

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO TOWN CENTER (TC) FOR A CERTAIN PARCEL OF LAND LOCATED AT 7720 58TH STREET N. 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. (REZ-2024-00001)

WHEREAS, the City of Pinellas Park, Florida, has received a request to amend the City's Official Zoning Map to change the designation from Single-Family Residential (R-1) to Town Center (TC) for a certain parcel of land located at 7720 58th Street N. and more particularly described in Exhibit "A" attached hereto and made a part hereof;

WHEREAS, the City Council has determined that it is in the public interest to amend the City's Official Zoning Map from Single-Family Residential (R-1) to Town Center (TC) for the property located at 7720 58th Street N.; 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.

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 City Council of the City of Pinellas
Park hereby amends the City's Official Zoning Map and changes the
following described property from Single-Family Residential (R-1)
to Town Center (TC):

THOSE PARCELS LEGALLY DESCRIBED IN EXHIBIT "A" WHICH IS
ATTACHED HERETO AND MADE A PART HEREOF.

SECTION TWO: 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 Community Planning
Act.

SECTION THREE: That all ordinances, or parts of ordinances,
in conflict with the provisions of this ordinance are hereby
repealed insofar as the same affect this ordinance.

SECTION FOUR: That this Ordinance shall become effective
immediately upon approval of Ordinance ____ by the Countywide
Planning Authority, unless challenged as hereinafter provided. If
challenged within 30 days after adoption, the Ordinance shall not
become effective until (i) the date that a final order is issued
by the Administrative Law Judge through the State Division of
Administrative Hearings finding the same to be in compliance in
accordance with Section 163.3187, Florida Statutes, and (ii) the

adoption of Ordinance ____ by the Countywide Planning Authority.

PUBLISHED THE _____ DAY OF _____, 2024.

FIRST READING _____ DAY OF _____, 2024.

PUBLIC HEARING THE _____ DAY OF _____, 2024.

PASSED THIS _____ DAY OF _____, 2024.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2024.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

Exhibit "A"

Legal Description

LOTS 6, 7, & 8, BLOCK 3, PLAT OF PINELLAS PARK AS RECORDED IN PLAT BOOK 2, PAGES 91 & 92 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, (OF WHICH PINELLAS COUNTY WAS FORMERLY A PART) FLORIDA.



CITY HALL - P.O.Box 1100
PINELLAS PARK, FL 33780-1100

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

November 27, 2023

Mr. Bob Bernhart
Senior Planner
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #23-304
Ordinance for REZ-2024-00001

Dear Mr. Bernhart:

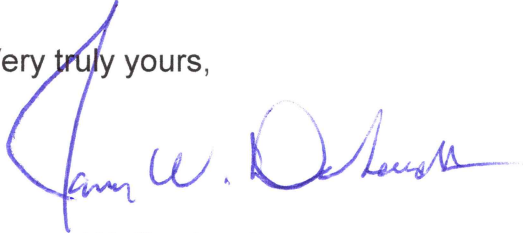
Our office has received and reviewed the above-referenced Ordinance for rezoning of the property located at 7720 58th Street North. It is our understanding that the Applicant's personal identifying information is exempt from disclosure. I am not aware whether the Applicant has specifically informed the City of Pinellas Park of this, or whether the City is aware of it because of the information being redacted from the Property Appraiser's website. However, you specifically inquired about listing the names of the property owners at the end of the Ordinance. If the property owners have made the City aware that their information is exempt from disclosure, their names should be redacted in the Ordinance title as well.

If you have any additional questions about this, please do not hesitate to contact our office.

Mr. Bob Bernhart
November 27, 2023
Page 2

Subject to the above comments, our office would approve of the proposed Ordinance as to form and correctness.

Very truly yours,

A handwritten signature in blue ink, appearing to read "James W. Denhardt", is written over the closing "Very truly yours,".

James W. Denhardt
City Attorney

cc: Bart Diebold, City Manager
Jennifer Carfagno, MMC, City Clerk
Dan Hubbard, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

JWD/dh

23-304.11272023.LBB.Ord for REZ-2024-00001.wpd



Prepared by: Bob Bernhart
Senior Planner

I. APPLICATION DATA

A. **Case Number:** REZ-2024-00001

B. **Location:**

Address: 7720 58th Street North

Parcel Number: 28-30-16-71064-003-0070

C. **Request:** Rezone a parcel at 7720 58th Street North from R-1 (Single-Family Residential) to TC (Town Center).

D. **Applicant:** [Redacted]

E. **Property Owner:** [Redacted]

F. **PARC Meeting:** October 31, 2023

G. **Public Hearings:**

Planning & Zoning Commission Hearing Date: December 7, 2023

Advertising Date: November 22, 2023

City Council (1st Reading) Date: December 28, 2023

City Council (2nd Reading) Public Hearing Date: January 25, 2023

Advertising Date: January 10, 2023

II. BACKGROUND INFORMATION

A. **Case Summary:** The applicant is proposing to rezone the property at 7720 58th Street North from R-1 to TC. They do not have specific development plans at this time. The property is currently developed with a 2,474 square foot house.

