

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 HEAVY COMMERCIAL (CH) TO LIGHT INDUSTRIAL (M-1) FOR A CERTAIN PARCEL OF LAND LOCATED AT 10601 US HIGHWAY 19 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-2023-00002; Jaime Maier.)

WHEREAS, the City of Pinellas Park, Florida, has received a request to amend the City's Official Zoning Map to change the designation from Heavy Commercial (CH) to Light Industrial (M-1) for a certain parcel of land located at 10601 US Highway 19 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 Heavy Commercial (CH) to Light Industrial (M-1) for the property located at 10601 US Highway 19 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 Heavy Commercial (CH) to Light
Industrial (M-1):

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repealed insofar as the same affect this ordinance.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 _____, 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

*PARCEL 1:

TRACT I BEING FARM 45 IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LESS THAT PART LYING WITHIN 100 FEET OF THE CENTERLINE OF STATE ROAD NO. 55, WHICH CENTERLINE IS MORE PARTICULARLY DESCRIBED IN DEED BOOK 1223, PAGE 471, AS CLERK'S INSTRUMENT NO. 883695, PINELLAS COUNTY RECORDS, ALSO LESS AND EXCEPT THAT PART LYING WITHIN 40 FEET OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 16, (52ND STREET) CONVEYED TO PINELLAS COUNTY, BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5533, PAGE 149, PINELLAS COUNTY RECORDS, TOGETHER WITH TRACT 3 BEING FARM 46 IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LESS THE SOUTH 193.71 FEET THEREOF AND ALSO LESS THE FOLLOWING DESCRIBED PORTION THEREOF: FROM THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN WEST ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 353.44 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 30 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 91.42 FEET TO THE NORTH BOUNDARY OF THE SOUTH 193.71 FEET OF SAID FARM 46; THENCE EAST ALONG SAID NORTH BOUNDARY, ON A LINE PARALLEL TO THE FIRST COURSE, A DISTANCE OF 353.51 FEET TO THE EAST BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH ALONG SAID EAST BOUNDARY A DISTANCE OF 91.64 FEET TO A POINT 30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST, A DISTANCE OF 353.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND LESS AND EXCEPT: THAT PORTION OF TRACT 3 LYING IN FARM 46, IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN THENCE NORTH 89° 49'42" EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, 1310.18 FEET RECORDED (1310.36 FEET FIELD); THENCE SOUTH 0° 04'53" WEST ALONG THE 40 ACRE LINE ALSO BEING THE CENTERLINE OF 49TH STREET, 660.85 FEET TO A POINT ON THE NORTH LINE OF FARM 46 AS EXTENDED EASTERLY; THENCE SOUTH 89° 54'37" WEST TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 49TH STREET, 50.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0°04'53" WEST ALONG SAID RIGHT-OF-WAY, 360.43 FEET; THENCE SOUTH 89°58'35" WEST 280.0 FEET; THENCE NORTH 0°04'53" EAST, 360.11 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT 3 (FARM 46); THENCE NORTH 89°54'37" EAST ALONG SAID BOUNDARY LINE 280.0 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A PORTION OF TRACT 3 LYING IN FARM 46, IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST; RUN THENCE NORTH 89° 49'42" EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1310.18 FEET RECORDED (1310.36 FEET FIELD); THENCE SOUTH 0° 04'53" WEST ALONG THE 40 ACRE LINE ALSO BEING THE CENTERLINE OF 49TH STREET 660.85 FEET TO A POINT ON THE NORTH LINE OF FARM 46 AS EXTENDED EASTERLY; THENCE SOUTH 89°54'37" WEST TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF 49TH STREET 50.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0° 04'53" WEST, ALONG SAID RIGHT-OF-WAY 360.43 FEET; THENCE SOUTH 89°58'36" WEST, 280.0 FEET; THENCE NORTH 0°04'53" EAST, 360.11 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT 3 (FARM 46); THENCE NORTH 89°54'37" EAST, ALONG SAID BOUNDARY LINE 280.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND, TO-WIT:

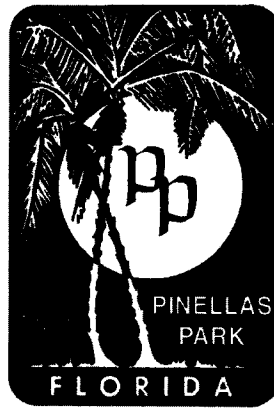
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH 00°04'41" EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4, 300.41 FEET; THENCE SOUTH 89°57'14" WEST, FOR 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 49TH STREET NORTH; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'14" WEST, FOR 261.83 FEET; THENCE NORTH 40°12'20" EAST, FOR 42.72 FEET; THENCE NORTH 11°55'27" WEST, FOR 34.02 FEET; THENCE NORTH 54°22'18" EAST, FOR 40.43 FEET; THENCE NORTH 13°27'50" EAST, FOR 34.96 FEET; THENCE NORTH 06°34'03" WEST, FOR 190.43 FEET; THENCE NORTH 38°24'01" WEST, FOR 60.67 FEET; THENCE NORTH 89°54'47" EAST, FOR 260.23 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°04'41" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, FROM 360.38 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN BOOK 17444, PAGE 1434, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA."

CONTAINS 12.9041 ACRES± (M).

City of
PINELLAS PARK

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



FLORIDA

PHONE • (727) 369-0700
FAX • (727) 544-7448

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

February 20, 2023

Mr. Derek Reeves
Long Range Planning Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #23-038
Rezoning Ordinance REZ-2023-00002, 10601 US Highway 19 N.

Dear Mr. Reeves:

Our office has received and reviewed the above-referenced Ordinance rezoning a parcel of land generally located at 10601 U.S. Highway 19 North. Assuming the legal description contained in Exhibit A is correct, our office would approve of the proposed Ordinance as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
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

LCR/dh

23-038.02202023.LDR.Rezoning Ord REZ-2023-00002.wpd



PRINTED ON RECYCLED PAPER

I. APPLICATION DATA

A. **Case Number:** LUPA-0123-00008, REZ-2023-00002

B. **Location:**

1. **Address:** 10601 US Highway 19 N.
2. **Parcel Number:** 16-30-16-69732-400-4500

C. **Request:** Request to amend the Future Land Use Map from Commercial General (CG) to Industrial Limited (IL) with a request to rezone from Heavy Commercial (CH) to Light Industrial (M-1) Zoning for the property located at 10601 US Highway 19 N.

D. **Applicant/Property Owner:** 10601 US HWY 19 North Florida Land Trust

E. **Agent:** Jaime Maier, Hill Ward Henderson; Gulf Coast Consulting; England Brothers Construction; K. Barger Realty

F. **PARC Meeting:** January 24, 2023

G. **Public Hearings:**

Planning & Zoning Commission Hearing Date: April 6, 2023
Advertising Date: March 22, 2023

City Council (1st Reading) Date: May 11, 2023

City Council (2nd Reading) Public Hearing Date: May 25, 2023
Advertising Date: May 10, 2023

II. BACKGROUND INFORMATION

A. **Case Summary:** The applicant is requesting to amend the Future Land Use designation from Commercial General (CG) to Industrial Limited (IL) with a rezoning from Heavy Commercial (CH) to Light Industrial (M-1) for approximately 12.9 acres located at 10601 US Highway 19 N. The site is currently developed with a 125,460 square foot structure and associated parking. The applicant desires to utilize a portion of the site for outdoor storage, retaining the existing 125,460 square foot structure and constructing a new, 600 square foot structure at the front of the site as depicted in the conceptual site plan included with this application. The changes in Future Land Use designation and Zoning would allow the proposed changes.

B. **Site Area:**

1. **Parcel Area:** 562,103 square feet / 12.9 acres

C. Property History:

- 1. Previous Land Use Plan or Zoning Amendments:** The subject property was annexed in 1992 (AX-1992-5) under Ordinance No. 2166. The current Future Land Use designation and Zoning classification were assigned at that time.
- 2. Previous Permits and Development:** The property was originally developed as a Sam's Club in 1984 while in the County. As part of a change in use in 2000, a large renovation was completed under multiple permits. Various other permits were completed over time for minor repairs and renovations.
- 3. Previous Approvals:** In 2000, CU-2000-9 was approved in conjunction with BOA-2000-16 to convert the existing structure into an exposition hall with a reduction in required street frontage and parking. In 2012 another Conditional Use (CU-2012-01) was approved for a light manufacturing facility on the property.

D. Existing Use: General warehouse

E. Proposed Use: General warehouse with outdoor storage

F. Current Future Land Use: Commercial General (CG)

G. Proposed Future Land Use: Industrial Limited (IL)

H. Current Zoning District: Heavy Commercial (CH)

I. Proposed Zoning District: Light Industrial (M-1)

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

K. Evacuation Zone: The subject 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.

L. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	I (County), E-1 (County)	E (County)	Metal Recycling
South	B-1	CG	Stormwater pond, multi-tenant commercial
East	CH	CG	Stormwater pond
West	B-1	CG	Self-storage, commercial

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:

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); Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.

Density/Intensity - Temporary Lodging Use – Shall not exceed: (1) fifty (50) units per acre; or (2) in the alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with Section 5.2.1.3 of the Countywide Plan Rules (2018).

All Other Uses – Shall not exceed a floor area ratio (FAR) of .65 nor an impervious surface ratio (ISR) of .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 .39 and an ISR of .65.

3. Relevant Policies:

OBJECTIVE LU.1.16

Continue to provide for site plan review of all industrial development.

POLICY LU.1.16.1

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

POLICY LU.1.16.2

Prohibit industrial development that pollutes the environment and is not compatible with surrounding land use and zoning.

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 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 Future Land Use Map amendment provides additional industrial land which would be separated from residential properties. As a result, staff finds the requested Future Land Use Map amendment to be consistent with 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.

2. Key Standards:

SECTION 18-1538. - AMENDMENTS TO THE LAND USE PLAN MAP

Sec. 18-1538.1. - AUTHORITY.

The City Council shall have the authority to amend the Land Use Plan Map of the Comprehensive Plan in accordance with F.S. ch. 163, pt. II, and the following regulations.

Sec. 18-1538.2. - PROCEDURE.

The general procedure for the amendment of the Land Use Plan Map is as follows:

(A) FILING OF APPLICATION. Petitions for Land Use Plan Map amendments shall be filed on forms provided by the City and shall be submitted to the Zoning Division. Applications for map amendments of ten (10) or more acres or to a classification that permits ten (10) or more units per gross acre shall be accepted and processed twice per calendar year, with filing windows to be established by administrative policy. There shall be an application fee for each petition for Land Use Plan Map amendment. The amount of the fee shall be set by Resolution of the City Council, as may be amended from time to time. The application fee shall be paid upon filing of the application. Such applications may be filed by:

- 1. City Council.*
- 2. City Manager.*
- 3. Community Redevelopment Agency.*
- 4. Any person(s) that own real property within the City.*

(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 for purposes of F.S. ch. 163, pt. II.*
- 2. The City Council shall hear the application during a public hearing and shall consider the recommendation of the Local Planning Agency in its decision to*

approve or deny the application. Approval of a map amendment application may incorporate voluntary and enforceable stipulations made by the applicant for the purpose of addressing amendment impacts on the community.

3. Amendments to the future land use plan map are considered legislative, and need not be subject to quasi-judicial hearing procedure.

Sec. 18-1538.3. - REVIEW CRITERIA.

Review and disposition of petitions for amendment to the Land Use Plan Map shall be based upon the consistency of the proposed amendment with the goals, objectives, and policies of the Comprehensive Plan.

Sec. 18-1538.4. - SUBSEQUENT APPLICATIONS; LIMITATION.

(A) Whenever the City Council has taken action to deny an application to amend the Land Use Plan Map, the Planning and Zoning Commission shall not:

1. Consider any further application for a change in land use category on all or any part of the same property for a period of one (1) year from the date of such action.

(B) Whenever the City Council has changed the land use category of any property, the Planning and Zoning Commission shall not consider any application for a Land Use Plan Map amendment on all or any part of the same property for a period of one (1) year from the effective date of the amendatory ordinance.

(C) The time limits of this Section may be waived by City Council, when such action is deemed necessary to prevent injustice or to facilitate the proper and orderly development of the City.

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 Future Land Use Map amendment is following the procedures specified in the Land Development Code.

