

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A NEW MASTER PLAN AND SUPPORTING DOCUMENTATION TO AMEND A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY WITH UNDERLYING MULTI-FAMILY RESIDENTIAL (R-6) ZONING ON 2.76 ACRES OF LAND LOCATED AT 4210 78TH AVENUE N., 7745 42ND LANE N., 7739 42ND LANE N., 7733 42ND LANE N., 7727 42ND LANE N., 7721 42ND LANE N., 7715 42ND LANE N., 7709 42ND LANE N., 7691 42ND LANE N., 7685 42ND LANE N., 7679 42ND LANE N., 7673 42ND LANE N., 7667 42ND LANE N., 7661 42ND LANE N., 7655 42ND LANE N., 7643 42ND LANE N., 7637 42ND LANE N., 7631 42ND LANE N., 7625 42ND LANE N., 7619 42ND LANE N., 7613 42ND LANE N., 7607 42ND LANE N., AND 7775 42ND LANE 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. (PUD-1223-00004; Nineteen60 Capital Fund, LLC and Gulf Coast Consulting, LLC)

WHEREAS, the City Council has been petitioned to consider an amendment to the Residential Planned Unit Development (RPUD) for the development of 60 multi-family dwelling units on 2.76 acres of land; and

WHEREAS, the City Council has determined that it is in the public interest to authorize and approve a RPUD master plan with underlying Multi-Family Residential (R-6) Zoning for the properties located at 4210 78th Avenue N., 7745 42nd Lane N., 7739 42nd Lane N., 7733 42nd Lane N., 7727 42nd Lane N., 7721 42nd Lane N., 7715 42nd Lane N., 7709 42nd Lane N., 7691 42nd Lane N., 7685 42nd Lane N., 7679 42nd Lane N., 7673 42nd Lane N., 7667 42nd Lane N., 7661 42nd Lane N., 7655 42nd Lane N., 7643 42nd Lane N., 7637

42nd Lane N., 7631 42nd Lane N., 7625 42nd Lane N., 7619 42nd Lane N., 7613 42nd Lane N., 7607 42nd Lane N., And 7775 42nd Lane 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 Master Plan and supporting documentation for the Residential Planned Unit Development (RPUD) are hereby adopted for the purpose of controlling development on the 2.76 acres parcel of land described as follows:

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

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

EXHIBIT "B" - MASTER PLAN

And, that the following conditions of approval be adopted:

1. Development controls are established through the development order, consisting of the application, staff report and preliminary and final site plans along with any accompanying text or graphics that constitute land development regulations applicable to the subject site. The submitted site plan, prepared by Gulf Coast Consulting, LLC, and last revised December 28, 2022 and as may be directed by City Council to revise as a result of their review, shall be accepted as the controlling site plan for the development. All regulations not addressed in the site plan and supporting documentation shall default to the Code in effect at the time of the Residential Planned Unit Development (RPUD) adoption.
2. Upon written request prior to the expiration of a development phase, the Planning and Development Services Director may approve an extension of up to one (1) year.

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

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

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

PUBLISHED THE _____ DAY OF _____, 2023.

FIRST READING _____ DAY OF _____, 2023.

PUBLIC HEARING THE _____ DAY OF _____, 2023.

PASSED THIS _____ DAY OF _____, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2023.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK

EXHIBIT "A"

Legal Description

THE EAST 100 FEET OF THE WEST 310.5 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PINELLAS COUNTY, FLORIDA, LESS 33 FEET OF THE NORTH END AND LESS 20 FEET OF THE SOUTH END FOR PUBLIC STREET PURPOSES ABOVE RECORDED TRACT OTHERWISE KNOWN AS LOT 18, BLOCK 2, ACCORDING TO THE UNRECORDED PLAT OF THE HAINES ROAD FARMS.

TOGETHER WITH:

LOTS 1A - 7A, 1B - 7B, 1C - 7C AND TRACT "A" COMMON AREA, PARKWOOD TOWNHOMES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 34 - 35, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

EXHIBIT "B"

MASTER PLAN

(Prepared by Gulf Coast Consulting, LLC)

Last Revised dated December 28, 2022

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

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

RE: City Document #22-353
PUD-1223-00004 Ordinance

Dear Ms. Montesino:

Our office has received and reviewed the above-referenced Ordinance to amend an RPUD for the development of 60 multi-family dwelling units on 2.76 acres of land. 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

22-338.12142022.LMM.Ord for PUD-1223-00004.wpd



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Prepared by: Megan Montesino
Development Review Manager

I. APPLICATION DATA

A. **Case Number:** PUD-1223-00004

B. **Location:** 4210 78th Ave N. and 7775 42nd Lane N. (Parcel No. 27-30-16-00000-310-1800, 27-30-16-66869-000-0001, 27-30-16-66869-001-0010, 27-30-16-66869-001-0020, 27-30-16-66869-001-0030, 27-30-16-66869-001-0040, 27-30-16-66869-001-0050, 27-30-16-66869-001-0060, 27-30-16-66869-001-0070, 27-30-16-66869-002-0010, 27-30-16-66869-002-0020, 27-30-16-66869-002-0030, 27-30-16-66869-002-0040, 27-30-16-66869-002-0050, 27-30-16-66869-002-0060, 27-30-16-66869-002-0070, 27-30-16-66869-003-0010, 27-30-16-66869-003-0020, 27-30-16-66869-003-0030, 27-30-16-66869-003-0040, 27-30-16-66869-003-0050, 27-30-16-66869-003-0060, 27-30-16-66869-003-0070)

C. **Request:** Residential Planned Unit Development (RPUD) for 60 multi-family units within the Multi-Family Residential (R-6) zoning district, with reduction to lot area, generally located at 4210 78th Ave N. and 7775 42nd Lane N.

D. **Applicant:** Gulf Coast Consulting, LLC

E. **Authorized Agent:** Gulf Coast Consulting, LLC

F. **Property Owner:** Nineteen60 Capital Fund LLC

G. **Legal Ad Text:** ORDINANCE TITLE

H. **PARC Meeting:** December 27, 2022

I. **Public Hearings:**

Planning & Zoning Commission Hearing Date: February 2, 2023

Advertising Date: January 18, 2023

City Council (1st Hearing) Date: March 9, 2023

City Council Hearing Date: March 23, 2023

Advertising Date: TBD

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting to rescind a previously approved RPUD for 41 Single-Family Attached Dwelling Units that was never developed, per case no. PUD 2019-3, and establish a new RPUD for 60 unit Multi-Family Dwelling subdivision on the 2.76-acre subject property. The subject property has a Future Land Use designation of Community Redevelopment District (CRD) and is zoned Multi-Family Residential (R-6).

The RPUD is being requested for 60 apartment units with regulations consistent with R-6 zoning and CRD land use designation, with the Community Redevelopment Area (CRA) density bonus per the CRA Plan and Comprehensive Plan. The apartments will be workforce housing units affordable to households with incomes between 80 and 120% of Area Median Income (AMI). The maximum overall density allowed with the 2.5x density bonus is 31.25 units per acre (maximum 86 units). The applicant is proposing 60 units, which is an

overall density of 21.74 units per acre. The applicant is proposing that all units will be affordable to households with incomes between 80% and 120% of AMI.

The subject property meets the R-6 zoning's minimum lot width of 100 feet.

The PUD is being requested to allow the reduction in lot area per unit within the R-6 zoning district, although individual lots will not be created. The total lot area is approximately 120,146 square feet; therefore, for 60 proposed units in the proposed lot area is a minimum of 2,002 square feet per unit. The R-6 zoning districts minimum lot area is 3,484.8 square feet per unit for a 3-story building.

Along with replatting the property, the RPUD will dedicate 7 feet of right-of-way along 78th Avenue N., and 10 feet of right-of-way along a portion of 76th Avenue N.

B. Site Area: 120,146 square feet / 2.76 acres

C. Property History:

In 1968, the City Council approved a rezoning of the eastern half of the subject property from Residential (R) to Multiple Dwelling (M-D) District, per Ordinance No. 350. In March of 2019 the District was once again renamed Multi-Family Residential (R-6) Zoning District.

In 2006, per case nos. PUD 2006-7 and BOA 2006-5, a request was submitted to allow the development of 11 Single-Family Detached Units. The request was withdrawn after the Planning & Zoning Commission recommended denial of the project. Case No. PL 2007-5(P).

In 2007, City Council approved a request for 7 Single-Family Detached Units, with variances to subdivision requirements, per case no. PL 2007-5(P). The final plat was submitted in June of 2007 and approved by staff. Prior to recording of the plat, the land owner decided to pursue an alternative development.

In 2008, City Council approved a request for the development of 21 Single-Family Attached Dwelling Units, per case nos. PUD 2008-1/CU 2008-7/BOA 2008-19/MS 2008-24. The PUD overlay and Master Site Plan were approved by City Council on March 27, 2008 with the following waivers and variances:

1. Creation of a substandard right-of-way to allow for a one-way 20-foot-wide paved private roadway,
2. Sidewalks on both sides of the right-of-way to allow for one 4-foot-wide sidewalk on the east side,
3. Minimum lot frontage on a right-of-way to allow 18- and 22-foot-wide lot frontages,
4. Block length from maximum 600 feet to allow 600.73 feet,
5. Block width from two tiers of lots to allow one tier,
6. Intersection design to eliminate the requirement for increased road width on the local private right-of-way,
7. Right-of-way reservation for improvement to 78th Avenue,
8. Building design standards to allow continuous, solid linear facades, and
9. Landscape requirements to allow a four-foot-wide buffer in the front yards.

In April 2018, City Council approved a Residential Planned Unit Development (RPUD) overlay and Master Plan, along with an associated Conditional Use, for the development of 21 Single-Family Attached Dwelling Units at a density of 15 units per acre, per case nos. PUD 2018-2 and CU 2018-7. The project included approval of variances and waivers from the following, per case no. BOA 2018-14:

1. Variance to create a substandard private right-of-way (a 20 foot wide one-way road running north to south in front of the townhomes);
2. Waiver to the requirement for sidewalks on both sides of the road to allow for a sidewalk on the east side only;
3. Variance to reduce minimum lot frontage on the private road from 40 feet to 18 feet;
4. Variance to reduce minimum lot width in the R-6 Zoning District from 100 feet to 18 feet;
5. Variance to increase maximum block length from 600 feet to 600.73 feet;
6. Variance to reduce minimum block width from two tiers of lots to one;
7. Variance to intersection design standards for a local street intersecting with a collector street;
8. Variance to improvements to an abutting right-of-way (78th Avenue); and
9. Variance to building design standards for staggering of building facades.

In November 2018, a minor amendment to a Master Site Plan was for a completed RPUD overlay with underlying Multi-family Residential (R-6) Zoning for the development of single-family attached dwellings and a variance to reduce the rear (east) setback from 15 feet to 12.5 feet to allow for perpendicular 2 foot wall extensions, per case no. PUD 2018-2R.

In 2019, per case nos. PUD 2019-3, CU 2019-29, VAR 2019-28, City Council approved a RPUD with underlying zoning of R-6 Zoning for the development of 41 Single-Family Attached Dwelling Units; a Conditional Use for a density of 15 units per acre; and, variances from Subdivision Design Standards, Subdivision Improvements, and from Design Criteria.

