

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING THE LAND USE DESIGNATION OF INDUSTRIAL LIMITED (IL) FOR CERTAIN LANDS GENERALLY LOCATED AT 10288 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. LUPA-1123-00004, OSI 10280 US HW, LLC)

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**WHEREAS**, the City of Pinellas Park, Florida, finds that it is in the public's interest to amend the City's Land Use Plan Map and designate certain lands generally located at 10288 US Highway 19 N. and more particularly described in Exhibit "A" attached hereto and made a part hereof as Industrial Limited (IL); 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 Land Use Plan Map and designates the following described property Industrial Limited (IL):

THAT PARCEL 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THREE:** That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.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 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

THIS IS NOT A SURVEY.

SEC. 16, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING COMPRISED OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A PORTION OF THE RIGHT-OF-WAY OF US HIGHWAY NO. 19 AND A PORTION OF THE RIGHT-OF-WAY OF 102ND AVENUE NORTH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE N89°51'47"W, ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 974.89 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°14'25"E, ALONG THE WESTERLY LINE AND SOUTHERLY EXTENSION THEREOF OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, SAID LINE BEING THE SAME AS THE EASTERLY LINES OF CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT, AS RECORDED IN PLAT BOOK 9, PAGE 58, CONDOMINIUM UNIT NO.3 OF SPRINGWOOD VILLAS NO.2, AS RECORDED IN PLAT BOOK 9, PAGES 90-91, AND CONDOMINIUM UNIT NO.2 OF SPRINGWOOD VILLAS NO.II REPLAT, AS RECORDED IN PLAT BOOK 9, PAGE 59, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 984.74 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT; THENCE ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, THE FOLLOWING THREE (3) COURSES: 1) S89°59'06"E, ALONG SAID SOUTHERLY LINE OF CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT, A DISTANCE OF 318.02 FEET TO THE SOUTHEAST CORNER OF SAID CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT; 2) N00°13'53"E, ALONG THE EASTERLY LINE OF SAID CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT, A DISTANCE OF 3.09 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16203, PAGES 2518 THROUGH 2522, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; 3) S89°56'59"E, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16203, PAGES 2518 THROUGH 2522, A DISTANCE OF 642.70 FEET TO THE NORTHEASTERLY CORNER OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, THE SAME BEING THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16203, PAGES 2518 THROUGH 2522; THENCE S00°16'59"W, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, A DISTANCE OF 329.95 FEET; THENCE S89°54'02"E, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11352, PAGE 1383, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 276.39 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 19 AND THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11352, PAGE 1383; THENCE N31°56'27"W, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11352, PAGE 1383, A DISTANCE OF 490.20 FEET; THENCE N00°16'59"E, A DISTANCE OF 187.54 FEET TO A POINT ON THE CENTERLINE OF SAID US HIGHWAY NO. 19; THENCE S31°56'27"E, ALONG SAID CENTERLINE, A DISTANCE OF 919.58 FEET; THENCE S57°59'23"W, A DISTANCE OF 127.80 FEET TO A SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE NORTHEASTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N89°50'25"W, ALONG A SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524, A DISTANCE OF 382.40 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524; THENCE S00°16'52"W, ALONG AN EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE WESTERLY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524 AND THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18548, PAGES 245 THROUGH 247, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 400.57 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18548, PAGES 245 THROUGH 247, AND BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 102ND AVENUE NORTH; THENCE S89°51'47"E, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18548, PAGES 245 THROUGH 247, A DISTANCE OF 155.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18548, PAGES 245 THROUGH 247, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, S00°08'13"W, A DISTANCE OF 15.00 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF SECTION 16; THENCE N89°51'47"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 155.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,127,082 SQUARE FEET (25.87 ACRES), MORE OR LESS.

### NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589-2591, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, HAVING A BEARING OF N00°14'25"E.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

**DEUEL & ASSOCIATES**  
A SFC COMPANY

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.DEUELENGINEERING.COM  
LICENSED BUSINESS NUMBER 8423

THIS DOCUMENT IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL RAISED SEAL OR  
THE DIGITAL SIGNATURE OF THE FLORIDA  
LICENSED SURVEYOR AND MAPPER SHOWN  
HEREON.

