

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY WITH UNDERLYING DUPLEX RESIDENTIAL DISTRICT (R-4) ZONING ON 0.69 ACRES OF LAND GENERALLY LOCATED AT 3355 70TH AVENUE NORTH, 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-0226-00003; Gulf Coast Consulting, Inc.)

WHEREAS, the City Council has been petitioned to consider a Residential Planned Unit Development (RPUD) overlay to redevelop the site into a residential subdivision with four single-family detached homes, generally located at 3355 70th Avenue North and more particularly described in Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida have reviewed and held public hearings on said request; and

WHEREAS, the City Council has determined that it is in the public interest to authorize and approve a RPUD master plan with underlying Duplex Residential District (R-4) Zoning for the property located at 3355 70th Avenue North.

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

SECTION 1: That the master plan and supporting documentation for the Residential Planned Unit Development (RPUD) are hereby adopted for the purpose of controlling development on the 0.69-acre parcel of land described as follows:

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

SECTION 2: That the master plan attached hereto and incorporated herein as EXHIBIT “B” shall be controlling as to the development of said residential 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 City's applicable ordinances and resolutions, as well as the development order, consisting of: (i) the application; (ii) staff report; (iii) preliminary and final site plans, and (iv) any accompanying text or graphics that constitute land development regulations applicable to the subject site. The submitted site plan, prepared by Vickstrom Engineering Services, Inc. and last revised on June 16, 2025, 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 MUPUD adoption.
2. Upon written request prior to the expiration of PUD amendment approval, the Planning and Development Services Director may approve the PUD amendment for an extension up to one (1) year.

SECTION 3: The City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

SECTION 4: All Ordinances, resolutions, or other enactments, or parts thereof in conflict herewith are hereby repealed insofar as the same affect this Ordinance.

SECTION 5: This Ordinance shall be in full force and effect immediately after its passage and approval in the manner provided by law.

PUBLISHED THE _____ DAY OF _____, 2026.

FIRST READING THE _____ DAY OF _____, 2026.

PUBLIC HEARING THE _____ DAY OF _____, 2026.

PASSED THIS _____ DAY OF _____, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2026.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

EXHIBIT “A”

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT THE WEST 15 FEET OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, DEDICATED TO PINELLAS COUNTY FOR PUBLIC RIGHT-OF-WAY IN O.R. BOOK 4985, PAGE 1061, PUBLIC RECORDS.

ALSO LESS AND EXCEPT THE EAST 16 FEET AND THE SOUTH 7.5 FEET OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, CONVEYED TO THE CITY OF LARGO FOR A MUNICIPAL EASEMENT FOR PUBLIC RIGHT-OF-WAY IN O.R. BOOK 7773, PAGE 1037, PUBLIC RECORDS.

EXHIBIT “B”

MASTER PLAN

(Prepared by Gulf Coast Consulting, Inc.)

Last revision dated August 15, 2025

SECTION 26, TOWNSHIP 30 S, RANGE 16 E
PINELLAS PARK, FLORIDA

-LOCATION MAP

ALSO LESS AND EXCEPT THE EAST 16 FEET OF THE WEST 41 FEET AND THE SOUTH 25 FEET OF THE SOUTH 132 FEET OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, DEEDED TO THE CITY OF PINELLAS PARK, A MUNICIPAL CORPORATION FOR PUBLIC RIGHT-OF-WAY PURPOSES, BY DEED NO. 1007, PUBLIC RECORDS.



Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMIT
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
www.gulfcoastconsultinginc.com

TITLE

C1	COVER SHEET
C2	PRELIMINARY SITE PLAN

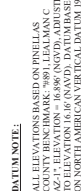
[illegible]

25-016
DATE: 05/16/2025
REV: 08/15/2025
3355 70TH AVENUE

MATTHEWS D. STIVERN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91720

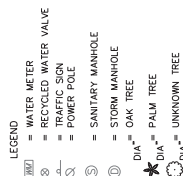
THIS NEW HAS BEEN DIGITALLY
SIGNED AND SEALED BY
MATTHEWS D. STIVERN.
ON THE DATE INDICATED HERE.

UNTESTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED. THE SIGNATURE MUST BE
TESTED.



PER LDC SEC. 18-1512.4(A)1 THE PROPERTY WILL
NEED TO BE REZONED TO INCLUDE PUD OVERLAY
AS THE PROPOSED DIMENSIONS DO NOT MEET THE
R-4 DEVELOPMENT STANDARDS

EXISTING RESIDENCE, APPURTENANCES AND DRIVEWAY CONNECTION TO 70TH AVE TO BE REMOVED.



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Land Development Consulting
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1325 KOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCEASTCONSULTING.COM

QT CONSTRUCTION INC
7599 PARK BLVD
PINELLAS PARK, FL 33781

SHEET DESCRIPTION:
3355

[illegible]

C2

Business Impact Estimate

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

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY WITH UNDERLYING DUPLEX RESIDENTIAL DISTRICT (R-4) ZONING ON 0.69 ACRES OF LAND GENERALLY LOCATED AT 3355 70TH AVENUE NORTH, 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-0226-00003; Gulf Coast Consulting, Inc.)

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

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

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

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

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

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

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

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare): The request is a Residential Planned Unit Development (RPUD) overlay to redevelop the site into a residential subdivision with four single-family detached homes.

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

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

N/A

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

N/A

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

N/A

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

N/A

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



Prepared by: Kiara Brown
Planning Coordinator

I. APPLICATION DATA

- A. **Case Number:** PUD-0226-00003
- B. **Location:** 3355 70th Ave N, Saint Petersburg, FL, 33702 (Parcel No. 26-30-16-00000-330-0800)
- C. **Request:** Residential Planned Unit Development (RPUD) overlay to redevelop the site into a residential subdivision with four single-family detached homes.
- D. **Applicant:** Matt Sylverain
- E. **Authorized Agent:** Gulf Coast Consulting
- F. **Property Owner:** Lien Tran and Mai Dao
- 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 A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY WITH UNDERLYING DUPLEX RESIDENTIAL DISTRICT (R-4) ZONING ON 0.69 ACRES OF LAND GENERALLY LOCATED AT 3355 70TH AVENUE NORTH, 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-0226-00003; Gulf Coast Consulting, Inc.)
- H. **PARC Meeting:** March 17th, 2026
- I. **Public Hearings:**
- Planning & Zoning Commission Hearing Date: June 4th, 2026
Advertising Date: May 14th, 2026
- City Council (1st Hearing) Date: June 9th, 2026
- City Council Hearing Date: June 23rd, 2026
Advertising Date: June 10th, 2026

II. BACKGROUND INFORMATION

- A. **Case Summary:** The applicant is requesting a Residential Planned Unit Development (RPUD) overlay to redevelop the subject property into a residential subdivision with four single-family detached homes. In 2025, the property was approved be annexed into the city (AX-2025-00003) under the following provisions:
- Replat;
 - 5-foot reservation of right-of-way along the southern property line;
 - Utility connection to the city's sanitary sewer system at the 70th Avenue N. and 34 Street N. manhole; and
 - PUD overlay

The property is currently zoned "R-4" Duplex Residential District and "Dwellings, Single-family Detached" are a permitted use. The surrounding areas include an RPUD subdivision and residential homes in both Pinellas Park and unincorporated Pinellas County.