- D. **Existing Use:** Vacant
- E. **Proposed Uses:** Multi-Family Residential (60 units)
- F. **Future Land Use:** Community Redevelopment District (CRD)
- G. **Zoning District:** Multi-Family Residential (R-6) with Residential PUD Overlay
- H. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone; Flood Zone X-Shaded, which is a moderate-risk flood zone; and Flood Zone AE-15, which is a high-risk flood zone.
- I. **Evacuation Zone:** This property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.
- J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	R-1	RU	Single-Family Residential
South	B-1 and R-5	CRD	Multi-Family Residential
East	R-6	CRD	Multi-Family Residential
West	R-6	CRD	Multi-Family Residential

III. APPLICABLE CRITERIA / CONSIDERATIONS

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

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

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

2. **Key Standards:**

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

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

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

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

3. Relevant Policies:

OBJECTIVE LU.1.10

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

POLICY LU.1.10.8

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

OBJECTIVE LU.1.12

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

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

OBJECTIVE LU.1.13

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

POLICY LU.1.13.1

The character of distinct functional neighborhoods, recognized as stable living areas, shall be preserved in the development and redevelopment of the community.

POLICY LU.1.13.2

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

POLICY LU.1.13.6

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

POLICY LU.1.14.4

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

OBJECTIVE H.1.1

The City will support the provision of an adequate supply of dwelling units in a variety of types, locations and costs to meet the current and projected housing needs of all residents.

4. Staff Analysis:

The proposed RPUD would promote infill residential development that is compatible with surrounding land uses, and the development of apartments would promote a variety of housing types and opportunities in the area.

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

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "R-6" Multi-Family Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a well-designed medium density multi-family residential environment and certain controlled light commercial uses. Two (2) or more story construction is encouraged by means of lot size regulations to provide more open space.

This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Medium (RM), Residential/Office/Retail (R/O/R), Residential/Office General (R/OG), Commercial General (CG) or Community Redevelopment District (CRD). The establishment of mixed commercial and residential uses require a Land Use Plan Map designation of Residential/Office/Retail (R/O/R), Residential/Office General (R/OG) or Community Redevelopment District (CRD). The establishment of commercial offices requires a Land Use Plan Map designation of Residential/Office General (R/OG), "Residential/Office/Retail" (R/O/R), Commercial General (CG) or Community Redevelopment District (CRD).

The Planned Unit Development District (PUD) serves as an overlay to existing zoning classifications. In this role, the PUD provides an alternative to conventional zoning districts, at the property owner's option. The PUD may be established at appropriate locations and in accordance with the Comprehensive Plan and Land Development Regulations of the City of Pinellas Park. In fulfillment of this intent, the PUD provides standards and guidelines by which flexibility may be accomplished so that:

- (A) A creative approach may be taken for the development of large tracts of land and the redevelopment of older, smaller areas.*
- (B) More open space may be accomplished than would be possible through the strict application of the provisions of this Article.*
- (C) Land may be used more efficiently, resulting in smaller networks of utilities and streets, consequently reducing construction and maintenance costs.*
- (D) Harmonious development of the site and the surrounding areas, community facilities, and traffic circulation can be encouraged.*
- (E) Non-traditional lot layout or site design may be permitted.*

The development guidelines are provided as a basis from which a typical PUD can proceed. However, City Council retains the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety, and may modify these guidelines based on the merits of the project, the character of the surrounding area and potential adverse impacts on this area, size, configuration, and natural features of the land to be developed, adequacy of off-site improvements, traffic impact and nature of the proposed development. Where there are conflicts between these PUD regulations and general zoning, subdivision, or other applicable regulations of the City of Pinellas Park, those adopted by and shown on an adopted Master Plan, as defined herein, shall govern.

2. Key Standards:

SECTION 18-1514. - "R-6" MULTI-FAMILY RESIDENTIAL DISTRICT

Sec. 18-1514.3. - PERMITTED AND CONDITIONAL USES.

Use	Approval Type	Conditions
Dwellings, Multi-family (>12.5-15 du/a)	P/C	Permitted at densities of up to twelve and one-half (12.5) du/a; conditional use for densities greater than twelve and one-half (12.5) du/a subject to section 18-1531

Sec. 18-1514.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area:

- (a) Residential: Multi-family dwellings: Ten thousand four hundred fifty-five (10,455) square feet of net lot area, One Story: Four thousand three hundred fifty-six (4,356) square feet of net lot area/unit (maximum density of ten (10) dwelling units/acre), Two or more stories: Three*

thousand four hundred eighty-four and eight-tenths (3,484.8) square feet of net lot area/unit (maximum density of twelve and one-half (12.5) dwelling unit/acre), two thousand nine hundred four (2,904) square feet of net lot area/unit (maximum density of fifteen (15) dwelling unit/acre).

(b) Duplex Dwellings: Seven thousand two hundred (7,200) square feet, Single-family Detached Dwelling: Five thousand (5,000) square feet.

(c) Nonresidential or other uses: Ten thousand (10,000) square feet of net lot area).

NOTE: Lots of record less than seven thousand two hundred (7,200) square feet shall be developed with a single-family detached dwelling only.

2. Lot Width: One hundred (100) feet. Lots with a width of less than one hundred (100) feet but greater than seventy (70) feet can be developed with a duplex or a single-family detached dwelling only. Lots with a width of seventy (70) feet or less can be developed with a single-family detached dwelling only.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. For lots platted prior to January 14, 1982, the following shall apply:

(a) Front Yard Setback: Thirty (30) feet plus three (3) feet per story for each story in excess of two (2) stories. For single-family residential development, the minimum front yard setback is twenty (20) feet.

(b) Secondary Front Yard Setback: Twelve (12) feet.

(c) Side Yard Setback: Five (5) feet or ten (10) percent of lot width, whichever is greater.

(d) Rear Yard Setback: Twenty (20) feet. For single-family residential development, the minimum rear yard setback is fifteen (15) feet.

2. For lots platted on or after January 14, 1982, the following shall apply:

(a) Front Yard Setback: Thirty (30) feet plus three (3) feet per story for each story in excess of two (2) stories.

(b) Secondary Front Yard Setback: Thirty (30) feet plus three (3) feet per story for each story in excess of two (2) stories.

(c) Side Yard Setback: Fifteen (15) feet; twenty (20) feet if abutting a residential or mixed use zoning district.

(d) Rear Yard Setback: Twenty (20) feet.

(e) For corner, double frontage and multiple frontage lots, see Section 18-1503.7 "Yard Determinations."

(f) Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.

(g) Refer to Section 18-1504.3(G)(2) for special yard setbacks for additions to buildings in existence as of August 14, 1997.

(C) BUILDING REQUIREMENTS.

1. Minimum Building Separation: See Section 18-1530.17, "Minimum Building Separation."

2. Maximum Building Height: Forty (40) feet. (See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.)

(D) MINIMUM LIVEABLE FLOOR AREA.

1. Efficiency: Four hundred fifty (450) square feet.

2. One-bedroom: Five hundred fifty (550) square feet.

3. Two-bedroom: Six hundred fifty (650) square feet.

4. Three-bedroom: Eight hundred (800) square feet.

(E) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.

(F) FLOOR AREA RATIO.

1. Nonresidential Uses:

(a) Four-tenths (0.40) in R/O/R.

(b) Five-tenths (0.50) in all other Land Use Categories.

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 18-1529.8. - RESIDENTIAL PUD.

(A) LOCATION. The Residential PUD (RPUD) overlay shall only be assigned to those areas where the underlying zoning district(s) permit residential development and the primary intended use of the property is residential.

(B) USES. The uses permitted in RPUD districts shall be limited to those "permitted" or "conditional uses" allowed by the underlying zoning district and Land Use Plan Map designation existing on

the subject property at the time of application to rezone to RPUD. In addition to those "permitted" and "conditional uses", the following uses may be approved:

1. Duplex dwellings.
2. Multifamily dwellings.
3. Zero lot line dwellings.
4. Nursing homes, convalescent homes and sanitariums.
5. Community Residential Home (more than fourteen (14) residents).
6. Attached singled family dwellings.
7. Conditional uses shall adhere to the applicable provisions of Section 18-1531 of this Article.
8. Nonresidential uses are permitted only in RPUD's of five (5) acres or more and shall include only those uses allowed as a permitted or conditional use by the underlying zoning district and Land Use Plan Map category. For parcels located within the Residential/Office/Retail (ROR) land use plan map category, public/semi-public uses shall not exceed a maximum area of three (3) acres for "Transportation/Utility Uses" and five (5) acres for "Institutional Uses" (except that Public Educational Facilities are not subject to this threshold).

(C) **DIMENSIONAL REGULATIONS.**

1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulation guidelines.
2. Should the established regulations be inappropriate for non-traditional lot layout or site design (i.e. mixed use development, cluster homes, zero lot line, etc.) the following guidelines are established.

(a) No minimum lot size. However, justification for the deviation from established regulations of the underlying zoning district shall be provided. In addition, residential developments which propose lot areas less than the minimum lot sizes shall provide usable open space based on the difference between the stated minimum lot area and the proposed lot area, said open space to be located within said plat or phase where the alternative style is proposed.

(b) Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered including, but not limited to, the character of the surrounding area (zoning and existing land uses), size, configuration and natural features of the land to be developed, potential impact on abutting development, and the nature of the proposed development.

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

- (1) Side Yard Setbacks: Zero (0) feet on one side and five (5) feet on the other.
- (2) No openings may be located in the on-the-line-wall.
- (3) The on-the-line-wall shall be constructed with low maintenance decorative masonry or masonry veneer, or any other material as permitted by the adopted Florida Building Code based on type of construction.
- (4) The on-the-line wall shall not be located adjacent to a public right-of-way.
- (5) An easement for maintenance purposes shall be provided.

(c) Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.

(d) Minimum Livable Floor Area.

Single-Family Attached		Multi-Family	
# of Bedrooms	Required Interior Floor Space	# of Bedrooms	Required Interior Floor Space
Efficiency	650	Efficiency	500
One (1)	750	One (1)	650
Two (2)	850	Two (2)	750
Three (3) or more	1,000	Three (3)	900

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

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

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

(E) **RECREATIONAL FACILITIES.**

1. At the time of consideration of the Master Plan for an RPUD, City Council will review the suitability of any recreational facilities proposed for the development. This review will be based

on the size of the development, the demographics of the anticipated population, and proximity to existing or proposed public recreational facilities.

2. The location, type, and size of the proposed recreational facilities as well as their development schedule shall be incorporated into the Master Plan.
3. After review of the proposed recreational facilities, City Council may approve the recreational facilities as proposed or may approve alternative types and locations of recreational facilities.
4. Parkland dedication credit for any recreational facilities provided as part of the RPUD shall be calculated pursuant to Article 3 of this Land Development Code.
5. Onsite Meeting Hall.
 - (a) In any RPUD of eighty (80) residential units or more and which has a homeowners or condominium association which requires an annual meeting, an onsite meeting hall shall be provided.
 - (b) The meeting hall shall be large enough to accommodate the number of unit owners which constitute a quorum as established in Florida Statutes or by the bylaws of the homeowners association or condominium.

The requirement for an onsite meeting hall may be waived by City Council upon a finding that the size and nature of the development, the demographics of the anticipated population, and the availability of adequate alternative meeting locations render the requirement of an onsite meeting hall unnecessary

3. Staff Analysis:

The Applicant has requested a Residential Planned Unit Development (RPUD) with the existing underlying Multi-Family Residential (R-6) zoning. The applicant is proposing to develop a 60 unit multi-family dwelling subdivision on the 2.76-acre subject property, which is consistent with the purpose and intent of the R-6 Zoning District. The development is being proposed as an RPUD in order to allow the reduction in lot area per unit.

Staff finds that the proposed RPUD is consistent with the City's Land Development Code.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the December 27, 2022 PARC meeting by all relevant departments/divisions. Staff had the following comments and applicant's response are provided:

- Provide the number of units that will be affordable and the number of units that will be market rate. *The applicant is proposing that all units will be affordable to households with incomes between 80% and 120% of Area Median Income (AMI).*
- Proposed Building Elevations. *No proposed building elevations at this time.*

IV. SUMMARY

A. Findings:

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

1. Development of 60 multi-family units would meet density requirements;
2. The request is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan as well as the regulations of the Land Development Code.

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case number PUD-1223-00004.


