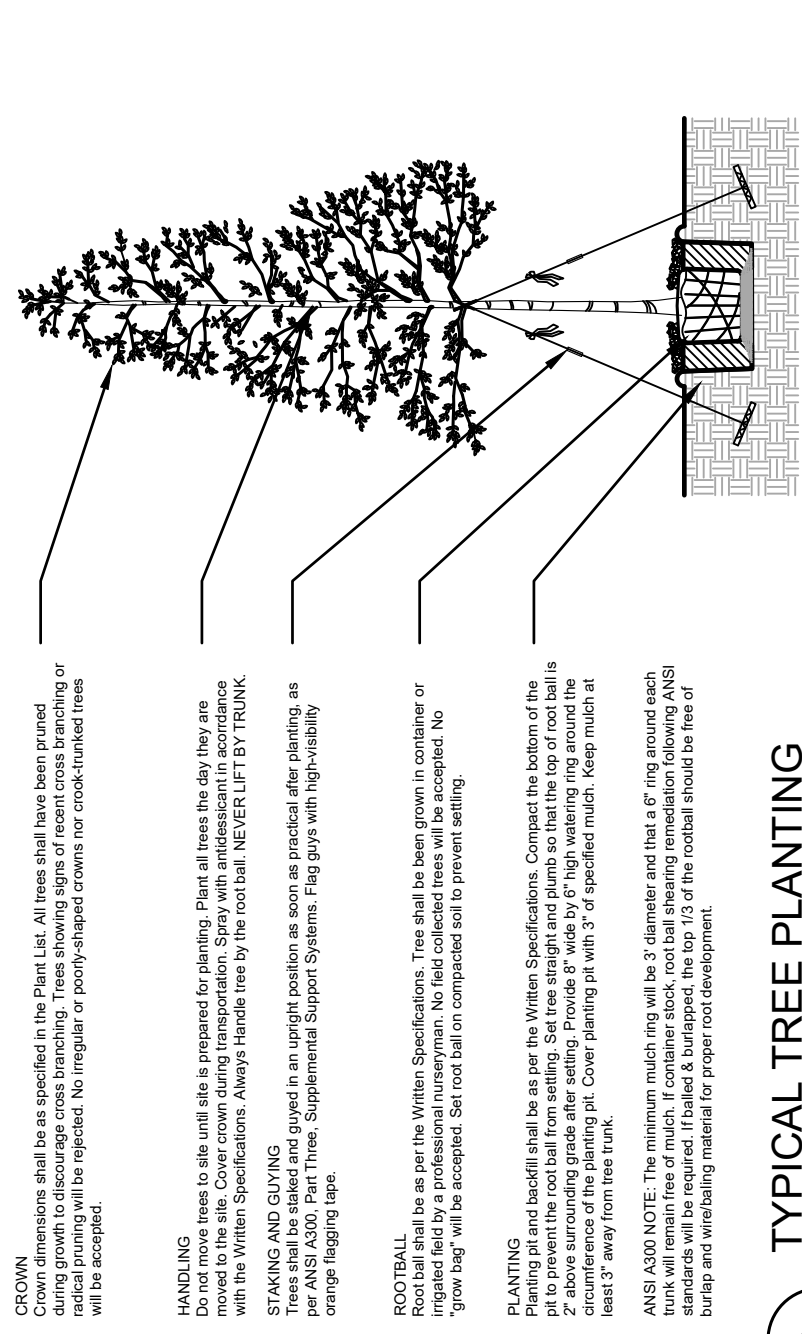
Plant List						
Qty.	Sym.	Botanical Name	Common Name	Specifications	Native	Drought Tolerant
Trees/Palms						
16	QV	QUERCUS VIRGINIANA "SLDN"	CATHEDRAL LIVE OAK	10' HT. (MIN.) X 4" SPR., 1.5" CAL. (MIN.), 5' CLEAR TRUNK	YES	YES
INTERMEDIATE TREES						
5	UPD	ULMUS PARVIFOLIA "DRAKE"	DRAKE ELM	8' HT. (MIN.) X 4" SPR., 1.5" CAL. (MIN.), 9' CLEAR TRUNK	NO	YES
6	JIS	JUNIPERUS SILICICOLA	EASTERN RED CEDAR	8' HT. (MIN.) X 4" SPR., 1.5" CAL. (MIN.), FULL TO BASE	YES	YES
UNDERSTORY TREES						
11	CV	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	8' HT. (MIN.) X 4" SPR., 1.5" CAL. (MIN.), MULTI-TRUNK, 4' CLEAR TRUNK	YES	YES
Shrubs						
BUFFER HEDGES				Spacing		
350	MFR	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	20' HT. (MIN.) X 20" SPR., CONTAINER GROWN	YES	YES
Turfgrass/Mulch						
15,862 S.F.	BAHIA	PASPALLUM NOTATUM "ARGENTINE"	ARGENTINE BAHIA SOD	SOLID ARGENTINE BAHIA SOD		
TBD	MULCH	PINE BARK MINI-NUGGETS	GRADE "A"	3" DEPTH		

Pinellas Park Installation & Maintenance Notes

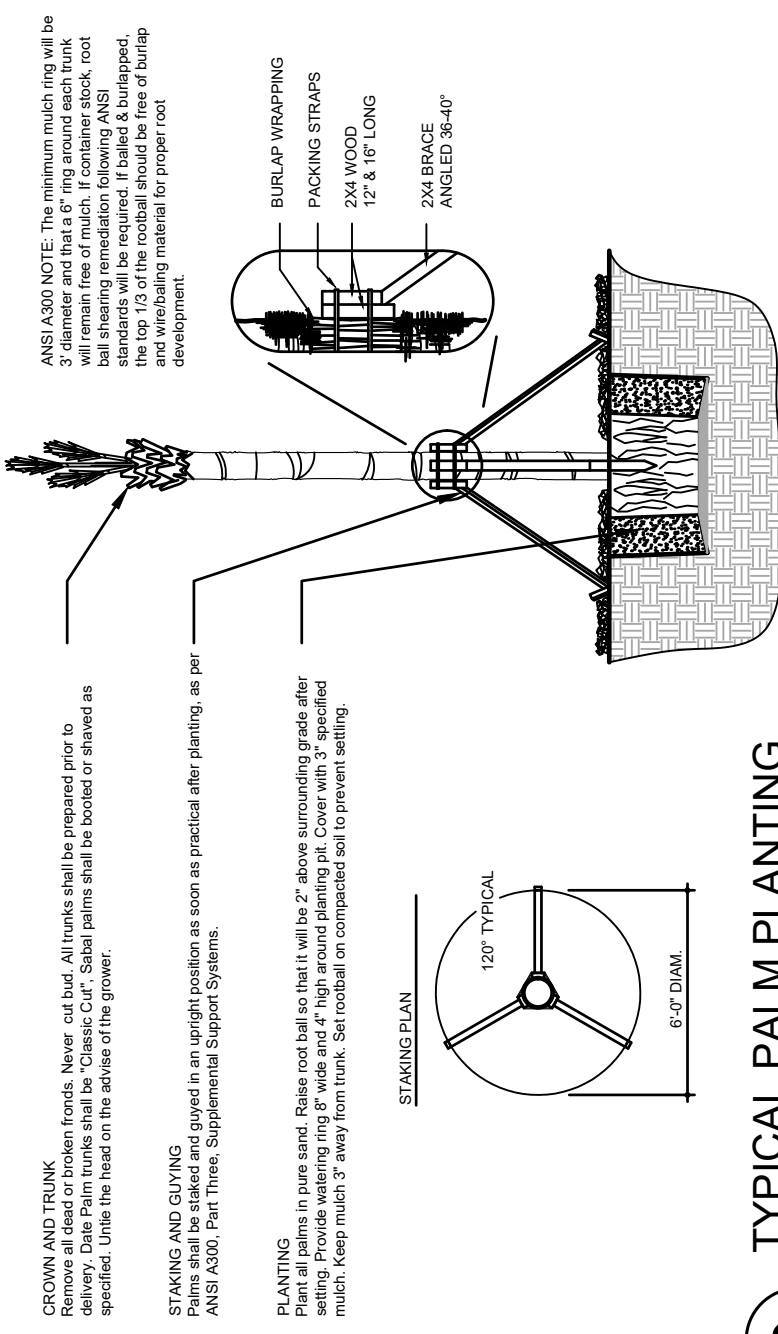
SEC. 18-1533.20. - INSTALLATION AND MAINTENANCE REQUIREMENTS.

1. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED ACCORDING TO GENERALLY ACCEPTED PLANTING PROCEDURES AND SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
2. IN ORDER TO PROVIDE INCREASED MOISTURE RETENTION WITHIN THE ROOT BALLS OF PLANTED AND IMMATURE TREES AND SHRUBS AND TO FURTHER INCREASE THE PROBABILITY OF SURVIVAL AND PROPER GROWTH OF SUCH VEGETATION, A MINIMUM OF TWO (2) INCHES THICKNESS OF MULCH NO LESS THAN TWENTY-FOUR (24) INCHES BEYOND THE TRUNK OR STEM OF ANY NEW PLANTED TREES OR SHRUBS SHALL BE INSTALLED AND MAINTAINED DURING THE FIRST YEAR OF GROWTH. CALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AT LEAST ONE (1) HOSE CONNECTION WITHIN FIFTY (50) FEET OF ALL PLANT MATERIAL TO BE MAINTAINED. INDIVIDUAL PLANTERS AND ISOLATED PLANTING AREAS SHALL HAVE APPROPRIATE IRRIGATION SOURCES PROVIDED WITHIN EACH SEPARATE PLANTING AREA. AN AUTOMATIC IRRIGATION SYSTEM MUST BE UTILIZED ON ALL LOTS WITH NONRESIDENTIAL MIXED USES. AND MANY MULTI-FAMILY USES GREATER THAN ONE-HALF (½) ACRE IN SIZE. HOSE CONNECTIONS SHALL BE PROVIDED FOR ALL RESIDENTIAL LOTS, COMMERCIAL LOTS, SUBDIVISIONS (7-1), DUPLEX, AND MULTI-FAMILY ZONED LOTS OF ONE-HALF (½) ACRE OR LESS IN SIZE.
3. ALL IRRIGATION SYSTEMS SHALL BE MAINTAINED IN AN OPERABLE CONDITION CAPABLE OF DELIVERING SUFFICIENT IRRIGATION TO MOSTERLANDS REQUIRING SUCH IRRIGABLE AREAS. IRRIGATION SYSTEMS SHOULD BE DESIGNED TO BE EASY TO REPAIR AND REPLACE SUCH THAT ADEQUATE COVERAGE OF LANDSCAPED AREAS IS RESTORED
4. TO CONSERVE WATER, ALL APPLICANTS MUST CONFORM TO XERISCAPE LANDSCAPE DESIGNATIONS TO THE GREATEST EXTENT FEASIBLE. XERISCAPE IS DEFINED AS WATER CONSERVATION THROUGH EFFICIENT IRRIGATION METHODS, SELECTION OF APPROPRIATE PLANTS FOR CLIMATE, CAREFUL PLANNED DESIGN, (I.E.) SELECTION OF APPROPRIATE PLANTS FOR PLACEMENT IN THREE (3) DISTINCT WATER CONSUMPTION ZONES: NATURAL ZONE—LEAST WATERING (PLANTS LIVE ON NATURAL RAINFALL DROUGHT TOLERANT ZONE—LITTLE WATERING (PLANTS ONLY NEED WATER DURING PERIODS OF EXTENDED DROUGHT) OASIS ZONE -FREQUENT WATERING (LAWN GRASS, FRUIT AND VEGETABLE GARDENS) (C) IMPROVE THE SOIL WITH LEISURE AREAS. (E) IRRIGATION EFFICIENCY UTILIZING THE ZONES AND PROVIDING LOW VOLUME IRRIGATION SYSTEMS. (F) USE MULCHES AROUND ALL PLANTS. (G) PRACTICE PROPER MAINTENANCE BY NOT OVER WATERING AND OVER IRRIGATING. (H) THE APPLICANT SHALL UTILIZE EFFICIENT IRRIGATION RELYING ON PROPER IRRIGATION SYSTEM DESIGN AND THE APPROPRIATE EQUIPMENT. IRRIGATION SYSTEMS SHALL BE ZONED SO THAT PLANT MATERIALS CAN BE ZONED TO RECEIVE THE MOST EFFICIENT WATERING. "WATER WASTERS," MICRO-SPIRALS OR DRIP SYSTEM CAN HELP PROVIDE EFFICIENT WATER USE. WATER NEEDS CHANGE, AND AUTOMATIC SHUT-OFF DEVICES SHALL BE INSTALLED SO THAT LANDSCAPES ARE NOT IRRIGATED DURING PERIODS OF RAIN.

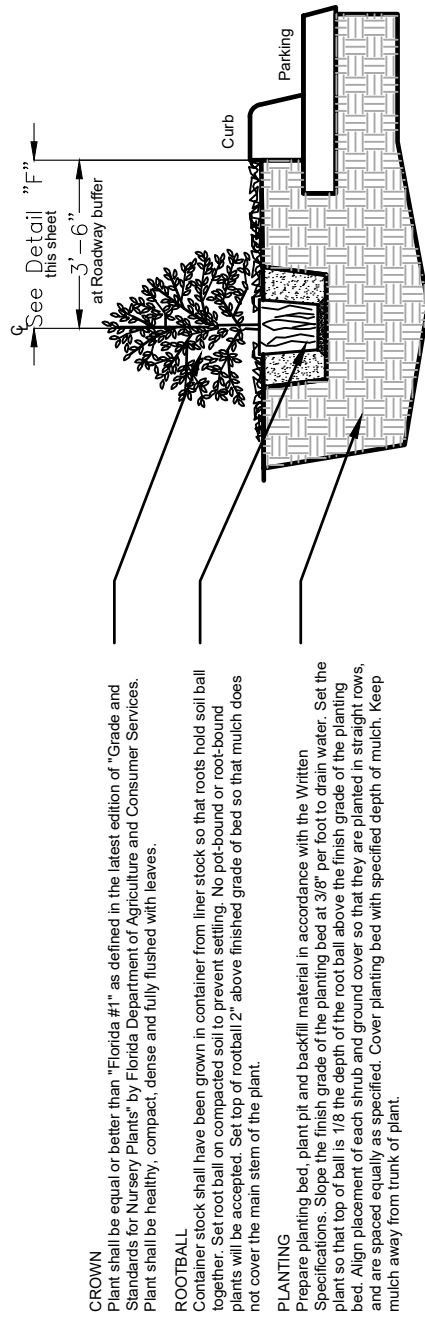
l palms in pure sand. Raise root ball so that it will be 2" above surrounding ground. Provide watering ring 8" wide and 4" high around planting pit. Cover with 3" of