- B. Site Area:** 30,222 sf | $\cong$ 0.69 acres
- C. Property History:** The subject property was annexed into the City of Pinellas Park on December 17, 2025. At the time of annexation, there was a single-family home on site. The property owners, however, intended to redevelop the property and construct four single-family homes. Provisions for the annexation include the following:
- Replat;
 - 5-foot reservation of right-of-way along the southern property line;
 - Utility connection to the city's sanitary sewer system at the 70th Avenue N. and 34 Street N. manhole; and
 - PUD overlay
- D. Existing Use:** Residential
- E. Proposed Uses:** Residential
- F. Current Land Use:** Residential Low Medium (RLM)
- G. Current Zoning District:** Duplex Residential District (R-4)
- H. Proposed Zoning District:** Duplex Residential District (R-4)
- I. Flood Zone:** The property is located in Flood Zone X, which is a low-risk flood zone.
- J. Evacuation Zone:** This property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.
- K. Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	RPUD R-4	RLM	Vacant Residential - lot & acreage less than 5 acres
South	One, Two, Three Family Residential - R-4	RU	Single Family Home (Unincorporated County)
East	One, Two, Three Family Residential - R-4	RL	Single Family Home (Unincorporated County)
West	R-4	RLM	Single Family Home

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 low to moderately intensive residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.*

2. Key Standards:

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

- Primary Uses - Residential
- Secondary Uses - Residential Equivalent; Institutional; Transportation/ Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations in close proximity to urban activity centers; in areas where use and development characteristics are low medium residential in nature; and in areas serving as a transition between low density and high density residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.

Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 67 trips per day per acre.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed ten (10) dwelling units per acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 10 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.
- Non-Residential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .30 and an ISR of .56.

Other Standards – Shall include the following:

- Acreage Limitations – The following areas shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses:
 - Ancillary Non-Residential; Transportation/Utility Use – Shall not exceed a maximum of three (3) acres.
 - Institutional Use (except Public Educational Facilities, which are not subject to this threshold) - Shall not exceed a maximum of five (5) acres.

3. Relevant Policies:

POLICY LU.1.3.1

The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods.

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

- 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.1.13.6

Encourage infill residential development that is consistent and compatible with surrounding land uses.

POLICY LU.1.14.2

Encourage the use of transfers of development rights (TDRs), Planned Unit Developments, and other innovative development techniques to support mixed use development and livable communities.

POLICY H.1.1.2

Through utilization of Planned Unit Developments, subdivision regulations, and other provisions of the Land Development Code, the City shall continue to encourage innovative housing development techniques that contribute to livability, mobility, cost efficiency, sustainability, and sound construction principles.

POLICY H.1.1.3

The City shall continue to encourage redevelopment and urban infill residential development that are compatible with and support the integrity and viability of existing residential neighborhoods.

POLICY H.1.2.2

Continue to encourage the use of transfers of development rights (TDRs), Planned Unit Developments, and other innovative development techniques to support mixed use development and livable communities.

POLICY H.1.3.5

Encourage mixed use development, density transfers, density bonuses, Planned Unit Development, and other innovative methods to reduce impediments to affordable housing development.

4. **Staff Analysis:** The proposed RPUD would promote redevelopment and urban infill residential development. 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 "R-4" Duplex Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low-medium density and medium density residential environment, through the construction of single-family detached dwellings and large lot duplex dwellings. Such development to include accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low Medium (RLM), Residential Medium (RM), or Community Redevelopment District (CRD).*
2. **Key Standards:**

SECTION 18-1512. - "R-4" DUPLEX RESIDENTIAL DISTRICT

Sec. 18-1512.2. - DENSITY REGULATIONS.

A maximum density of ten (10) dwelling units per net acre shall be permitted with a Land Use Plan Map designation of Residential Low Medium (RLM). A maximum density of eleven and six-tenths (11.6) dwelling units per net acre shall be permitted with a Land Use Plan Map designation of Residential Medium (RM) or Community Redevelopment District (CRD).

For lots located within the Residential Low Medium (RLM) and Residential Medium (RM) Land Use Plan Map categories, public/semi-public uses, (except Public Educational Facilities) shall not exceed a maximum area of five (5) gross acres. Ancillary nonresidential or Transportation/Utility uses shall not exceed a maximum of three (3) acres. Any such use, alone or when added to existing abutting or functionally abutting like uses, which exceeds the threshold stated above, shall require a Land Use Plan Map amendment to Institutional (I), Transportation/Utility (T/U) or other future land use plan category

(as appropriate), which shall include such use and all abutting or functionally abutting like uses. Office: Personal Service/Office Support: Retail Commercial uses, singularly or combined with abutting or functionally abutting uses shall not exceed one (1) acre. Any exceedance of this threshold shall require a Land Use Plan Map amendment to a category that permits the use.

Sec. 18-1512.3. - PERMITTED AND CONDITIONAL USES.

Use	Approval Type	Conditions
<i>Dwellings, Single-family Detached</i>	<i>P</i>	

Sec. 18-1512.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Eight thousand seven hundred twelve (8,712) square feet; if a lot of record prior to September 26, 1963, seven thousand five hundred (7,500) square feet is required for a two-family dwelling.
2. Lot Width: Seventy (70) feet; sixty (60) feet on lots of record prior to September 26, 1963. Lots with a width of less than sixty (60) feet shall only be developed with a single-family detached dwelling.
3. Lot Depth: One hundred (100) feet.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. For lots platted prior to September 26, 1963 the following shall apply:
 - (a) Front Yard Setback: Twenty-five (25) feet.
 - (b) Secondary Front Yard Setback: Twelve (12) feet.
 - (c) Side Yard Setback: Five (5) feet.
 - (d) Rear Yard Setback: Twenty (20) feet.
2. For lots platted on or after September 26, 1963 the following shall apply:
 - (a) (a)Front Yard Setback: Twenty-five (25) feet.
 - (b) (b)Secondary Front Yard Setback: Twenty-five (25) feet.
 - (c) (c)Side Yard Setback: Eight (8) feet.
 - (d) (d)Rear Yard Setback: Twenty (20) feet.
3. For single-family detached development see "R-1" Single-family Residential District for yard regulations.
4. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
5. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
6. Refer to Section 18-1504.3(G)(2) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

(C) MINIMUM LIVEABLE FLOOR AREA. (per dwelling unit)

1. Efficiency: Four hundred fifty (450) square feet.
2. One-bedroom: Five hundred fifty (550) square feet.
3. Two-bedroom: Six hundred fifty (650) square feet.
4. Three-bedroom: Eight hundred (800) square feet.

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

(E) MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(F) MAXIMUM LOT COVERAGE. Residential Uses: Sixty (60) percent. Nonresidential Uses: Sixty-five (65) percent in RLM; seventy-five (75) percent in RM or CRD.

(G) FLOOR AREA RATIO.