**SKETCH OF DESCRIPTION**  
**10288 US HIGHWAY 19 NORTH**  
**PINELLAS PARK**

PINELLAS COUNTY

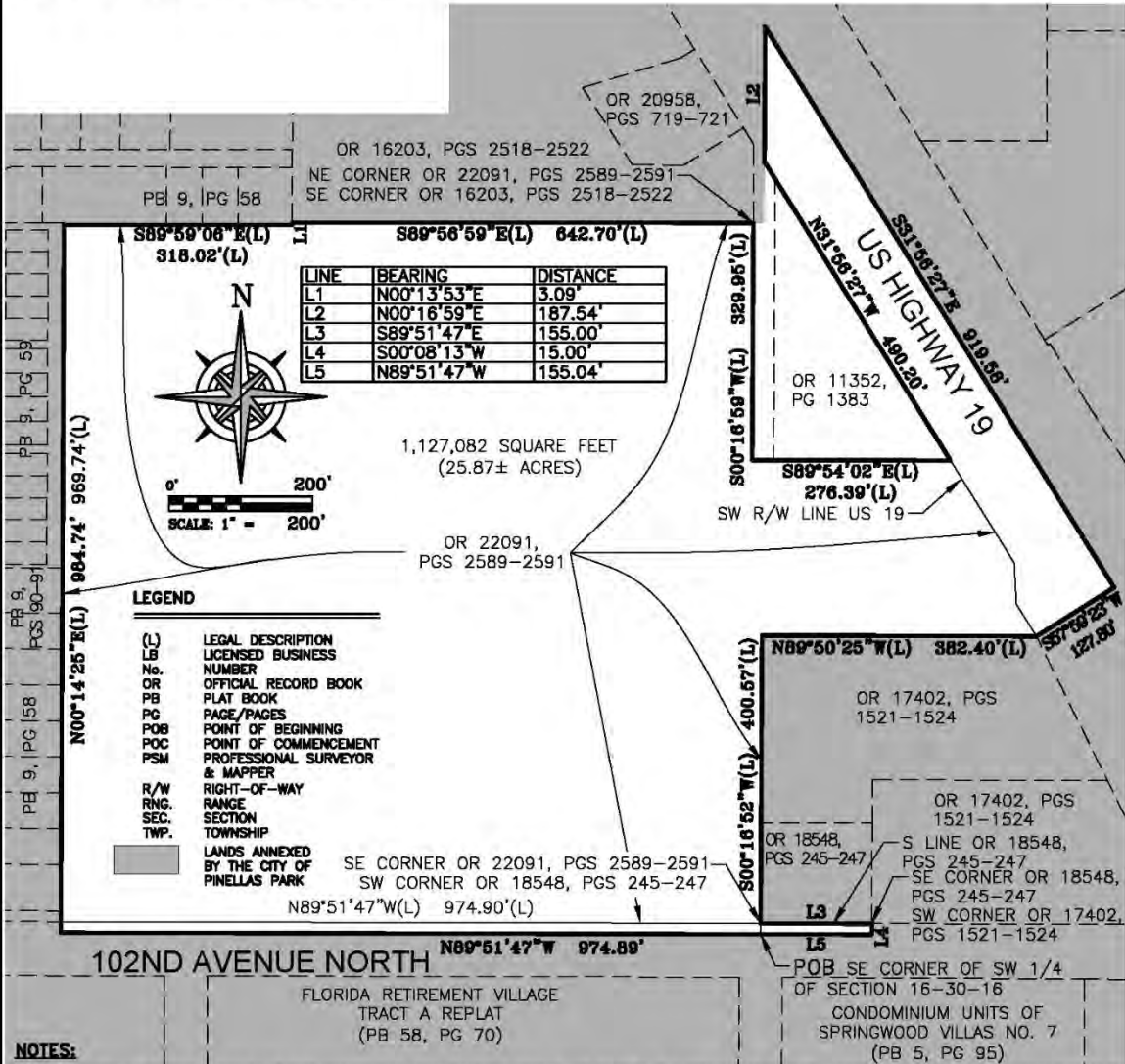
FLORIDA

PROJECT NO.	SE22.396
DATE:	9/15/2022
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	1 OF 3

FREDERICK S. BACHMANN, PLS, LS 5174

THIS IS NOT A SURVEY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 16, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA



**DEUEL & ASSOCIATES**  
A SEPT COMPANY

505 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.DEUELENGINEERING.COM  
LICENSED BUSINESS NUMBER 9423

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HEREON.