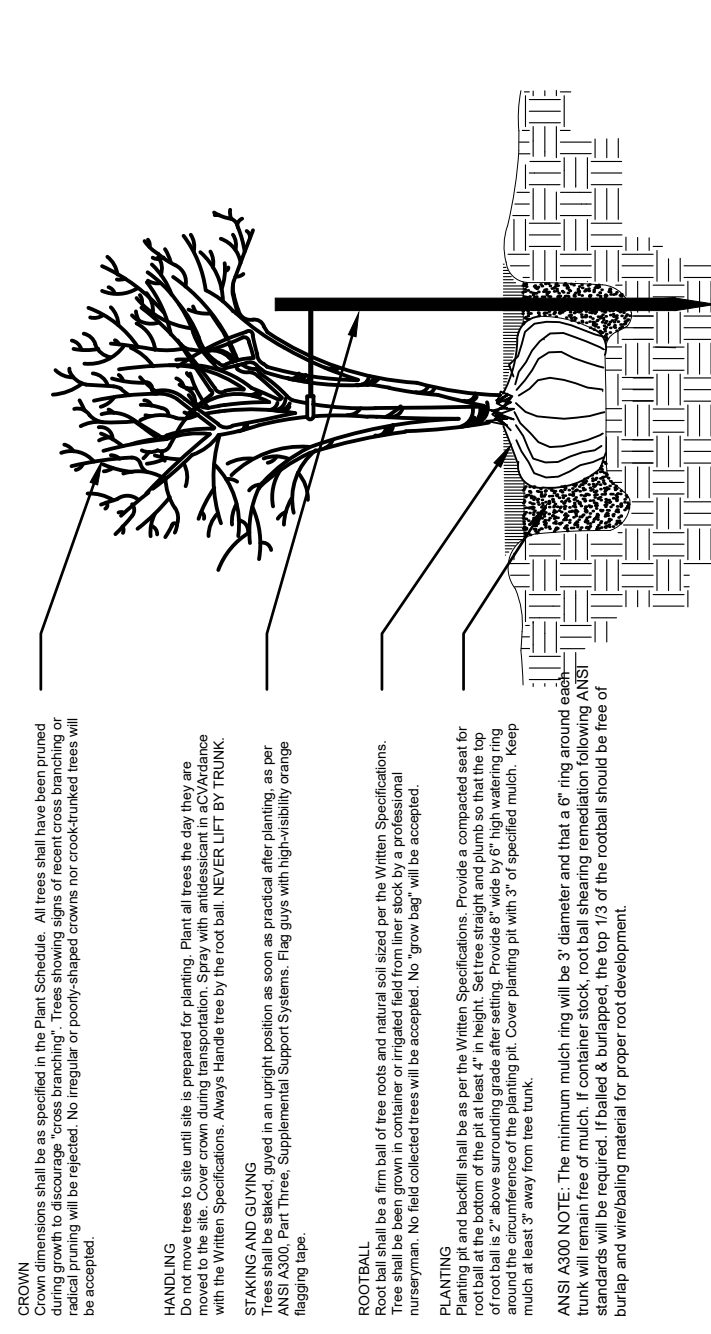
TYPICAL TREE PLANTING



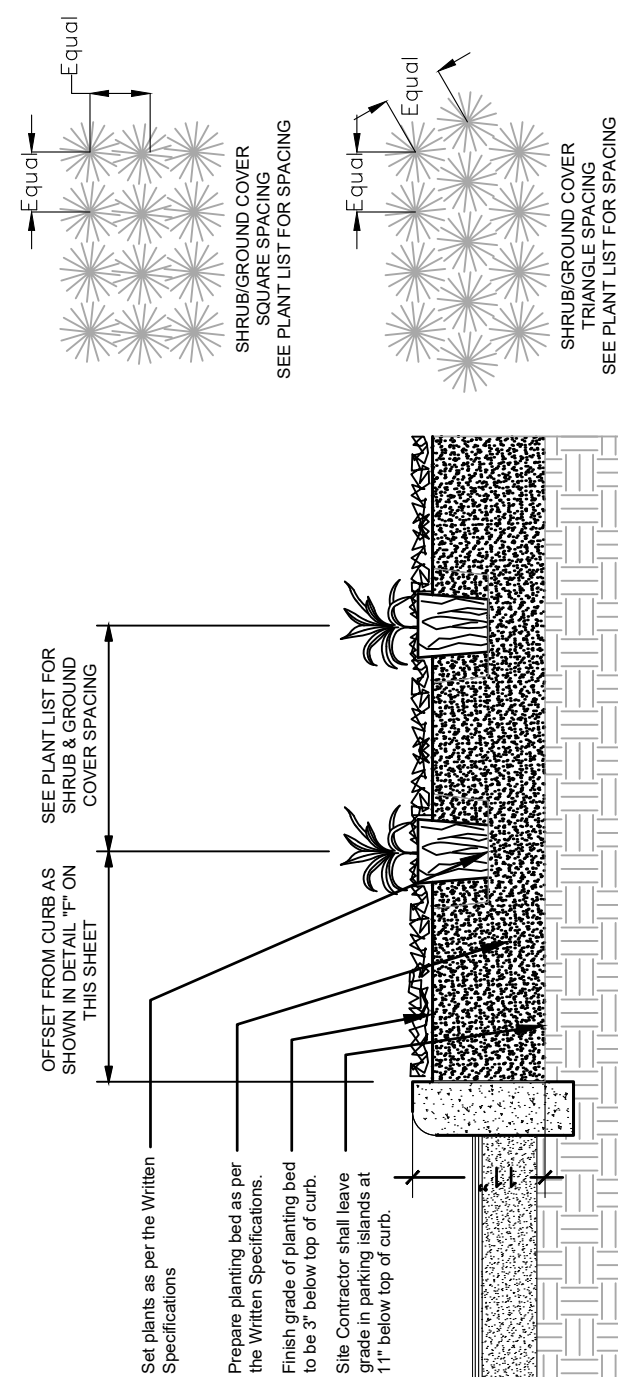
TYPICAL PALM PLANTING



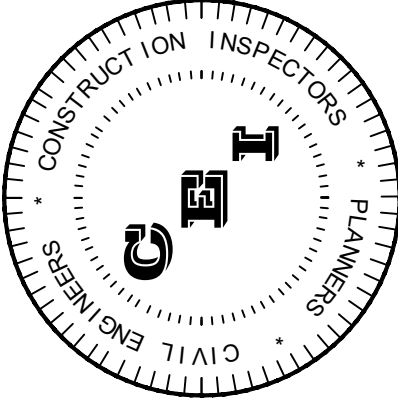
TYPICAL PIT-PLANTED SHRUB PLANTING



TYPICAL MULTI-TRUNK TREE PLANTING



TYPICAL FULL BED PREPARATION



CAMP

FBPR REGISTRY NO.: 26726

**1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782**

PROJECT TITLE

PINELLAS PARK STORAGE

PINELLAS PARK, FLORIDA

CLIENT

**SAFEGUARD SELF STORAGE
1522 OLD COUNTRY ROAD
PLAINVIEW, NY 11803**

[illegible]

SSUE DATE: 10/2022

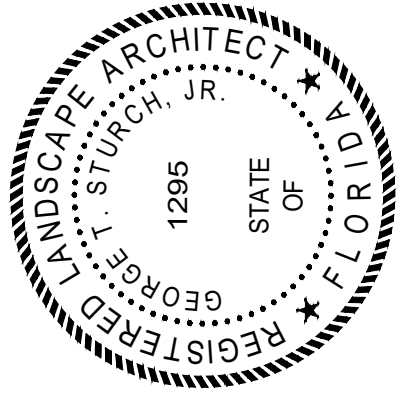
REVIEWED BY: PGS

DRAWN BY: LAB

DESIGNED BY: PGS

PROJECT NUMBER

22-026



GEORGE T. STURCH, JR. 1295 01/29/2023
NAME SEAL NO. DATE

SHEET TITLE

LANDSCAPE DETAILS
& NOTES

SHEET NUMBER

L-02



WEST ELEVATION



COMPASS STORAGE

CONCEPTUAL DESIGN

SOUTH BELCHER ROAD AT BRYAN DAIRY ROAD
PINELLAS PARK, FLORIDA 33777

NOVEMBER 16, 2022



NORTHWEST CORNER



COMPASS STORAGE

CONCEPTUAL DESIGN

SOUTH BELCHER ROAD AT BRYAN DAIRY ROAD
PINELLAS PARK, FLORIDA 33777

NOVEMBER 16, 2022



SOUTHWEST CORNER



COMPASS STORAGE

CONCEPTUAL DESIGN

SOUTH BELCHER ROAD AT BRYAN DAIRY ROAD
PINELLAS PARK, FLORIDA 33777

NOVEMBER 16, 2022



AERIAL VIEW FROM SOUTHWEST

COMPASS STORAGE

CONCEPTUAL DESIGN

SOUTH BELCHER ROAD AT BRYAN DAIRY ROAD
PINELLAS PARK, FLORIDA 33777

NOVEMBER 16, 2022



AERIAL VIEW FROM NORTHWEST

COMPASS STORAGE

CONCEPTUAL DESIGN

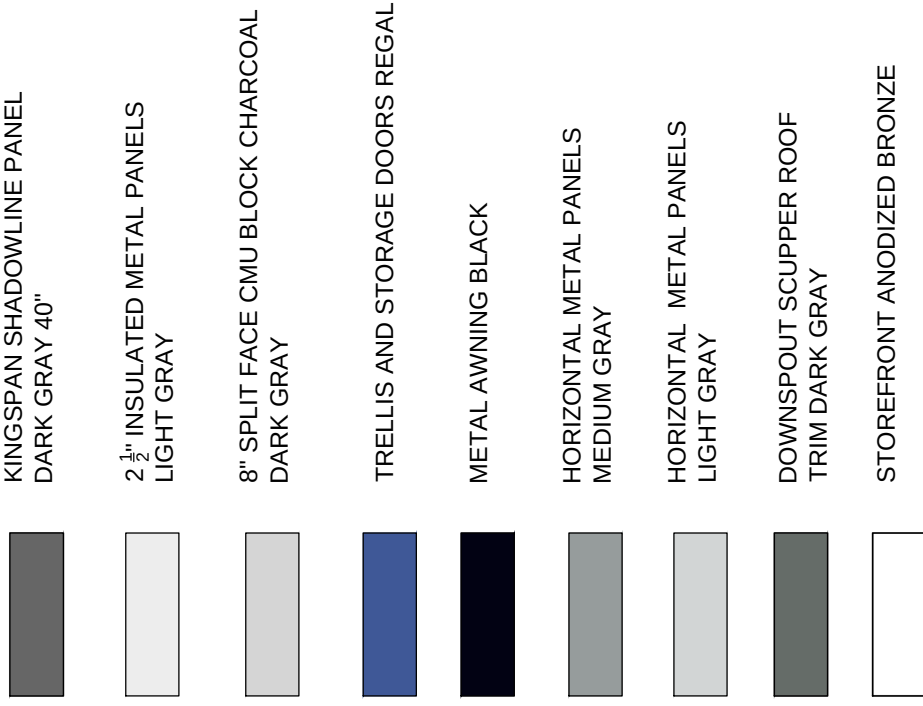
SOUTH BELCHER ROAD AT BRYAN DAIRY ROAD
PINELLAS PARK, FLORIDA 33777

NOVEMBER 16, 2022

KEY PLAN



SCALE: 3/32" = 1'-0"





November 02, 2022

Ms. Rachel Layton, AICP
Mike Carter Construction, Inc.
435 12th Street West
Bradenton, FL 34205

RE: Compass Pinellas Park
Palm Traffic Project No. T22098

Dear Ms. Layton:

The purpose of this traffic study is to estimate the trip generation associated with the proposed development of the subject property located south of Bryan Dairy Road and east of Belcher Road in the City of Pinellas Park.

Evaluation Scenarios

The approximate 3.77-acre (164,528 square feet) property is currently vacant and zoned M-1 (light Industrial). Based on an allowed FAR of 0.65, the property could be developed for a maximum of 106,643 square feet of general light industrial. The proposed PUD for the property is for 102,521 square feet of mini-warehouse.

Access

Access for the subject property is proposed to be one (1) right-in/right-out access to Belcher Road.

Estimated Trip Generation

Data contained in the Institute of Trip Generation (ITE) Trip Generation Manual 11th Edition, 2021, was utilized to estimate the trip generation associated with the existing maximum potential land use and the proposed development. Table 1 shows a comparison of the two scenarios and the results are summarized below.

- The existing maximum potential land use scenario would attract 453 daily trip ends. The proposed development is estimated to attract 149 daily trip ends. The proposed development results in a reduction of 304 daily trip ends.
- The existing maximum potential land use scenario would attract 77 AM peak hour trip ends. The proposed development is estimated to attract 9 AM peak hour trip ends. The proposed development results in a reduction of 68 AM peak hour trip ends.
- The existing maximum potential land use scenario would attract 42 PM peak hour trip ends. The proposed development is estimated to attract 15 PM peak hour trip ends. The proposed development results in a reduction of 27 PM peak hour trip ends.

The resulting daily, AM peak hour and PM peak hour traffic associated with the proposed development is less than the existing maximum potential land use allowed with the current zoning.

Sincerely,

PALM TRAFFIC

Vicki Castro, P.E.
Principal

**Vicki L
Castro**

Digitally signed
by Vicki L Castro
Date: 2022.11.02
15:42:21 -04'00'

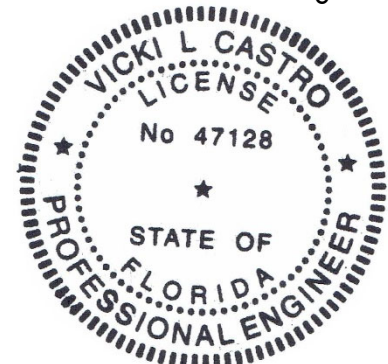


Table 1. Estimated Project Trip Ends

<u>Scenario</u>	<u>Land Use</u>	ITE <u>LUC</u>	<u>Size</u>	Daily Trip <u>Ends (1)</u>	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
					<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing LU	Light Industrial	110	106,643 SF	453	68	9	77	6	36	42
Proposed	Mini-Warehouse	151	102,531 SF	<u>149</u>	<u>5</u>	<u>4</u>	<u>9</u>	<u>7</u>	<u>8</u>	<u>15</u>
	Difference		- 4,112 SF	-304			-68			-27

(1) Source: ITE Trip Generation, 11th Edition, 2021.