Erica Lindquist, AICP, CFM
Planning & Development Services Director

1/18/23
Date


Nick A. Colonna, AICP
Assistant Community Development Administrator

1/14/23
Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

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

C. RECOMMEND DENIAL

...for a Residential Planned Unit Development (RPUD) for 60 multi-family units within the Multi-Family Residential (R-6) zoning district, with reduction to lot area, generally located at 4210 78th Ave N. and 7775 42nd Lane N.

VI. ATTACHMENTS

Exhibit A: Application with Affidavit of Ownership and Legal Description

Exhibit B: Narrative Summary

Exhibit C: Master Plan

Exhibit D: Previously Approved Master Plan

Exhibit E: Aerial Map

Exhibit F: Land Use Map

Exhibit G: Zoning Map

Exhibit H: Flood Insurance Rate Map



ADDENDUM

Case Number: PUD-1223-00004

PLANNING AND ZONING COMMISSION

On February 2, 2023, the Planning & Zoning Commission **RECOMMENDED DENIAL** of case number PUD-1223-00004.

V. ACTION

CITY COUNCIL– MOVE TO:

A. APPROVE.

B. APPROVE WITH CONDITIONS:

C. DENY.

...a Residential Planned Unit Development (RPUD) for 60 multi-family units within the Multi-Family Residential (R-6) zoning district, with reduction to lot area.

City of Pinellas Park, Florida
APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

FOR OFFICE USE ONLY

CASE #: PUD PZ MEETING: _____ C/CRA MEETING: _____
PLAT SHEET: _____ RELATED CASES: _____ RECEIPT NUMBER: _____
ZONING DISTRICT: _____ LAND USE DESIGNATION: _____ DATE RECEIVED: _____

REQUEST AND PROPERTY INFORMATION

REQUEST: Remove previously approved PUD for 41 townhomes, and apply a new PUD overlay on R-6 zoning for 60 apartment units in two 3-story buildings with amenity area and parking.

(See attached Narrative)

GENERAL LOCATION OF PROPERTY OR ADDRESS: 4210 78th Avenue N and adjacent vacant parcels

PROPERTY SIZE (Acreage or Square Feet): 2.76 acres

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: Existing vacant land with no existing buildings

PARCEL NUMBER(S): 27-30-16-00000-310-1800, 27-30-16-66869-000-0001 & others (See attached Narrative)

LEGAL DESCRIPTION: LOT _____, BLOCK _____, SUBDIVISION _____

OR METES AND BOUNDS DESCRIPTION (attach if lengthy):

OWNER/APPLICANT INFORMATION

PROPERTY OWNER: Nineteen60 Capital Fund, LLC PHONE: (_____) Please use agent

ADDRESS/CITY/ZIP: PO Box 22, St. Petersburg, FL 33731-0022

AUTHORIZED AGENT: Matt Sylverain, PE Gulf Coast Consulting PHONE: (727) 524-1818

ADDRESS/CITY/ZIP: 13825 ICOT Blvd. Suite 605, Clearwater, FL 33760

OTHER REPRESENTATIVE: Robert Pergolizzi, AICP/PTP PHONE: (727) 524-1818

ADDRESS/CITY/ZIP: Gulf Coast Consulting 13825 ICOT Blvd, Suite 605 Clearwater, FL 33760

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

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

Nineteen60 Capital Fund, LLC

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:

4210 78th Avenue

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

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

Request is to allow PUD for a 60 unit apartment complex.

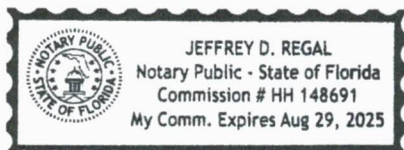
3. That the undersigned (has/have) appointed and (does/do) appoint Matt Sylverain, P.E. as (his/their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives 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 December 5, 2022
(Date)

By Ronald Klein
(Name of person acknowledging and title of position)

who is personally known to me or who has produced _____
(Type of identification)
as identification and who did (did not) take an oath.

[Signature] Notary Public, Commission No. HH 148691
Jeffrey D. Regal (Name of Notary typed, printed or stamped)

EXHIBIT "A"

THE EAST 100 FEET OF THE WEST 310.5 FEET OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PINELLAS COUNTY, FLORIDA, LESS 33 FEET OF THE NORTH END AND LESS 20 FEET OF THE SOUTH END FOR PUBLIC STREET PURPOSES ABOVE RECORDED TRACT OTHERWISE KNOWN AS LOT 18, BLOCK 2, ACCORDING TO THE UNRECORDED PLAT OF THE HAINES ROAD FARMS.

TOGETHER WITH:

LOTS 1A - 7A, 1B - 7B, 1C - 7C AND TRACT "A" COMMON AREA, PARKWOOD TOWNHOMES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 34 - 35, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NARRATIVE SUMMARY FOR RPUD APPLICATION
4210 78th Avenue Site – Apartments

Owner:
Nineteen60 Capital Fund, LLC
PO Box 22
St. Petersburg, Fl 33731-0022

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

The applicant is requesting to rescind a previously approved RPUD for 41 apartments (PUD2019-3 Parkwood Apartments) and establish a new PUD for 60 apartment units on a 2.76-acre property located on the south side of 78th Avenue N just east of 43rd Street in the City of Pinellas Park. The property has a Future Land Use designation of Community Redevelopment District (CRD) and is now zoned R-6 “Multi-Family Residential. **The RPUD is being requested for 60 apartment units with regulations consistent with R-6 district and CRD land use designation with the CRD/Activity Center density bonus per the Comprehensive Plan. The apartments are intended to be a mixture of market rate and “workforce housing” units to serve the workforce in the Pinellas Park area.**

Parcel ID #:

27/30/16/00000/310/1800, 27/30/16/66869/000/0001, 27/30/16/66869/001/0010,
27/30/16/66869/001/0020, 27/30/16/66869/001/0030, 27/30/16/66869/001/0040,
27/30/16/66869/001/0050, 27/30/16/66869/001/0060, 27/30/16/66869/001/0070,
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27/30/16/66869/003/0030, 27/30/16/66869/003/0040, 27/30/16/66869/003/0050,
27/30/16/66869/003/0060, 27/30/16/66869/003/0070

LAND USE/ZONING

Surrounding uses include:

North: Immediately north are modest residential homes on land having RU land use and R-1 zoning.

- South: Immediately south are apartments and storage units on land having CRD land use and B-1 zoning, and “Pond Park” with CRD land use and R-5 zoning.
- East: Immediately east are the Somerset Apartments on land having CRD land use and R-6 zoning.
- West: Immediately west are the Park29 Apartments on land having CRD land use and R-6 zoning.

Other uses in the area include veterans housing on the Assembly of God church property ENVIRO medical offices, and a fire-station. The CRD land use and R-6 zoning with Activity Center density bonus would allow up to 86 units (31.25 units/acre) The PUD limits the site to 60 multifamily units which results in a density of 21.74 units acre, 70% of the maximum allowed. Within the City of Pinellas Park zoning structure, the R-6 zoning district is consistent with the CRD land use designation per Section 18-1514.1 of the code.

Lot Width:

The R-6 standard minimum lot width is 100 feet. The lot is 200 feet wide with frontage on 78th Avenue and 76th Avenue.

Lot Area:

The R-6 minimum lot area is based on base density of 12.5 units/acre and number of stories which yields a minimum lot area of 3,484.8 feet per unit for a 3-story building. The total lot area is 2.76 acres, and therefore for 60 units in 3-story buildings the proposed lot area is 2,002 SF per unit. The PUD is requested to allow this lot size per unit, although individual lots will not be created, and the one large lot is 2.76 acres.

Overall Density: The maximum overall density allowed is 31.25 units/acre (86 units) the proposed 60 units results in an overall density of 21.74 units/acre

Building Setbacks:

For 3-story buildings the minimum required front setback is 33 feet, whereas 41 feet is proposed along 78th Avenue and 46 feet is proposed along 76th Avenue. Minimum side setbacks are 20 feet, whereas a 96-foot side setback is proposed on the east side and a 59-foot setback is proposed on the west side. These ample setbacks will mitigate for 3-story height and provide ample open space for drainage retention and landscaping.

Building Height:

The maximum building height allowed in R-6 is 40 feet, whereas the buildings are proposed to be a maximum of 39-feet high.

Open Space:

Maximum lot coverage allowed in R-6 is 75% ISR. The RPUD plan complies as the project will have approximately 50% impervious surface lot coverage and 50%% open space. Common open space area includes retention pond and green space.

Parking:

The proposed parking exceeds code minimums as 99 spaces are proposed, and a minimum of 96 spaces are required.

Right-Of-Way for Public Road:

The RPUD project will dedicate 7 feet of ROW along 78th Avenue, and 10 feet of ROW along a portion of 76th Avenue. Building setbacks were measured from future ROW.

Livable Floor Area:

In the R-6 district the minimum livable floor area is 550 SF for 1-bedroom units and 650 SF for 2-bedroom units. The proposed apartments will exceed this requirement.

Transportation:

According to the Forward Pinellas/MPO 2021 Level of Service Report the adjacent segment of 78th Avenue (US 19 – 49th St) is reported to operate at LOS D with an Annual Average Daily Traffic (AADT) of 6,685 vehicles. The proposed 60-unit low-rise multi-family project would generate only 404 daily trips, with 24 AM peak hour trips, and 31 PM peak hour trips.

Floodplain:

According to FIRM Map #12103C0204H dated August 18, 2009, the westernmost portion of the site is in Flood Zone “X”. The large majority of the site is in Flood Zone AE-15 (BFE-15) which is in the 100-year floodplain. The buildings will be elevated 1-foot above BFE.

Utility Availability:

The site is served by public utilities through the City of Pinellas Park. Potable water is provided through a 6-inch PVC waterline within 78th Avenue. Sanitary sewer service is provided with a 10-inch VCP gravity line within 78th Avenue. Reclaimed water (6-inch line) is also available within 78th Avenue.

CONCLUSION

The proposed RPUD site development characteristics are compatible with the general area and consistent with R-6 zoning district regulations. The overall gross density of 21.7 units per acre is 70% of the density permitted in the CRD Land Use Plan category with density bonus. The RPUD Master Plan provides ample building setbacks, while providing housing for 60 multi-family units. The site layout also provides ample open space and drainage retention.