The requested Zoning Map amendment is following the procedures specified in the Land Development Code. An analysis of the review criteria for Zoning Map amendments is as follows:

1. The property is adjacent to other Light Industrial (M-1) zoned properties and the nearest residential properties are located 200 feet to the west across US Highway 19 N.;
2. The proposed use of the property will comply with the requirements of the zoning district;
3. There is no special privilege to be granted;
4. The site is already 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 52nd Street N., which provided access to US Highway 19 N. and 110th Avenue N.;
6. Schools and parks are not required for light industrial uses, but mass transit is available along US Highway 19 N.;
7. The district boundaries are appropriate;
8. Access to the property is limited for customer based retail and services uses permitted within the existing Heavy Commercial zoning district where primarily employee based traffic of light industrial uses is more appropriate;
9. The site is not located within designated wetland areas; and,
10. Staff finds that the proposed request is consistent with the Comprehensive Plan.

Staff finds that the requested Zoning Map amendment is consistent with the Land Development Code.

B. Project Application Review Committee (PARC) Comments:

The application was discussed at the January 24, 2023 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 requested Future Land Use Map amendment to Industrial Limited (IL) is consistent with the existing conditions of the subject properties and the surrounding area;
2. The request to rezone to Light Industrial (M-1) is consistent with the existing conditions of the subject properties and the surrounding area;
3. The requested map amendments are 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 LUPA-0123-00008 and REZ-2023-00002.


Erica Lindquist, AICP, CFM
Planning & Development Services Director

3/17/23
Date


Nick A Colonna, AICP
Community Development Administrator
Or Aaron Petersen,
Assistant Community Development Administrator

3/17/2023
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 to amend the Future Land Use Map from Commercial General (CG) to Industrial Limited (IL) with a request to rezone from Heavy Commercial (CH) to Light Industrial (M-1) Zoning at 10601 US Highway 19 N.

VI. ATTACHMENTS

- Exhibit A: Application Materials**
- Exhibit B: Aerial Map**
- Exhibit C: Future Land Use Map**
- Exhibit D: Zoning Map**
- Exhibit E: FIRM**
- Exhibit F: Site Photos**



ADDENDUM

Case Number: REZ-2023-00002

PLANNING AND ZONING COMMISSION

On April 6, 2023, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of Case No. REZ-2023-00002.

V. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

... of a request to rezone from Heavy Commercial (CH) to Light Industrial (M-1) at 10601 US Highway 19 N.

Project Narrative
Future Land Use and Zoning Map Amendment
10601 US Hwy 19 N

The Site is approximately 12.9 acres in size, and has a US Hwy 19 N address, although only a very small portion of the Site actually has frontage thereon. The Site takes its access from 52nd Street N, by which it is bounded along the west. It is surrounded by various retail, commercial, and industrial uses, including outdoor storage to the north. The area is light industrial and heavy commercial in nature, with less desirability for retail uses. The Site is currently developed with a 125,460 square foot structure and associated parking. The Applicant seeks to rezone the Site from CH to M-1, and amend the future land use category from CG to IL. The Applicant desires to utilize a portion of the Site for outdoor storage uses, retaining the existing 125,460 square foot structure and constructing a new, 600 square foot structure at the front of the Site as depicted in the conceptual site plan included with this application.

Please see the Planning Report included with this application for additional detail.

Zoning Map

The proposal to rezone the Site from CH to M-1 is consistent with the applicable land development regulations and review criteria for Zoning map amendments, specifically:

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.*

The surrounding area includes existing outdoor storage uses, and is a generally industrial and heavy commercial area. The Site's frontage on 52nd Street rather than US Hwy 19 renders the Site undesirable for retail use. Therefore, the proposed rezoning to M-1 is appropriate considering the Site's location and surrounding 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.*

The Site design will adhere to, at minimum, the M-1 setbacks and other dimensional requirements of the code. Given the nature of the surrounding area, the standard setbacks of the code will sufficiently safeguard the area, although greater setbacks than those required may be provided in some areas. In addition, there is an existing stormwater pond in the eastern portion of the Site which provides additional buffering from uses to the east.

3. *Whether the amendment will constitute a grant of special privilege to an individual owner.*

The proposed M-1 zoning is consistent with others in the area, and the desired outdoor storage use is permitted in the M-1 zoning district. Therefore, no special privilege will be afforded to the Site in comparison to others.

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.*

Water and sewer service is already provided to the Site. The existing structure will be retained, with the addition of a 600 square foot structure in the western portion of the site, and approximately 187,000 square feet of the Site to be used as outdoor storage in accordance with Code constraints. The existing water and sewer service will be adequate for this redevelopment.

5. *Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.*

As more fully described in the Planning Report included with this application, the proposed map amendment is expected to reduce the total trip generation potential for the Site. Moreover, the Site and surrounding area are already fully developed. The addition of a use that produces an expected reduction in trip generation rates, and is not a pedestrian-intensive use, is consistent with the existing provisions for traffic movement and safety in the area.

6. *Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.*

The use is not of a kind that generates students for schools or parks to be a consideration. The Site is in close proximity to the Us Hwy 19 N + 52nd St N Bus stop.

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.*

This criterion is not applicable to this request.

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.*

The surrounding area includes a significant amount of M-1 zoned property, with the majority of CH zoned property in the area having actual frontage along US 19, which is desirable for retail/commercial, unlike the actual Site. There are a number of parcels in the immediate area, including that adjacent to the north, which remain in Pinellas County. Therefore the area is seemingly undergoing gradual annexation into the City of Pinellas Park, with a majority of the area off of US 19 being existing industrial uses with M-1 zoning. The same pattern exists for the future land use, with a significant amount of IL future land use in the surrounding area, including underlying some of the CH zoned properties. Therefore, the

proposed zoning and map amendment of the Site is consistent with and reflective of the surrounding area, including those properties within the City limits and those not yet annexed into the City, and promotes the best use of the Site given the fact that it does not have a visible frontage or presence on US 19.

9. *Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.*

The Site and surrounding area is already fully developed, with a significant amount of existing paving, therefore, there are no significant natural resources to be impacted.

10. *Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.*

Please see the below section regarding the Comprehensive Plan, as well as the Planning Report included in this application, for the analysis of how the request is consistent with the Comprehensive Plan.

The proposal is also consistent with Sec. 18-1530.11 regarding Outdoor Storage, as indicated in the conceptual site plan. No storage is proposed in the required front yard, which is established by the proposed new structure along 52nd Street N. The Applicant proposes all outdoor storage area to be setback 60 feet from 52nd Street N., to the rear of the proposed new 600 square foot office building. The Applicant proposes the required 6' fencing surrounding the outdoor storage area, with no portion of the outdoor storage directly adjacent to a right of way.

Future Land Use

The proposed map amendment of the Site to IL is consistent with Objective LU 1.16 and goals of the City's Comprehensive Plan, because the proposal:

- Contributes to a sufficient supply of industrial land in an area where minimum adverse effects on adjacent properties will occur; as described herein, the surrounding area is already industrial and heavy commercial in nature, with outdoor storage directly to the north
- Does not promote industrial development that is inconsistent with surrounding land use and zoning; for the same reasons, and due to the fact that the surrounding area is fully developed, the proposed use of the Site is consistent with its surroundings and will not contribute to degradation of the surrounding environment
- Concentrates industrial uses in an area where such uses are already present; as above, the area already includes outdoor storage, and other industrial and heavy commercial uses
- Ensures separation from any adjacent sensitive uses. The area is not residential or recreational in nature, and consists of industrial and heavy commercial uses, with close proximity to a significant highway. In addition, the Site is bounded by an alley on the south, and several stormwater ponds in the rear which provide additional buffering around the Site.

Please see the below aerial of the Site and surrounding area for additional context regarding the existing pattern of development and uses.



Countywide Rules and Map

The request to amend the zoning map and future land use map in the City of Pinellas Park requires a companion Countywide Map Amendment, from the existing Retail & Services to Employment. The Site itself, as described, only minimally fronts on US 19 and takes access from an entirely separate road, therefore, the Employment category that characterizes much of the surrounding area off and around Hwy 19 is more appropriate than Retail & Services which in this area tend to have direct/actual frontage on US 19. Please see the Planning Report included with this application for additional analysis and exhibits.

**NARRATIVE SUMMARY
REZONING & LAND USE PLAN AMENDMENT
FOR
10601 US HIGHWAY 19 SITE**

Owners: 10601 US Hwy 19 Land Trust
 Debbie Beatty Trustee
 10601 US Highway 19
 Pinellas Park, FL 33782

Authorized Representative:

Jaime R. Meier
Hill Ward Henderson
101 East Kennedy Blvd, Suite 3700
Tampa, FL 33602

Planner: Robert Pergolizzi, AICP / PTP
 Gulf Coast Consulting, Inc.
 13825 ICOT Boulevard, Suite 605
 Clearwater, FL 33760

Parcel ID # 16/30/16/69732/400/4500 (12.91 acres +/-)

I. INTRODUCTION

The subject property contains a total of 12.91 acres and is located on the eastern side of 52nd Street at the intersection with US 19 in the City of Pinellas Park. The site is accessed by two driveways to 52nd Street which in turn has access to US 19, a major arterial thoroughfare. The existing land use designation of the subject property per the Future Land Use Plan is Commercial General (CG) and the existing zoning is "Heavy Commercial" (CH). The CH zoning is not prevalent in this area, as most of the zoning is B-1 along US 19, and M-1 to the north and east.

The applicant seeks to rezone this property from CH to M-1 (Light Industrial) and amend the Future Land Use Plan from CG to Industrial Limited (IL) as discussed with staff. The applicant intends to add an outdoor storage component to this property to supplement the existing warehouse building. This requires a city rezoning to M-1 and a city Land Use Amendment to IL. A Countywide Plan Amendment from Retail & Services (R&S) to Employment (E) will also be necessary for consistency.

II. LAND USE / ZONING

The subject site is developed with a 126,500 SF 1-story warehouse building and associated parking which was built in 1984. The building and site are underutilized. The surrounding uses are as follows:

North: Open outdoor storage on land with Employment (E) land use and Industrial (I) zoning in unincorporated Pinellas County. Southern Pine Lumber Company with outdoor storage on land having IL Land Use and M-1 zoning in Pinellas Park.

South: Vacant retail and restaurants parcels, La Quinta hotel, Quaker Steak & Lube restaurant, and offices on land having CG land use and B-1 zoning in Pinellas Park.

East: To the east is a Pinellas County stormwater pond which serves as an open space buffer to the site. Further east is 49th Street (6-lane arterial), and several industrial buildings including Foam by Design, Auto Repair, Harley Davidson on land having a primarily IL land use, and M-1 zoning.

West: To the west are vacant retail stores, Bobs Carpet Mart, offices, Wholesale Tile, and auto repair on land with CG land use, and B-1 or E-2 zoning in the city and unincorporated Pinellas County respectively.

The rezoning to M-1 with the land use plan amendment to Industrial Limited (IL) is appropriate for this parcel which is fairly isolated from US 19. Despite having a US 19 address, the parcel has very little frontage on US 19, poor visibility from US 19, and no direct access to US 19. All access is from 52nd Street and the building is setback far from both US 19 and 52nd Street. The land uses that dominate the area are highly industrial in nature and include outdoor storage directly north of the site.

The site meets the Comprehensive Plan locational criteria for “Industrial Limited” (IL) land use having minimal adverse impact on adjoining uses and proximity to a major arterial and mass transit.

IV. AVAILABILITY OF PUBLIC UTILITIES/TRANSPORTATION

Water service and sanitary sewer service is already provided to the site.

Transportation impacts will be reduced with the proposed Land Use Plan Amendment. Based on Forward Pinellas Traffic Generation rates, the Retail & Sales (CG city) generates 433 daily trips/acre, whereas the Employment (IL city) generates only 206 daily trips/acre. Typically, light industrial uses which include a warehouse or storage component generate less traffic than retail/commercial establishments for which the site is currently zoned. Using these rates, the daily trip generation potential would be reduced from 5,590 daily trips to 2,659 daily trips, a 53% reduction. The adjacent segment of US 19 is reported to operate at LOS F carrying 62,833 vehicles AADT on 6-lanes per the Forward Pinellas 2021 Level of Service Report.

V. CONCLUSION

The rezoning of the site from CH to M-1 with a Land Use Plan Amendment to Industrial Limited (IL) is compatible with adjacent zoning districts and development in the area. The area is predominately industrial. The addition of an outdoor storage component to the existing warehouse building would not adversely affect nearby properties.