B. **Site Area:** 28,314 square feet / 0.65 acres

C. **Property History:** This property was platted in 1909 as part of the Pinellas Park Subdivision, when Pinellas County was part of Hillsborough County. The existing house was built in 1930 and various building permits have been issued in the years since.

D. **Existing Use:** Single-Family Home

E. **Proposed Uses:** No new use is proposed at this time.

F. **Current Future Land Use:** Community Redevelopment District (CRD)

G. **Current Zoning District:** Single-Family Residential (R-1)

H. **Proposed Zoning District:** Town Center (TC)

- I. **Flood Zone:** The property is located in Flood Zone X, which is a low-risk flood zone.
- J. **Evacuation Zone:** The property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm.
- K. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	R-1	CRD	Single-Family Home
South	MXD	CRD	Senior Apartments
East	R-1	CRD	Single-Family Homes
West	R-1	CRD	Parking Lot

III. APPLICABLE CRITERIA/ CONSIDERATIONS

A. **Land Use Designation/ Comprehensive Plan Policies:**

1. **Land Use Purpose/ Intent:**

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

2. **Key Standards:**

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

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

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

Density/Intensity Standards: Shall be as set forth for each classification of use and location in the approved special area plan. Densities/intensities shall be consistent with the redevelopment strategy for this plan category and shall generally parallel the medium to high density/intensity standards of the conventional plan categories for the respective types of use characteristics provided for thereunder.

Other Standards – Shall include the following:

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

3. Relevant Policies:

OBJECTIVE LU.1.3

The City of Pinellas Park shall continue to implement future land use policies that restrict the proliferation of urban sprawl at a density that is not compatible with existing or planned support facilities.

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.

POLICY LU.1.3.2

A land use pattern and design standards that offer alternatives to the use of the automobile, maximize the efficiency of existing infrastructure, and minimize energy consumption shall be encouraged through coordination with the adopted MPO/PPC Long Range Transportation Plan.

OBJECTIVE LU.1.10

The City shall continue to foster the revitalization of areas confronted with slum or blighting conditions.

POLICY LU.1.10.1

The Community Redevelopment Agency (CRA) will continue to implement the Pinellas Park Community Redevelopment Plan for the Community Redevelopment District (CRD).

POLICY LU.1.10.2

The City will continue to include criteria and incentives in the City's redevelopment plan that will encourage redevelopment of areas that are environmentally suitable for development and prohibit from development those areas that are deemed environmentally sensitive.

POLICY LU.1.10.5

The Town Center shall encourage a diversity of uses with a major emphasis on street level activities including outdoor cafes and evening activities such as entertainment and civic functions.

POLICY LU.1.10.8

The Land Development Regulations shall promote a variety of housing types and densities, innovative designs, clustering of units, supportive accessory uses, optimal use of landscaping and buffering, and a system of active and passive open space within the CRD.

POLICY LU.1.10.12

Developers and landowners shall be encouraged to build a variety of housing types within the CRD, including affordable housing as defined within the Housing Element of the Comprehensive Plan.

POLICY LU.1.10.13

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

OBJECTIVE LU.1.13

The Land Development Code shall provide for a variety of residential uses and housing opportunities.

POLICY LU.1.13.2

Promote, through the use of development regulations, innovative designs, variety of housing types and densities, clustering of units, supportive accessory uses, transportation alternatives, optimal use of landscaping and buffering, and a system of active and passive open space.

OBJECTIVE LU.1.14

The City will encourage new residential development, infill development, and redevelopment that is consistent with the "Livable Communities" objectives of expanded transportation choices, vibrant public spaces, and enhanced quality of life.