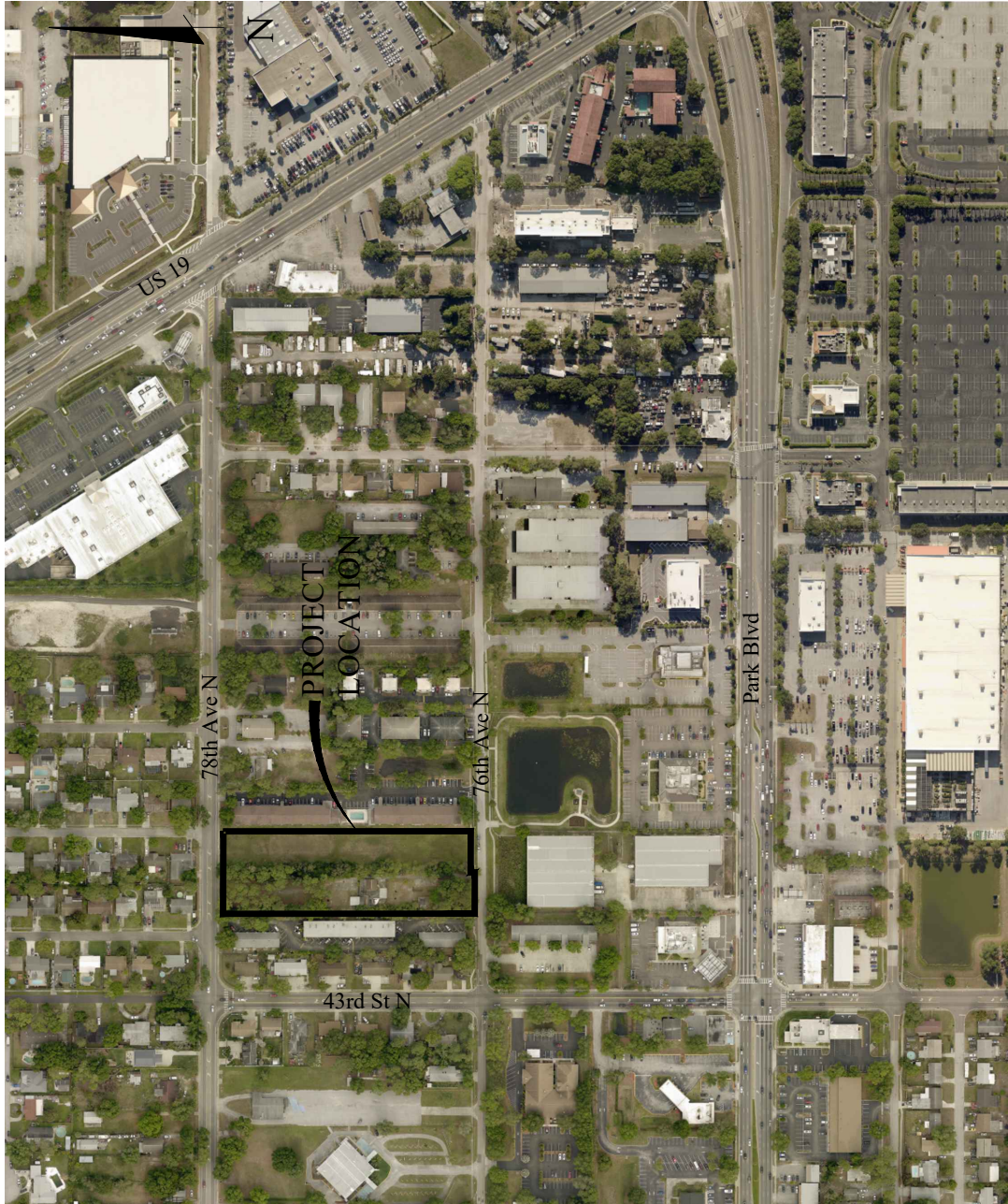
4210 78th Avenue Site PUD Master Preliminary Site Plan

SECTION 27, TOWNSHIP 30 S, RANGE 16 E
PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

LEGAL DESCRIPTION (EAST PARCEL):
E 100FT OF W 410.5FT OF N 1/2 OF
SEC 27, TWP. 30S, RNG. 16E
LEGAL DESCRIPTION (WEST PARCEL):
THE EAST 100 FEET OF THE WEST 310.5 FEET OF THE NORTH 1/2 OF
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27,
TOWNSHIP 30 SOUTH, RANGE 16 EAST, LESS THE NORTH 33 FEET AND
THE SOUTH 20 FEET FOR STREETS, SOMETIMES REFERRED TO AS FARM
1-1, BLOCK 2, HAINES ROAD FARMS UNRECORDED PLAT, IN THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA.

LOCATION MAP



DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	PRELIMINARY SITE PLAN/PUD MASTER PLAN

SITE DATA TABLE

SITE ADDRESS:	4210 78th AVENUE N.			
PROPOSED USE:	60 MULTI-FAMILY UNITS			
FUTURE LAND USE MAP DESIGNATION:	CRD (COMMUNITY REDEVELOPMENT DISTRICT)			
EXISTING ZONING:	R6 (MULTI-FAMILY RESIDENTIAL)			
TOTAL LAND AREA:	120,146 SF (2.76 AC)			
SITE DATA TOTALS	EXISTING	PROPOSED	MIN/MAX REQUIRED	
BUILDING:	4,866 SF	18,900 SF	N/A	
PAVEMENT/CONC:	11,818 SF	41,135 SF	N/A	
IMPERVIOUS:	16,684 SF	60,035 SF (49.9%)	75% MAX	
OPEN SPACE:	103,462 SF	60,111 SF (50.1%)	25% MIN	
LOT AREA TOTAL:	120,146 SF	120,146 SF		
LOT WIDTH	200'	200'	100' FEET MIN	
LOT DEPTH	600.7'	600.7'	N/A	
PARKING SPACES	N/A	99 SPACES	96 REQUIRED 1.5 SPACE/1-BR UNIT 2 SPACE/2-BR UNIT 48 1-BR UNITS = 72 SPACES 12 2-BR UNITS = 24 SPACES TOTAL = 96 SPACES	
BUILDING HEIGHT	N/A	39 FEET	40 FEET MAX	
LIVEABLE FLOOR AREA:	N/A	550 SF 1-BR	550 SF (1-BR)	
OVERALL DENSITY:	N/A	650 SF 2-BR	650 SF (2-BR)	
BUILDING SETBACKS:	N/A	21.74 UNITS/ACRE	31.25 UNITS/ACRE MAX	
FRONT (NORTH 78th)	N/A	41'	33' FOR 3-STORY	
REAR (SOUTH 78th)	N/A	46'	33' FOR 3-STORY	
SIDE (EAST)	N/A	96'	20' MIN	
SIDE (WEST)	N/A	59'	20' MIN	
FLOOD ZONE:	FLOOD ZONE X & AE = 1% AS DELINEATED IN FEMA FLOOD INSURANCE RATE MAP. PROJECT LIES WITHIN FLOOD ZONE X & AE = 1% AS DELINEATED IN FEMA FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 1210302024H, INDEX DATED AUG 18, 2009.			

PREPARED FOR:

HP CAPITAL GROUP I

9800 4th ST N, SUITE 200
ST PETERSBURG, FL 33702

PROJECT DIRECTORY

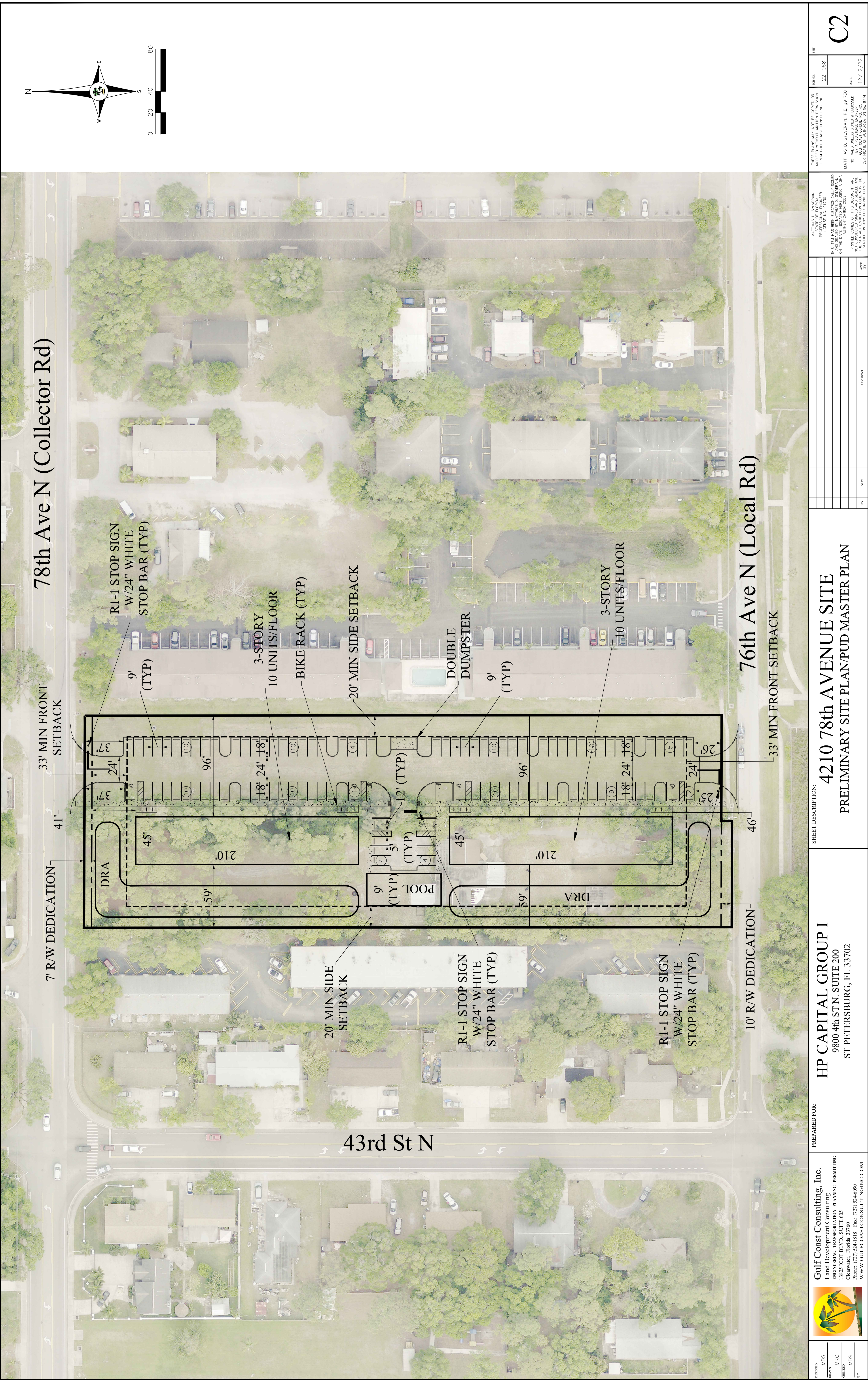
OWNER:	NINETEEN60 CAPITAL FUND, LLC P.O. BOX 22 ST PETERSBURG, FL 33731
DEVELOPER:	HP CAPITAL GROUP I 9800 4th ST N, SUITE 200 ST PETERSBURG, FL 33702
CIVIL ENGINEER:	GULF COAST CONSULTING, INC. 13825 ICOT BOULEVARD, SUITE 605 CLEARWATER, FL 33760 PHONE: 727-524-1818 ATTN: MATT D. SYLVERAIN, P.E. 91730



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

20-068
DATE: 12/06/2022
4210 78th AVENUE SITE

MATT D. SYLVERAIN
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 91730
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
ON THE DATE INDICATED ABOVE BY MATT D. SYLVERAIN
PRINTED COPIES OF THIS DOCUMENT ARE
NOT VALID UNLESS THEY ARE SIGNED AND
THE SIGN AUTHENTICATION CODE MATCHES
APPEARED IN AN ELECTRONIC COPY.