APPENDIX

APPENDIX
CONCEPTUAL SITE PLAN

PINELLAS PARK STORAGE

MASTER PLAN

SECTION 18, TOWNSHIP 30 SOUTH,
RANGE 16 EAST
CITY OF PINELLAS PARK
PINELLAS PARK, FL 33777

PREPARED FOR:

COMPASS TPM, AN OHIO LIMITED LIABILITY
COMPANY
20445 EMERALD PARKWAY DRIVE
SUITE 220
CLEVELAND, OH 44135

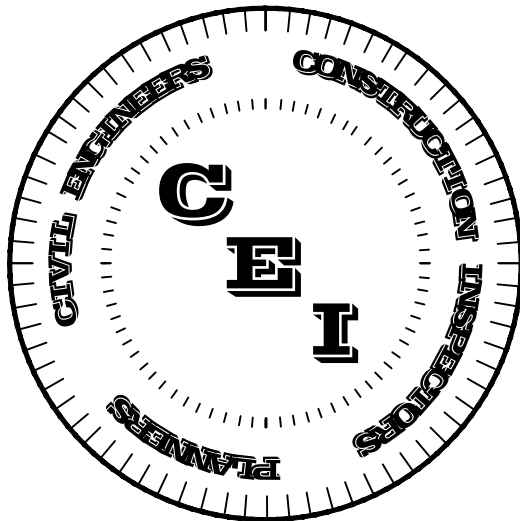
OWNER:
TOSCA INC.
Gabriel, Decandido
12521 Frank Dr. N
Seminole, FL 33776

CONTRACTOR:
MIKE CARTER CONSTRUCTION, INC.
435 12th Street West
Bradenton, FL 34205
Phone (941) 745-1700

CIVIL ENGINEER:
CAMPO ENGINEERING, INC.
1725 East 5th Avenue,
Tampa, FL 33605
Phone (813) 215-7372 and
Fax (813) 902-8782

SURVEYOR:
BENNETT-PANFIL, INC.
742 Shamrock Blvd.
VENICE, FL. 34293
Phone (941) 497-1290
Fax (941) 497-6186

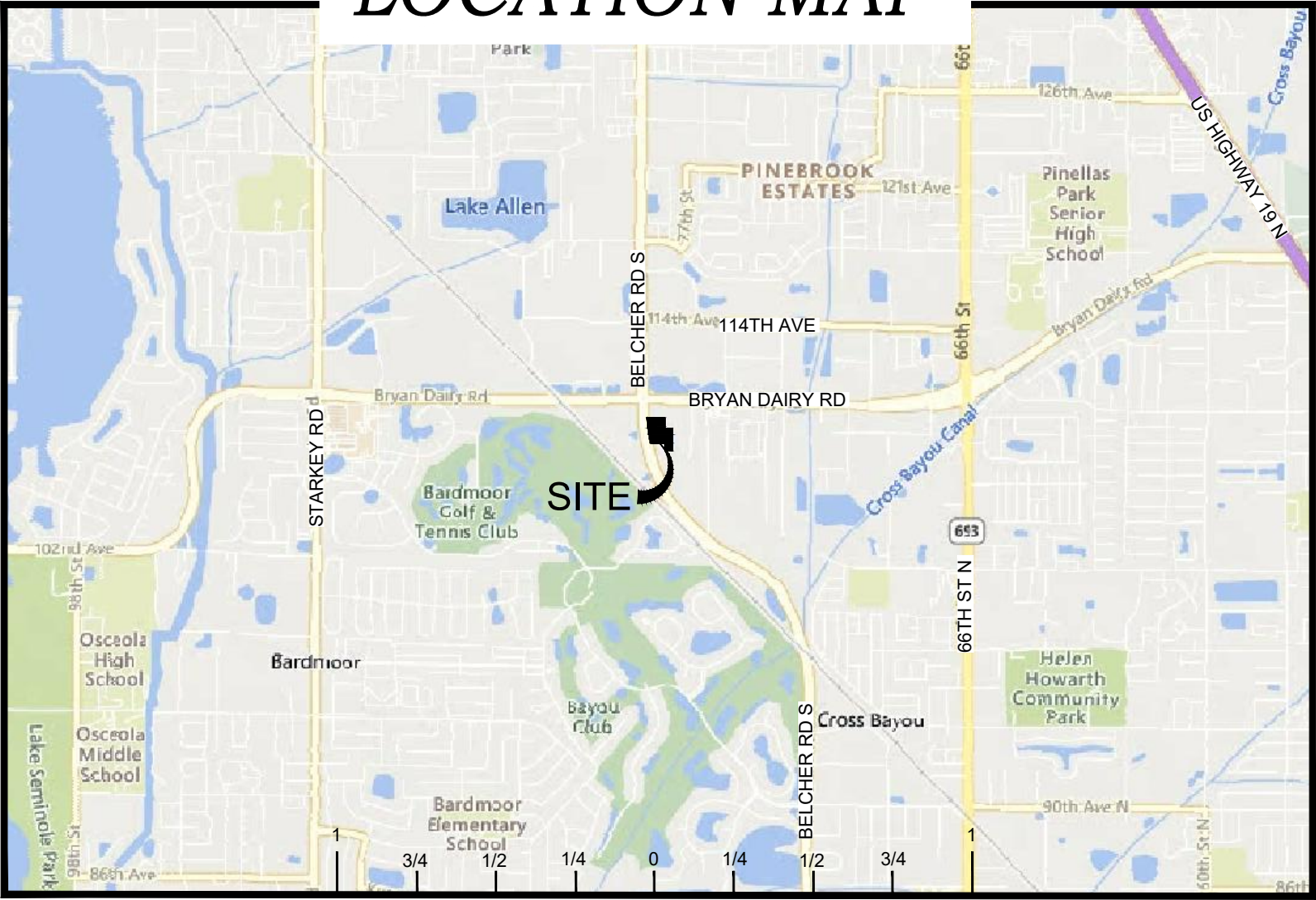
PREPARED BY:



CAMPO
ENGINEERING, INC.
1725 East 5th Avenue, Tampa, FL 33605
Phone (813) 215-7372 and Fax (813) 902-8782
www.campoengineering.com
info@campoengineering.com

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

LOCATION MAP



SCALE: 1"= 1/2 MILE

Utility Owner	Contact	Phone Number	Utility Type
BLACK & VEATCH TAMPA IF	KEN SOULE	(913) 458-4667	FIBER
CENTURYLINK	NETWORK RELATIONS	(877) 366-8344 x2	FIBER
CHARTER COMMUNICATIONS	MCCLELLAND	(352) 527-2189	CABLE, FIBER DUFFY
CITY OF PINELLAS PARK	RYAN MENDRALA	(727) 369-5850 x4	DRAINAGE, RECLAIMED WATER, SEWER, WATER
DUKE ENERGY	MARK HURST	(727) 820-5208	FIBER
DUKE ENERGY - ST PETERSBURG	DUKE'S CUSTOMER SERVICE CENTER	(407) 629-1010	ELECTRIC
FIBERLIGHT LLC.	NEIL CLEVELAND	(813) 877-7185	FIBER
FRONTIER COMMUNICATIONS	TONI CANNON	(813) 875-1014	CATV, COMMUNICATION LINES
KNOLOGY BROADBAND OF FL	RICHARD LAGANGA	(727) 422-8040	FIBER
MCI	ASG INVESTIGATIONS TEAM	(800) 624-9675 x2	COMMUNICATION LINES, FIBER
PINELLAS COUNTY HWY/ENG	JAMES JOHNSON	(727) 464-8981	CONDUIT, FIBER, SIGNAL CABLE
PINELLAS COUNTY UTILITIES - SEWER	CARLOS SOLIS	(727) 464-5317	SEWER
PINELLAS COUNTY UTILITIES - WATER	CARLOS SOLIS	(727) 464-5317	WATER

REVISIONS:

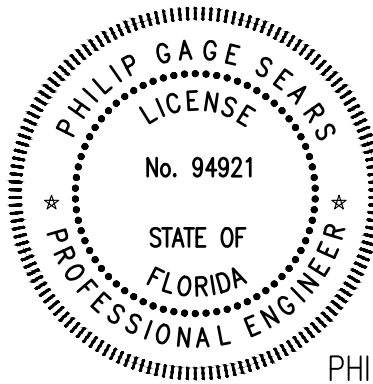
- _____
- _____
- _____
- _____
- _____
- _____

SHEET INDEX

- C-1 - COVER SHEET
- C-2 - SITE PLAN
- C-3 - PAVING, GRADING AND DRAINAGE PLAN
- C-4 - UTILITY PLAN
- L-01 - LANDSCAPE PLANS
- L-02 - LANDSCAPE DETAILS & NOTES
- S-01 - SURVEY