POLICY LU.1.14.1

Through the comprehensive planning program and land development regulations, support efforts to create, recreate, and maintain areas of mixed-use development at appropriate locations in order to achieve the following objectives:

- a. place housing in proximity to employment opportunities, services and amenities;*
- b. establish urban and suburban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by public transit and/or bicycle and pedestrian transit;*
- c. provide locations that create a range of housing opportunities and choices, including affordable and workforce housing; and*
- d. provide vibrant and safe public spaces and walkable areas.*

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 LU.1.14.4

Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.

POLICY LU.1.14.5

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

4. Staff Analysis:

The proposed rezoning would provide a wider variety of redevelopment options for the subject property, which is located in the Community Redevelopment Area (CRA) and near the core of the City Center area. Any proposed development following rezoning would require site plan review by the Planning and Zoning Commission and CRA Board approval, a process through which adequate compatibility and buffering can be achieved. As a result, staff finds the requested rezoning to be consistent with the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose/ Intent

The "TC" Town Center District is established in order to encourage a mix of residential, commercial, institutional, office and professional uses, located adjacent to major transportation facilities. The development standards are intended to promote developments of an urban scale, and high quality urban design, including significant public space areas. Allowable uses are based upon the Community Redevelopment Plan.

Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Community Redevelopment District (CRD).

2. Key Standards:

Section 18-1539. AMENDMENTS TO ARTICLE 15, "ZONING CODE" AND OFFICIAL ZONING MAP

Sec. 18-1539.1. - APPLICABILITY.

The regulations, restrictions, and boundaries set forth in this Article 15 "Zoning Code" may from time to time be amended, supplemented, changed, or repealed in accordance with the following regulations.

Sec. 18-1539.2. - PROCEDURE.

(A) **APPLICATION FILING.** Petitions for amendment to Article 15 and the Official Zoning Map shall be filed on forms provided by the City and shall be submitted to the Zoning Division.

1. An application for amendment to the text of Article 15 may be filed only by the City Council or the City Manager. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to Article 15.

2. An application for amendment to the Official Zoning Map may be filed only by the City Council, City Manager, or by an owner of real property that is located within the City. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to the Official Zoning Map.

(B) **PUBLIC NOTICE.** Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".

(C) **PUBLIC HEARING PROCEDURE.**

1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency when required by F.S. ch. 163, pt. II. The Planning and Zoning Commission shall submit written reasons for its recommendations, and its determinations related to the application review criteria listed in Section 18-1539.3, "Review Criteria", below.

2. The City Council shall hear the application during a separate public hearing and shall consider the recommendation of the Local Planning Agency if applicable in its decision to approve or deny the application.

3. Public hearings for map amendments shall be conducted pursuant to the quasi-judicial procedures set forth in Resolution No. 94-65 unless otherwise determined by the City Attorney. Public hearings for text amendments are legislative in nature, and are not subject to quasi-judicial procedures.

(D) **BURDEN OF PROOF.** The applicant shall bear the burden of demonstrating, by competent substantial evidence, that the evidence on the record demonstrates that a map amendment should be granted.

(E) **ADOPTION.** Amendments to the Official Zoning Map and to Article 15 shall be by Ordinance of the City Council.

Sec. 18-1539.3. - REVIEW CRITERIA.

(A) For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.

(B) *For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:*

- 1. Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.*
- 2. Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.*
- 3. Whether the amendment will constitute a grant of special privilege to an individual owner.*
- 4. Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.*
- 5. Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.*
- 6. Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.*
- 7. Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.*
- 8. Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.*
- 9. Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.*
- 10. Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.*

2. Staff Analysis:

The requested rezoning is following the procedures specified in the Land Development Code. An analysis of the review criteria for rezonings is as follows:

1. The subject property and all adjacent properties are within the Community Redevelopment Area (CRA) and the subject property is proximate to other parcels zoned Town Center (TC).
2. Any proposed use of the property will comply with the requirements of the zoning district, including site plan approval and adequate public notice to ensure compatibility with adjacent uses;
3. There is no special privilege to be granted;
4. The site is currently developed and the City of Pinellas Park Public Works Department has expressed no concerns over the availability of services for the proposed use;
5. The site has direct access to 77th Avenue North and 58th Street North, as well as adequate pedestrian connections;
6. Schools, parks, and mass transit are available nearby given to the property's proximity to Park Boulevard and the City Center area;
7. The district boundaries are appropriate;
8. The existing zoning designation substantially limits the potential uses for the subject property despite its location in a transitional area between single-family residential uses to the north and denser development to the south, and near other parcels already zoned TC;
9. The site is not located within designated wetland areas; and,
10. Staff finds that the proposed request is consistent with the Comprehensive Plan and the Community Redevelopment Plan.