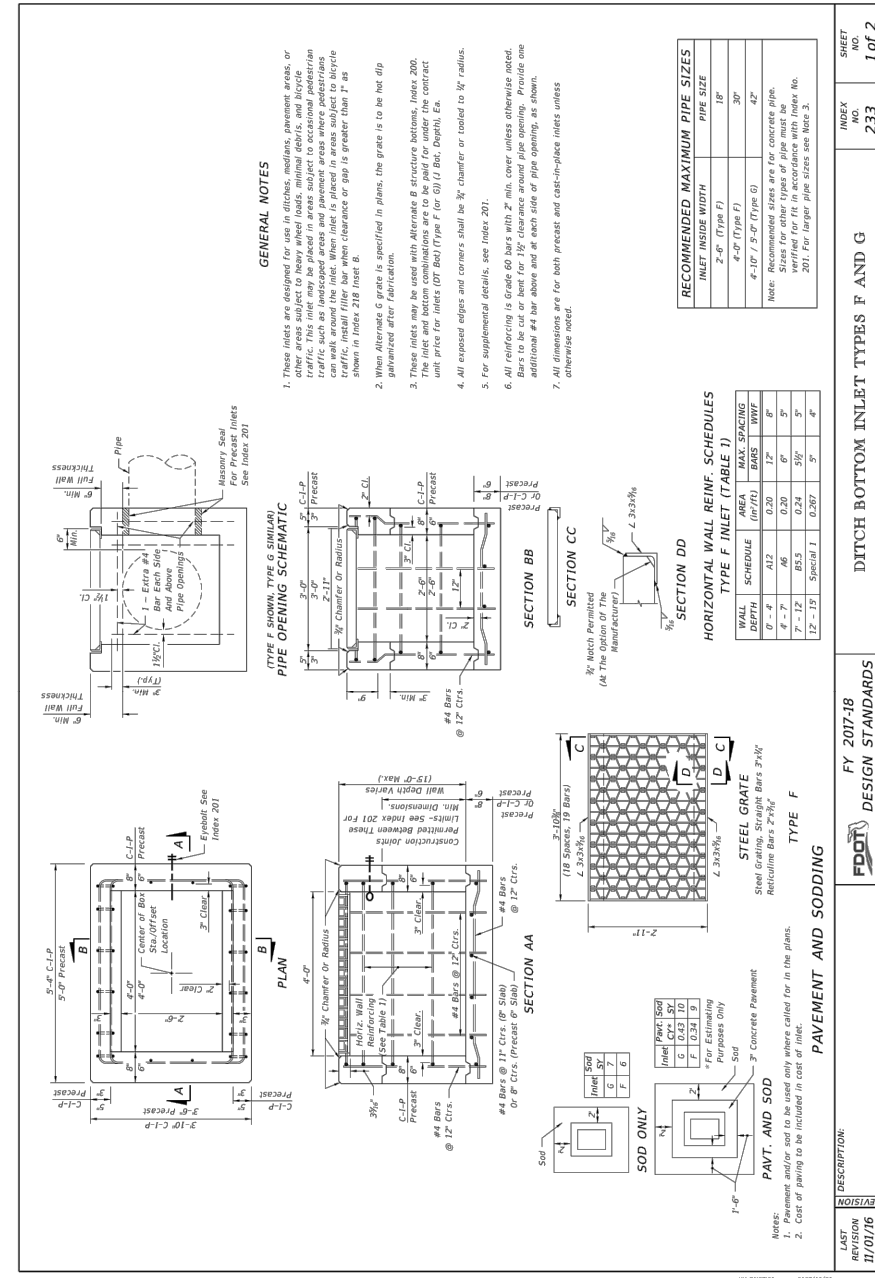


EXISTING LEGEND

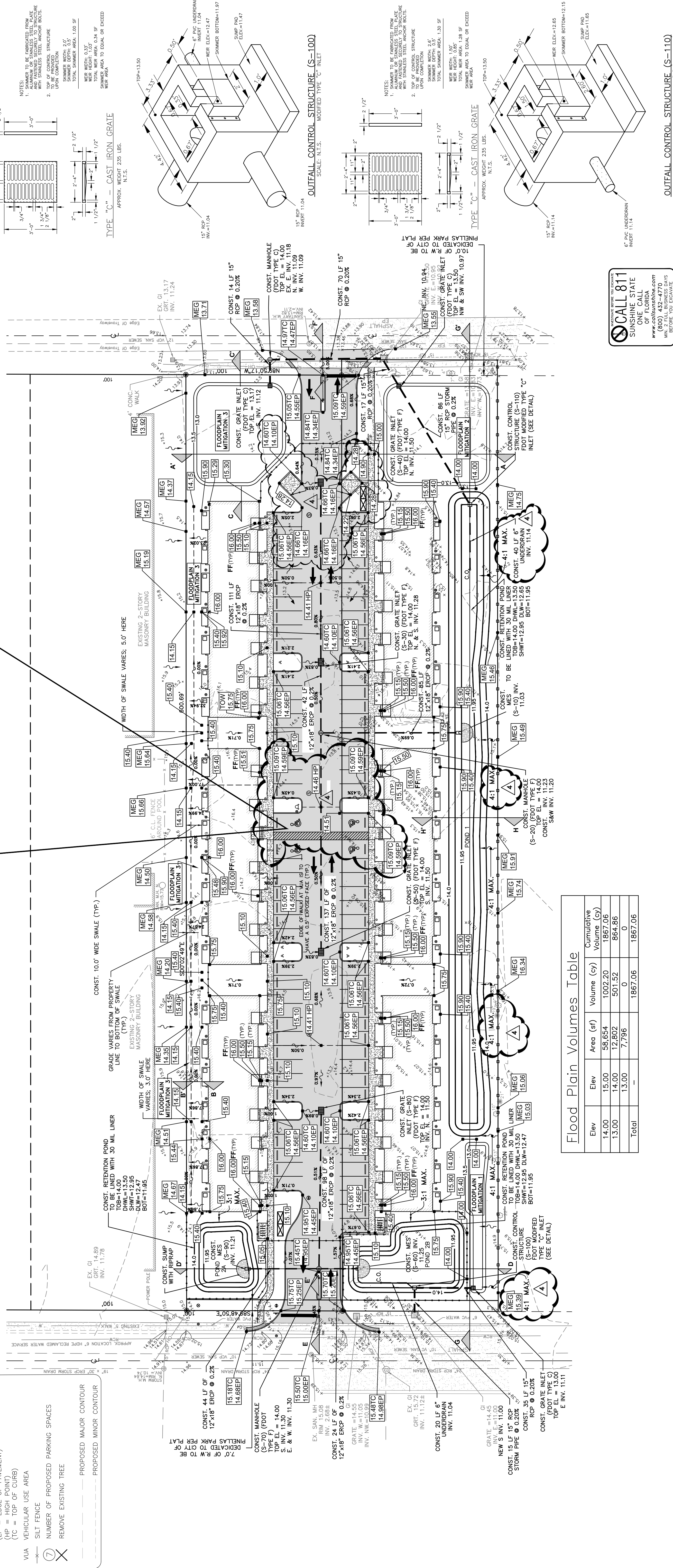
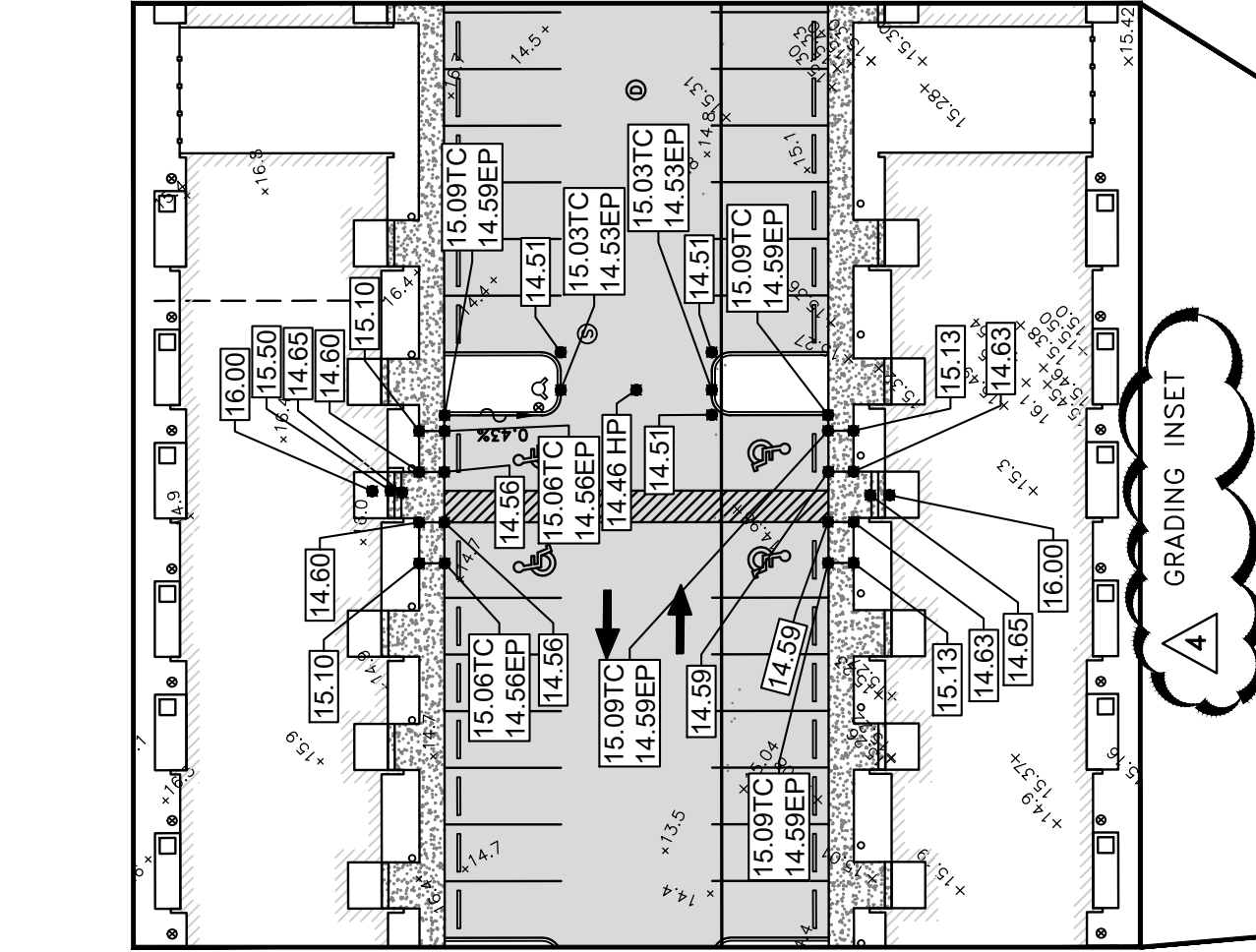
A	ARC CONDITIONER	M.A.	MANHOLE
A/C	ALUMINUM	M.A.S.	MEAN HIGH WATER LINE
BFPD	BACKFLOW PREVENTER DEVICE	M&D	NAIL AND DISC
C	CHORD	N&D	NATIONAL GEODETIC VERTICAL DATUM
(C)	CATCH BASIN	D/E	DIVERSIFIED ELECTRIC
CB	CONCRETE BLOCK	O&B	OFFICIAL RECORD BOOK
CBW	CONCRETE BLOCK WALL	P.C.	POINT OF CURVE
C.M.	CLEAN-OUT	P&G	PAGE
CONC.	CONCRETE	P&G	POINT OF BEGINNING
C.F.	CENTERLINE FENCE	P.O.C.	POINT ON CURVE
C.T.V.	CABLE TELEVISION	P.O.T.	POINT OF TANGENCY
(C)	DEPARTMENT OF ENVIRONMENTAL PROTECTION	R	RADIUS
D.E.P.	DEPARTMENT OF ENVIRONMENTAL PROTECTION	R	RECORD
E.L.P.	ELEVATION	RNG	RANGE
F.F.	FINISHED FLOOR	R/W	RIGHT OF WAY
F.F.	FIRE HYDRANT	S.	SET
FHA	FLORIDA POWER CORPORATION	SAN.	SANITARY
GI	GATE VALVE	S&C	SECTOR
GW	IDENTIFICATION	S.F.D.	STATE ROAD DEPARTMENT
LD	INCORPORATED	T.O.B.	TOP OF BANK
I.N.C.	IRON PIPE	T.O.S.	TOE OF SLOPE
I.P.	IRON ROD BUSINESS	T.F.	TRANSFORMER
L.P.	LIGHT POLE	T.V.	TELEVISION SLEEVE
(M)	MEASURED	TWP.	TOWNSHIP
		U.P.	UTILITY POLE
		W.F.	WOOD FENCE