LEGAL DESCRIPTION

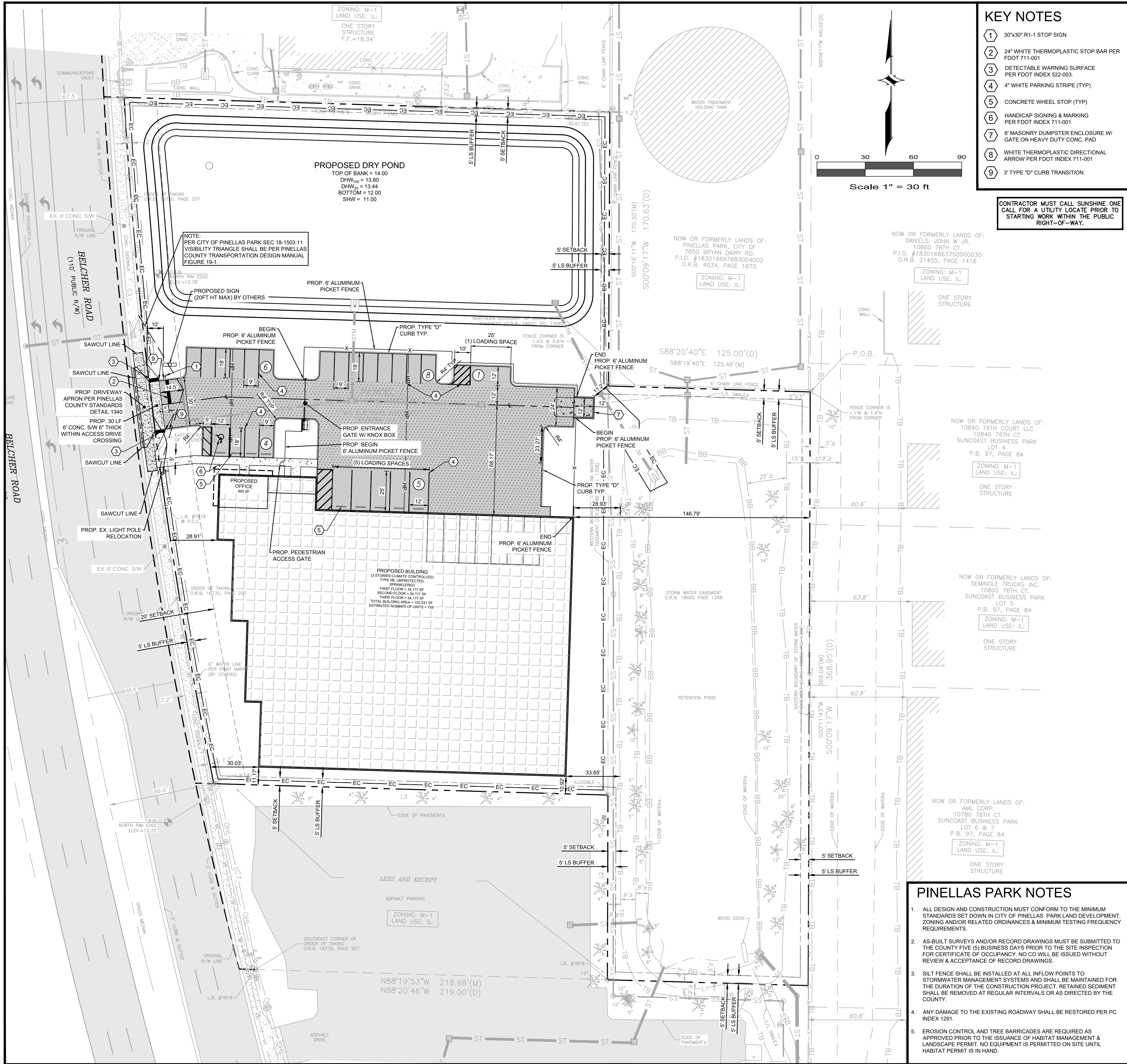
DESCRIPTION: PER EXHIBIT "A" COMMITMENT FOR TITLE INSURANCE FILE #42220013351: PARCEL 1: (FEE SIMPLE ESTATE) A PORTION OF FARMS 40 AND 41, IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, RUN SOUTH 88°20'40" EAST, 501.01 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°09'17" WEST, 440.02 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°09'17" WEST, 368.95 FEET; THENCE NORTH 88°20'40" WEST, 354.36 FEET; THENCE 549.38 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, SAID CURVE BEING THE EAST RIGHT OF WAY LINE OF BELCHER ROAD RADIUS 2809.79 FEET, CHORD NORTH 08°48'12" WEST, 548.51 FEET; THENCE SOUTH 88°20'40" EAST, 314.80 FEET; THENCE SOUTH 00°09'17" WEST, 170.63 FEET; THENCE SOUTH 88°20'40" EAST, 125.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PART OF FARM 41, IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, FLORIDA WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4, SOUTH 88°20'40" EAST 501.01 FEET; THENCE SOUTH 00°09'17" WEST, 808.97 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9949, PAGE 481, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE SAID LANDS, NORTH 88°20'46" WEST, 125.04 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 88°20'46" WEST, 219.00 FEET TO THE SOUTHEAST CORNER OF LANDS PARCEL P114 DESCRIBED IN ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 16730, PAGE 207, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTHERLY 118.36 FEET ALONG THE ARC OF A CURVE, CONCAVE EAST, HAVING A RADIUS OF 3101.50 FEET THROUGH A CENTRAL ANGLE OF 02°11'12", A CHORD BEARING NORTH 12°37'15" WEST 118.35 FEET; THENCE ALONG A LINE 114.70 FEET NORTH OF AND PARALLEL WITH THE AFORESAID SOUTH LINE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9949, PAGE 481, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA, SOUTH 88°20'46" EAST 245.18 FEET; THENCE SOUTH 00°09'17" WEST 114.74 FEET TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPT THAT PORTION TAKEN BY PINELLAS COUNTY, FLORIDA IN STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 16730, PAGE 207 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED THEREIN. PARCEL 2: (NON-EXCLUSIVE EASEMENT ESTATE) TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN WARRANTY DEED RECORDED APRIL 20, 1983, IN OFFICIAL RECORDS BOOK 5511 PAGE 2001, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF FARM 40 IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, RUN SOUTH 88°20'40" EAST, 346.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°09'17" WEST, 58.12 FEET FOR A POINT OF BEGINNING; THENCE NORTH 87°27'30" EAST, 30.03 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRYAN DAIRY ROAD (COUNTY ROAD NO. 135); THENCE SOUTH 00°09'17" WEST, 213.46 FEET; THENCE NORTH 88°20'40" WEST, 30.01 FEET; THENCE NORTH 00°09'17" EAST, 211.26 FEET TO THE POINT OF BEGINNING.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PHILIP G. SEARS, PE ON 10/18/2022 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PHILIP G. SEARS	94921	10/28/2022
NAME	SEAL NO.	DATE

October 28, 2022
DATE (SEAL)



KEY NOTES

- 30"x30" R1-1 STOP SIGN.
- 24" WHITE THERMOPLASTIC STOP BAR PER FDOT 711-001
- DETECTABLE WARNING SURFACE PER FDOT INDEX 522-003.
- 4" WHITE PARKING STRIPE (TYP)
- CONCRETE WHEEL STOP (TYP)
- HANDICAP SIGNING & MARKING PER FDOT INDEX 711-001
- 6" MASONRY DUMPSTER ENCLOSURE W/ GATE ON HEAVY DUTY CONC. PAD
- WHITE THERMOPLASTIC DIRECTIONAL ARROW PER FDOT INDEX 711-001
- 3" TYPE "D" CURB TRANSITION

CONTRACTOR MUST CALL SUNSHINE ONE CALL FOR A UTILITY LOCATE PRIOR TO STARTING WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

LEGEND

---	PROPERTY LINE	[Pattern]	PROPOSED 4" THICK CONC. SIDEWALK
---	BUILDING SETBACK LINE	[Pattern]	PROPOSED 6" THICK CONC. PAVEMENT
---	REQUIRED LANDSCAPE BUFFER	[Pattern]	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
EC --- EC	PROPOSED SILT FENCE	[Pattern]	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
[Pattern]	EXISTING CONCRETE SIDEWALK TO REMAIN	[Pattern]	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	EXISTING ASPHALT PAVEMENT TO REMAIN	[Pattern]	PARKING SPACE COUNT
[Pattern]	PROPOSED BUILDING	[Pattern]	KEYNOTE NUMBER

SITE DATA TABLE (SINGLE PHASE CONSTRUCTION)

TOTAL PROPERTY AREA:	±164,528 SF (3.77 AC)
PARCEL #:	18-30-16-09768-300-4003
JURISDICTION:	CITY OF PINELLAS PARK
ADDRESS:	BELCHER RD.
EXISTING ZONING:	M-1 (LIGHT INDUSTRIAL)
PROPOSED ZONING:	PUD
FUTURE LAND USE:	IL - INDUSTRIAL LIMITED
PROPOSED BUILDING:	3 STORY CLIMATE CONTROLLED
BUILDING HEIGHT:	40' MAX.
BUILDING HEIGHT PROPOSED:	41' PARAPET / 38' ROOF
PROPOSED BUILDING AREAS:	33,277 SF + 900 SF OFFICE (1ST STORY) 34,177 SF (2ST STORY) 34,177 SF (3ST STORY)
TOTAL BUILDING AREA:	102,531 SF
PROPOSED STORAGE UNITS:	740 UNITS
FAR:	M-1 / 0.65 IL
MAXIMUM LOT COVERAGE:	M-1 / 85% IL
MINIMUM LOT REQUIREMENTS:	LOT AREA 15,000 SF LOT WIDTH 100 FT LOT DEPTH 150 FT

REQ. SETBACKS:	20' (BELCHER RD.) 5' (NORTH & SOUTH) 5'	PROVIDED:	FRONT: 28.91' SIDE (NORTH): 232' SIDE (SOUTH): 10.92' REAR: 146.79'
PERIMETER LANDSCAPE BUFFERS:	PER SEC. 18-1533.16 & TABLE 1533-3		
REQ. PARKING:	1 PER FIFTY (50) STORAGE UNITS + 2 SPACES (OFFICE) 740 / 50 = 15 SPACES + 2 SPACES = 17 TOTAL SPACES		
REQ. LOADING SPACES:	10,000 SF = 1 SPACE EVERY ADDITIONAL 20,000 SF = 1 SPACE (102,531 SF TOTAL BUILDING - 10,000 SF = 92,531) 92,531 SF / 20,000 SF = 4.626 SPACES 6 TOTAL SPACES REQUIRED		
PROP. LOADING SPACES:	6 TOTAL PACES PROVIDED		
TOTAL REQ. PARKING:	17 SPACES TOTAL		
PROP. PARKING:	REGULAR = 17 SPACES LOADING = 6 SPACES HANDICAP = 1 SPACES TOTAL = 24 SPACES		

SITE AREAS:	
PROPOSED AREAS:	
PROPOSED BUILDINGS:	34,177 SF ~ 20.773% ~ 0.785 AC
PROPOSED ASPHALT PAVEMENT:	17,883 SF ~ 10.869% ~ 0.411 AC
PROPOSED CONC. PAVEMENT:	527 SF ~ 0.320% ~ 0.012 AC
PROPOSED CONC. SW:	961 SF ~ 0.584% ~ 0.022 AC
PROPOSED POND:	24,502 SF ~ 14.892% ~ 0.562 AC
EXISTING POND:	32,640 SF ~ 19.839% ~ 0.749 AC
PROPOSED OPEN/GREEN SPACE:	53,838 SF ~ 32.723% ~ 1.236 AC
TOTAL SITE AREA:	164,528 SF ~ 100.00% ~ 3.777 AC
OPEN SPACE PROVIDED:	53,838 SF / 32.723%
PROPOSED IMPERVIOUS AREA:	53,548 SF / 164,528 SF = 32.546%
MAX IMPERVIOUS ALLOWED:	M-1/85% IL

FLOOD ZONE:
THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "X"; AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0201J, EFFECTIVE DATE OF AUGUST 24, 2021.