10601 US 19 Pinellas Park
Aerial Photograph

CONCEPT PLAN ONLY
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL



[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)

16-30-16-69732-400-4500

[Compact Property Record Card](#)[Tax Estimator](#)

Updated December 29, 2022

[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
10601 US HWY 19 N FLORIDA LAND TRUST BEATY, DEBBIE TRE 10601 US HIGHWAY 19 N PINELLAS PARK FL 33782-3426	10601 US HIGHWAY 19 N PINELLAS PARK



Property Use: 4800 (General Warehouse)

Current Tax District: PINELLAS PARK (PP)

Total Heated SF: 126,496

Total Gross SF: 127,721

[\[click here to hide\] Legal Description](#)

PINELLAS FARMS SE 1/4, SEC 16-30-16 PART OF FARMS 45 & 46 DESC FROM NW COR OF SE 1/4 OF SEC TH S00D16'S7"W 659 FT(S) TH E 40FT FOR POB TH E 962FT(S) TH S38DE 60.67 FT TH S07DE 190.43FT TH S13DW 34.96FT TH S54DW 40.43FT TH S12DE 34.02FT TH S40DW 42.72FT TH W 41.63FT TH S 91.45FT TH W 304FT(S) TH S 193.71FT TH W 570FT(S) TH N31D56'26"W 85.68FT TH N 570FT(S) TO POB







File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)					
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
17425/1851	Sales Query	121030245122	C	Current FEMA Maps	H7/4

2022 Final Value Information					
Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$5,350,000	\$5,350,000	\$5,350,000	\$5,350,000	\$5,350,000

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	\$4,945,000	\$4,945,000	\$4,945,000	\$4,945,000	\$4,945,000
2020	No	\$4,810,000	\$4,810,000	\$4,810,000	\$4,810,000	\$4,810,000
2019	No	\$4,100,000	\$4,100,000	\$4,100,000	\$4,100,000	\$4,100,000
2018	No	\$3,870,000	\$3,870,000	\$3,870,000	\$3,870,000	\$3,870,000
2017	No	\$3,765,000	\$3,765,000	\$3,765,000	\$3,765,000	\$3,765,000
2016	No	\$3,538,000	\$3,538,000	\$3,538,000	\$3,538,000	\$3,538,000
2015	No	\$3,526,000	\$3,526,000	\$3,526,000	\$3,526,000	\$3,526,000
2014	No	\$3,507,900	\$3,507,900	\$3,507,900	\$3,507,900	\$3,507,900
2013	No	\$3,180,000	\$3,180,000	\$3,180,000	\$3,180,000	\$3,180,000
2012	No	\$3,050,000	\$3,050,000	\$3,050,000	\$3,050,000	\$3,050,000
2011	No	\$5,005,000	\$5,005,000	\$5,005,000	\$5,005,000	\$5,005,000
2010	No	\$4,945,000	\$4,945,000	\$4,945,000	\$4,945,000	\$4,945,000
2009	No	\$5,500,000	\$5,500,000	\$5,500,000	\$5,500,000	\$5,500,000
2008	No	\$6,500,000	\$6,500,000	\$6,500,000	\$6,500,000	\$6,500,000
2007	No	\$6,560,000	\$6,560,000	\$6,560,000	N/A	\$6,560,000
2006	No	\$6,500,000	\$6,500,000	\$6,500,000	N/A	\$6,500,000
2005	No	\$6,300,000	\$6,300,000	\$6,300,000	N/A	\$6,300,000
2004	No	\$6,850,000	\$6,850,000	\$6,850,000	N/A	\$6,850,000
2003	No	\$6,350,000	\$6,350,000	\$6,350,000	N/A	\$6,350,000
2002	No	\$6,365,200	\$6,365,200	\$6,365,200	N/A	\$6,365,200
2001	No	\$5,347,800	\$5,347,800	\$5,347,800	N/A	\$5,347,800
2000	No	\$5,348,600	\$5,348,600	\$5,348,600	N/A	\$5,348,600
1999	No	\$5,340,200	\$5,340,200	\$5,340,200	N/A	\$5,340,200
1998	No	\$5,070,600	\$5,070,600	\$5,070,600	N/A	\$5,070,600
1997	No	\$4,848,500	\$4,848,500	\$4,848,500	N/A	\$4,848,500
1996	No	\$4,235,000	\$4,235,000	\$4,235,000	N/A	\$4,235,000

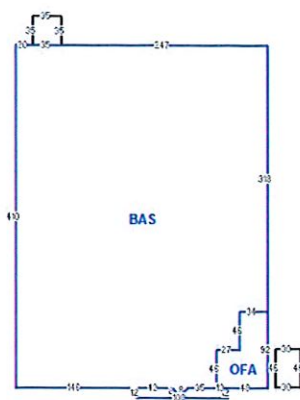
2022 Tax Information			Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions				
2022 Tax Bill	Tax District: PP		Sale Date	Book/Page	Price	Q/U	V/I
2022 Final Millage Rate		19.1571	09 Nov 2011	17416 / 0009 	\$3,500,000	Q	I
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.			14 Nov 2011	17416 / 0004 	\$1,250,000	U	I
			05 Apr 2011	17218 / 0142 	\$6,293,400	U	I
			29 Dec 2004	14029 / 1910 	\$6,250,000	Q	I
			Jan 1985	05912 / 1050 	\$3,198,100	U	
			Apr 1984	05748 / 1447 	\$978,500	M	

2022 Land Information						
Seawall: No	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Land Use						
Wasteland/Marsh/Sand Dunes (96)	0x0	1000.00	1.5000	1.0000	\$1,500	AC
Warehouse Stor/Dist (48)	0x0	4.00	497061.0000	1.0000	\$1,988,244	SF

[\[click here to hide\] 2023 Building 1 Structural Elements Back to Top](#)

Site Address: 10601 US HIGHWAY 19 N

Building Type: Warehouses
 Quality: Average
 Foundation: Spread/Mono Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Bar Joint/Rigid Frame
 Roof Cover: Built Up/Composition
 Stories: 1
 Living units: 0
 Floor Finish: Concrete Finish
 Interior Finish: None
 Fixtures: 46
 Year Built: 1984
 Effective Age: 39
 Cooling: None



[Open plot in New Window](#)

[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Building Heated SF	Gross Area SF
Base (BAS)	119,522	119,522
Canopy (only or loading platform) (CAW)	0	1,225
Enclosed Porch (EPF)	1,224	1,224
Office Average (OFA)	5,750	5,750
Total Building Heated SF: 126,496		Total Gross SF: 127,721

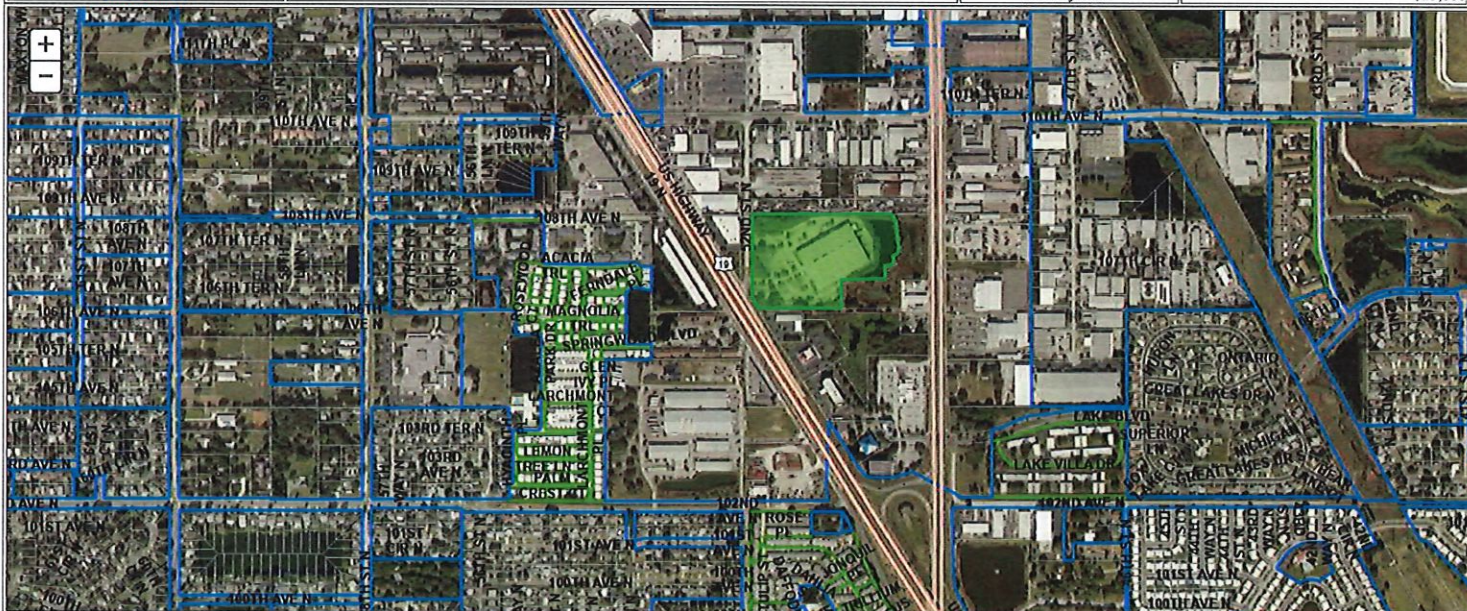
[\[click here to hide\]](#) 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
AIR COND	\$7.00	119,522.00	\$836,654.00	\$619,124.00	2013
FIRESPRINK	\$3.50	126,496.00	\$442,736.00	\$181,522.00	1984
ASPHALT	\$3.00	200,000.00	\$600,000.00	\$600,000.00	0

[\[click here to hide\]](#) Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
R013000309	ADDITION/REMODEL/RENOVATION	03 Jan 2013	\$6,000
2012001279	HEAT/AIR	18 Apr 2012	\$450,000
2001001853	ADDITION/REMODEL/RENOVATION	21 Sep 2001	\$378,000
2001002631	ASPHALT	23 Jul 2001	\$54,932
2001002565	ROOF	20 Jun 2001	\$380,000
2001002023	PARTIAL DEMO	31 May 2001	\$25,000



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

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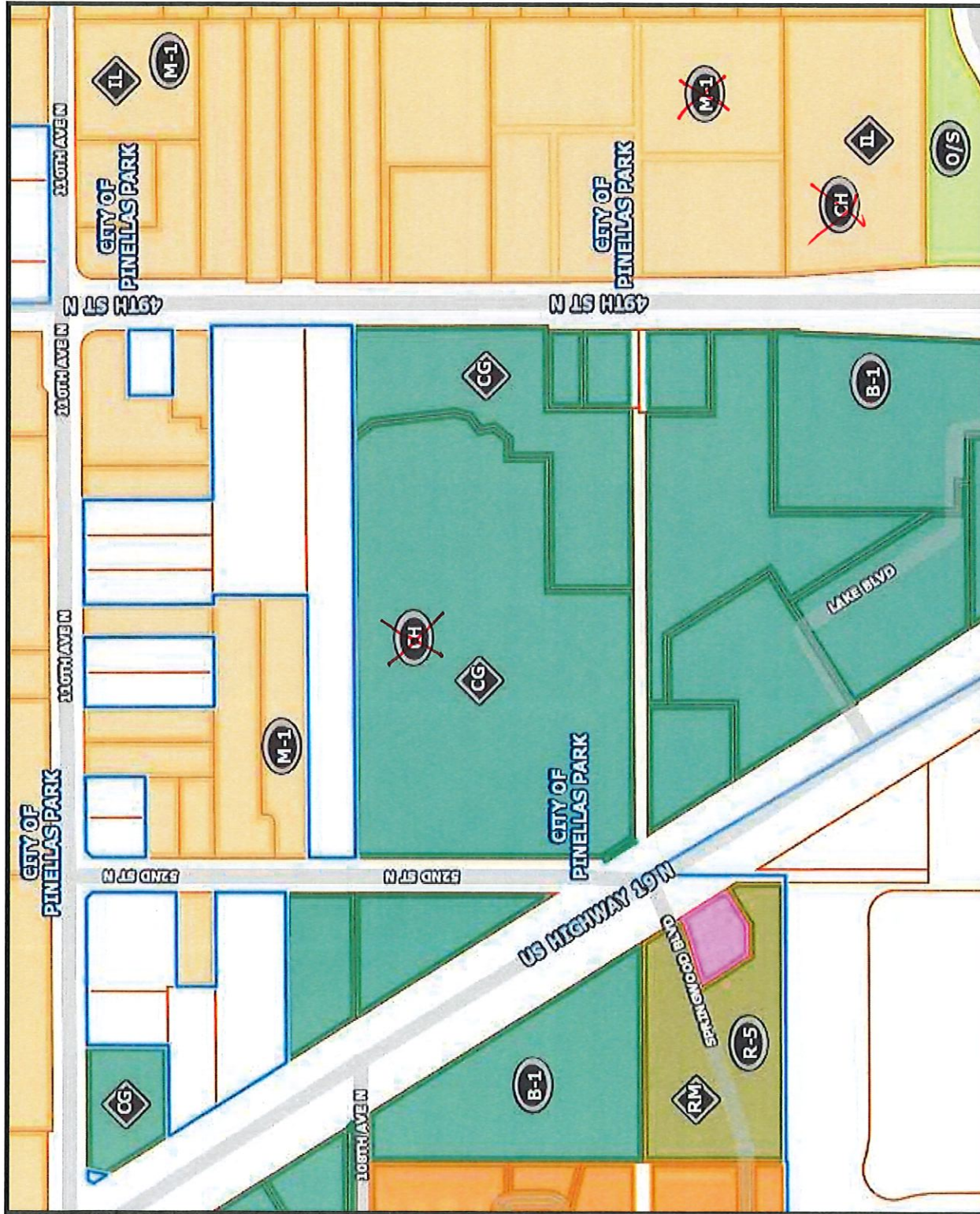
[Tax Collector Home Page](#)