PROPOSED LEGEND

DIRECTION OF FLOW	PROPOSED MAJOR CONTOUR
EXISTING ELEVATION	PROPOSED MINOR CONTOUR
PROPOSED ELEVATION	
(MEG = MATCH EXISTING GRADE)	
(TOW = TOP OF WALL)	
(EP = EDGE OF PAVEMENT)	
(HP = HIGH POINT)	
(IC = TOP OF CURB)	
VUA	VEHICULAR USE AREA
—X—	SILT FENCE
⑦	NUMBER OF PROPOSED PARKING SPACES
—X—	REMOVE EXISTING TREE



RECOMMENDED MAXIMUM PIPE SIZES					
Flow (cfs)	12" Dia.	15" Dia.	18" Dia.	21" Dia.	24" Dia.
0.5	12"	15"	18"	21"	24"
1.0	12"	15"	18"	21"	24"
1.5	12"	15"	18"	21"	24"
2.0	12"	15"	18"	21"	24"
2.5	12"	15"	18"	21"	24"
3.0	12"	15"	18"	21"	24"
3.5	12"	15"	18"	21"	24"
4.0	12"	15"	18"	21"	24"
4.5	12"	15"	18"	21"	24"
5.0	12"	15"	18"	21"	24"



Flood Plain Volumes Table				
Elev	Area (sf)	Volume (cy)	Volume (cy)	Cumulative
14.00	15.00	1002.20	1867.06	
13.00	14.00	12,802	501.52	864.86
	13.00	7,796	0	0
Total		1867.06	1867.06	

4. 2/1/2021. SITE PLAN REVISIONS

REV#	DATE	REVISION
3	10/26/20	FIRE SPRINKLER ADDITION
2	6/23/20	PER PINELLAS PARK/SWPMCD COMMENTS
1	09/19/19	PINELLAS PARK COMMENTS

	MJB	DESIGN:	BAB
	MJB	DRAWN:	MJB
	PJL	CHECKED:	APC
	BY		

DEUEL & ASSOCIATES
CONSULTING ENGINEERS
LAND SURVEYORS
LAND PLANNERS

565 ST. HERCULES AVENUE
CLEARWATER, FL 33764
WWW.DEUELENGINEERING.NET
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

PARKWOOD APARTMENTS
PAVING, GRADING & DRAINAGE PLAN

WORK ORDER NO.	2007-314
DATE	MAY 15, 2018
SCALE	1" = 30'
SHEET NO.	3 OF 7

CHRISTOPHER A. CHIN, P.E., 84365

4. 2/11/21 SITE PLAN REVISIONS

P.J.L

REV#	DATE	REVISION	BY	CHECKED	APC	CONSULTING ENGINEERS	LAND SURVEYORS	LAND PLANNERS
3	10/26/20	FIRE SPRINKLER ADDITION	MJB	DESIGN:	BAB			
2	6/23/20	PER PINELLAS PARK/SFWMD COMMENTS	MJB	DRAWN:	MJB			
1	09/19/19	PINELLAS PARK COMMENTS	P.J.L					

DEUEL & ASSOCIATES

CONSULTING ENGINEERS

LAND SURVEYORS

LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
WWW.DEUELENGINEERING.NET
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

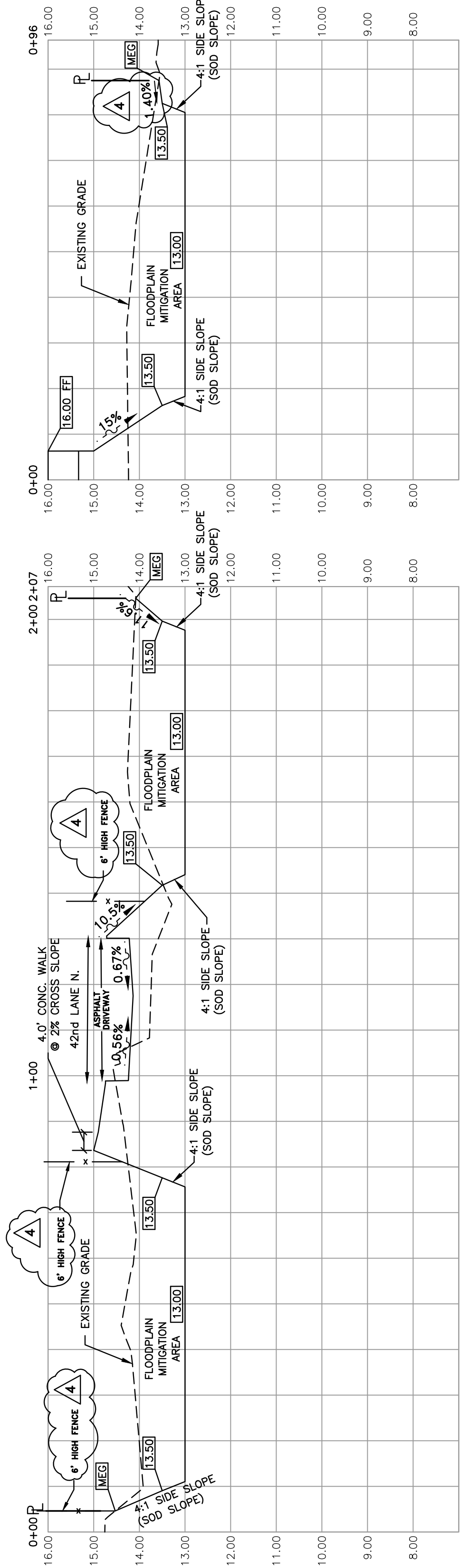
PARKWOOD APARTMENTS
SECTIONS

I, CHRISTOPHER A. CHIN, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS, AND I AM NOT PROVIDING ANY PROFESSIONAL ENGINEERING SERVICES UNLESS SPECIFIED BY CITY MUNICIPAL ORDINANCE, STATE AND FEDERAL REQUIREMENTS. I AM A PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.

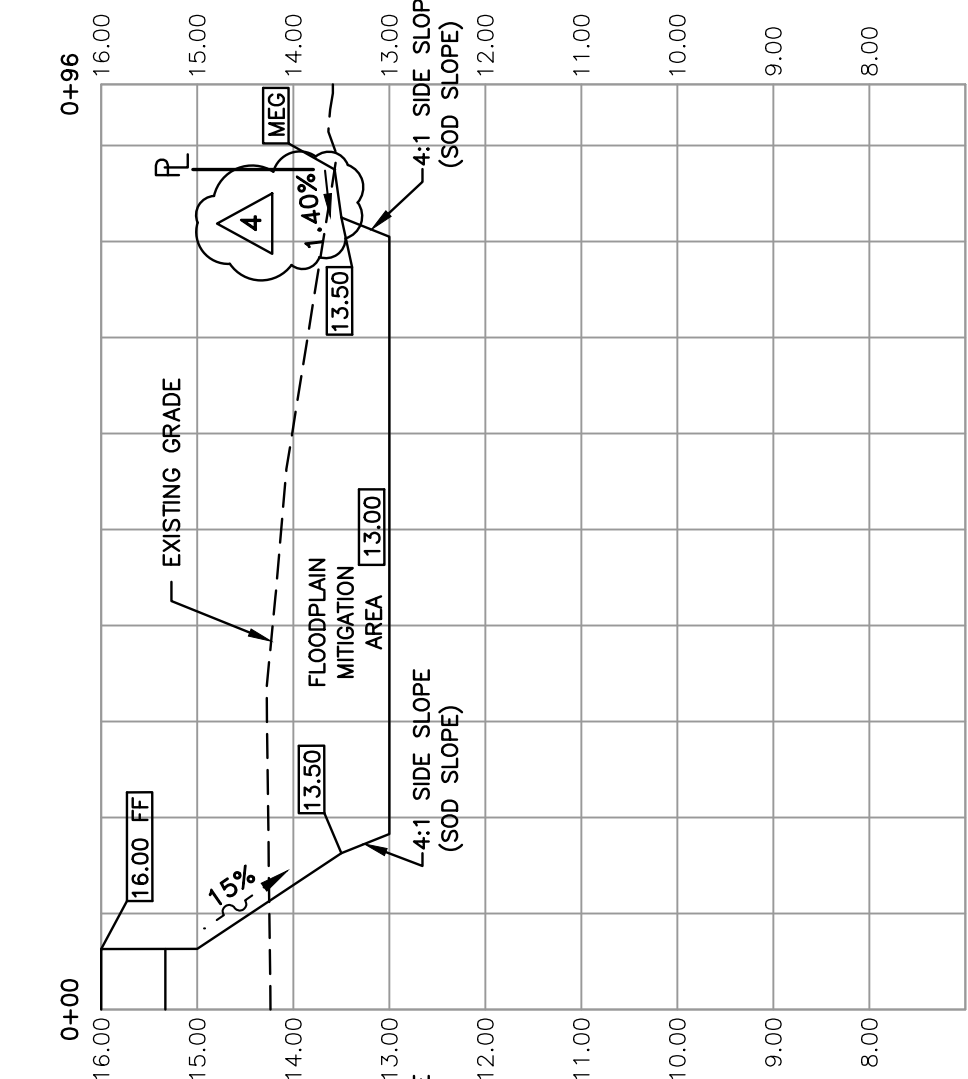
WORK ORDER NO. 2007-314
DATE: MAY 15, 2018
SCALE: 1" = 30'
SHEET NO. 4 OF 7

SCALE 811

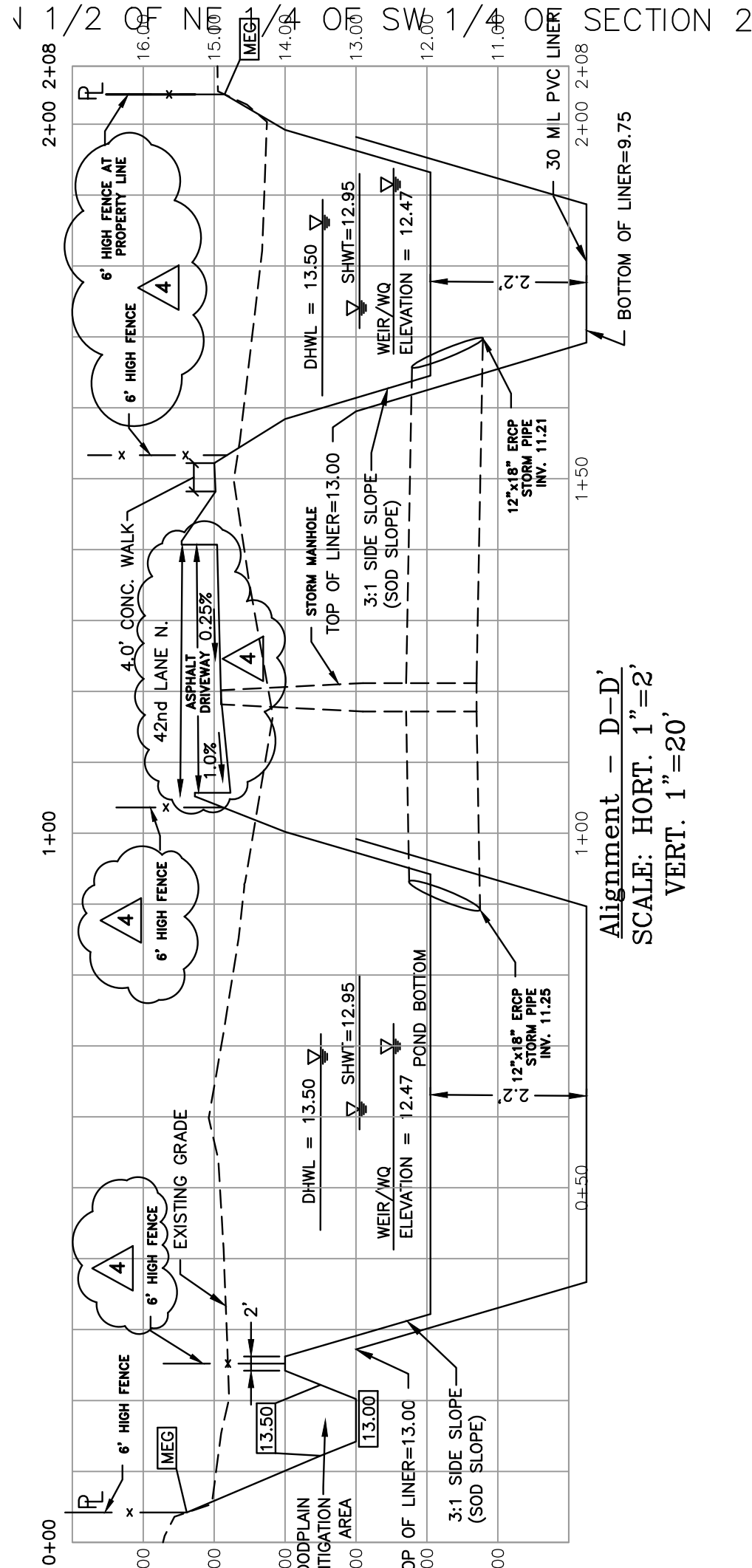
REGISTERED PROFESSIONAL ENGINEER
SOUTH FLORIDA
OF FLORIDA
www.callunshine.com
(800) 432-4770
WWW.CALLUNSHINE.COM
BEFORE YOU EXCAVATE