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(8) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

**SKETCH OF DESCRIPTION**  
**10288 US HIGHWAY 19 NORTH**  
**PINELLAS PARK**

PINELLAS COUNTY

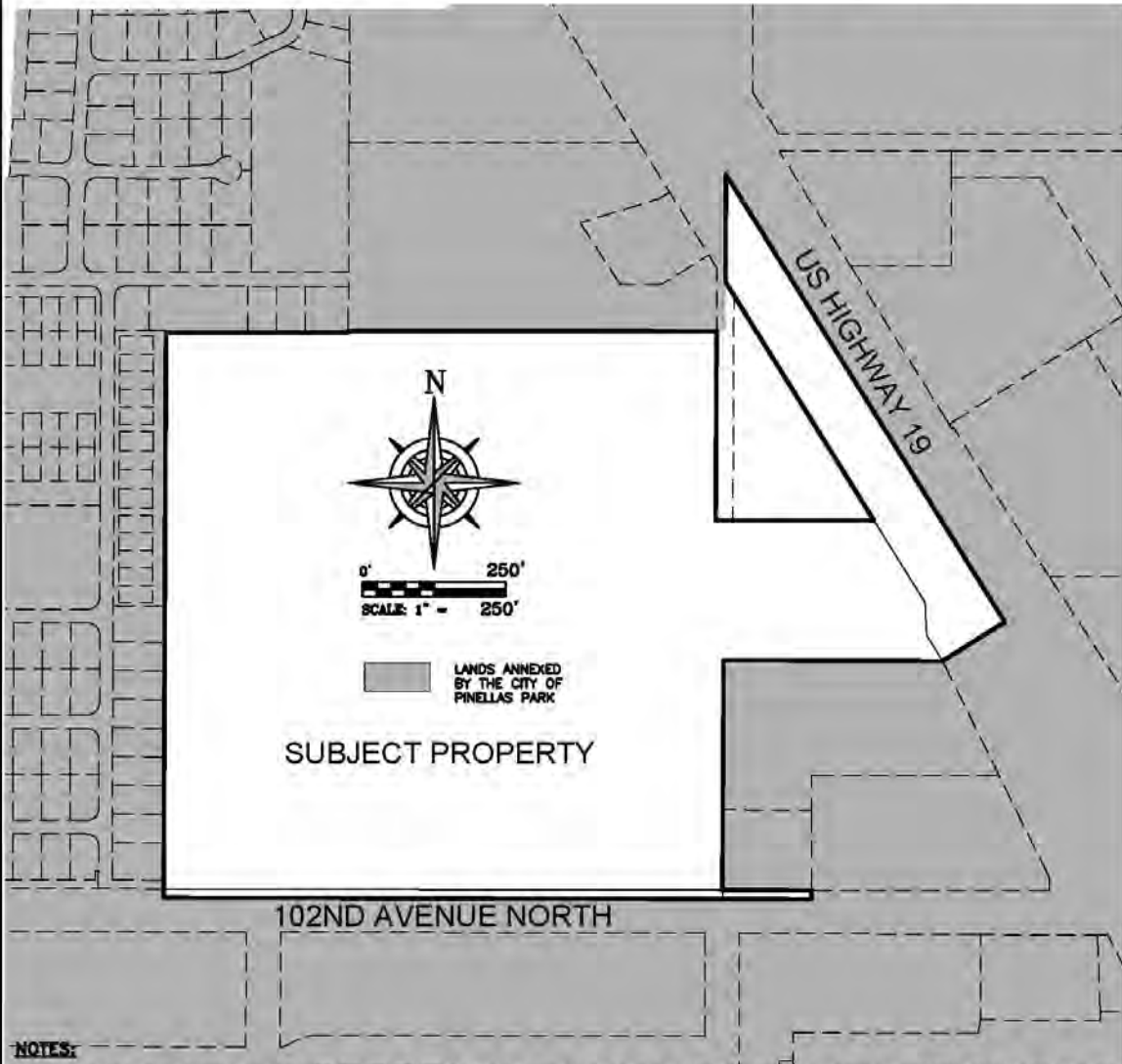
FLORIDA

PROJECT NO.	SE22.396
DATE:	9/15/2022
DRAWN:	TBM
SCALE:	1" = 200'
SHEET NO.	2 OF 3

Oct 12, 2022 - 1:05pm I:\CAD Projects\Projects\SEPT X Drive\2022\SE22.396.00 10288 US HWY 19 North\Survey\Acad\SE22-396-LS.dwg

THIS IS NOT A SURVEY.  
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SEC. 16, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA



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2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/250 OR SMALLER.

**DEUEL & ASSOCIATES**

A SURVEY COMPANY

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE: 727.622.4151  
WWW.DEUELENGINEERING.COM  
LICENSED BUSINESS NUMBER 9423

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THE DIGITAL SIGNATURE OF THE FLORIDA  
LICENSED SURVEYOR AND MAPPER SHOWN  
HEREON.