1. Nonresidential Uses:
 - (a) Forty hundredths (0.40) when assigned RLM, RM or CRD land use.

Sec. 18-1512.5. - ADDITIONAL REGULATIONS.

- (A) *FENCES.* See Section 18-1530.10, "Fences, Walls and Hedges" for fence regulations and setbacks.
- (B) *LANDSCAPING AND BUFFERING.* See Section 18-1533, "Landscaping Regulations."
- (C) *DUMPSTER ENCLOSURES* (See Section 18-1530.20, "Dumpsters"), AND ALSO *SUPPLEMENTAL USE REGULATIONS* (See Section 18-1530, "Accessory Use and Supplementary District Regulations").
- (D) *OFF-STREET PARKING AND LOADING.* See Section 18-1532, "Parking and Loading Regulations."

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 18-1529.8. - RESIDENTIAL PUD.

- (A) *LOCATION.* The Residential PUD (RPUD) overlay shall only be assigned to those areas where the underlying zoning district(s) permit residential development and the primary intended use of the property is residential.
- (B) *USES.* The uses permitted in RPUD districts shall be limited to those "permitted" or "conditional uses" allowed by the underlying zoning district and Land Use Plan Map designation existing on the subject property at the time of application to rezone to RPUD. In addition to those "permitted" and "conditional uses", the following uses may be approved:
 - 1. Duplex dwellings.
 - 2. Multifamily dwellings.
 - 3. Zero lot line dwellings.
 - 4. Nursing homes, convalescent homes and sanitariums.
 - 5. Community Residential Home (more than fourteen (14) residents).
 - 6. Attached singled family dwellings.
 - 7. Conditional uses shall adhere to the applicable provisions of Section 18-1531 of this Article.
 - 8. Nonresidential uses are permitted only in RPUD's of five (5) acres or more and shall include only those uses allowed as a permitted or conditional use by the underlying zoning district and Land Use Plan Map category. For parcels located within the Residential/Office/Retail (ROR) land use plan map category, public/semi-public uses shall not exceed a maximum area of three (3) acres for "Transportation/Utility Uses" and five (5) acres for "Institutional Uses" (except that Public Educational Facilities are not subject to this threshold).
- (C) *DIMENSIONAL REGULATIONS.*
 - 1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulation guidelines.
 - 2. Should the established regulations be inappropriate for non-traditional lot layout or site design (i.e. mixed use development, cluster homes, zero lot line, etc.) the following guidelines are established.
 - (a) No minimum lot size. However, justification for the deviation from established regulations of the underlying zoning district shall be provided. In addition, residential developments which propose lot areas less than the minimum lot sizes shall provide usable open space based on the difference between the stated minimum lot area and the proposed lot area, said open space to be located within said plat or phase where the alternative style is proposed.
 - (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 (zoning and existing land uses), size, configuration and natural features of the land to be developed, potential impact on abutting development, and the nature of the proposed development.

Exception: Zero lot line development shall meet the following minimum setback requirements:

- (1) Side Yard Setbacks: Zero (0) feet on one side and five (5) feet on the other.
- (2) No openings may be located in the on-the-line-wall.

- (3) The on-the-line-wall shall be constructed with low maintenance decorative masonry or masonry veneer, or any other material as permitted by the adopted Florida Building Code based on type of construction.
- (4) The on-the-line wall shall not be located adjacent to a public right-of-way.
- (5) An easement for maintenance purposes shall be provided.
- (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) Minimum Liveable Floor Area.

Single-family Attached		Multifamily	
# of bedrooms	Required interior floor space	# of bedrooms	Required interior floor space
Efficiency	650	Efficiency	500
One (1)	750	One (1)	650
Two (2)	850	Two (2)	750
Three (3) or more	1,000	Three (3)	900

Single-Family Detached: One thousand (1,000) square feet.

Zero Lot Line: Eight hundred fifty (850) square feet.

(D) DENSITY. The net density of the PUD shall not exceed that allowed by the underlying zoning districts unless subject to a density bonus authorized by this Chapter in conformance with the comprehensive plan.

(E) RECREATIONAL FACILITIES.

1. At the time of consideration of the Master Plan for an RPUD, City Council will review the suitability of any recreational facilities proposed for the development. This review will be based on the size of the development, the demographics of the anticipated population, and proximity to existing or proposed public recreational facilities.
2. The location, type, and size of the proposed recreational facilities as well as their development schedule shall be incorporated into the Master Plan.
3. After review of the proposed recreational facilities, City Council may approve the recreational facilities as proposed or may approve alternative types and locations of recreational facilities.
4. Parkland dedication credit for any recreational facilities provided as part of the RPUD shall be calculated pursuant to Article 3 of this Land Development Code.
5. Onsite Meeting Hall.
 - (a) In any RPUD of eighty (80) residential units or more and which has a homeowners or condominium association which requires an annual meeting, an onsite meeting hall shall be provided.
 - (b) The meeting hall shall be large enough to accommodate the number of unit owners which constitute a quorum as established in Florida Statutes or by the bylaws of the homeowners association or condominium.
 - (c) The requirement for an onsite meeting hall may be waived by City Council upon a finding that the size and nature of the development, the demographics of the anticipated population, and the availability of adequate alternative meeting locations render the requirement of an onsite meeting hall unnecessary.

3. **Staff Analysis:** The applicant is requesting a Residential Planned Unit Development (RPUD) overlay with the existing underlying Duplex Residential District (R-4) Zoning. The R-4 Zoning District allows for Dwellings, Single-family Detached as a permitted use. Staff finds that the proposed PUD is consistent with the purpose and intent of the R-4 Zoning District and the City's Land Development Code.

C. **Project Application Review Committee (PARC) Comments:**

The application was discussed at the March 17th, 2026 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

A. Findings:

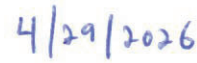
Based on the information and analysis contained in this report, staff finds as follows:

1. The proposed Residential PUD is consistent with the intent of the Land Development Code;
2. Development of a residential subdivision with four single-family detached homes would meet intent and requirements of the Land Development Code;
3. The request is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.


Erica Lindquist, AICP, CFM
Planning & Development Services Director


Date


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


Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL.

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

C. RECOMMEND DENIAL.

... of a Residential Planned Unit Development (RPUD) overlay to redevelop the site into a residential subdivision with four single-family detached homes.

VI. ATTACHMENTS

- Exhibit A: Affidavit of Ownership
- Exhibit B: RPUD Submittal Letter
- Exhibit C: Narrative Summary
- Exhibit D: Survey
- Exhibit E: Master Plan
- Exhibit F: Aerial Map
- Exhibit G: Land Use Map
- Exhibit H: Zoning Map
- Exhibit I: Flood Insurance Rate Map



ADDENDUM

Case Number: PUD-0226-00003

PLANNING AND ZONING COMMISSION

On June 2nd, 2026, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of case number PUD-0226-00003.

V. ACTION

CITY COUNCIL– MOVE TO:

A. APPROVE.

B. APPROVE WITH CONDITIONS:

C. DENY.

...of a Residential Planned Unit Development (RPUD) overlay to redevelop the site into a residential subdivision with four single-family detached homes.