[Contact Us](#)

City of Pinellas Park

Legend

- Centerlines
- Private Roads
- Pinellas Park
- 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/OR
- 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/OR
- Residential/Office General - R/OG
- Recreation/Open Space - R/OS
- Residential Facilities High - RFH
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM



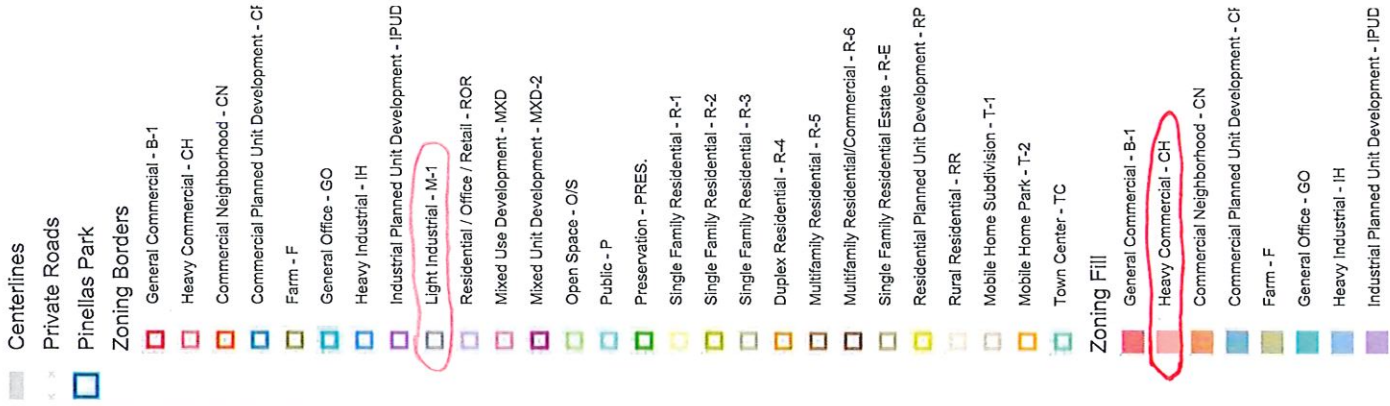
Notes:
Future Land Use - City

1:4,514

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

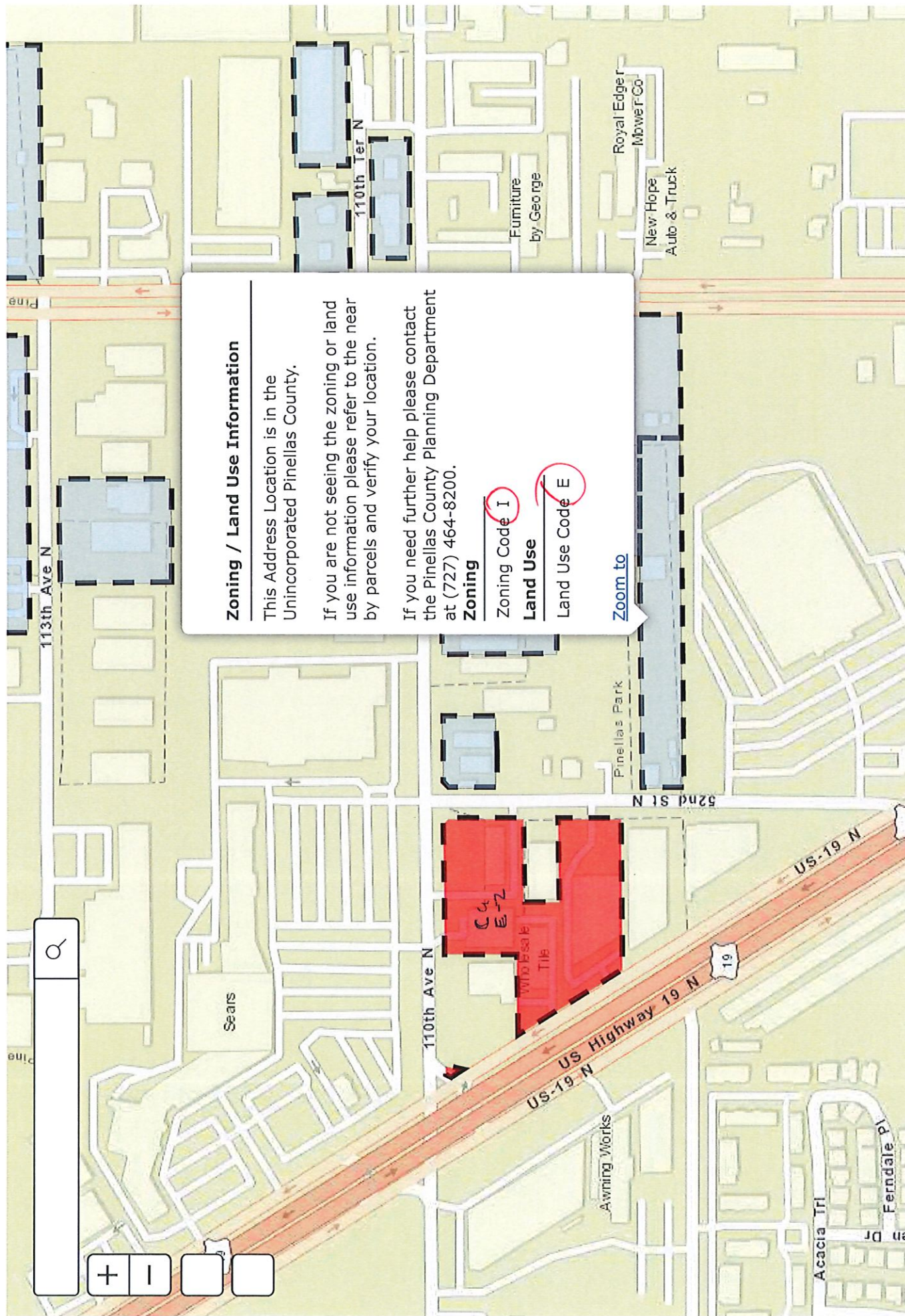
Legend



1:4,514



Pinellas County Unincorporated - Zoning / Land Use Information Lookup



PINELLAS COUNTY ZONING DISTRICT SUMMARY*

Effective Date: 01/01/2019

This is a convenient reference of unincorporated Pinellas County's zoning districts. It does not contain all requirements of the Land Development Code. Please visit www.pinellascounty.org/Plan for additional information and a link to the complete Code.

Zoning District	Allowed Uses ¹	Minimum Lot Size		Minimum Setbacks			Maximum Height ²
		Area	Width x Depth	Front	Side	Rear	
RM, Multi-family Residential	Single family detached, accessory dwelling and uses.	3,000 sf	N/A	10'/20' ⁶	5'/10' ⁴	5'	35'
	Single family attached, duplex, triplex, accessory uses.	1,400 sf	20' x 70'		0'/5'/10' ⁵		
	All other uses and building types.	7,500 sf	75' x 80'		5'/10' ⁴	10'	50'
RPD, Residential Planned Development	Single family, multi-family, accessory uses, certain nonresidential uses (see Code).	Per Development Master Plan, or per R-4 standards if no DMP is in place.					
OFFICE AND COMMERCIAL DISTRICTS							
LO, Limited Office	Limited office and professional uses.	6,000 sf	60' x 80'	5'	10'	10'	45'
GO, General Office	Offices, clinics, studios and professional uses.	6,000 sf	60' x 80'	5'	10'	10'	75'/45' ⁸
C-1, Neighborhood Commercial	Neighborhood scale retail and restaurants, personal services, service stations, etc.	6,000 sf	60' x 80'	5'	0'/10' ⁹		45'
C-2, General Commercial and Services	Retail, offices, auto repair, personal/business services, restaurants, hotels, wholesale/distribution, research/development, multi-family residential, recreation, etc.	10,000 sf	80' x 100'	5'	0'/20' ⁹		75'/45' ⁸
CP, Commercial Parkway	Retail, restaurants, hotels, residential, offices, research/development, institutions, etc.	1 acre	N/A	5'	0'/15' ⁹		75'/45' ⁸
CR, Commercial Recreation	Marinas, golf, stables, parks, bowling alleys, etc.	1 acre	150' x 200'	10'	20'		50'
	RV park and campground site requirements	2,500 sf	25' x N/A	5'	5'		
EMPLOYMENT AND INDUSTRIAL DISTRICTS							
E-1, Employment-1	Light manufacturing, offices, research and development, accessory retail.	12,000 sf	80' x 100'	5'	0'/10' ⁹		75'/45' ⁸
E-2, Employment-2	Warehousing/storage, offices, recreation, retail, health/fitness, wholesale/distribution, auto repair.	12,000 sf	80' x 100'	5'	0'/20' ⁹		75'/45' ⁸
I, Heavy Industry	Heavy manufacturing, concrete, fiberglass, office.	25,000 sf	100' x 200'	20'	0'/20' ⁹		100'/45' ⁸

I.A. FUTURE LAND USE MAP CATEGORIES

As required in the Countywide Plan Rules for Pinellas County Section 4.2.2.1 (2018), the following table illustrates that the land use categories for Pinellas Park are consistent with the Countywide Plan categories:

Countywide Plan Land Use Classifications Corresponding To Pinellas Park Comprehensive Plan Land Use Classifications

Countywide Plan Land Use Classifications	Pinellas Park Comprehensive Plan Land Use Classifications
Residential Low Medium	Residential Suburban
	Residential Low
	Residential Urban
	Residential Low Medium
Residential Medium	Residential Medium
Residential High	Residential High
Office	Residential/Office General
Resort	Resort Facilities Medium
	Commercial Recreation
	Resort Facilities High
Retail & Services	Commercial Neighborhood
	Residential/Office/Retail
	Commercial General
Employment	Industrial Limited

APPENDIX JJ

consistent with" Section 5.2.1.3 of the Countywide Plan Rules (2018).

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

Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

Other Standards – Shall include the following:

Acreage Limitations – Institutional; Transportation/Utility Use – Shall not exceed a maximum area of five (5) acres. 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.

I.A.13. COMMERCIAL GENERAL (CG)

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

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

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

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

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

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

Density/Intensity Standards - Shall include the following:

Residential Use - Shall not exceed twenty-four (24) dwelling units per acre.

Residential Equivalent Use – Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 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.

Temporary Lodging Use - Shall not exceed: (1) forty (40) units per acre; or (2) in the alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with Section 5.2.1.3 of the Countywide Plan Rules (2018).

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

Mixed Use - Shall not exceed in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

Other Standards – Shall include the following:

Acreage Limitations – Institutional; Transportation/Utility Use - Shall not exceed a maximum of five (5) acres. 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.