Staff finds that the requested rezoning is consistent with the Land Development Code.

B. Project Application Review Committee (PARC) Comments:

The application was discussed at the October 31, 2023 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed rezoning.

IV. SUMMARY

A. Findings:

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

1. The request to rezone to Town Center (TC) is consistent with the location of the subject property and the surrounding area;
2. The Town Center (TC) zoning designation will require comprehensive site plan review and public notice for any proposed redevelopment of the subject property;
3. The requested rezoning is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan as well as the regulations of the Land Development Code.

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case number REZ-2024-00001.


Erica Lindquist, AICP, CFM
Planning & Development Services Director

11/16/23
Date


Nick A Colonna, AICP
Community Development Administrator

11/16/23
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 request to rezone from Single-Family Residential (R-1) to Town Center (TC) Zoning at 7720 58th Street North.

VI. ATTACHMENTS

Exhibit A: Legal Description
Exhibit B: Survey

Exhibit C: Affidavit of Ownership

Exhibit D: Aerial Map

Exhibit E: Land Use Map

Exhibit F: Zoning Map

Exhibit G: Flood Insurance Rate Map

Exhibit H: Site Photos

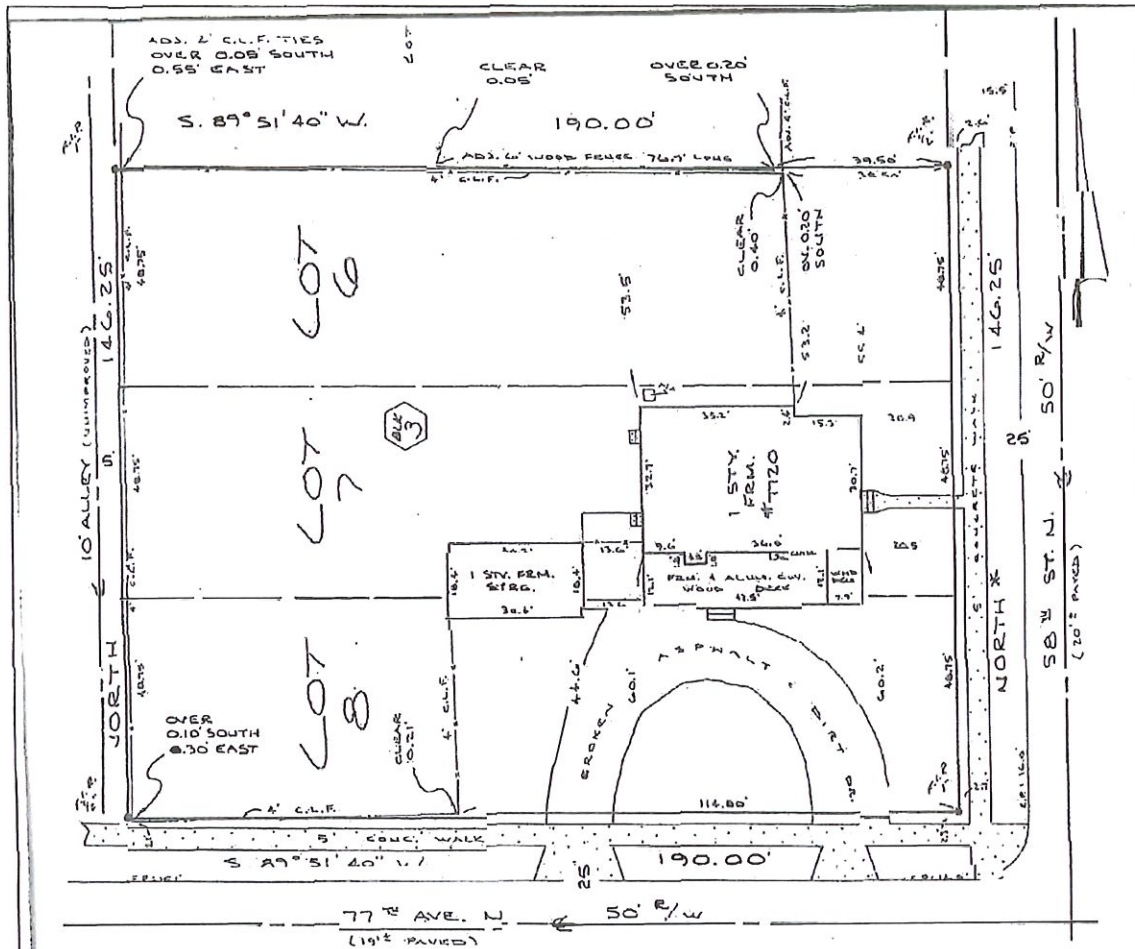
Exhibit "A"