GENERAL NOTES

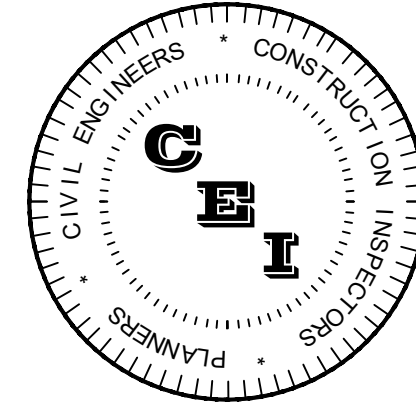
- THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF PINELLAS PARK DEVELOPMENT REGULATIONS (LATEST EDITION) AND FDOT STANDARDS.
- ALL DESIGN & CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY OF PINELLAS PARK LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE CITY OF PINELLAS PARK LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS (LATEST EDITION).
- BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF PINELLAS PARK LAND DEVELOPMENT CODE.
- OPERATION AND MAINTENANCE OF THE STORMWATER AREAS PERFORMED BY THE PRIVATE OWNER.
- SITE ACCESS HAS BEEN DESIGNED FOR EMERGENCY AND PARATRANSIT VEHICLES.
- SOLID WASTE COLLECTION SHALL BE VIA DUMPSTER AS SHOWN.
- ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE 2020 FLORIDA BUILDING CODE 7TH EDITION / CITY OF PINELLAS PARK.
- ALL EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY.
- WATER SERVICES ARE PROVIDED BY CITY OF PINELLAS PARK.
- WASTEWATER SERVICES ARE PROVIDED BY CITY OF PINELLAS PARK.
- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE BASED ON CITY OF PINELLAS PARK UTILITY ATLAS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT FIRE CODES AT TIME OF CONSTRUCTION.

MAINTENANCE OF TRAFFIC

- CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND COORDINATE ALL NECESSARY RELOCATION OF POWER POLES, OVERHEAD WIRES, AND UNDERGROUND UTILITIES TO FACILITATE ROADWAY CONSTRUCTION.
- THE APPLICANT MUST NOTIFY PINELLAS COUNTY IN ADVANCE OF STARTING PROPOSED WORK.
- A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR ALL WORK INCLUDING THE SIDEWALK CLOSURE WITH DETOUR, TO BE PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FDOT INDEX #600, #612 AND OTHER APPLICABLE PORTIONS OF FDOT #600.

PINELLAS PARK NOTES

- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN CITY OF PINELLAS PARK LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES & MINIMUM TESTING FREQUENCY REQUIREMENTS.
- AS-BUILT SURVEYS AND/OR RECORD DRAWINGS MUST BE SUBMITTED TO THE COUNTY FIVE (5) BUSINESS DAYS PRIOR TO THE SITE INSPECTION FOR CERTIFICATE OF OCCUPANCY. NO CO WILL BE ISSUED WITHOUT REVIEW & ACCEPTANCE OF RECORD DRAWINGS.
- SILT FENCE SHALL BE INSTALLED AT ALL INFLOW POINTS TO STORMWATER MANAGEMENT SYSTEMS AND SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PROJECT. RETAINED SEDIMENT SHALL BE REMOVED AT REGULAR INTERVALS OR AS DIRECTED BY THE COUNTY.
- ANY DAMAGE TO THE EXISTING ROADWAY SHALL BE RESTORED PER PC INDEX 1291.
- EROSION CONTROL AND TREE BARRICADES ARE REQUIRED AS APPROVED PRIOR TO THE ISSUANCE OF HABITAT MANAGEMENT & LANDSCAPE PERMIT. NO EQUIPMENT IS PERMITTED ON SITE UNTIL HABITAT PERMIT IS IN HAND.



CAMPO
ENGINEERING, INC.

FBPR REGISTRY NO.: 26726

1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE

PINELLAS PARK STORAGE

PINELLAS PARK, FLORIDA

CLIENT

SAFEGUARD SELF STORAGE
1522 OLD COUNTRY ROAD
PLAINVIEW, NY 11803

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 10/2022

REVIEWED BY: PGS

DRAWN BY: LAB

DESIGNED BY: PGS

PROJECT NUMBER

22-026

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PHILIP G. SEARS, PE ON 10/28/2022 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PHILIP G. SEARS 94921 10/28/2022
NAME SEAL NO. DATE

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-2

APPENDIX

TRIP GENERATION

PERIOD SETTING

Analysis Name :	Daily	No :	
Project Name :	Compass Pinellas Park	City:	
Date:	11/2/2022	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Generation Manual, 11th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
110 - General Light Industrial (General Urban/Suburban)	1000 Sq. Ft. GFA	106.95	Weekday	Best Fit (LIN) T = 3.76 (X)+50.47	227 50%	226 50%	453
151 - Mini-Warehouse (General Urban/Suburban)	1000 Sq. Ft. GFA	102.54 ⁽⁰⁾	Weekday	Average 1.45	75 50%	74 50%	149

(0) indicates size out of range.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
110 - General Light Industrial	0 %	227	0 %	226
151 - Mini-Warehouse	0 %	75	0 %	74

INTERNAL TRIPS

110 - General Light Industrial				151 - Mini-Warehouse			
Exit	226	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry 75
Entry	227	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit 74

110 - General Light Industrial

	Total Trips	Internal Trips		External Trips
		151 - Mini-Warehouse	Total	
Entry	227 (100%)	0 (0%)	0 (0%)	227 (100%)
Exit	226 (100%)	0 (0%)	0 (0%)	226 (100%)
Total	453 (100%)	0 (0%)	0 (0%)	453 (100%)

151 - Mini-Warehouse

	Total Trips	Internal Trips		External Trips
		110 - General Light Industrial	Total	

Entry	75 (100%)	0 (0%)	0 (0%)	75 (100%)
Exit	74 (100%)	0 (0%)	0 (0%)	74 (100%)
Total	149 (100%)	0 (0%)	0 (0%)	149 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
110 - General Light Industrial	453	0	0	453
151 - Mini-Warehouse	149	0	0	149

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 110 - General Light Industrial (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

151 - Mini-Warehouse (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	302
Total Exiting	300
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	302
Total Exiting Non-Pass-by Trips	300

PERIOD SETTING

Analysis Name :	AM Peak Hour		
Project Name :	Compass Pinellas Park	No :	
Date:	11/2/2022	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
110 - General Light Industrial (General Urban/Suburban)	1000 Sq. Ft. GFA	106.95	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) T = 0.68 (X)+3.81	68 88%	9 12%	77
151 - Mini-Warehouse (General Urban/Suburban)	1000 Sq. Ft. GFA	102.54	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.09	5 56%	4 44%	9

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
110 - General Light Industrial	0 %	68	0 %	9
151 - Mini-Warehouse	0 %	5	0 %	4

INTERNAL TRIPS

110 - General Light Industrial				151 - Mini-Warehouse			
Exit	9	Demand Exit:	0 % (0)	Balanced:	0	Demand Entry:	0 % (0)
Entry	68	Demand Entry:	0 % (0)	Balanced:	0	Demand Exit:	0 % (0)
						Entry	5
						Exit	4

110 - General Light Industrial

	Total Trips	Internal Trips		External Trips
		151 - Mini-Warehouse	Total	
Entry	68 (100%)	0 (0%)	0 (0%)	68 (100%)
Exit	9 (100%)	0 (0%)	0 (0%)	9 (100%)
Total	77 (100%)	0 (0%)	0 (0%)	77 (100%)

151 - Mini-Warehouse

	Total Trips	Internal Trips		External Trips
		110 - General Light Industrial	Total	
Entry	5 (100%)	0 (0%)	0 (0%)	5 (100%)
Exit	4 (100%)	0 (0%)	0 (0%)	4 (100%)
Total	9 (100%)	0 (0%)	0 (0%)	9 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
110 - General Light Industrial	77	0	0	77
151 - Mini-Warehouse	9	0	0	9

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	110 - General Light Industrial (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case. 151 - Mini-Warehouse (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	73
Total Exiting	13
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	73
Total Exiting Non-Pass-by Trips	13

PERIOD SETTING

Analysis Name :	PM Peak Hour	No :	
Project Name :	Compass Pinellas Park	City:	
Date:	11/2/2022	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Generation Manual, 11th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
110 - General Light Industrial (General Urban/Suburban)	1000 Sq. Ft. GFA	106.95	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.72\ln(X) + 0.38$	6 14%	36 86%	42
151 - Mini-Warehouse (General Urban/Suburban)	1000 Sq. Ft. GFA	102.54	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.15	7 47%	8 53%	15