Research/Development; Light Manufacturing/Assembly (Class A) Use – Shall be allowed in the Commercial General (CG) land use category only on the basis of and pursuant to City standards which address the following criteria in relationship to the nature of the proposed use: neighboring uses and the character of the commercial area in which it is to be located; noise, solid waste and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions.

I.A.14. INDUSTRIAL LIMITED (IL)

Purpose - 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.

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;

¹ Note that property caretakers are allowed to live on site per Section 4.2.4.2 of the Countywide Plan Rules (2018) which states that “Accessory use normally found in association with, incidental to, and subordinate to the permitted use characteristics of the Countywide Rules, are allowed as provided for by the local jurisdiction and subject to their specific requirements.”

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:

Temporary Lodging Use – Shall not exceed: (1) fifty (50) units per acre; or (2) in the alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with Section 5.2.1.3 of the Countywide Plan Rules (2018).

All Other Uses – Shall not exceed a floor area ratio (FAR) of .65 nor an impervious surface ratio (ISR) of .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 .39 and an ISR of .65.

Other Standards – Shall include the following:

Industrial Uses Adjacent to Residential Categories – An appropriate buffer, as determined by the City except for an industrial/mixed use project requiring the submission of a master plan as outlined below, shall be provided in and between the Industrial Limited category and an adjoining Residential classification.

Acreage Limitations for Non-Industrial Secondary Uses that Are Not Part of a Master Development Plan – Institutional; Transportation/Utility; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Agricultural Uses – shall not exceed a maximum area of five (5) acres. 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, consistent with the Countywide Plan Rules.

The five acre threshold shall not apply for planned industrial/mixed use projects which constitute a Development of Regional Impact or which comprise not less than 100 acres.

Standards for Industrial/Mixed Use Projects

Number of uses – Provision for two or more primary or secondary uses that are mutually supportive, and designed to be physically and functionally integrated.

Public Transit – Location within reasonable proximity, and with specific provision for access, to a designated public transit corridor and connection point.

Project Components – Integration of project components, consistent with the provisions of the Countywide Plan Rules.

Master Development Plan – Preparation of a master development plan that stipulates the type and scale of uses, permitted densities and intensities, and relationships among plan components. Such plan shall distinguish the industrial/mixed use project from the unplanned placement of uses on a site or sites, resulting from separate unrelated actions of distinct developments that fail to provide for synergism between uses.

Master Development Plan Requirements for Industrial/Mixed Use Projects – Shall include the following:

An industrial/mixed use project that comprises not less than fifty (50) acres may include secondary Institutional; Transportation/Utility; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; and Temporary Lodging uses, consistent with the Countywide Plan Rules.

I.A.15. INDUSTRIAL GENERAL (IG)

Purpose - 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 general industrial manner, and so as to encourage the reservation and use of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

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

Primary Uses - Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Heavy Manufacturing/ Assembly; Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B); Agricultural Processing; Vehicular Salvage

Secondary Uses – Agricultural; Institutional; Transportation/Utility; Commercial Recreation; Solid Waste/Refuse Disposal; Transfer/Recycling; Incinerator Facility; Electric Power Generation Plant; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access and adequate buffering of adverse noise, odor, or emissions; with minimal adverse impact on adjoining uses; and served 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 216 trips per day per acre.

Density/Intensity Standards - Shall include the following:

No use shall exceed a floor area ratio (FAR) of .75 nor an impervious surface ratio (ISR) of .95. The standard for the purpose of establishing relative intensity and potential impacts shall

APPENDIX JJ

**Table 5
Summary Category Matrix**

CATEGORY/SYMBOL	UPA MAX.	FAR MAX.	ISR MAX.	TRAFFIC GENERATION RATE (ADT/ACRE)
Residential Very Low (RVL)	1.0	.30	.60	6
Residential Low Medium (RLM)	10	.50	.75	67
Residential Medium (RM)	15.0	.50	.75	96
Residential High (RH)	30.0	.60	.85	162
Office (O)	15.0	.50	.75	89
		1.0 (specified uses in TEC)		101 (in TEC)
Resort (R)	30.0	1.2	.95	279
Retail & Services (R&S)	24.0	.55	.90	433
		1.1 (specified uses in TEC)		
Employment (E)	N/A	.65	.85	206
		1.3 (specified uses in TEC)		236 (in TEC)
Industrial (I)	N/A	.75	.95	216
		1.5 (specified uses in TEC)		246 (in TEC)
Public/Semi-Public (P/SP)	12.5	.65 (institutional) .70 (trans./utility) 1.0 (hospital)	.85 (institutional) .90 (trans./utility)	192 (institutional) 114 (educational) 173 (medical) 104 (religious/civic) 835 (municipal/public) 67 (other institutional) 15 (transportation) 16 (municipal/public utility) 79 (other transportation/utility)
Recreation/Open Space (R/OS)	N/A	.25	.60	3
Preservation (P)	N/A	.10 (preservation) .25 (water supply)	.20 (preservation) .50 (water supply)	0.3
Target Employment Center (TEC)	See Otherwise Applicable Category and Multiplier Factor			
Activity Center (AC)				
Urban Center	200	8.0	N/A	724
Major Center	150	5.0	N/A	542
Community Center	90	3.0	N/A	325
Neighborhood Center	60	2.0	N/A	216
Multimodal Corridor (MMC)				
Premium Transit Corridor	60	4.0	N/A	600
Primary Corridor	55	3.5	N/A	533
Secondary Corridor	50	3.0	N/A	467
Supporting Corridor	45	2.5	N/A	400
Planned Redevelopment District	45	2.0	N/A	364
Scenic/Noncommercial Corridor	See Otherwise Applicable Category			

Key to abbreviations:

UPA: dwelling units per acre
FAR: floor area ratio

ISR: impervious surface ratio
ADT: average daily trips

TEC: Target Employment Center

$$12.91 \times 433 = 5590 \text{ ADT}$$

$$12.91 \times 206 = 2659 \text{ ADT}$$

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

10601 US HWY 19 North Florida Land Trust / Debbie Beaty, as Trustee

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATION:

10601 US Hwy 19 N., Pinellas Park, FL

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

See Exhibit "A" attached hereto

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

Zoning and Future Land Use Map Amendment / Countywide Map Amendment

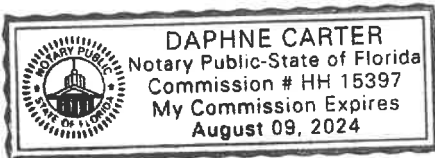
3. That the undersigned (has/have) appointed and (does/do) appoint Hill Ward Henderson
Gulf Coast Consulting as (his/their) agent(s) to execute any petitions or other documents
necessary to affect such application. England Brothers Construction
K. Barger Realty

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 to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]
SIGNED (PROPERTY OWNER)

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA
COUNTY OF Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me this

1/5/2023
(Date)

By

[Signature]
(Name of person acknowledging and title of position)

FL Notary Public

who is personally known to me or who has produced

TX DL # 3755 1582

(Type of identification)

as identification and who did (did not) take an oath.

Florida

Notary Public, Commission No. 15397

DAPHNE CARTER

Name of Notary typed, printed or stamped)

Exhibit A

*PARCEL I:

TRACT I BEING FARM 45 IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LESS THAT PART LYING WITHIN 100 FEET OF THE CENTERLINE OF STATE ROAD NO. 55, WHICH CENTERLINE IS MORE PARTICULARLY DESCRIBED IN DEED BOOK 1223, PAGE 471, AS CLERK'S INSTRUMENT NO. 883695, PINELLAS COUNTY RECORDS, ALSO LESS AND EXCEPT THAT PART LYING WITHIN 40 FEET OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 16, (52ND STREET) CONVEYED TO PINELLAS COUNTY, BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5533, PAGE 149, PINELLAS COUNTY RECORDS, TOGETHER WITH TRACT 3 BEING FARM 46 IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LESS THE SOUTH 193.71 FEET THEREOF AND ALSO LESS THE FOLLOWING DESCRIBED PORTION THEREOF: FROM THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN WEST ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 353.44 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 30 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 91.42 FEET TO THE NORTH BOUNDARY OF THE SOUTH 193.71 FEET OF SAID FARM 46; THENCE EAST ALONG SAID NORTH BOUNDARY, ON A LINE PARALLEL TO THE FIRST COURSE, A DISTANCE OF 353.51 FEET TO THE EAST BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH ALONG SAID EAST BOUNDARY A DISTANCE OF 91.64 FEET TO A POINT 30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST, A DISTANCE OF 353.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND LESS AND EXCEPT THAT PORTION OF TRACT 3 LYING IN FARM 46, IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN THENCE NORTH 89° 49'42" EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, 1310.18 FEET RECORDED (1310.36 FEET FIELD); THENCE SOUTH 0° 04'53" WEST ALONG THE 40 ACRE LINE ALSO BEING THE CENTERLINE OF 49TH STREET, 660.85 FEET TO A POINT ON THE NORTH LINE OF FARM 46 AS EXTENDED EASTERLY; THENCE SOUTH 89° 54'37" WEST TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 49TH STREET, 50.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0°04'53" WEST ALONG SAID RIGHT-OF-WAY, 360.43 FEET; THENCE SOUTH 89°58'35" WEST 280.0 FEET; THENCE NORTH 0°04'53" EAST, 360.11 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT 3 (FARM 46); THENCE NORTH 89°54'37" EAST ALONG SAID BOUNDARY LINE 280.0 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A PORTION OF TRACT 3 LYING IN FARM 46, IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN THENCE NORTH 89° 49'42" EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1310.18 FEET RECORDED (1310.36 FEET FIELD); THENCE SOUTH 0° 04'53" WEST ALONG THE 40 ACRE LINE ALSO BEING THE CENTERLINE OF 49TH STREET 660.85 FEET TO A POINT ON THE NORTH LINE OF FARM 46 AS EXTENDED EASTERLY; THENCE SOUTH 89°54'37" WEST TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF 49TH STREET 50.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0° 04'53" WEST, ALONG SAID RIGHT-OF-WAY 360.43 FEET; THENCE SOUTH 89°58'36" WEST, 280.0 FEET; THENCE NORTH 0°04'53" EAST, 360.11 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT 3 (FARM 46); THENCE NORTH 89°54'37" EAST, ALONG SAID BOUNDARY LINE 280.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND, TO-WIT:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH 00°04'41" EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4, 300.41 FEET; THENCE SOUTH 89°57'14" WEST, FOR 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 49TH STREET NORTH; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'14" WEST, FOR 261.83 FEET; THENCE NORTH 40°12'20" EAST, FOR 42.72 FEET; THENCE NORTH 11°55'27" WEST, FOR 34.92 FEET; THENCE NORTH 54°22'18" EAST, FOR 40.43 FEET; THENCE NORTH 13°27'50" EAST, FOR 34.96 FEET; THENCE NORTH 06°34'03" WEST, FOR 190.43 FEET; THENCE NORTH 38°24'01" WEST, FOR 60.67 FEET; THENCE NORTH 89°54'47" EAST, FOR 260.23 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°04'41" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, FROM 360.38 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN BOOK 17444, PAGE 1434, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.*

CONTAINS 12.9041 ACRES± (M).