Legal Description

LOTS 6, 7, & 8, BLOCK 3, PLAT OF PINELLAS PARK AS RECORDED IN PLAT BOOK 2, PAGES 91 & 92 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, (OF WHICH PINELLAS COUNTY WAS FORMERLY A PART) FLORIDA.

survey

Exhibit B



A BOUNDARY SURVEY OF: Lots 6, 7 & 8, Block 3, PLAT OF PINELLAS PARK as recorded in Plat Book 2, Pages 91 & 92 of the Public Records of Hillsborough County, (of which Pinellas County was formerly a part) Florida.

LANGSTON SURVEYING, INC. (L.B. 3218)				6285 PARK BOULEVARD, PINELLAS PARK, FL 33781			
LAND SURVEYORS				727- 585 90 0 • 7 27 - 5683 0 • FAX: 7 2 - 8 50 44			
CERTIFIED TO:				FOR THE PURPOSE OF:			
Pinellas County Teachers Credit Union				<input type="checkbox"/> purchase / financing <input checked="" type="checkbox"/> refinancing <input type="checkbox"/> other _____ <input type="checkbox"/> not related to specific use			
Fidelity National Title Insurance Company							
JOB NO.	SURVEY DATE	DRAWN BY	CHECKED BY	SCALE:	SEC.	TWP.	R.
041752	7-12-2004	RB	E	1" = 20'	29	20	16 E.
According to maps prepared by the U.S. Department of Housing and Urban Development, this property appears to be located in							
Flood Zone(s) "X" Community Parcel No. 120251 0206 4 Map Date 4/07/2005 Base Flood Elev. 11.0							
IF THE APPROXIMATE LINE(S) OF FLOOD ZONES IS SHOWN ON THIS SURVEY IT HAS BEEN APPROXIMATED BASED UPON FLOOD MAPS THAT SCALE ONE INCH TO 500 FEET, MAKING AN EXACT LOCATION OF THE LINE IMPOSSIBLE TO DETERMINE. ACCORDINGLY, THIS SURVEY WILL NOT BE RESPONSIBLE FOR DECISIONS CONCERNING FLOOD INSURANCE REQUIREMENTS BASED ON THE APPROXIMATE LINE(S) OF THE FLOOD ZONE(S) AS SHOWN HEREON.							
UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATION AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.							
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTY(IES) CERTIFIED TO ABOVE, AND IS LIMITED TO THOSE SO NAMED AND TO THE TRANSACTION CONTEMPLATED THEREBY AND OTHER SERVICES.							

Exhibit C

**CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

[REDACTED]

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:

7720 58th ST N. PINELLAS PARK FL 33781

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

LOTS 6, 7 and 8, BLOCK 3, PLAT OF PINELLAS PARK

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):

REZONING TO TC

3. That the undersigned (has / have) appointed and (does / do) appoint N/A as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

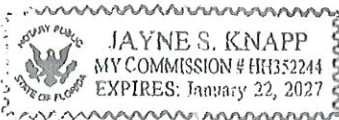
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 2nd day of October, 2023.

By, [REDACTED], who is

(Name of person acknowledging and title of position)

personally known to me or (who has produced)

FL Drivers License as identification and who DID / DID NOT
(Type of identification)

take an oath.

Notary Public, Commission No. HH352244

Jayne S. Knapp
(Name of Notary- typed, printed or stamped)

Exhibit D

Aerial

Legend

- Master Address Points
- Parcel Lines
- Parcels Redacted
- Centerlines
- Private Roads
- Building Footprints
- Pinellas Park
- Rights of Way
- Holes
- Fairways
- Greens
- Course
- Unincorporated



Notes:

1:1,563

130.2 Feet

65.11

0

130.2



WGS_1984_Web_Mercator_Auxiliary_Sphere

Land Use

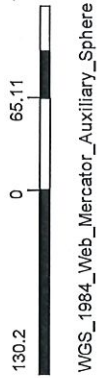


Exhibit F

Zoning

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Zoning Borders
- General Commercial - B-1
 - Heavy Commercial - CH
 - Commercial Neighborhood - CN
 - Commercial Planned Unit Development - CI
 - Farm - F
 - General Office - GO
 - Heavy Industrial - IH
 - Industrial Planned Unit Development - IPUC
 - 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 - CI
 - Farm - F