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(8) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

**SKETCH OF DESCRIPTION**  
**10288 US HIGHWAY 19 NORTH**  
**PINELLAS PARK**

PINELLAS COUNTY

FLORIDA

PROJECT NO.	SE22.396
DATE:	9/15/2022
DRAWN:	TBM
SCALE:	1" = 250'
SHEET NO.	3 OF 3

Oct 12, 2022 - 1:05pm I:\CAD Projects\Projects\SEH X Drive\2022\SE22.396.00 10288 US HWY 19 North\Survey\Acad\SE22-396-LS.dwg

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

December 2, 2022

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

**RE: City Document #22-319**  
**Land Use Map Amendment Ordinance for LUPA-1123-00004**

Dear Mr. Reeves:

Our office has received and reviewed the proposed Land Use Map Amendment Ordinance concerning the property located at 10288 US Highway 19 North. As per the Merger Agreement between OSI 10280 US Highway I, LLC and OSI 10280 US HW, LLC, OSI 10280 US Highway I, LLC merged with and into OSI 10280 US HW, LLC in May of 2022. Therefore, OSI 10280 US HW, LLC is the entity that should be listed as the property owner on the Land Use Map Amendment Ordinance.

Once the above-mentioned change has been incorporated into the proposed Land Use Map Amendment Ordinance, 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/zr

22-319.12022022.LDR.Land Use Map Amend Ord 10288 US Hwy 19.wpd



PRINTED ON RECYCLED PAPER



Prepared by: Derek Reeves, AICP, CFM  
Long Range Planning Manager

**I. APPLICATION DATA**

- A. **Case Number:** AX-2023-00001, LUPA-1123-00004, PSP-1123-00001
- B. **Location:**
1. **Address:** 10288 US Hwy 19 N
  2. **Parcel Numbers:** 16-30-16-69732-300-6000 and 16-30-16-69732-400-6101
- C. **Request:** Request for the Annexation of two parcels and adjacent right-of-way located at 10288 US Hwy 19 N. with associated Annexation Agreement and Future Land Use Map Amendment designating the two parcels as Industrial Limited (IL) together with a Preliminary Site Plan approval for the addition of outdoor storage along the north and west sides of the subject parcels.
- D. **Applicant:** OSI 10280 US Highway I, LLC
- E. **Agent:** Katherine E. Cole
- F. **Property Owner:** OSI 10280 US Highway I, LLC
- G. **Legal Ad Text:** Request for the Annexation of two parcels and adjacent right-of-way located at 10288 US Hwy 19 N. with associated Annexation Agreement and Future Land Use Map Amendment designating the two parcels as Industrial Limited (IL) together with a Preliminary Site Plan approval for the addition of outdoor storage along the north and west sides of the subject parcels.
- H. **PARC Meeting:** November 29, 2022
- I. **Public Hearings:**
- Planning & Zoning Commission Hearing Date:** February 2, 2023  
**Advertising Date:** January 18, 2023
- City Council (1<sup>st</sup> Reading) Date:** March 9, 2023
- City Council (2<sup>nd</sup> Reading) Public Hearing Date:** March 23, 2023  
**Advertising Date:** March 8, 2023

**II. BACKGROUND INFORMATION**

- A. **Case Summary:** The applicant is proposing the annexation of two properties totaling 23.5 acres. The existing development consists of approximately 159,000 square feet of industrial space across five buildings with multiple tenants. There is an existing driveway off of the US Hwy 19 N frontage road and two driveways off of 102<sup>nd</sup> Ave N. A portion of the north end of the property is used for outdoor storage. Drainage canals line the west and south sides of the properties. The applicant is proposing to expand the outdoor storage area along the north and west sides of the property.

The addition of new outdoor storage will requires the approval of a Preliminary Site Plan (PSP) upon annexation. The applicant has requested eight special provisions related to the annexation and PSP that they would like included in the Annexation Agreement. Those applicant requested special provisions are:

1. Waiver to Section 18-1533.16 "Required Perimeter Buffers Table 18-1533-3" to allow an 8-foot-high solid PVC fence in lieu of 8-foot-high masonry wall on northern buffer and western buffer adjacent to residential PUD and R-5 zoning.
2. Waiver to Section 18-1533.16 "Required Perimeter Buffer Table 18-1533-3" to not require continuous hedge in landscape buffer adjacent to fence on northern buffer and western buffer, however, trees shall be planted every 30 feet within such buffers adjacent to residential PUD and R-5 zoning.
3. Waiver to Section 18-1533.16 "Required Perimeter Buffers Table 18-1533-3" to allow an 8-foot-high solid PVC fence in lieu of 8-foot-high masonry wall along the westernmost 300 feet of the southern boundary along 102nd Avenue functionally abutting residential R-1 zoning.
4. Waiver to Section 18-1524.5 (G)2.e to not require a continuous hedge in landscape buffer adjacent to fence on southern boundary along 102nd Avenue, however, trees will be planted every 40 feet within such buffer along 102nd Avenue.
5. Waiver to Section 18-702.4 "Mandatory Requirements for Construction of Sidewalks" to waive sidewalk requirement along the southern border adjacent to the 102nd Avenue right-of-way.
6. Waiver of internal fence between two (2) existing parcels under common ownership.
7. Waiver of city development standards, to accept the existing portions of the development "as-is" that were developed under Pinellas County Land Development code, including buildings, signage, parking lot design, and landscaping. This waiver does not apply to future development proposed for the northern and western portions of the property or the portion of the site adjacent to US 19.
8. Waiver of Site Plan Review Fees and city permit fees for the property being annexed.