MIDA GROUP, LLC
10601 US HIGHWAY 19 N.
PINELLAS PARK, FLORIDA 33782
PID: 16/30/16/69732/400/4500
2022 BOUNDARY SURVEY

LEGAL DESCRIPTION PER COMMITMENT

"PARCEL 1:
TRACT 1 BEING FARM 45 IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LESS THAT PART LYING WITHIN 100 FEET OF THE CENTERLINE OF STATE ROAD NO. 55, WHICH CENTERLINE IS MORE PARTICULARLY DESCRIBED IN DEED BOOK 1223, PAGE 471, AS CLERK'S INSTRUMENT NO. 883695, PINELLAS COUNTY RECORDS, ALSO LESS AND EXCEPT THAT PART LYING WITHIN 40 FEET OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 16, (52ND STREET) CONVEYED TO PINELLAS COUNTY, BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5533, PAGE 149, PINELLAS COUNTY RECORDS, TOGETHER WITH TRACT 3 BEING FARM 46 IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LESS THE SOUTH 193.71 FEET THEREOF AND ALSO LESS THE FOLLOWING DESCRIBED PORTION THEREOF: FROM THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN WEST ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 353.44 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 30 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 91.42 FEET TO THE NORTH BOUNDARY OF THE SOUTH 193.71 FEET OF SAID FARM 46; THENCE EAST ALONG SAID NORTH BOUNDARY, ON A LINE PARALLEL TO THE FIRST COURSE, A DISTANCE OF 353.51 FEET TO THE EAST BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH ALONG SAID EAST BOUNDARY A DISTANCE OF 91.64 FEET TO A POINT 30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST, A DISTANCE OF 353.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND LESS AND EXCEPT: THAT PORTION OF TRACT 3 LYING IN FARM 46, IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN THENCE NORTH 89° 49'42" EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, 1310.18 FEET RECORDED (1310.36 FEET FIELD); THENCE SOUTH 0° 04'53" WEST ALONG THE 40 ACRE LINE ALSO BEING THE CENTERLINE OF 49TH STREET, 660.85 FEET TO A POINT ON THE NORTH LINE OF FARM 46 AS EXTENDED EASTERLY; THENCE SOUTH 89° 54'37" WEST TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 49TH STREET, 50.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0°04'53" WEST ALONG SAID RIGHT-OF-WAY, 360.43 FEET; THENCE SOUTH 89°58'35" WEST 280.0 FEET; THENCE NORTH 0°04'53" EAST, 360.11 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT 3 (FARM 46); THENCE NORTH 89°54'37" EAST ALONG SAID BOUNDARY LINE 280.0 FEET TO THE POINT OF BEGINNING.

PARCEL II:
A PORTION OF TRACT 3 LYING IN FARM 46, IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST; RUN THENCE NORTH 89° 49'42" EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1310.18 FEET RECORDED (1310.36 FEET FIELD); THENCE SOUTH 0° 04'53" WEST ALONG THE 40 ACRE LINE ALSO BEING THE CENTERLINE OF 49TH STREET 660.85 FEET TO A POINT ON THE NORTH LINE OF FARM 46 AS EXTENDED EASTERLY; THENCE SOUTH 89°54'37" WEST TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF 49TH STREET 50.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0° 04'53" WEST, ALONG SAID RIGHT-OF-WAY 360.43 FEET; THENCE SOUTH 89°58'35" WEST, 280.0 FEET; THENCE NORTH 0°04'53" EAST, 360.11 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT 3 (FARM 46); THENCE NORTH 89°54'37" EAST, ALONG SAID BOUNDARY LINE 280.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND, TO-WIT:

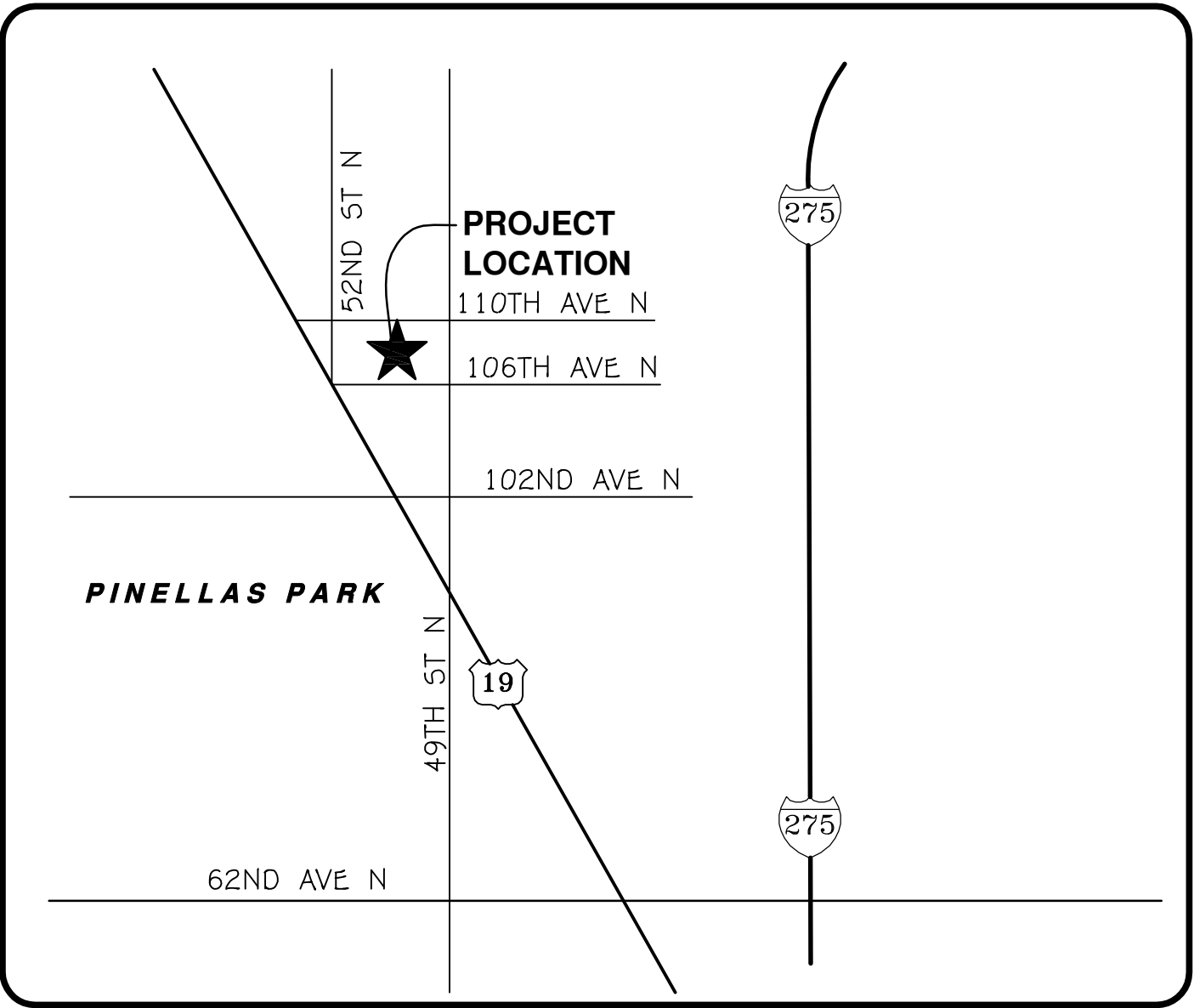
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH 00°04'41" EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4, 300.41 FEET; THENCE SOUTH 89°57'14" WEST, FOR 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 49TH STREET NORTH; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'14" WEST, FOR 261.83 FEET; THENCE NORTH 40°12'20" EAST, FOR 42.72 FEET; THENCE NORTH 11°55'27" WEST, FOR 34.02 FEET; THENCE NORTH 54°22'18" EAST, FOR 40.43 FEET; THENCE NORTH 13°27'50" EAST, FOR 34.96 FEET; THENCE NORTH 06°34'03" WEST, FOR 190.43 FEET; THENCE NORTH 38°24'01" WEST, FOR 60.67 FEET; THENCE NORTH 89°54'47" EAST, FOR 260.23 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°04'41" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, FROM 360.38 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN BOOK 17444, PAGE 1434, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA."

CONTAINS 12.9041 ACRES± (M).

EXCEPTION LIST

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT A MATTER OF SURVEY**
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **ALL MATTERS OF FIELD SURVEY ARE SHOWN HEREON**
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. **NOT A MATTER OF SURVEY**
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. **NOT A MATTER OF SURVEY**
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS, WITHOUT RIGHT OF ENTRY. **NOT A MATTER OF SURVEY**
8. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **NOT A MATTER OF SURVEY**
9. EASEMENT IN FAVOR OF THE COUNTY OF PINELLAS AND STATE OF FLORIDA RECORDED DECEMBER 14, 1982 IN BOOK 5445, PAGE 679. **SHOWN HEREON**
10. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED SEPTEMBER 10, 1984 IN BOOK 5838, PAGE 1380. **BLANKET IN NATURE**
11. EASEMENT FOR INGRESS AND EGRESS AS SET FORTH AND CONVEYED BY THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 13, 1991 IN BOOK 7678, PAGE 1544. **SHOWN HEREON**
12. CATHODIC PROTECTION EASEMENT IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, A DELAWARE CORPORATION RECORDED OCTOBER 22, 1991 IN BOOK 7711, PAGE 1513. **SHOWN HEREON**
13. ANNEXATION AGREEMENT RECORDED OCTOBER 3, 1992 IN BOOK 8020, PAGE 1117. **NOT PLOTTABLE, AFFECTS SUBJECT PARCEL**
14. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED. **NOT A MATTER OF SURVEY**
15. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PART OF THE LAND THAT IS, AS OF THE DATE OF POLICY OR WAS AT ANY TIME PREVIOUSLY, UNDER WATER (SUBMERGED). **NOT A MATTER OF SURVEY**
16. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). **NOT A MATTER OF SURVEY**



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON PER DEED, HOLDING THE NORTH LINE OF FARM 45 AT N89°54'47"E.
2. UNDERGROUND IMPROVEMENTS, UTILITIES AND ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
3. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS EMBOSSED WITH THE UNDERSIGNED SURVEYOR'S SEAL.
4. FIELD WORK COMPLETED 11-02-22 (NOTE: TREES AND TOPO DATA SHOWN HEREON PER PREVIOUS 2019 SURVEY AND MAY NOT REFLECT CURRENT SITE CONDITIONS)
5. LEGAL DESCRIPTION SHOWN HEREON PER TITLE COMMITMENT.
6. BASED ON AN INSPECTION OF FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 12103C02023, DATED 8/24/2021, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE X "AREA OF MINIMAL FLOOD HAZARD"..
7. THIS SURVEY HAS BEEN PREPARED IN CONJUNCTION WITH COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2061-6226311, DATED SEPTEMBER 22, 2022 AT 8:00 A.M. AND IS INTENDED TO DEPICT ALL ITEMS IDENTIFIED IN SCHEDULE B, SECTION II. SEE EXCEPTION LIST SHOWN HEREON.
8. SUBJECT PROPERTY HAS DIRECT ACCESS TO 52ND STREET N. (IMPROVED), 106TH AVENUE N. (UNIMPROVED), AND 49TH STREET (BY EASEMENT).
9. ELEVATIONS SHOWN HEREON REFECT NAVD88 DATUM. SEE DRAWING FOR SITE BENCH MARK LOCATIONS. ORIGINATING BENCH MARK FDOT 15-94-A01.

SHEET INDEX

SHEET NO.	DESCRIPTION
SHEET 1	COVER SHEET
SHEET 2	1" = 50' BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

PREPARED FOR: MIDA GROUP, LLC

TERRAMETRIX, LLC
SURVEYING - PLANNING - GEOMATICS

State of Florida LB No. 8168
5353 GULF BOULEVARD, SUITE 204A, ST. PETE BEACH, FLORIDA 33706, 727-289-2113
WCWPLS4815@HOTMAIL.COM

CERTIFIED TO:

- MIDA GROUP, LLC
- FIRST AMERICAN TITLE INSURANCE COMPANY
- 10601 US HWY 19 NORTH FLORIDA LAND TRUST
- MODERN SILICONE TECHNOLOGIES