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Lien Tran and Mai Dao

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:

3355 70th Ave N

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

Please see attached "Exhibit A".

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):

Annexation Application

3. That the undersigned (has / have) appointed and (does / do) appoint Matt D. Sylverain, P.E. as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

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



SIGNED (PROPERTY OWNER 1)

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 31st day
of March, 20 25.

By Mai Dao, who is
(Name of person acknowledging and title of position)

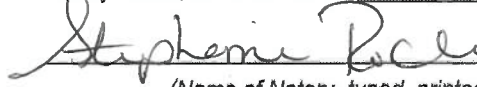
personally known to me or who has produced

059400590 as identification and who DID / DID NOT
(Type of identification)
take an oath.



(SEAL ABOVE)

Notary Public, Commission No. HH1630896



(Name of Notary- typed, printed or stamped)

EXHIBIT A

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT)

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4, GATEWAY CENTRE BUSINESS PARK, AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

1. LESS AND EXCEPT THAT PART LYING WITHIN THE LAND CONVEYED TO CITY OF PINELLAS PARK, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 7422, PAGE 45, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

2. AND LESS AND EXCEPT THAT PART LYING WITHIN THE LAND CONVEYED TO APARTMENTS AT GATEWAY, LLC, BY WARRANTY DEED AND GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17753, PAGE 1154, AS CORRECTED BY CORRECTIVE WARRANTY DEED AND GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17960, PAGE 495, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

3. AND LESS AND EXCEPT THAT PART LYING WITHIN THE LAND ASSESSED UNDER PARCEL I.D. 22-30-16- 30374-000-0401, AND DESCRIBED BY THE PROPERTY APPRAISER AS "GATEWAY CENTRE BUSINESS PARK PART OF PARCEL 4 DESC BEG SW COR OF SE 1/4 OF NE 1/4 OF NE 1/4 OF SEC 27-30-16 TH N00D15'38"E 1327.91FT TH S89D40'58"E 100FT(S) TH S00D15'38"E 98FT(S) TH S28D28'14"E 646.82FT TH N89D42'56"W 149.15FT TH S00D17'23"W 40FT TH S28D28'14"E 287.29FT TH S00D16'08"W 40FT TH S89D43'55"E 43.87FT TH S00D16'08"W 40FT TH S28D28'14"E 287.19FT TH S00D14'44"E 40FT TH N89D44'54"W 581.78FT TO POB".



Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

February 23rd, 2026

Ms. Erica Lindquist, Development Review Manager
City of Pinellas Park Planning & Development Services
Technical Services Building
6051 – 78th Avenue North
Pinellas Park, FL 33781

Re: #7041 34th Street Submittal

Dear Ms. Lindquist:

Following our Annexation Approval on 12/17/2025, we are submitting the items necessary for processing a PUD overlay on this 0.70-acre property. Enclosed for your review of this submittal package are the following:

1. Affidavit of Ownership
2. Legal Description
3. Narrative Summary
4. PUD Master Plan/Preliminary Site Plan
5. Aerial Photograph
6. Annexation Agreement AX 2025-00003

The request is to approve the PUD to develop 4 single-family detached homes residential subdivision. The resulting overall density would be 5.7 units/acre.

Please contact us if you have any questions.

Sincerely,

Matt Sylverain, P.E.
Principal

Cc: Quynh Tran, QT Construction
File 20-099

NARRATIVE SUMMARY FOR PUD/PRELIMINARY PLAT APPLICATION
3355 70TH Avenue N SITE

Owner:

Lien Tran and Mai Dao
3355 70th Avenue N
Pinellas Park, FL 33781

Authorized Agent:

Mr. Matt Sylverain, P.E.
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

The applicant is requesting an annexation into the City of Pinellas Park for a 0.70-acre property located on the north side of 70th Avenue North just east of US-19 in the City of Pinellas Park. The property has a Future Land Use designation of Residential Low Medium (RLM) and is now zoned R4. For single-family detached development within the "R-4" district, we are referring to the yard regulations for lots platted prior to 1987 in the "R-1" Single-family Residential District

Parcel ID #: 26/30/16/00000/330/0800

LAND USE/ZONING

Surrounding uses include:

North:	Immediately north is an RPUD subdivision annexed into the City of Pinellas Park recently (AX-20-10)
South:	Immediately south are residential homes in unincorporated Pinellas county
East:	Immediately east are residential homes in unincorporated Pinellas county
West:	Immediately west are residential homes on land having RLM and CD land use and R-4 and R-5 zoning.

Within the City of Pinellas Park zoning structure, the R-4 zoning district is consistent with the RLM land use designation.

Lot Width:

Minimum lot width will be 70 feet as is required in the R-4 zoning district.

Lot Area:

Minimum lot area will be 7,500 SF as is required in the R-4 zoning district.

Yard Setbacks:

Side setbacks will be a minimum of 10 feet on one side and 6 feet on the other side. This yields 15 feet minimum between buildings. The front setback will be 20 feet, secondary front setbacks will be 15 feet (same as rear yard per Section 18-1503.7 "Yard Determinations" [81(B)(3), 93(B)(4)].) and rear setbacks are proposed to be 15 feet as is required in the R-1 Single-Family Residential District.

Building Height:

The maximum building height is proposed to be 35-feet as is required in the R-4 zoning district.

Open Space:

Minimum open space of 65% as required in the R-4 zoning district.

Parking:

The proposed lots will include driveways to allow for parking of 2+ vehicles per lot.

Livable Floor Area:

In the R-4 district the minimum livable floor area is 650 SF for 2-bedroom units and 800 SF for 3-bedroom units. The proposed homes will exceed this requirement.

CONCLUSION

The proposed annexation are compatible with the R-4 Zoning District, with the general area and are largely in line with the approved annexation agreement (AX 20-10) for the property just to the North . We are requesting that the minimum lot widths be reduced as part of this annexation agreement.

S.W. 1/4 SECTION 26, TOWNSHIP 30S, RANGE 16E

CERTIFIED TO:

TROUNG NGUYEN
HOMEOWNERS FINANCIAL GROUP USA LLC
OLD REPUBLIC NATIONAL TITLE
PINELLAS PARK TITLE CO.