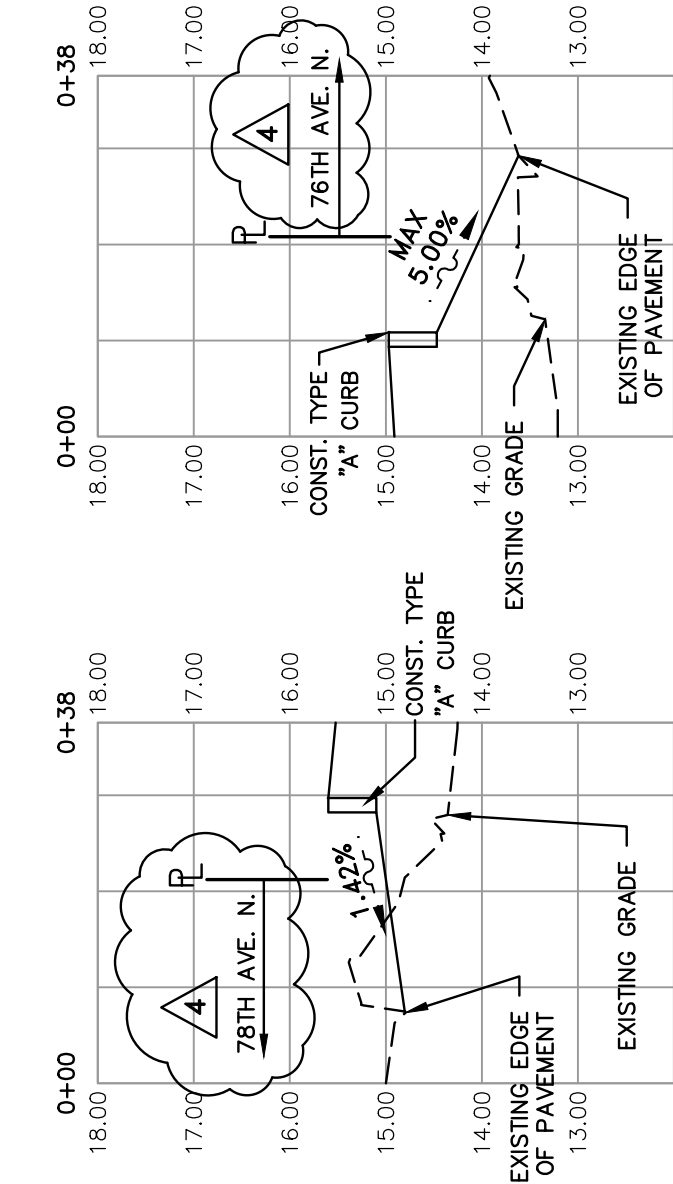
Alignment - A-A'
SCALE: HORT. 1"=2'
VERT. 1"=20'



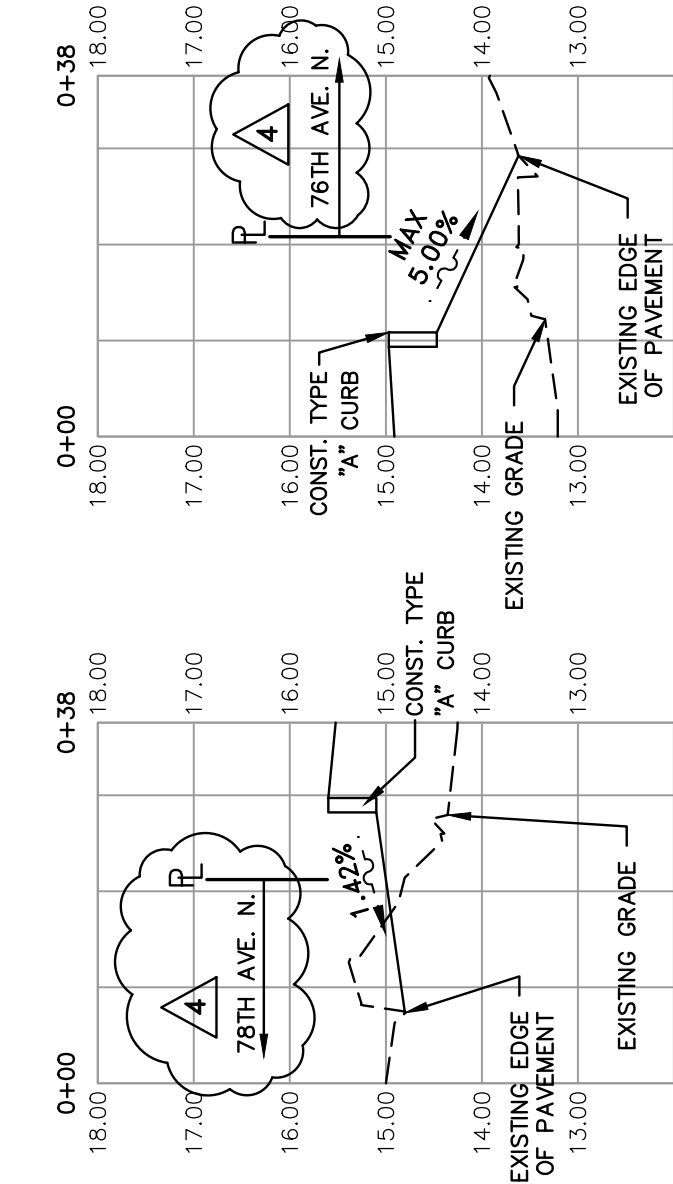
Alignment C-C'
SCALE: HORT. 1"=2'
VERT. 1"=20'



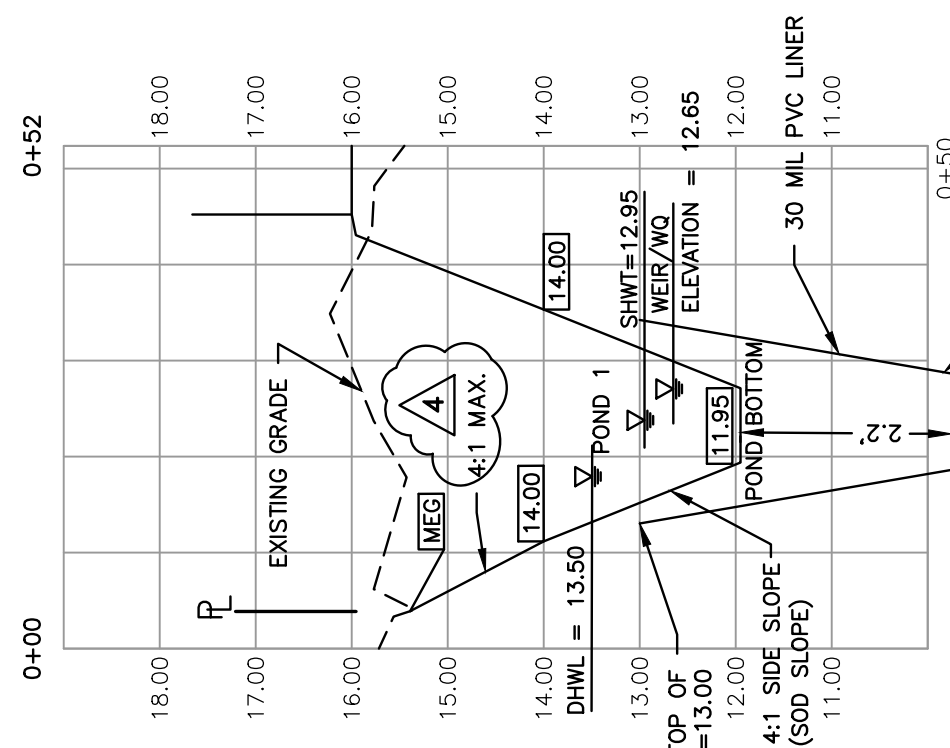
Alignment - D-D'
SCALE: HORT. 1"=2'
VERT. 1"=20'



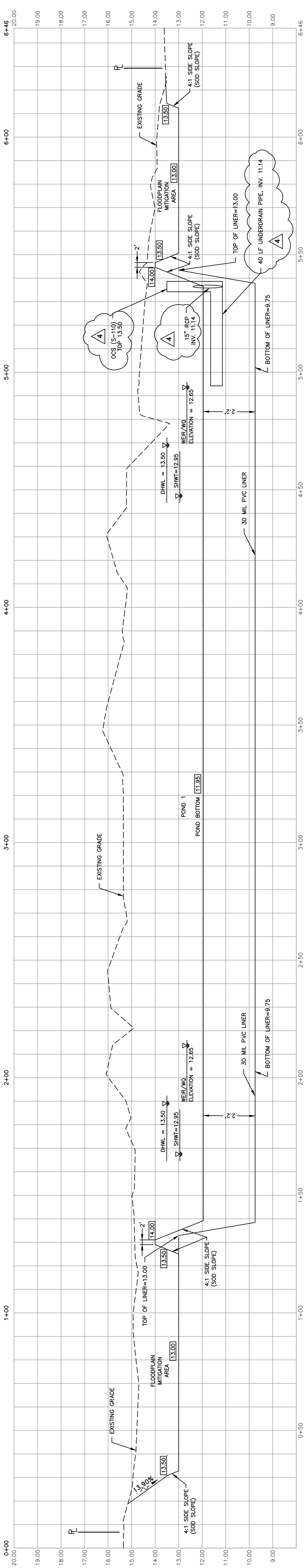
Alignment - E-E'
SCALE: HORT. 1"=2'
VERT. 1"=20'



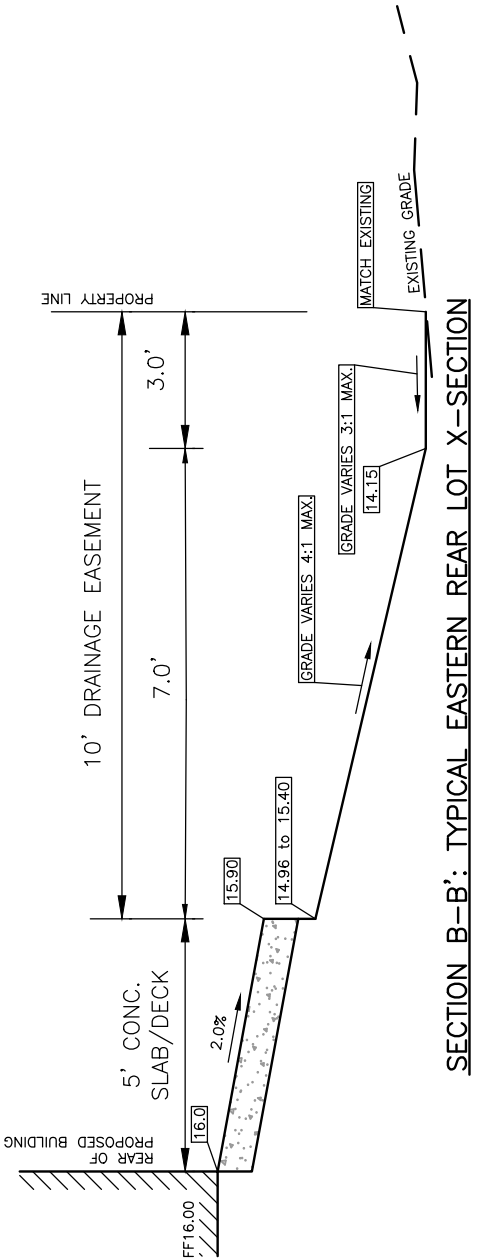
Alignment - F-F'
SCALE: HORT. 1"=2'
VERT. 1"=20'