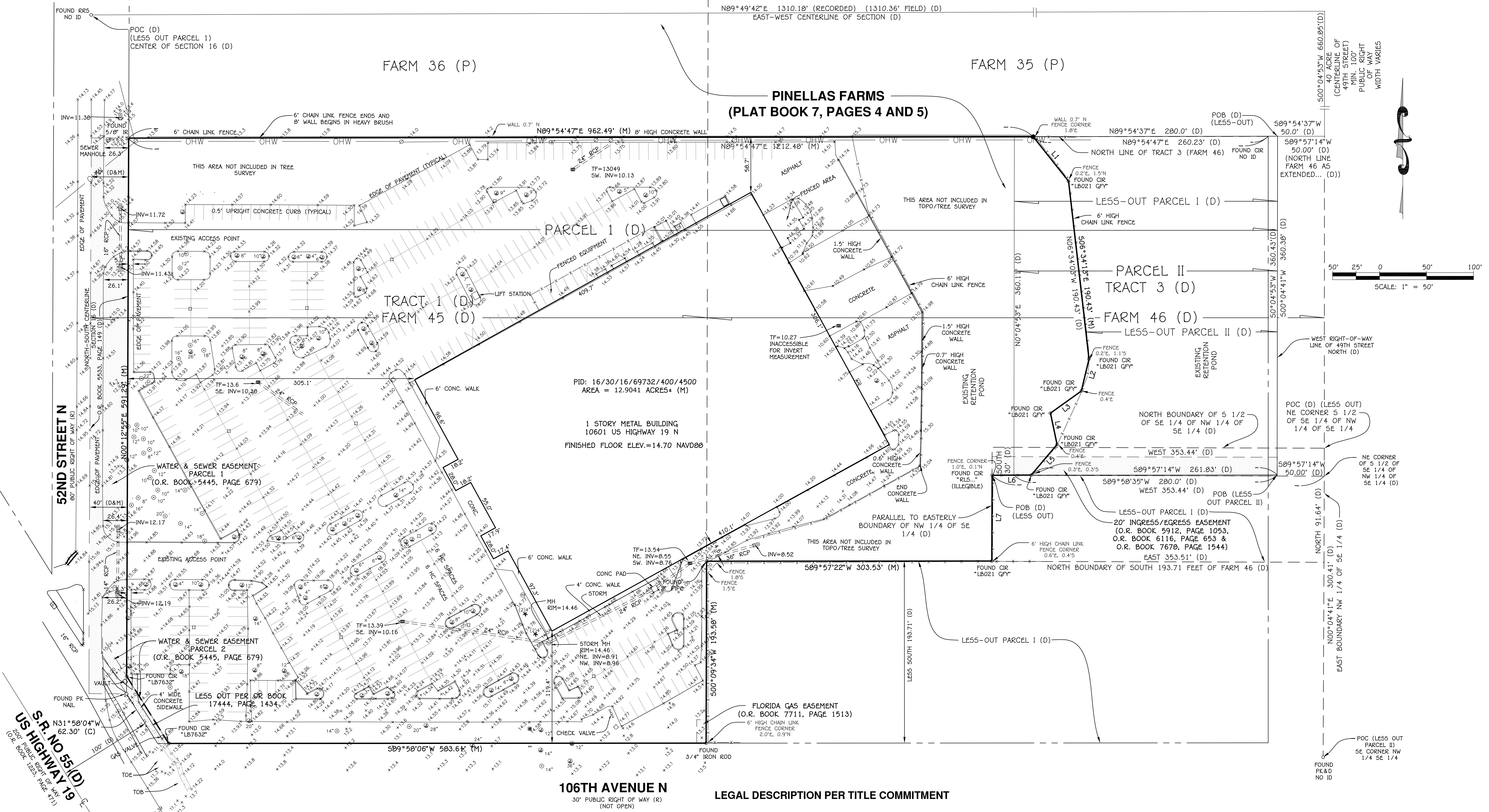
SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 6, 7(a&b), 8, 9, 10, 11(a) AND 13 OF "TABLE A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DRAFT
WILLIAM C. WARD
PROFESSIONAL LAND SURVEYOR NO. 4815
STATE OF FLORIDA
WCWPLS4815@HOTMAIL.COM

11-07-22

SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA



106TH AVENUE N
30' PUBLIC RIGHT OF WAY (R)
(NOT OPEN)

LEGAL DESCRIPTION PER TITLE COMMITMENT

*PARCEL 1:

TRACT 1 BEING FARM 45 IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LESS THAT PART LYING WITHIN 100 FEET OF THE CENTERLINE OF STATE ROAD NO. 55, WHICH CENTERLINE IS MORE PARTICULARLY DESCRIBED IN DEED BOOK 1223, PAGE 471, AS CLERK'S INSTRUMENT NO. 883695, PINELLAS COUNTY RECORDS, ALSO LESS AND EXCEPT THAT PART LYING WITHIN 40 FEET OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 16, (52ND STREET) CONVEYED TO PINELLAS COUNTY, BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5533, PAGE 149, PINELLAS COUNTY RECORDS, TOGETHER WITH TRACT 3 BEING FARM 46 IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LESS THE SOUTH 193.71 FEET THEREOF AND ALSO LESS THE FOLLOWING DESCRIBED PORTION THEREOF: FROM THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN WEST ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, A DISTANCE OF 353.44 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, A DISTANCE OF 91.42 FEET TO THE NORTH BOUNDARY OF THE SOUTH 193.71 FEET OF SAID FARM 46; THENCE EAST ALONG SAID NORTH BOUNDARY, ON A LINE PARALLEL TO THE FIRST COURSE, A DISTANCE OF 353.51 FEET TO THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE NORTH ALONG SAID EAST BOUNDARY A DISTANCE OF 91.64 FEET TO A POINT 30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, MORE OR LESS, TO THE POINT OF BEGINNING; AND LESS AND EXCEPT: THAT PORTION OF TRACT 3 LYING IN FARM 46, IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN THENCE NORTH 89° 49' 42" EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, 1310.18 FEET RECORDED (1310.36 FEET FIELD); THENCE SOUTH 0° 04' 53" WEST ALONG THE 40 ACRE LINE ALSO BEING THE CENTERLINE OF 49TH STREET, 660.85 FEET TO A POINT ON THE NORTH LINE OF FARM 46 AS EXTENDED EASTERLY; THENCE SOUTH 89° 54' 37" WEST TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 49TH STREET, 50.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0° 04' 53" WEST ALONG SAID RIGHT-OF-WAY, 360.43 FEET; THENCE SOUTH 89° 58' 35" WEST 280.0 FEET; THENCE NORTH 0° 04' 53" EAST, 360.11 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT 3 (FARM 46); THENCE NORTH 89° 54' 37" EAST ALONG SAID BOUNDARY LINE 280.0 FEET TO THE POINT OF BEGINNING.

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A PORTION OF TRACT 3 LYING IN FARM 46, IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST; RUN THENCE NORTH 89° 49' 42" EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1310.18 FEET RECORDED (1310.36 FEET FIELD); THENCE SOUTH 0° 04' 53" WEST ALONG THE 40 ACRE LINE ALSO BEING THE CENTERLINE OF 49TH STREET 660.85 FEET TO A POINT ON THE NORTH LINE OF FARM 46 AS EXTENDED EASTERLY; THENCE SOUTH 89° 54' 37" WEST TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 49TH STREET, 50.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0° 04' 53" WEST, ALONG SAID RIGHT-OF-WAY LINE, 360.43 FEET; THENCE SOUTH 89° 58' 35" WEST, 280.0 FEET; THENCE NORTH 0° 04' 53" EAST, 360.11 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT 3 (FARM 46); THENCE NORTH 89° 54' 37" EAST ALONG SAID BOUNDARY LINE 280.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND, TO-WIT:

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ALSO LESS AND EXCEPT THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN BOOK 17444, PAGE 1434, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINS 12.9041 ACRES± (M).

LEGEND:

C	CALCULATED	NC	NO CORNER FOUND	SYMBOLS	
CB	CHAINED BEARING	OH	OVERHEAD WIRE		
CH	CHAINED	OR	OFFICIAL RECORDS		
CIP	CAPPED IRON PIPE	PP	PLAN		
CIR	FOUND CAPPED IRON ROD	PP	PINCHED PIPE		
C	CENTERLINE	POB	POINT OF BEGINNING		
CCR	CERTIFIED CORNER RECORD	POC	POINT OF COMMENCEMENT		
CLF	CHAIN LINK FENCE	PK	PARKER KALON NAIL		
C	CONCRETE MONUMENT	PK&D	PARKER KALON NAIL AND DISK		
CHP	CORRUGATED METAL PIPE	R	RECORD INFORMATION		
C.R.	COUNTY ROAD	R	RAILROAD SPIKE		
D	DEED REFERENCE	S.R.	STATE ROAD		
DOT	DEPT. OF TRANSPORTATION	TBM	TEMPORARY BENCH MARK		
EP	EDGE OF PAVEMENT	TOB	TOP OF BANK		
FF	FINISHED FLOOR	TOE	TOE OF SLOPE		
FND	FOUND	WV	WATER VALVE		
IE	INVERT ELEVATION	WM	WATER METER		
IP	IRON PIPE	Δ	DELTA ANGLE		
IR	IRON ROD	△	FOUND MONUMENT (AS NOTED)		
LB	LICENSED BUSINESS	●	SET CIR LB #6711		
M	MEASURED	●	FOUND C.M. (AS NOTED)		
MH	MANHOLE				
TF	TOP OF FRAME				

SETBACKS

PER PINELLAS COUNTY
FRONT 20'
SIDE 5'
REAR 15'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1 (M)	S38°24'11"W	60.67'
L1 (D)	N38°24'01"W	60.67'
L2 (M)	S13°32'14"W	35.01'
L2 (D)	N13°27'50"E	34.96'
L3 (M)	S54°21'42"W	40.36'
L3 (D)	N54°22'18"E	40.43'
L4 (M)	S11°52'52"E	34.03'
L4 (D)	N11°52'27"W	34.02'
L5 (M)	S40°11'28"W	42.69'
L5 (D)	N40°12'20"E	42.72'
L6 (M)	S89°45'42"E	41.58'
L6 (D)	N89°45'42"E	41.58'
L7 (M)	S00°09'45"W	91.29'
L7 (D)	SOUTH	91.42'
L8 (M)	N31°58'04"W	62.30'

TERRAMETRIX, LLC
SURVEYING - PLANNING - MAPPING

DRAWN BY: BJW
CHECKED BY: WCW
DATE: 11-07-22
JOB NUMBER: 22069
22069.DWG

10601 US HIGHWAY 19 N
PID: 16/30/16/69732/400/4500
BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR: MIDA GROUP

SHEET NO.

2
OF 2

***PARCEL 1:**

TRACT 1 BEING FARM 45 IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LESS THAT PART LYING WITHIN 100 FEET OF THE CENTERLINE OF STATE ROAD NO. 55, WHICH CENTERLINE IS MORE PARTICULARLY DESCRIBED IN DEED BOOK 1223, PAGE 471, AS CLERK'S INSTRUMENT NO. 883695, PINELLAS COUNTY RECORDS, ALSO LESS AND EXCEPT THAT PART LYING WITHIN 40 FEET OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 16, (52ND STREET) CONVEYED TO PINELLAS COUNTY, BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5533, PAGE 149, PINELLAS COUNTY RECORDS, TOGETHER WITH TRACT 3 BEING FARM 46 IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; LESS THE SOUTH 193.71 FEET THEREOF AND ALSO LESS THE FOLLOWING DESCRIBED PORTION THEREOF: FROM THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN WEST ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 353.44 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 30 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 91.42 FEET TO THE NORTH BOUNDARY OF THE SOUTH 193.71 FEET OF SAID FARM 46; THENCE EAST ALONG SAID NORTH BOUNDARY, ON A LINE PARALLEL TO THE FIRST COURSE, A DISTANCE OF 353.51 FEET TO THE EAST BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH ALONG SAID EAST BOUNDARY A DISTANCE OF 91.64 FEET TO A POINT 30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST, A DISTANCE OF 353.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND LESS AND EXCEPT THAT PORTION OF TRACT 3 LYING IN FARM 46, IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN THENCE NORTH 89° 49'42" EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, 1310.18 FEET RECORDED (1310.36 FEET FIELD); THENCE SOUTH 0° 04'53" WEST ALONG THE 40 ACRE LINE ALSO BEING THE CENTERLINE OF 49TH STREET, 660.85 FEET TO A POINT ON THE NORTH LINE OF FARM 46 AS EXTENDED EASTERLY; THENCE SOUTH 89° 54'37" WEST TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 49TH STREET, 50.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0°04'53" WEST ALONG SAID RIGHT-OF-WAY, 360.43 FEET; THENCE SOUTH 89°58'35" WEST 280.0 FEET; THENCE NORTH 0°04'53" EAST, 360.11 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT 3 (FARM 46); THENCE NORTH 89°54'37" EAST ALONG SAID BOUNDARY LINE 280.0 FEET TO THE POINT OF BEGINNING.

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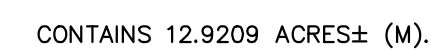
CONTAINS 12.9041 ACRES± (M).