**B. Site Area:**

1. Parcel Area: 1,023,660 square feet / 23.5 acres
2. Annexation Area: 1,127,082 square feet / 25.87 acres

**C. Property History:**

1. **Land Use Plan or Zoning Amendments:** None.
2. **Previous Permits and Development:** None.
3. **Previous Variances, Waivers:** None.

**D. Existing Use:** 159,000+/- square feet of light industrial warehouse/manufacturing space with outdoor storage along the north property line.

**E. Proposed Uses:** Existing uses with additional outdoor storage along the north and west property lines.

**F. Current Future Land Use:** Employment (E) (County)

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

**H. Current Zoning District:** E-1 Employment 1 District (County)

**I. Proposed Zoning District:** M-1 Light Industrial

- J. **Flood Zone:** Most of the area of the subject properties is located in Flood Zone AE, which is a high-risk flood zone. The existing developed portion in the middle of the subject properties is in the X-Shaded and X Flood Zones, which are moderate and low-risk flood zones respectively.
- 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:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	R-5	RM/RLM	Multi-family Residential
<b>South</b>	R-1	RU/RLM	Single-family Residential
<b>East</b>	B-1/E-1(county)/M-1	CG/E (county)	Retail, hotel and office
<b>West</b>	RPUD	RLM	Residential Planned Unit Development

### 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);<sup>1</sup> Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.

##### 3. **Relevant Policies:**

###### *POLICY PW 1.3.1*

*The Public Works Department shall analyze the condition and adequacy of any water distribution system that the City may inherit through annexation and prepare cost estimates for upgrading those systems to meet City requirements.*

###### *POLICY SW.1.3.1*

*The City shall make available at the time of annexation solid waste collection service or require proof of existing service by a licensed solid waste collection service.*

###### *OBJECTIVE ICE.1.8*

*The City will identify, implement, and coordinate joint planning areas for annexation and provision of services.*

###### *POLICY ICE.1.8.1*

*The City will coordinate with the Pinellas Planning Council, and other jurisdictions as appropriate, to establish a more comprehensive and better integrated annexation process that will include consideration of the following:*

- Advance Notices - a procedure that provides for advance notice of all annexations to the respective parties of interest;*
- Accurate Legal Descriptions - a means to review and validate the legal descriptions for annexations;*

- c. *State Law Compliance - definitions and examples by which to determine compliance with the state law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;*
- d. *Ability to Serve - pre-determined or administrative means to establish a municipality's ability to serve the area;*
- e. *Service Contracts - enabling provisions for Pinellas County and each municipality to enter into mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation;*
- f. *Consistency - a requirement for consistency with the Comprehensive Future Land Use Plan at the time of annexation; and*
- g. *Coordination with State Plan Amendment Review Process - to establish eligibility for waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.*

**4. Staff Analysis:**

The subject properties are located within the boundaries of the Annexation Planning Area Agreement as coordinated with Pinellas County, and all procedures are being followed. The subject properties are already served by public water, sewer, and solid waste services. Staff finds that the proposed annexation is consistent with the City's adopted Comprehensive Plan.

**B. Zoning District / Land Development Code Standards:**

**1. Zoning District Purpose / Intent:**

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

*Sec. 18-1524.1. - STATEMENT OF 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:**

**Sec. 18-1501.13. - ZONING OF ANNEXED PROPERTIES.**

*Property heretofore or hereafter annexed to the City shall be given the zoning classification which most closely relates to the Pinellas County zoning classification in effect at the time of such annexation, and the Official Zoning Map shall be amended or posted accordingly. Should a petition for annexation include a request for a zoning classification other than that which most closely relates to the Pinellas County zoning classification in effect for said property at the time said petition is filed, City Council may, in its sole discretion: refer said petition to the Planning and Zoning Commission for its recommendation; pass the proposal for said annexation of the property at the zoning requested in the petition; or deny the proposal. Any rezoning of an annexed area shall be consistent with F.S. § 171.062(2), as may be amended from time to time, which provides that if an annexed area was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.*