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
110 - General Light Industrial	0 %	6	0 %	36
151 - Mini-Warehouse	0 %	7	0 %	8

INTERNAL TRIPS

110 - General Light Industrial		151 - Mini-Warehouse
Exit 36 Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0) Entry 7
Entry 6 Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0) Exit 8

110 - General Light Industrial

	Total Trips	Internal Trips		External Trips
		151 - Mini-Warehouse	Total	
Entry	6 (100%)	0 (0%)	0 (0%)	6 (100%)
Exit	36 (100%)	0 (0%)	0 (0%)	36 (100%)
Total	42 (100%)	0 (0%)	0 (0%)	42 (100%)

151 - Mini-Warehouse

	Total Trips	Internal Trips		External Trips
		110 - General Light Industrial	Total	
Entry	7 (100%)	0 (0%)	0 (0%)	7 (100%)
Exit	8 (100%)	0 (0%)	0 (0%)	8 (100%)
Total	15 (100%)	0 (0%)	0 (0%)	15 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
110 - General Light Industrial	42	0	0	42
151 - Mini-Warehouse	15	0	0	15

ITE DEVIATION DETAILS**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.**

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 110 - General Light Industrial (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

151 - Mini-Warehouse (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

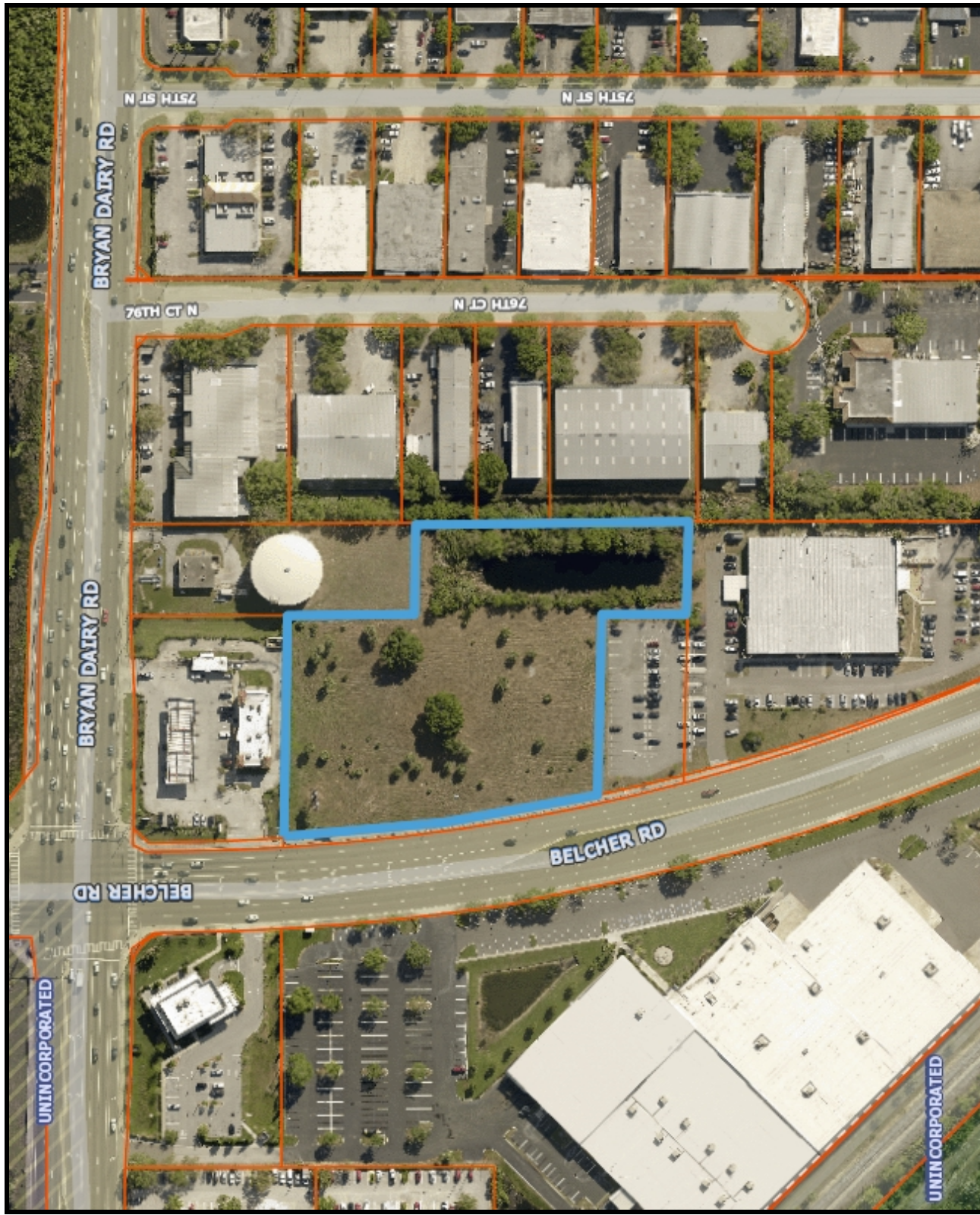
SUMMARY

Total Entering	13
Total Exiting	44
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	13
Total Exiting Non-Pass-by Trips	44

Aerial Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Private Roads
- Medical District
- Community Redevelopment Area 20;
- Rights of Way
- Annexation Amendment Agreement
- Holes
- Fairways
- Greens
- Course
- Neighboring Cities
- Town of Kenneth City
- City of Largo
- City of Seminole
- City of St. Petersburg
- Unincorporated



Notes:



1: 2,661

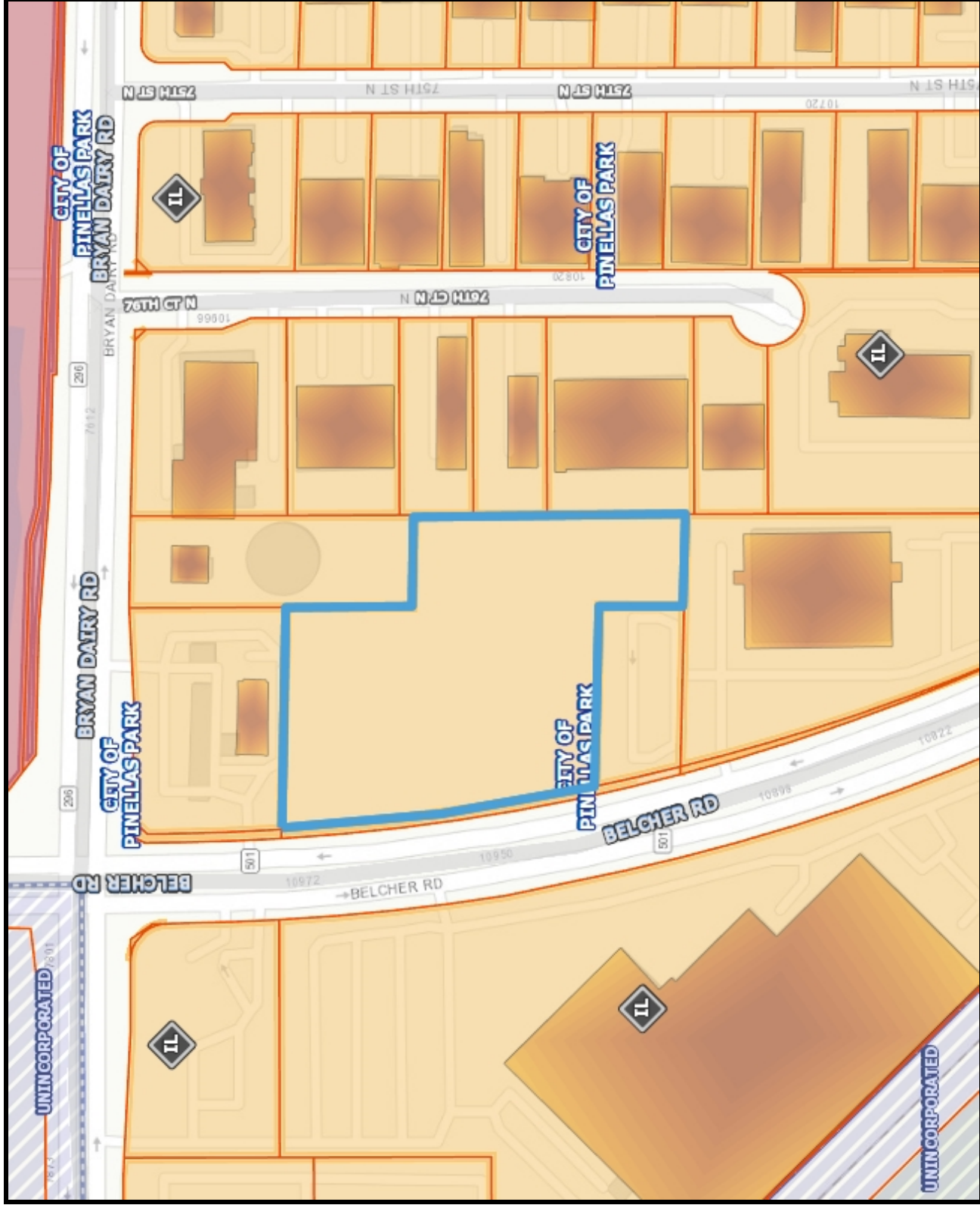
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Land Use Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Building Footprints
- Pinellas Park
- Medical District
- Community Redevelopment Area 20:
- Land Use Borders
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Residential/Open Space - R/OS
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - F
- Residential Urban (Residential Low) - RU(R)
- Transportation/Utility - T/U
- Land Use Fill
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Recreation/Open Space - R/OS



Notes:

1: 2,661

221.8 0 110.89 221.8 Feet

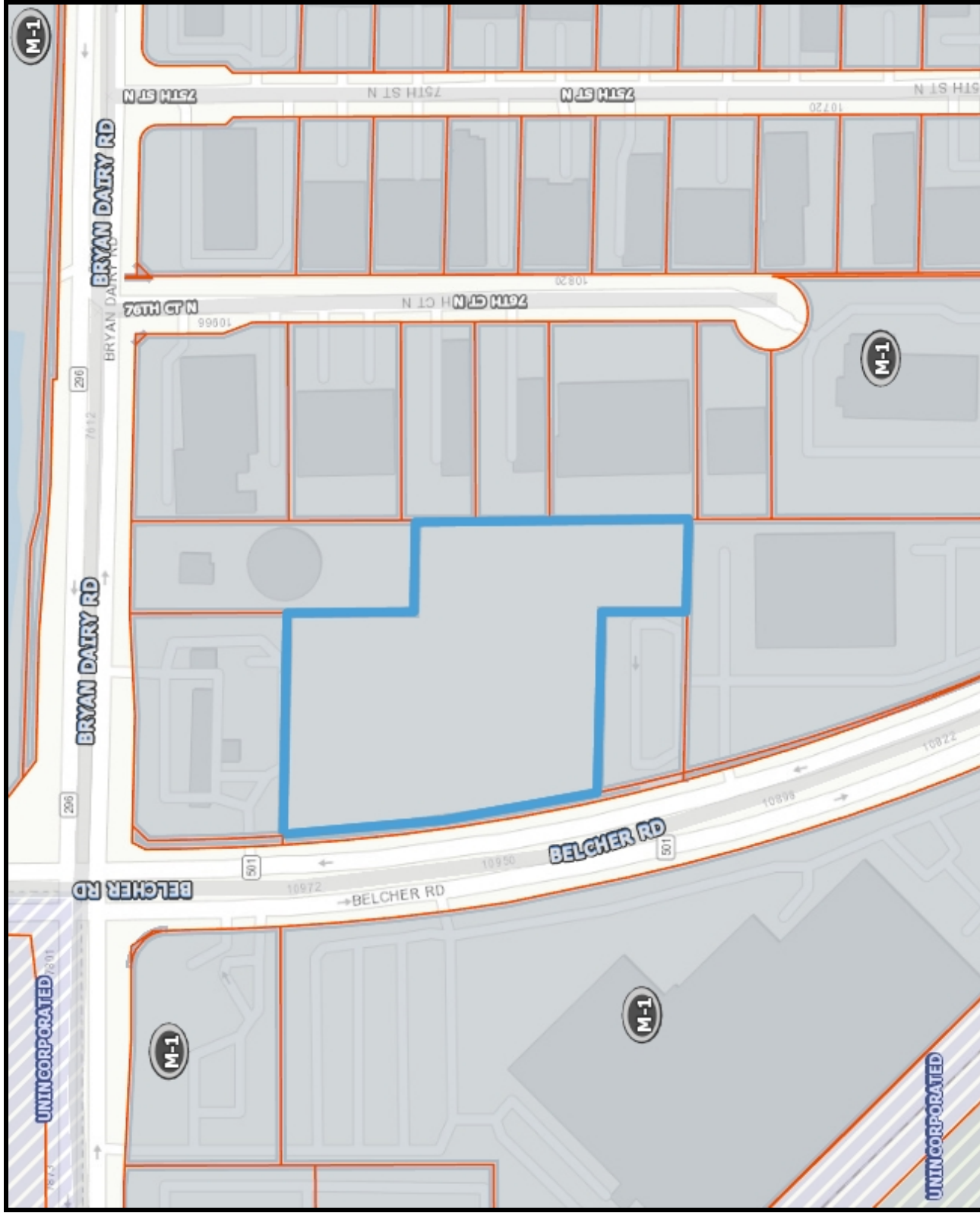
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Zoning Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Zoning Borders
 - General Commercial - B-1
 - Heavy Commercial - CH
 - Commercial Neighborhood - CN
 - Commercial Planned Unit Development - C-PD
 - Farm - F
 - General Office - GO
 - Heavy Industrial - IH
 - Industrial Planned Unit Development - IPUD
 - IN REVIEW
 - Light Industrial - M-1
 - Residential / Office / Retail - ROR
 - Mixed Use Development - MXD
 - Mixed Unit Development - MXD-2
 - Mixed Use Planned Unit Development - MU
 - Open Space - O/S
 - Public - P
 - Preservation - PRES.
 - Single Family Residential - R-1
 - Single Family Residential - R-2
 - Single Family Residential - R-3
 - Duplex Residential - R-4
 - Multifamily Residential - R-5
 - Multifamily Residential/Commercial - R-6
 - Single Family Residential Estate - R-E
 - Residential Planned Unit Development - RP
 - Rural Residential - RR
 - Mobile Home Subdivision - T-1
 - Mobile Home Park - T-2
 - Town Center - TC
- Zoning Fill
 - General Commercial - B-1
 - Heavy Commercial - CH
 - Commercial Neighborhood - CN
 - Commercial Planned Unit Development - C-PD
 - Farm - F
 - General Office - GO



Notes:

1: 2,661

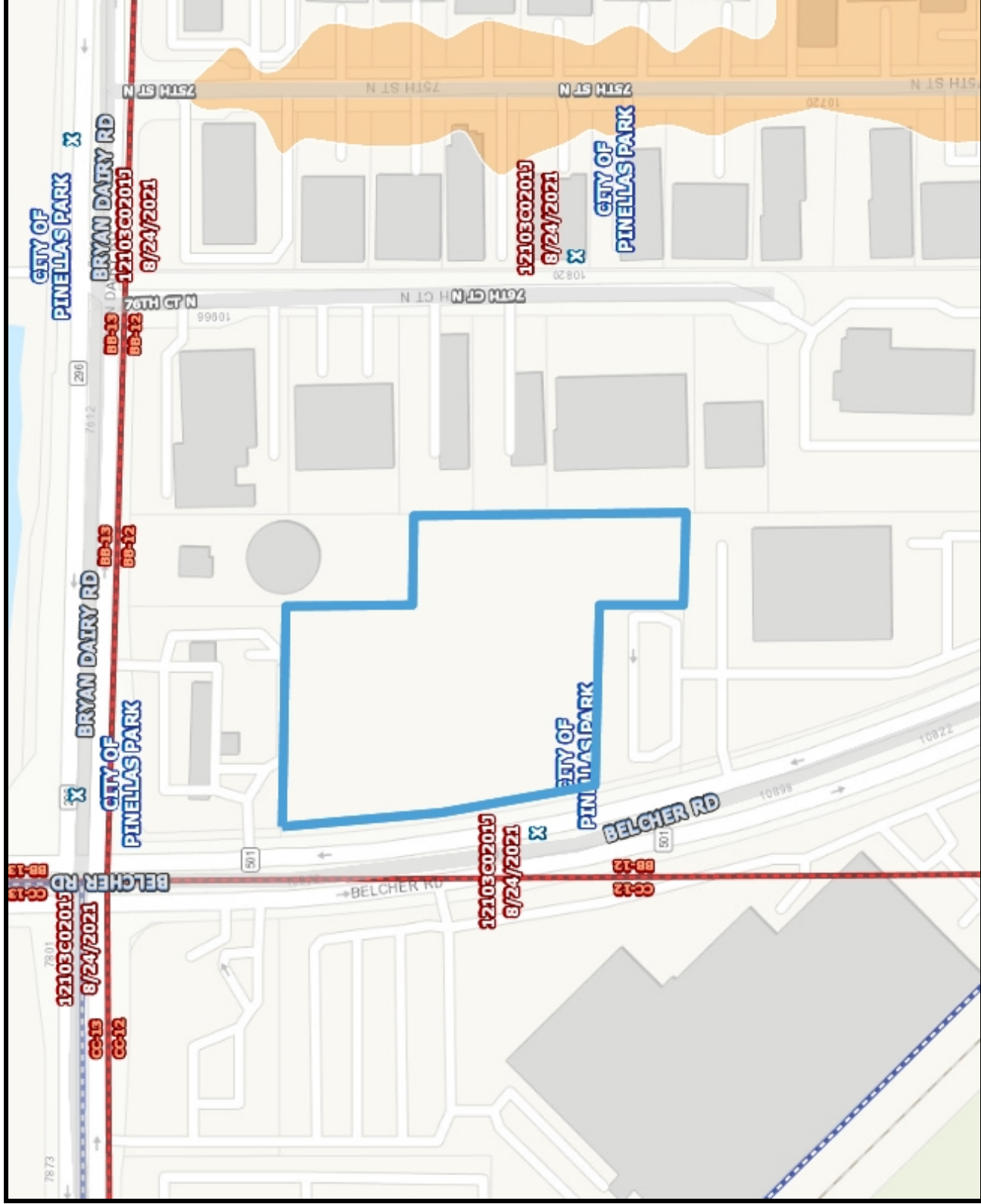
221.8 0 110.89 221.8 Feet

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Flood Insurance Rate Map

Legend

- Master Address Points
- Centerlines
- Pinellas Park
- City Grid
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
 - Bridge
 - Culvert
 - Weir
 - Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
 - LIMIT LINES
 - SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
 - <all other values>
 - 1% Annual Chance Flood Hazard (A, AE, AI)
 - Combined Riverine and Coastal Floodplain
 - Coastal Floodplain (AE)
 - 0.2% Annual Chance Flood Hazard in Conit Coastal Zone (X)
 - 0.2% Annual Chance Flood Hazard (X)
 - 0.2% Annual Chance Flood Hazard in Coas
 - Area of Minimal Flood Hazard (X)
 - Riverine Floodway in Combined Riverine an (AE)
 - Floodway (AE)



Notes:



1: 2,661

221.8 0 110.89 221.8 Feet