PINELLAS COUNTY, FLORIDA



NOTES:

1. ELEVATIONS SHOWN HEREON ARE 1988 DATUM.
2. APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL NO. 12103C0202H EFFECTIVE DATE: 8/18/09

1

REDEVELOPMENT PLAN

10601 Highway US 19 N.

- Legend
- Parcel Lines
 - Parcels Redacted
 - Centerlines
 - Private Roads
 - Pinellas Park
 - Rights of Way
 - Holes
 - Fairways
 - Greens
 - Course
 - Unincorporated



Notes:



1: 4,514

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

10601 Highway US 19 N. Land Use

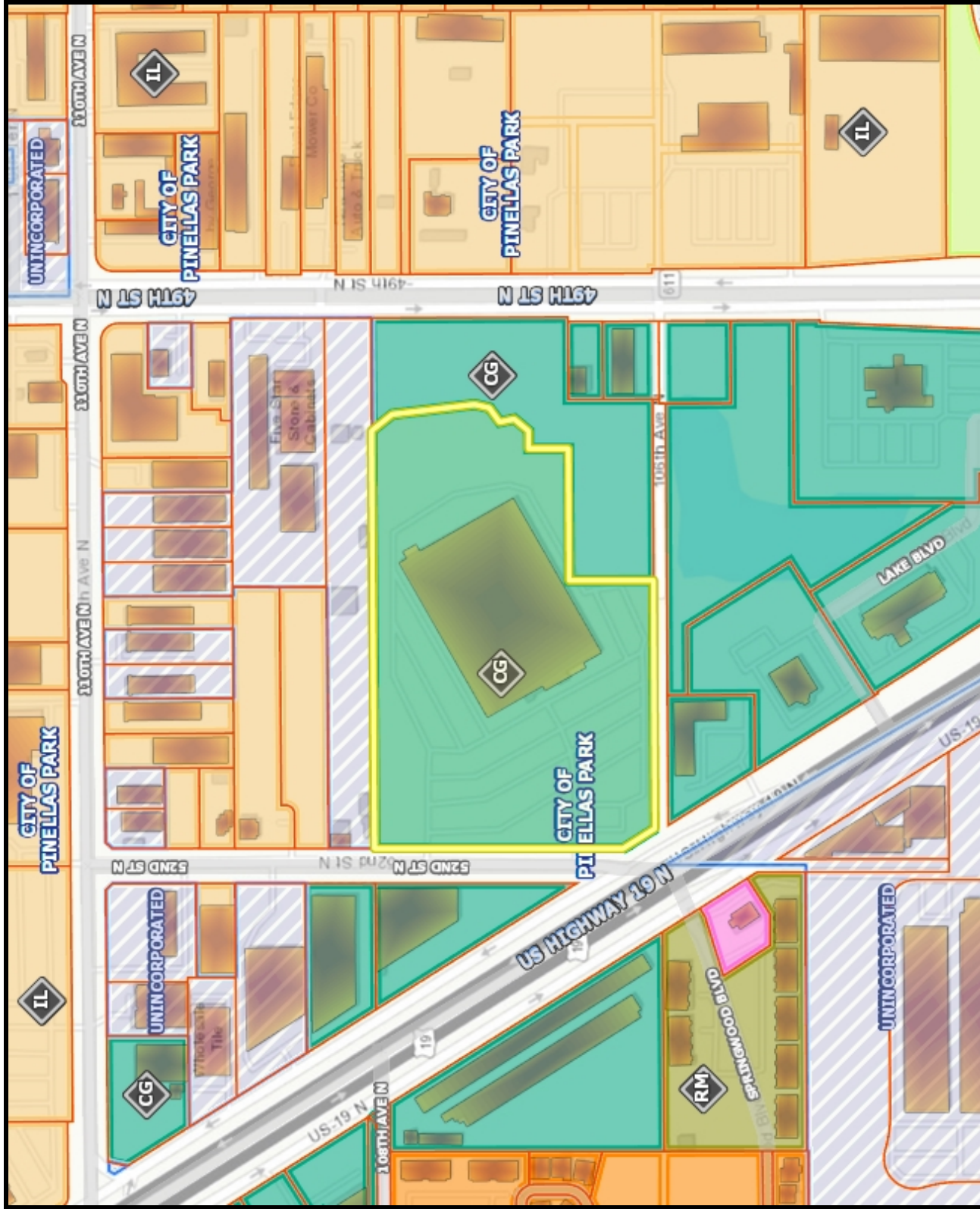
Legend

- 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/O/G
- Residential/Open Space - R/O/S
- 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/O/G
- Recreation/Open Space - R/O/S
- Residential Facilities High - RFH



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet

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10601 Highway US 19 N. Zoning

Legend

- Parcel Lines

Centerlines

Pinellas Park

Zoning Borders
- General Commercial - B-1

Heavy Commercial - CH

Commercial Neighborhood - CN

Commercial Planned Unit Development - C1

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

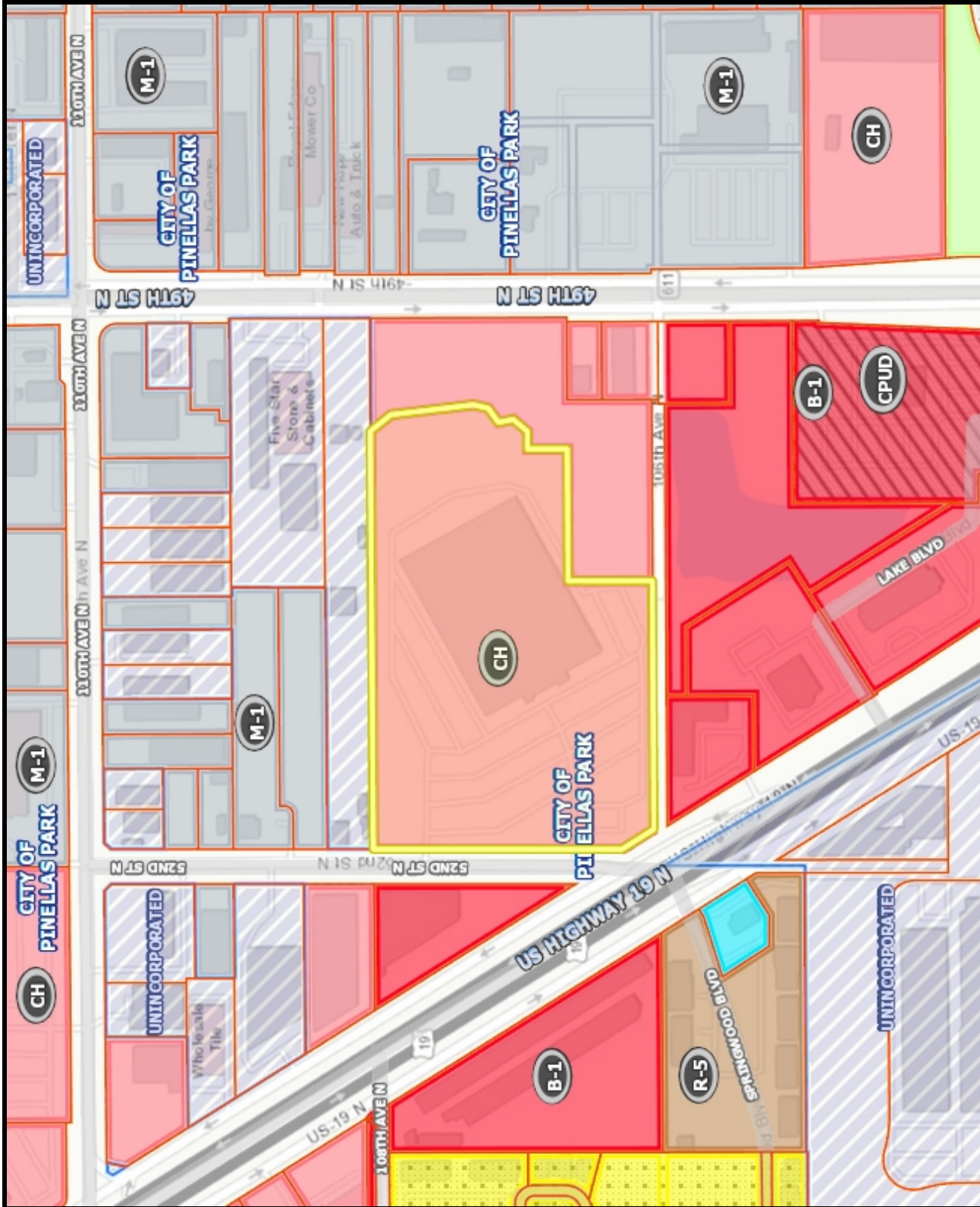
Heavy Commercial - CH

Commercial Neighborhood - CN

Commercial Planned Unit Development - C1

Farm - F

General Office - GO



Notes:

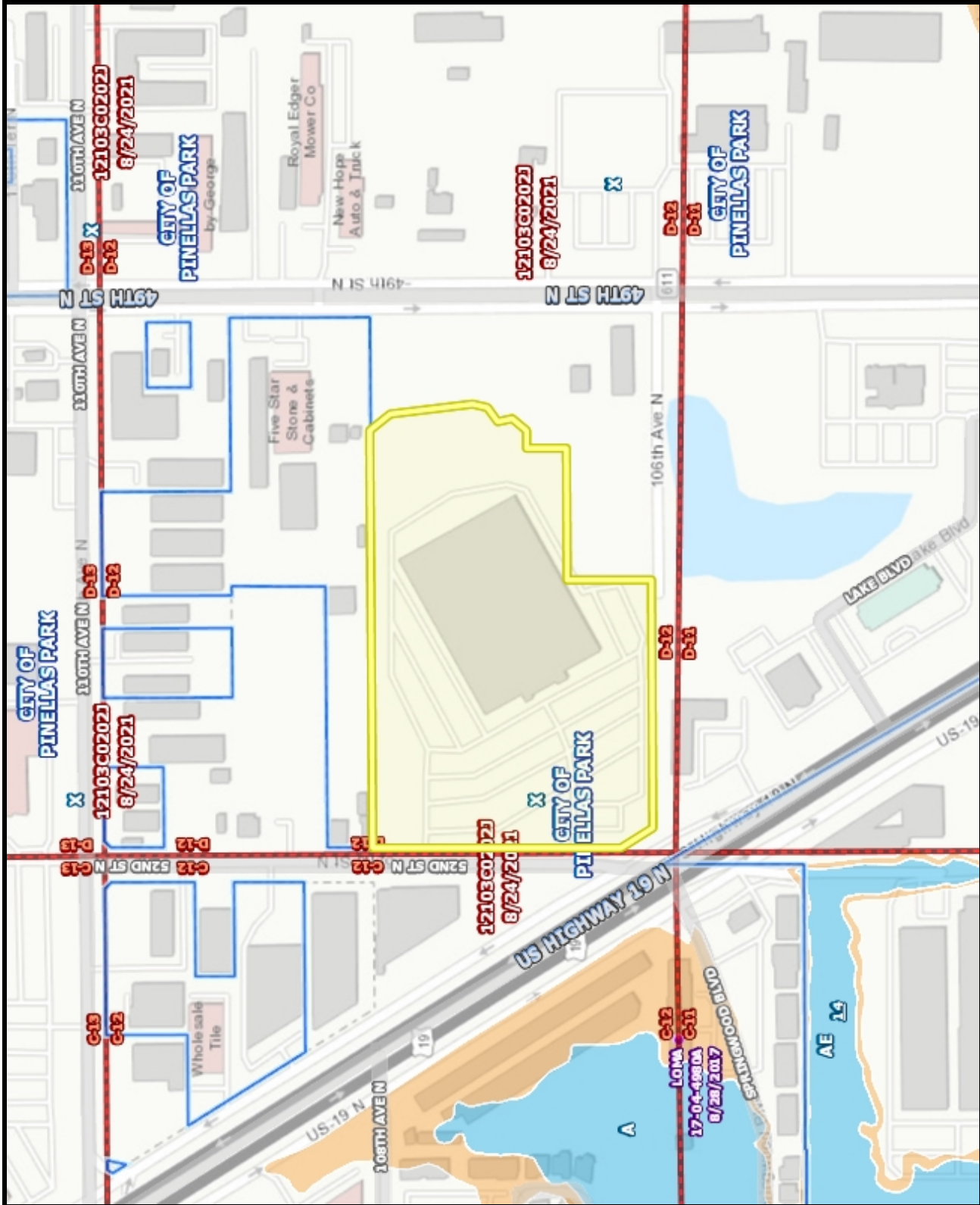
1: 4,514

376.2 0 188.08 376.2 Feet

10601 Highway US 19 N. FEMA Digital FIRM

Legend

- 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 Comt 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: 4,514

376.2 0 188.08 376.2 Feet

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