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

**Sec. 18-1524.1. - STATEMENT OF 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.

**Sec. 18-1524.4. - DIMENSIONAL AND AREA REGULATIONS.**

**(A) MINIMUM LOT REQUIREMENTS.**

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred fifty (150) feet.
4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to the adoption of these regulations may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

**(B) MINIMUM YARD SETBACK REQUIREMENTS.**

1. Front Yard Setback: Twenty (20) feet.
2. Secondary Front Yard Setback: Ten (10) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Five (5) feet, ten (10) feet is required if abutting a residential zoning district.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.

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

**(D) MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.**

1. Nonresidential: Three hundred (300) square feet.
2. Residential: See Table 1524-1.  
Single-family Detached: One thousand (1,000) SF.

**(E) FLOOR AREA RATIO.**

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

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

**Sec. 18-1524.5. - ADDITIONAL REGULATIONS.**

**(G) Specific Locational Design Standards for Property Abutting or Functionally Abutting Residential or Mixed Use Zoning Districts and Proposed for Development or Redevelopment after November 1, 2010.**

As in (F) above, all plans submitted for various permits and/or development orders on vacant parcels being developed or previously developed parcels being redeveloped after November 1, 2010, shall demonstrate conformance with the following design standards.

**2. Functionally Abutting Residential or Mixed Use Zoning Districts.**

- (a) All noise generating mechanical equipment, including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed twenty-five (25) feet from the lot line closest to the residential property and shall exhaust away from said property to minimize the industrially generated noise.
- (b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door.
- (c) Loading areas, loading docks, and/or shipping/receiving areas/facilities shall be screened from view by wing walls or recessed into the building. Where an intervening structure lies between the loading/unloading facilities and the residential lot(s), additional screening is not required.
- (d) No outdoor storage area shall be permitted within ten (10) feet of abutting or functionally abutting residential or mixed use district property lines. If the height of storage items exceeds the height of the eight (8) feet high buffer wall, then additional visual screening with a

*material able to withstand the various destructive elements of subtropical weather (i.e. UV radiation, humidity, wind, heat) shall be required equal to the height of said storage. Said screening shall be maintained in good condition so as not to diminish its functionality or visual appearance. Vehicles and mobile equipment of extraordinary height need not be screened above a height of eight (8) feet. Additionally, activities within the outdoor storage areas shall be limited to the hours between 7:00 a.m. and 7:00 p.m.*

- (e) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that a ten-foot wide landscaped buffer shall be maintained along the entire right-of-way of said property.*
- (f) No dumpster(s) shall be visible from the public or private right-of-way; said dumpster(s) shall be screened from view by a solid fence or wall six (6) feet in height (including gates) and shall not be placed within five (5) feet of the property line.*

## **2. Staff Analysis:**

The current zoning designation of the subject property within Pinellas County is Employment 1 (E-1), which is consistent with the City's "M-1" Light Industrial Zoning District.

Per Section 18-1524.5, there are six additional regulations that must be approved on a Preliminary Site Plan when an industrial property is functionally abutting a residential zoning district. These have been met as follows:

- (a) There is no new mechanical equipment proposed as part of the Preliminary Site Plan.
- (b) There are no new structures or doors proposed as part of the Preliminary Site Plan.
- (c) There are no new loading areas or docks proposed as part of the Preliminary Site Plan.
- (d) A minimum 10 foot buffer is provided between residential property lines and outdoor storage.
- (e) The proposed Preliminary Site Plan generally complies with the landscaping code with two exceptions. The applicant has requested two special provisions to be included in the Annexation Agreement related to the waiver of landscaping requirements. Those are for an eight foot tall solid PVC fence instead of a masonry wall along the residential property lines and along the street. The applicant has proposed two other requests to waive the requirement for a continuous hedge in the same areas as the eight foot tall PVC fence, but the applicant has withdrawn those requests.
- (f) There are no new dumpsters proposed as part of the Preliminary Site Plan.

The applicant has requested two other special provisions for the Annexation Agreement similar to the landscaping waivers described previously. The first is to waive the requirement for a sidewalk along 102<sup>nd</sup> Avenue N. Staff is recommending additional terms limiting the time and restricting the waiver to industrial development. A second request is to waive buffer requirements between the two subject properties. Staff is recommending a condition of the Preliminary Site Plan that the properties be replatted as one.