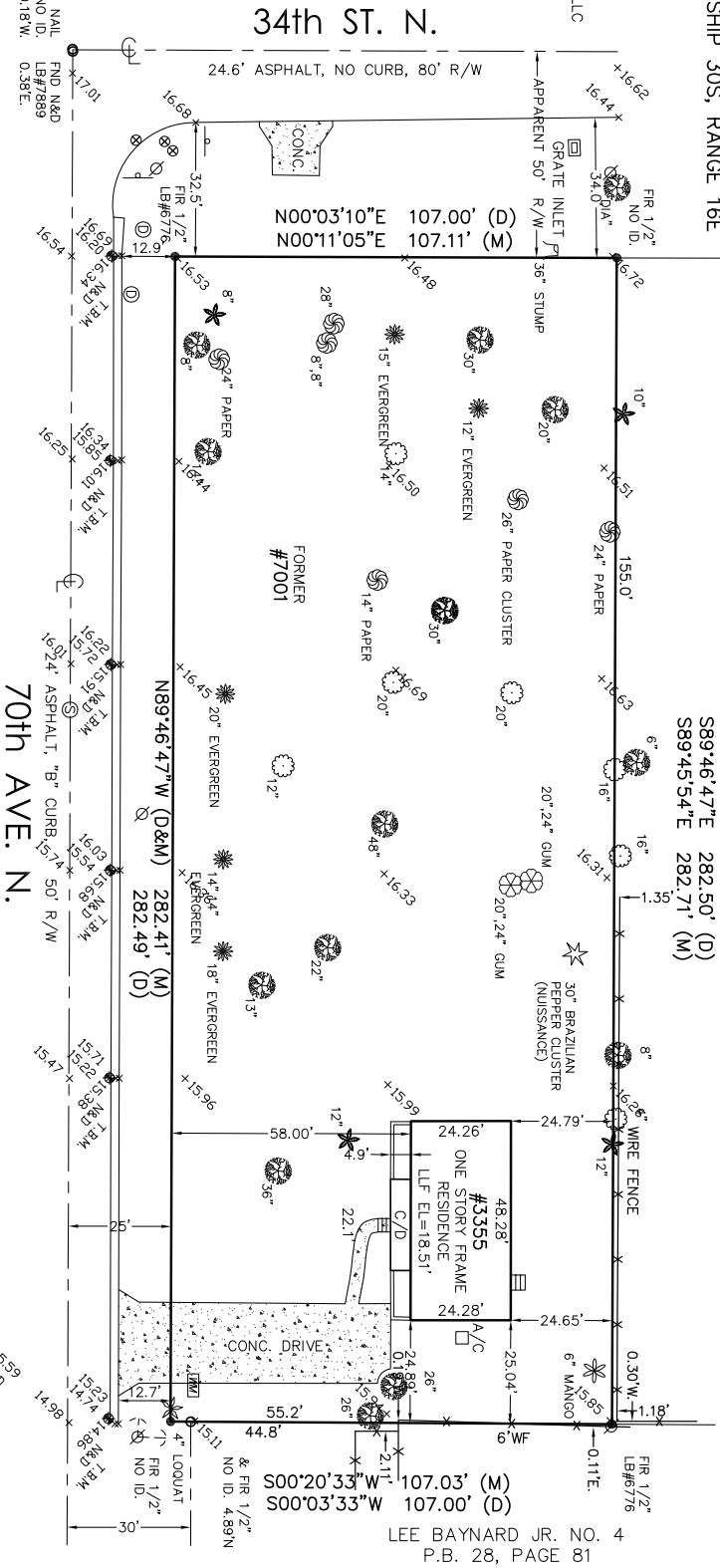
LEGEND:

SCALE: 1" = 30'

- LLF = LOWEST LIVING FLOOR
- O.R. = OFFICIAL RECORD
- N&D = NAIL & DISK
- FND = FOUND
- FIR = FOUND IRON ROD
- (D) = DEED
- (M) = FIELD MEASUREMENT
- CONC. = CONCRETE
- R/W = RIGHT OF WAY
- T.B.M. = TEMPORARY BENCHMARK
- C/D = COVERED WOOD DECK
- WIR = WIRE FENCE
- WM = WATER METER
- WATER = WATER METER
- CE = CLEANOUT
- RALE = RAIL
- WATER VALVE = WATER VALVE
- TRAFFIC SIGN = TRAFFIC SIGN
- POWER POLE = POWER POLE
- (S) = SANITARY MANHOLE
- (D) = STORM MANHOLE
- DIA" = OAK TREE
- DIA" = PALM TREE
- DIA" = UNKNOWN TREE
- 0.00' = SPOT ELEVATION

Flood Zone
X AREA OF MINIMAL FLOOD HAZARD
COMMUNITY PANEL #125139 121030208 H,
RELEAS 6/18/09
Basis of Bearings:
SOUTH BAYNARD JR.
BEING N89°46'47"W (PER PINELLAS COUNTY ENGINEERING DEP.)
COUNTY #891 LEAKMAN C AZ-1
EL. = 16.896 NGVD, ADJUSTED TO
EL. = 16.16' N.A.V.D. M.S.L. = 0.00'

Survey was prepared with the benefit of title search
commitment #2020570 by Old Republic National Title
Insurance Co., dated December 14, 2020
Survey not valid without the signature and original
raised seal of a Florida licensed Surveyor and Mapper.



LEGAL DESCRIPTION

The South 132 feet of the West 1/4 of the Southwest 1/4 of Section 26,
Township 30 South, Range 16 East, in Pinellas County, Florida;

Less and Except the West 25 feet of the South 132 feet of the Southwest 1/4 of the
Southwest 1/4 of Section 26, Township 30 South, Range 16 East, Pinellas County, Florida,
deeded to Pinellas County for Public Right-of-Way in O.R. Book 4325, page 1893, Public
Records.

Also Less and Except the East 16 feet of the West 41 feet AND the South 25 feet of the
South 132 feet of the West 1/4 of the Southwest 1/4 of Section 26,
Township 30 South, Range 16 East, Pinellas County, Florida, deeded to the City of Pinellas Park,
a municipal corporation for Public Right-of-Way in OR. Book 7177, page 1007, Public Records.

I hereby Certify that the survey represented hereon meets the
requirements of Chapter 51-17, Florida Administrative Code

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760
BOUNDARY SURVEY WITH IMPROVEMENTS AND TOPOGRAPHY - 2/5/2021
TREES - 3/12/2021

F.B.: 965 Pg: 38
2101-21.CRD

John C. Brenda & Associates, Inc.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North, Pinellas Park, Florida 33781
phone (727) 576-7546 fax (727) 577-9932

Job Number
2101-21
DRW. JM

3355 70th Avenue North Site Preliminary Site Plan

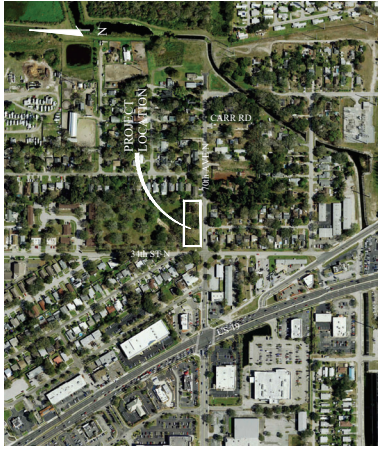
Section 26, Township 30 S, Range 16 E
Pinellas Park, Florida

LEGAL DESCRIPTION

THE SOUTH 132 FEET OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, IN PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 25 FEET OF THE SOUTH 132 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, DEEDED TO THE CITY OF PINELLAS PARK, A MUNICIPAL CORPORATION FOR PUBLIC RIGHT-OF-WAY IN O.R. BOOK 1717, PAGE 1007, PUBLIC RECORDS.

ALSO LESS AND EXCEPT THE EAST 16 FEET OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, DEEDED TO THE CITY OF PINELLAS PARK, A MUNICIPAL CORPORATION FOR PUBLIC RIGHT-OF-WAY IN O.R. BOOK 1717, PAGE 1007, PUBLIC RECORDS.