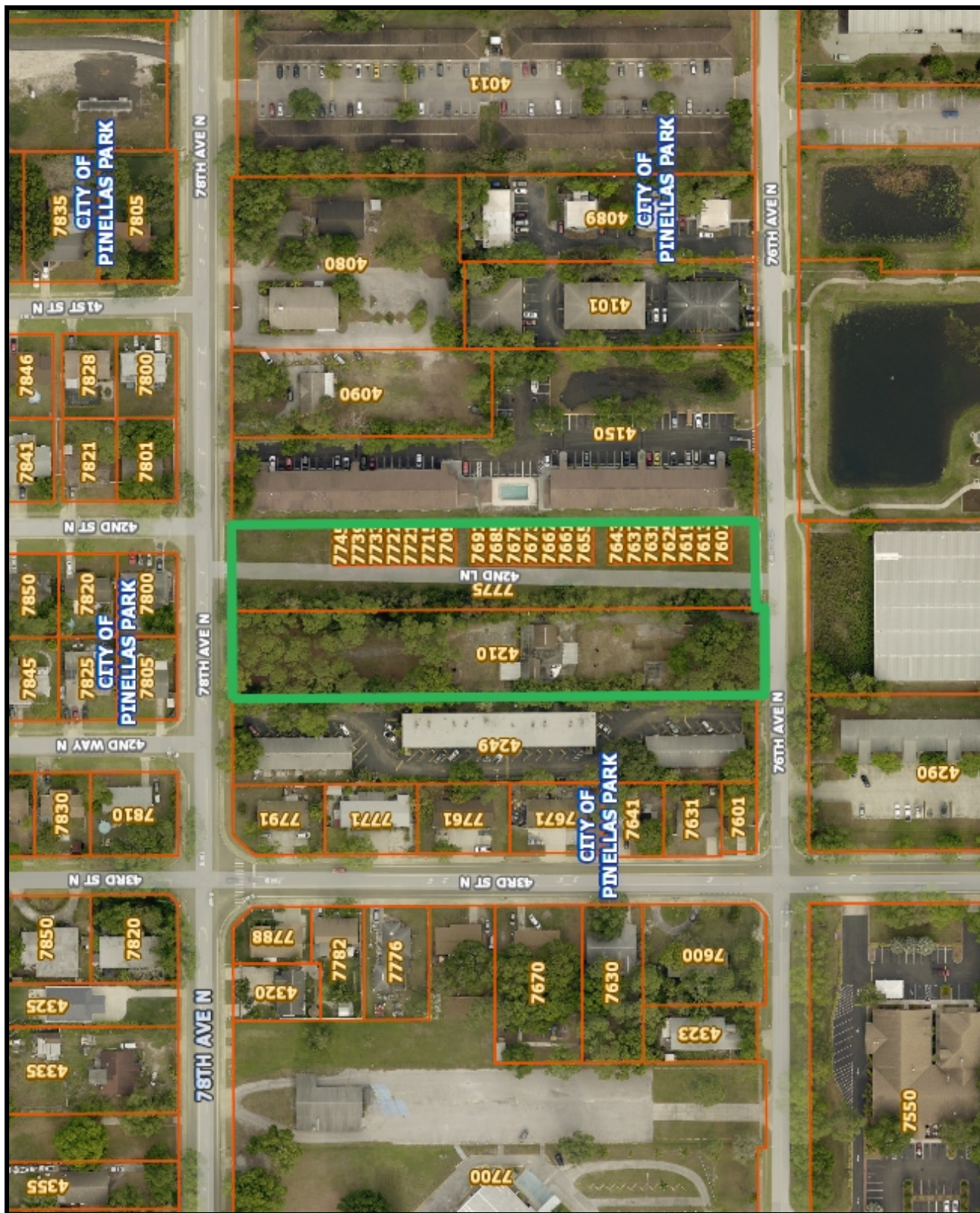
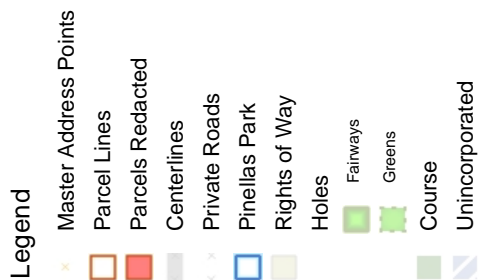
Alignment - H-H'
SCALE: HORT. 1"=2'
VERT. 1"=20'



Alignment - G-G'
SCALE: HORT. 1"=2'
VERT. 1"=20'



SECTION B-B': TYPICAL EASTERN REAR LOT X-SECTION
N.T.S.



Notes:



1: 2,257

188.1	0	94.04	188.1 Feet
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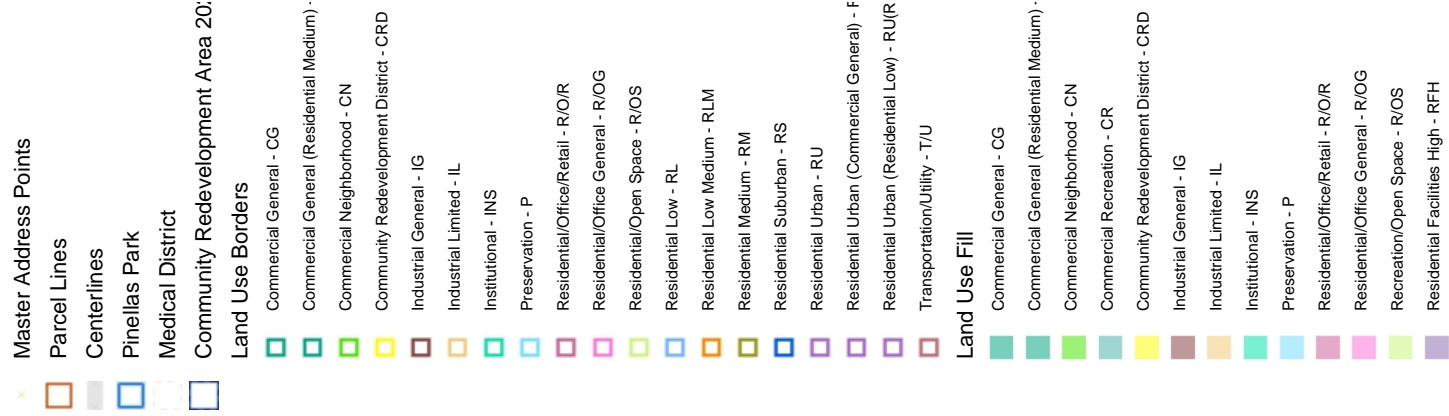
Legend

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



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Legend



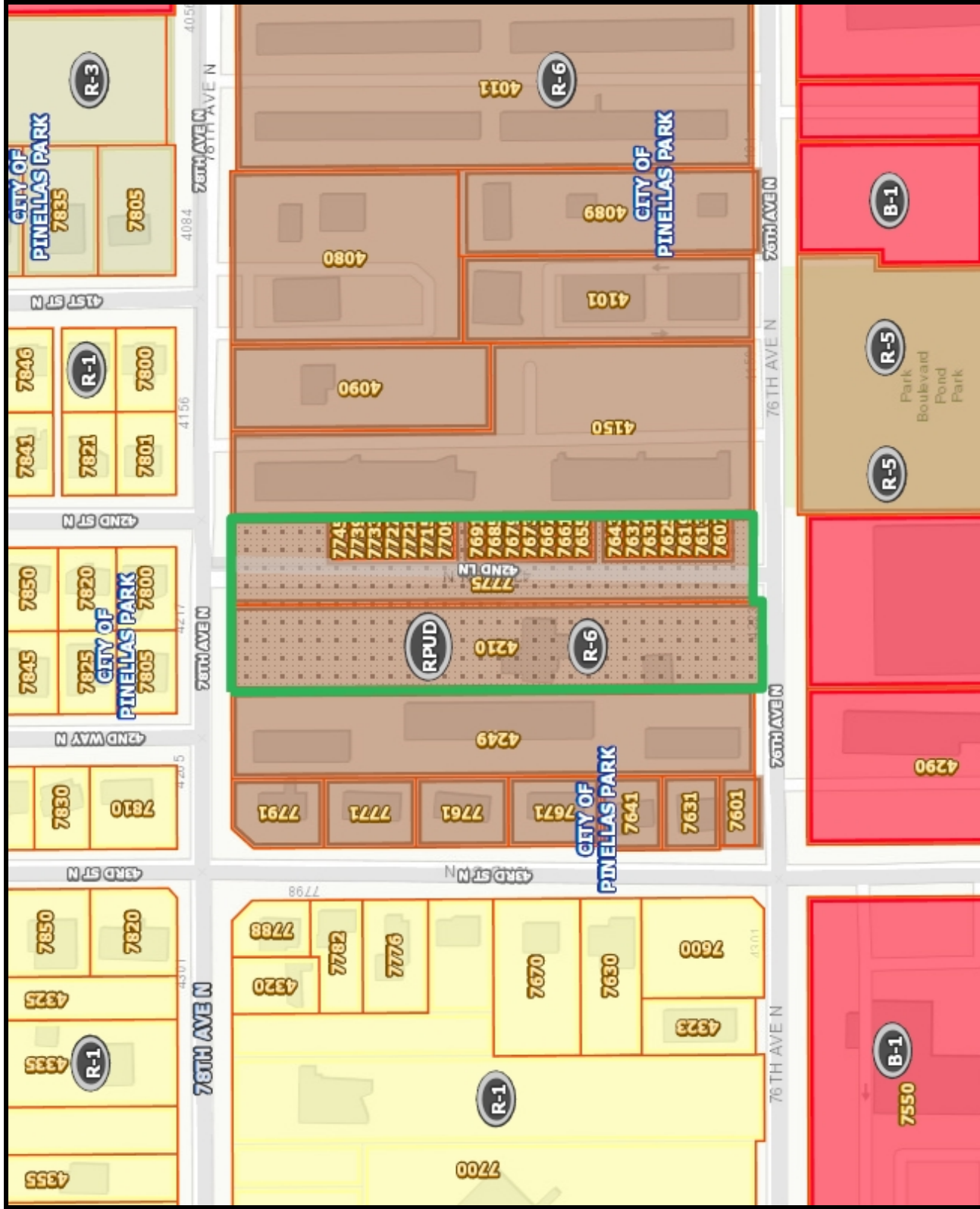
1: 2,257

188.1	0	94.04	188.1 Feet
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Zoning Map

Legend

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



Notes:



1: 2,257

188.1 0 94.04 188.1 Feet

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Flood Insurance Rate Map

Legend

- Master Address Points
- Centerlines
- Pinellas Park
- 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 Cont 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)
- Coastal High Hazard Area



Notes:

1:2,257

188.1 0 94.04 188.1 Feet

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