Staff finds the "M-1" Light Industrial Zoning District to be the most appropriate and compatible zoning designation for the subject property and the Preliminary Site Plan, in conjunction with the requested special provisions for the Annexation Agreement, is consistent with the requirements of the Land Development Code.

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

The application was discussed at the November 29, 2022 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 subject property has no outstanding code enforcement violations with Pinellas County.
2. The subject property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.


3. The IL Future Land Use designation has been determined the most appropriate for this property.
4. The Preliminary Site Plan, in conjunction with the requested special provisions for the Annexation Agreement, is consistent with the requirements of the Land Development Code.
5. The proposed annexation is consistent with the Land Development Code and the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

**B. Staff Recommendation:**

Consistent with the above findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case numbers AX-2023-00001, LUPA-1123-00004, and PSP-1123-00001 with the condition for the Preliminary Site Plan that the subject properties be replatted to combine them into a single parcel prior to Final Site Plan approval.

  
Erica Lindquist, AICP, CFM  
Planning & Development Services Director

1/19/23  
Date

 for NC  
Nick A. Colonna, AICP  
Community Development Administrator

1/19/2023  
Date

**V. ACTION**

**PLANNING AND ZONING COMMISSION – MOVE TO:**

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
  - That AX-2023-00001 is approved by City Council.
  - The properties are replatted and combined into a single parcel.
- C. RECOMMEND DENIAL

**VI. ATTACHMENTS**

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



## **ADDENDUM**

**Case Number:** LUPA-1123-00004

### **PLANNING AND ZONING COMMISSION**

On February 2, 2023, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of Case No. LUPA-1123-00004, with the following condition:

- That AX-2023-00001 is approved by City Council.

### **V. ACTION**

#### **CITY COUNCIL– MOVE TO:**

**1: APPROVE**

**2: APPROVE WITH CONDITIONS**

**3: DENY**

... of a request for Future Land Use Map Amendment designating two parcels as Industrial Limited (IL) at 10288 US Highway 19 N.



**CITY OF PINELLAS PARK**  
PLANNING AND DEVELOPMENT

**ANNEX APPLICATION**

**PROPERTY INFORMATION**

Street Address: 10288 Us Highway 19, North and \_\_\_ US Highway 19, North

City: Pinellas Park (unincorporated) Zip Code: 33782 State: FL

Parcel ID: 16-30-16-69732-300-6000 and 16-30-16-6972-4006101

Intended Use of Property: warehouse, storage, garage, industrial

**PROPERTY OWNER INFORMATION**

Owner Name(s): OSI 10280 US Highway 1 LLC

Street Address: 1108 Kane Councourse Unit 308

City: Bal Harbour, FL Zip Code: 33154-0049 State: FL

Phone Number: +1 (618) 713-3391 Email Address: Jonathan Huh <jhuh@outourstorage.com>

**AUTHORIZED AGENT (OPTIONAL)**

**Note: The owner's authorization form must be signed and submitted**

Authorized Agent Name(s): Katherine E. Cole, Esq/Hill Ward Henderson

Street Address: 600 Cleveland Street, Suite 800

City: Clearwater Zip Code: 33755 State: FL

Phone Number: 727-259-6791 Email Address: katie.cole@hwlaw.com

**ADDITIONAL INFORMATION**

Why do you wish to annex? The applicant desires to develop and utilize portions of the Property consistent with the

Pinellas Park Land Development Code. A proposed site plan for certain improvements and conditions of such annexation are included as an exhibit to this Application.

**CITY OF PINELLAS PARK**  
**AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

OSI 10280 US HW, LLC

being first duly sworn, depose(s) and say(s):

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

ADDRESS OR GENERAL LOCATION:

10280 US Highway 19 N, Pinellas Park

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

Pinellas County APN#: 16-30-16-69732-300-6000 & 16-30-16-69732-400-6101

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

Annexation into the City of Pinellas Park, Florida.

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

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

By: OSI 10280 US Highway, LLC

Andrew J. Smith  
SIGNED (PROPERTY OWNER 1)  
Authorized Representative

\_\_\_\_\_  
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 29<sup>th</sup> day  
of November, 2022.

By Andrew Thomas Smith, who is  
(Name of person acknowledging and title of position)

personally known to me or who has produced

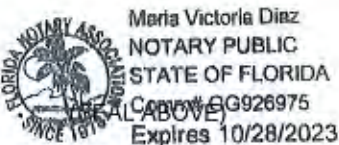
Georgia Driver License as identification and who DID / DID NOT  
(Type of identification)

take an oath.