LOCATION MAP



DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	PRELIMINARY SITE PLAN

SITE DATA TABLE

SITE ADDRESS:	3355 70th AVENUE NORTH, PINELLAS PARK, FL				
PARCEL ID:	26-30-16-0000-335-0000				
PROPOSED USE:	4 SINGLE FAMILY LOTS				
FUTURE LAND USE MAP DESIGNATION:	R-4				
EXISTING ZONING:	R-4				
TOTAL LAND AREA:	8,362.53 (65.70 AC)				
SITE DATA TOTALS		EXISTING	PROPOSED	MIN/MAX REQUIRED	
BUILDING		1,071 SF	(*)	N/A	
PARKING		1,236 SF	(*)	N/A	
PERIMETER		2,407 SF (7,180)		705 MAX	
OPEN SPACE		27,846 SF (63.16)	205	N/A	
LOT AREA TOTAL		8,362.53	7,205 SF MIN (**)	8,712 SF MAX (**)	
LOT WIDTH		262.71 FT	70.00 FT MIN (*)	70 FT MIN	
LOT DEPTH		107.03 FT	102.03 FT MIN (*)	109 FT MIN	
LOT COVERAGE		7.9%	60%	60% MAX	
DENSITY / INTENSITY		N/A	5.71 UNITS/ACRE	THE MAXIMUM ALLOWABLE DENSITY IN THIS DISTRICT IS 5.71 UNITS PER ACRE. THIS IS A FLOOR AREA RATIO (FAR) OF 0.25. THERE IS NO A MAXIMUM LOT AREA OR MINIMUM LOT AREA DEPENDENT ON AREA.	
BUILDING HEIGHT		30 FT	30 FT	30 FT MAX	
BUILDING/LOT DECKS:					
FRONT		58 FT	25 FT	25 FT MIN	
FRONT (SECONDARY)		N/A	25 FT	25 FT MIN	
REAR		24.65 FT	20 FT	20 FT MIN	
SIDE		24.89 FT	8 FT	8 FT	
FLOOD ZONE:	FLOOD ZONE: X-1 (SEASONAL FLOOD HAZARD AREAS) SEE FLOOD INSURANCE RATE MAP.				
COMMITTEE NAME:	COMMITTEE NAME: 12/20/2024, MEETING DATED AUGUST 24, 2021.				
* INDIVIDUAL RESIDENTIAL LOTS, PROPOSED BUILDING FOOTPRINTS TO BE DETERMINED ON A LOT BY LOT BASIS. PROPOSED BUILDING FOOTPRINTS TO BE DETERMINED ON A LOT BY LOT BASIS. PROPOSED BUILDING FOOTPRINTS TO BE DETERMINED ON A LOT BY LOT BASIS.					

PREPARED FOR:

QT CONSTRUCTION INC
7599 PARK BLVD
PINELLAS PARK, FL 33781



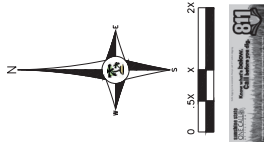
Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
www.gulfcoastconsultinginc.com

PROJECT DIRECTORY

OWNER:	LEN TRAN & MAL DAO 3355 70th Ave North Pinellas Park, FL 33781
DEVELOPER:	QT CONSTRUCTION INC 7599 PARK BOULEVARD PINELLAS PARK, FL 33781
CIVIL ENGINEER:	GULF COAST CONSULTING, INC. 13825 ICOT BOULEVARD, SUITE 605 CLEARWATER, FL 33760 PHONE: 727-524-1818 ATTN: MATTHIAS D. SYLVERMAN, P.E. 91730
SURVEYOR:	JOHN C. BRENDOLA & ASSOCIATES, INC. 4015 82ND AVENUE NORTH PINELLAS PARK, FL 33781 PHONE: 727-576-7594

25-016
DATE: 05/16/2025
DRAWN BY: J. BRENDOLA
3355 70th Avenue North

JOHN C. BRENDOLA & ASSOCIATES, INC.
4015 82ND AVENUE NORTH
PINELLAS PARK, FL 33781
PHONE: 727-576-7594
WWW.JCBRENDOLA.COM



NOTE TO CONTRACTORS:
ALL ELEVATIONS ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF ALL UTILITIES AND CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

FLOOD ZONE NOTE:
SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE X (100-YEAR FLOOD) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NUMBER 18-1512-4(A) INDEX DATED AUGUST 24, 2021.

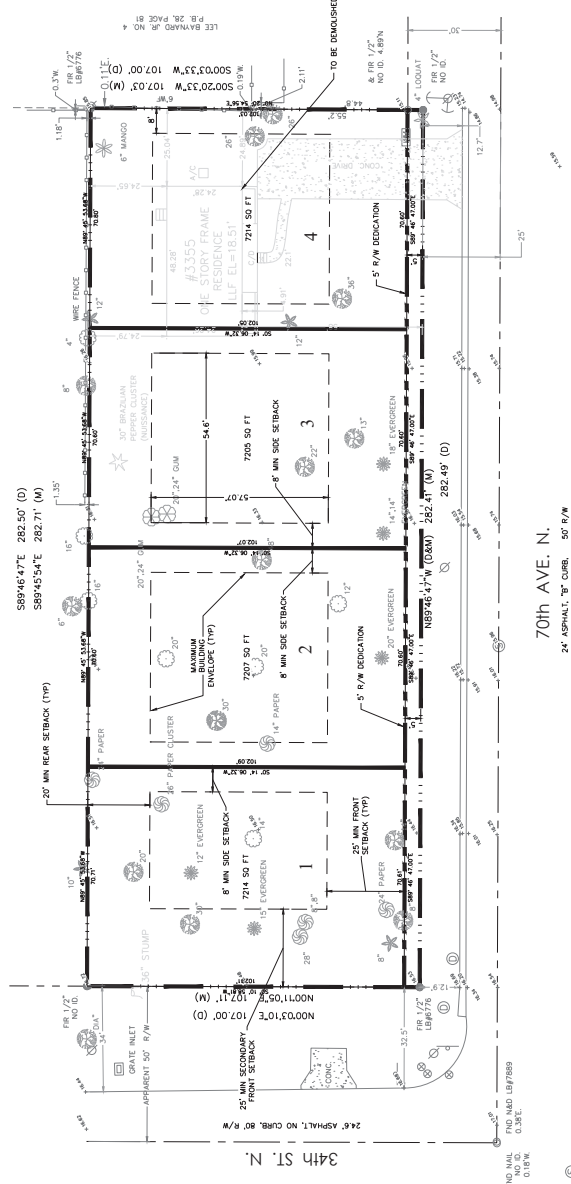
BATUM NOTE:
ALL ELEVATIONS BASED ON PINELLAS COUNTY BENCHMARK (NO. 1) C/AZ-17 ELEVATION = 16.88' (NOVD). ADJUSTED TO ELEVATION 16.87' (NOVD). DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

LOT NOTES:

1.) PER LDC SEC. 18-1512.4(A) THE PROPERTY WILL NEED TO BE REZONED TO INCLUDE FOD OVERLAY AS THE PROPOSED DIMENSIONS DO NOT MEET THE R-4 DEVELOPMENT STANDARDS.