Notes:

1: 1,563

130.2 Feet

65.11

0

130.2

WGS_1984_Web_Mercator_Auxiliary_Sphere

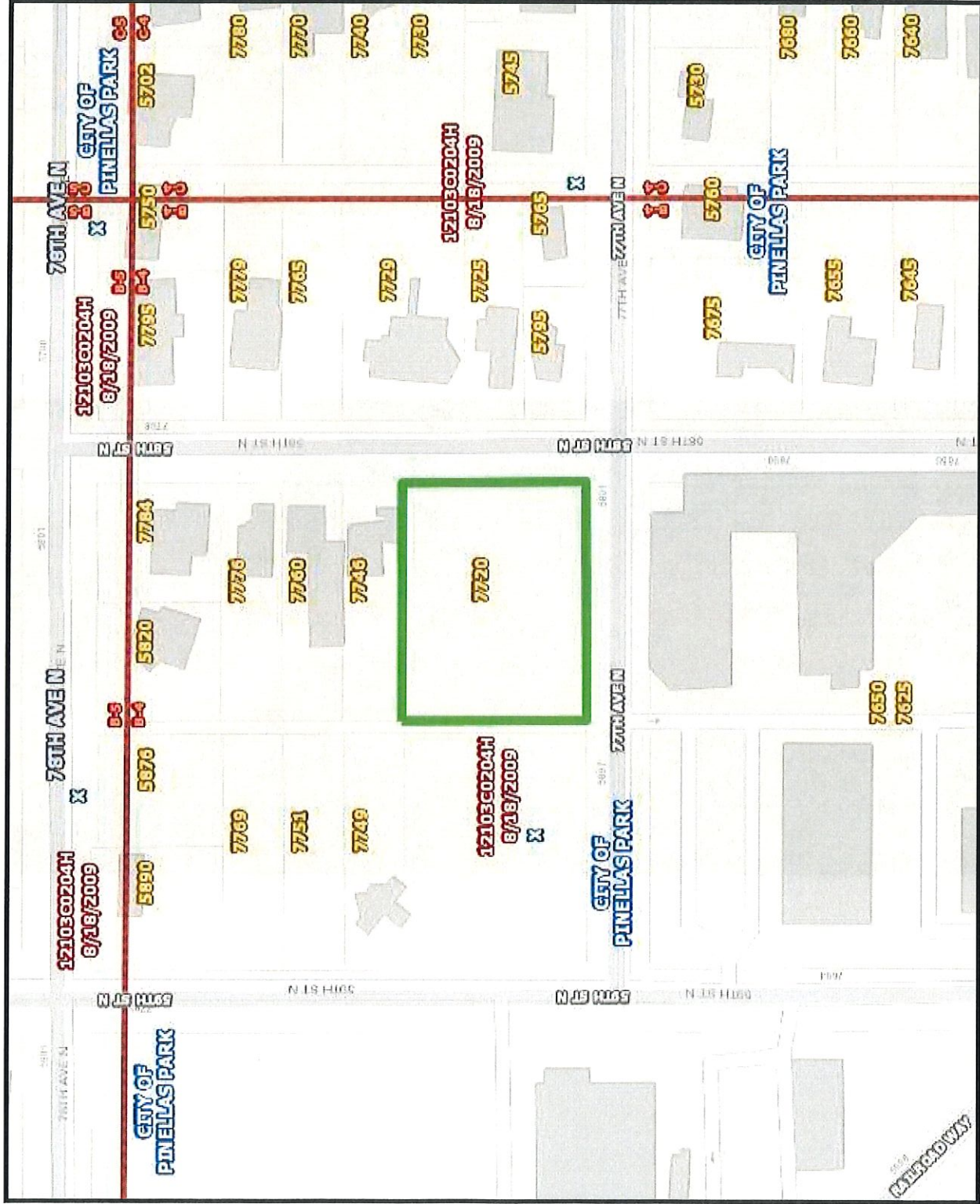


Exhibit G

FIRM

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 Coastal Zone (X)
- 0.2% Annual Chance Flood Hazard (X)
- 0.2% Annual Chance Flood Hazard in Coastal Zone (X)
- Area of Minimal Flood Hazard (X)
- Riverine Floodway in Combined Riverine and Coastal Floodplain (AE)
- Floodway (AE)



Notes:

1: 1,563

130.2 Feet

0 65.11

130.2



WGS_1984_Web_Mercator_Auxiliary_Sphere

Exhibit H