NOTES:

EXISTING RESIDENCE, APPURTENANCES AND DRIVEWAY CONNECTION TO 70TH AVE TO BE REMOVED.
EXISTING TREES TO BE REMOVED ON A LOT BY LOT BASIS BASED ON PLACEMENT OF RESIDENCE & DRIVEWAY CONNECTION TO 70TH AVENUE.



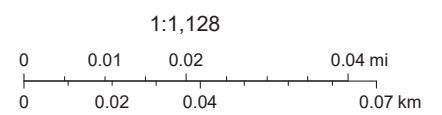
- LEGEND**
- WATER METER
 - RECYCLED WATER VALVE
 - TRAFFIC SIGN
 - POWER POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - OAK TREE
 - PALM TREE
 - UNKNOWN TREE

	PREPARED FOR: QT CONSTRUCTION INC 7599 PARK BLVD PINELLAS PARK, FL 33781	SHRIT DESCRIPTION: 3355 70TH AVENUE NORTH SITE PRELIMINARY SITE PLAN	DATE: 03/21/25
WCS	WCS	WCS	WCS

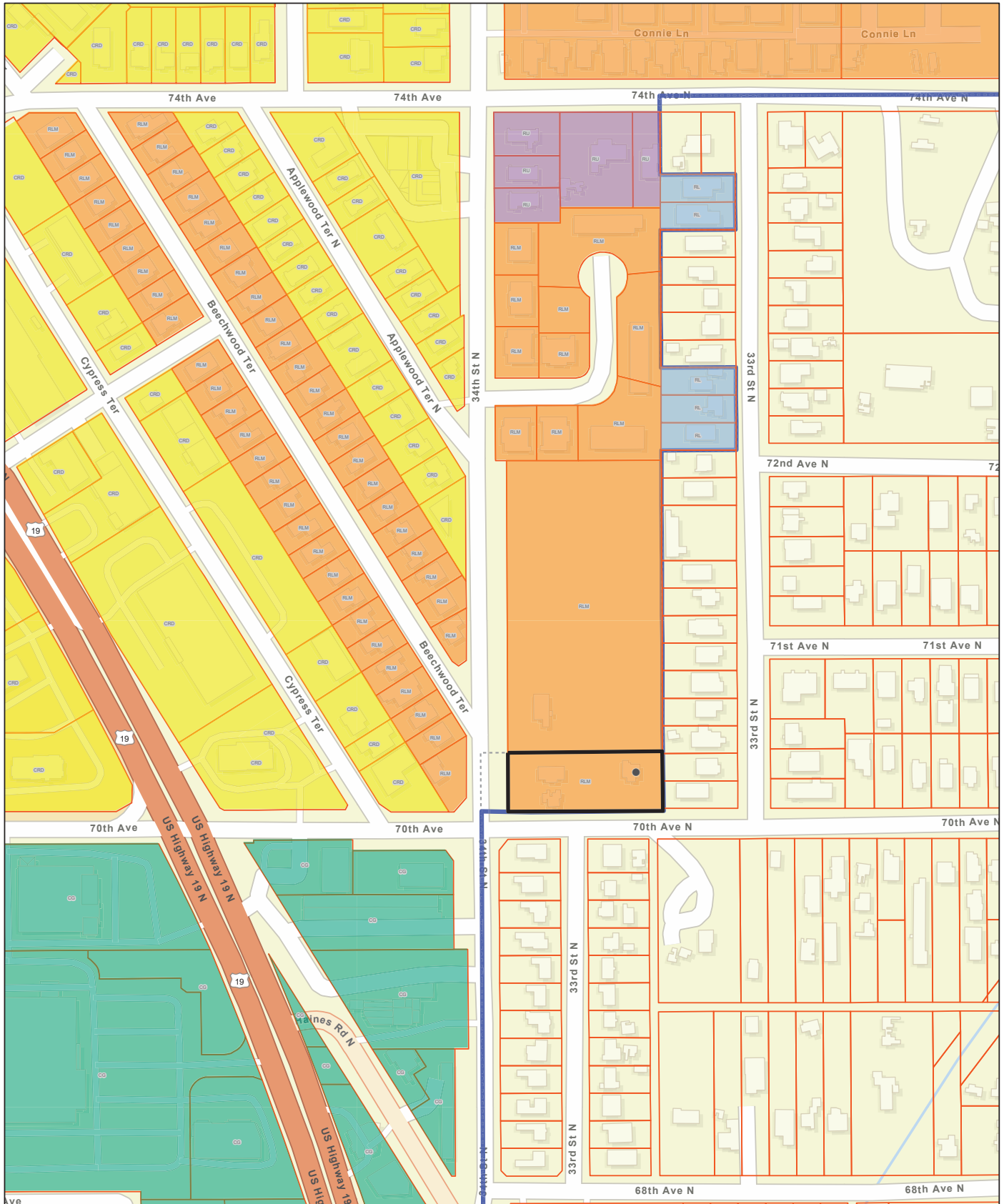
Aerial Map



3/11/2026



Land Use Map



3/11/2026, 7:46:10 AM

Land Use (Pinellas Park)

Commercial General - CG

Community Redevelopment District - CRD

Residential Low - RL

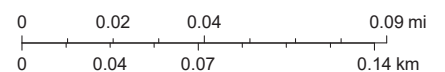
Residential Low Medium - RLM

Residential Urban - RU

Parcels

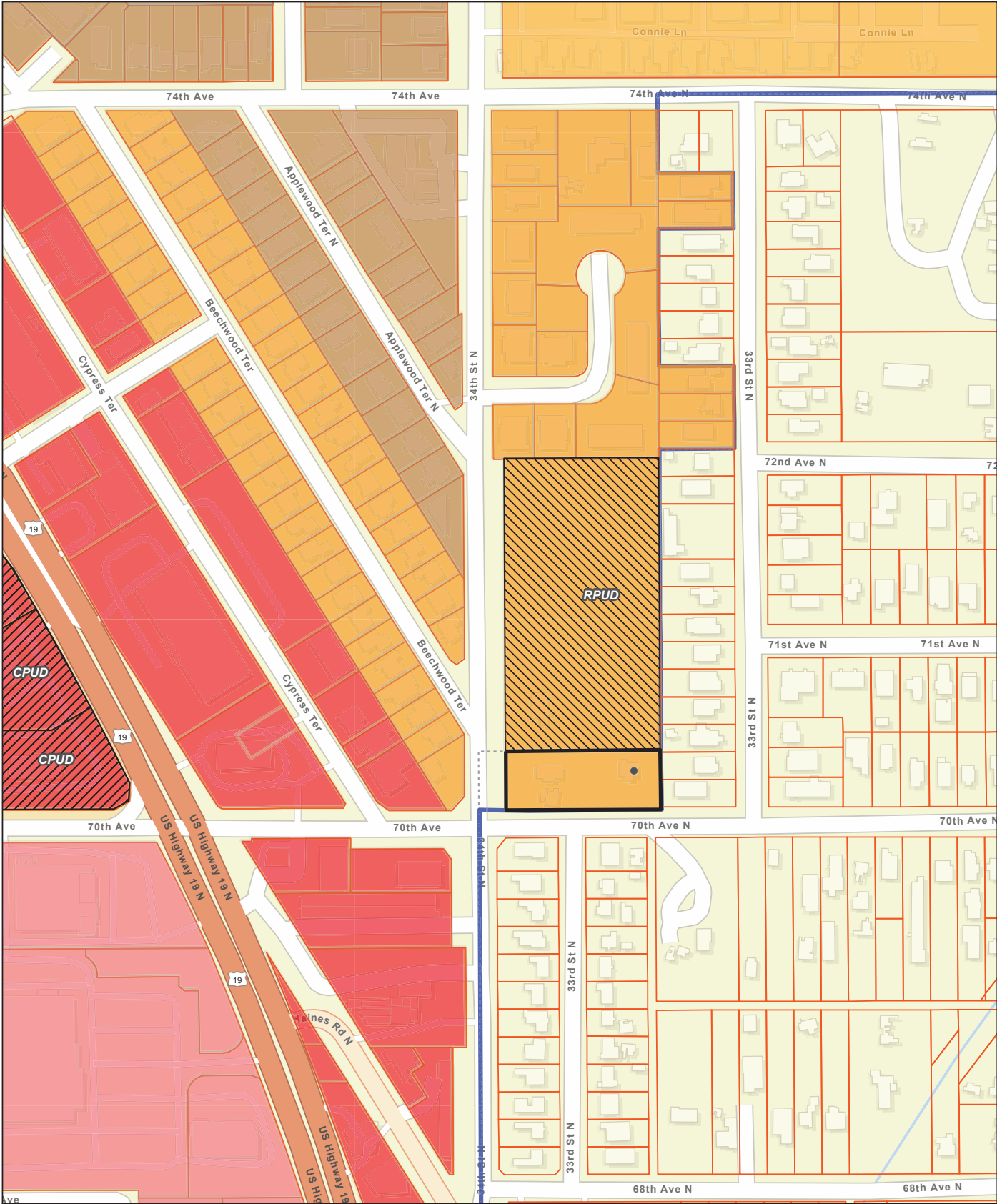
Pinellas Park

1:2,257



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Zoning Map



3/11/2026, 7:44:48 AM

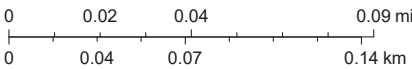
Zoning (Pinellas Park)

- Commercial General - B-1
- Heavy Commercial - CH
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Mobile Home Park - T-2

Zoning Overlay District

- CPUD
- RPUD
- Parcels
- Pinellas Park

1:2,257

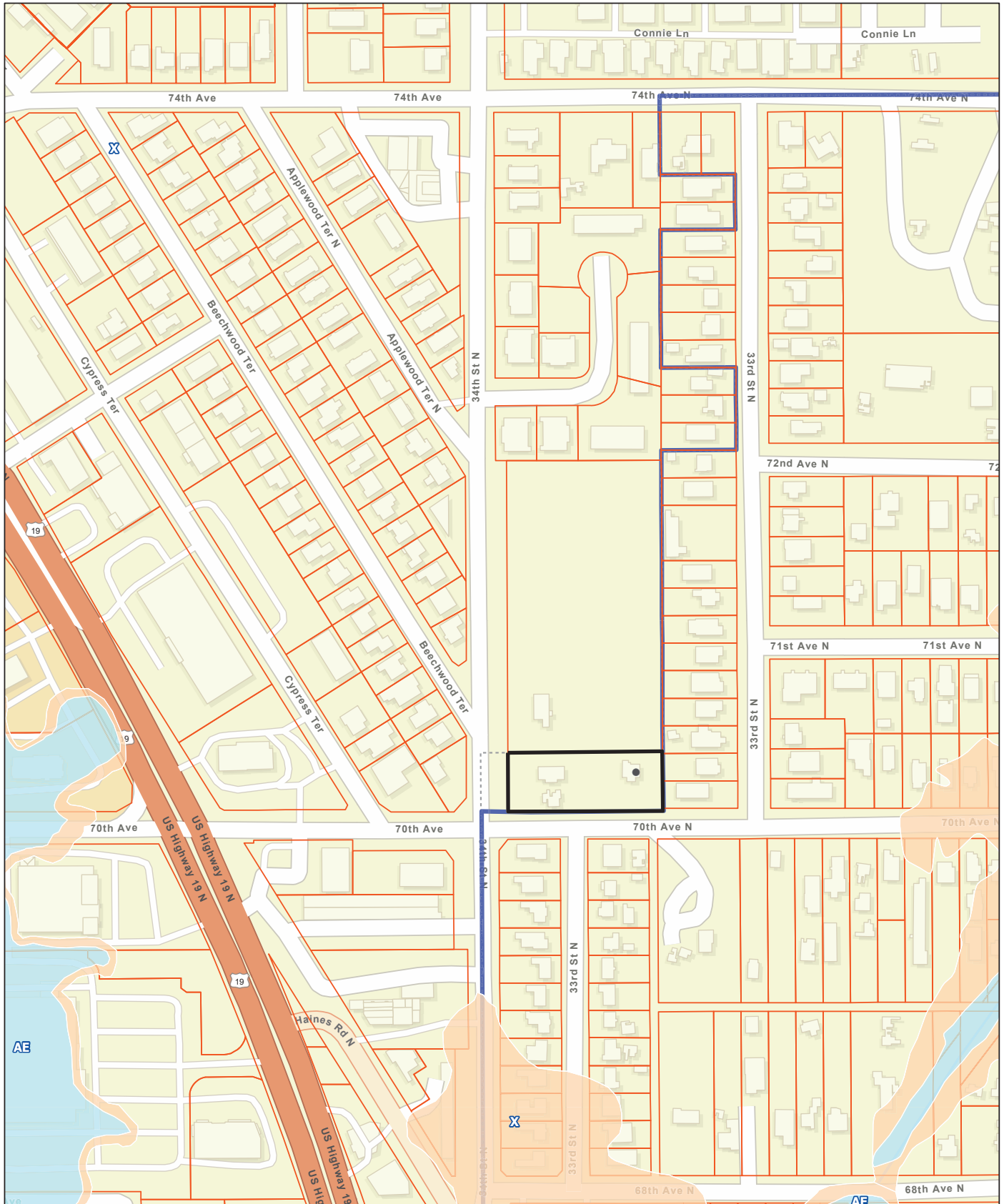


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ArcGIS Web AppBuilder

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Flood Insurance Rate Map

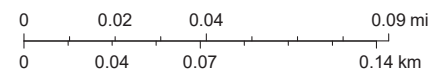


3/11/2026, 7:47:05 AM

FEMA Flood Hazard Areas

- 0.2% Annual Chance Flood Hazard (X)
- 1% Annual Chance Flood Hazard (A, AE, AH, VE)
- 1% Annual Chance Flood Hazard (A, AE, AH, VE)
- 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)
- Parcels
- Pinellas Park

1:2,257



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