Notary Public, Commission No. 96926975

[Signature]

(Name of Notary- typed, printed or stamped)



Prepared by and return to:

Victor W. Holcomb  
Holcomb & Leung, P.A.  
3203 W. Cypress St.  
Tampa, FL 33607  
813-258-5835

File Number: Highway 19 Sale

Consideration: ~~\$18,100,000.00~~ \$18,100,000.00

[Space Above This Line For Recording Data]

## Special Warranty Deed

This Special Warranty Deed made this <sup>31st</sup> 27th day of May, 2022 between Highway 19 Properties, LLC, a Florida limited liability company whose post office address is 311 Park Place Blvd, Suite 600, Clearwater, FL 33759, grantor, and OSI 10280 US Highway I, LLC, a Delaware limited liability company whose post office address is 1108 Kane Concourse, Unit 308, Bal Harbour, FL 33154, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

### Parcel 1: Interior Parcel

A Parcel of land lying in the Southwest 1/4 of Section 16, Township 30 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 16; thence N00°16'52"E. 15.00' to the North right of way line of 102nd Avenue North; thence along said North right of way line, N89°51'47"W, 33.00 feet to the Point of Beginning. Thence continue along said North right of way line, N89°51'47" W, 601.78'; thence leaving said North right of way line, N00°31'04"W, 44.59' to a point of curvature of a curve concave Northwest and having a radius of 115.00'; thence Northwesterly along said curve 63.20', through a central angle of 31°29'22"; thence N32°00'26"W, 83.30' to a point of curvature of a curve concave Northwest and having a radius of 190.42'; thence Northwesterly along said curve 107.31' through a central angle of 32°17'21"; thence N00°05'22"W, 345.26' to a point of curvature of a curve concave Northwest and having a radius of 265.00'; thence Northwest along said curve 66.85' through a central angle of 14°27'16"; thence N15°29'17"W, 16.76' to a point of curvature of a curve concave Northeast and having a radius of 70.00'; thence Northwest and Southeast along said curve 152.10' through a central angle of 124°29'53"; to a point of reverse curvature of a curve concave Northeast and having a radius of 265.00'; thence Southeasterly along said curve 79.60' through a central angle of 17°12'38"; thence N89°59'19"E, 482.82' to a point of curvature of a curve concave Southwest and having a radius of 60.00' thence Southeast along said curve 94.55' through a central angle of 90°17'34"; thence S.00°16'52"W, 721.65 feet to the Point of Beginning.

### Parcel 2: Exterior Parcel

A Parcel of land lying in the Southwest 1/4 and in the Southeast 1/4 of Section 16, Township 30 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 16; thence N00°16'52"E. 15.00' to the North right of way line of 102nd Avenue North; thence along said North right of way line, N89°51'47"W, 634.78 feet to the Point of Beginning.

Thence continue along said North right of way line, N89°51'47"W, 340.12'; thence N00°14'25"E, 969.74'; thence S89°59'06"E, 318.02'; thence N00°13'53"E, 3.09'; thence S89°56'59"E, 642.70'; thence S00°16'59"W, 329.95'; thence S89°54'02"E, 276.39'; thence S31°56'27"E, 168.01'; thence S02°48'41"E, 57.24'; thence S32°00'37"E, 52.87 feet; thence N89°50'25"W, 382.40'; thence S00°16'52"W, 400.57'; thence N89°51'47"W, 33.00'; thence N00°16'52"E, 721.65' to a point of curvature of a curve concave Northwest and having a radius of 60.00'; thence Northwest along said curve 94.55' through a central angle of 90°17'34"; thence S89°59'19" W, 482.82' to a point of curvature of a curve concave Northerly and having a radius of 265.00'; thence Northwesterly along said curve 79.60' through a central angle of 17°12'38" to a point of reverse curvature of a curve concave Southwest and having a radius of 70.00'; thence Northwest and Southeast along said curve 152.10' through a central angle of 124°29'53"; thence S15°29'17"E, 16.76' to a point of curvature of a curve concave Southeast and having a radius of 265.00' thence Southeasterly along said curve 66.85' through a central angle of 14°27'16"; thence S00°05'22"E, 345.26' to a point of curvature of a curve concave Southeast and having a radius of 190.42'; thence Southeasterly along said curve 107.31' through a central angle of 32°17'21"; thence S32°00'26"E, 83.30' to a point of curvature of a curve concave Southeast and having a radius of 115.00'; thence Southeasterly along said curve 63.20' through a central angle of 31°29'22"; thence S00°31'04"E, 44.59 feet to the Point of Beginning.

The Interior Parcel and the Exterior Parcel combined are more particularly described as follows:

That part of Farms 53, 54, 59, 60 AND 61 of "PINELLAS FARMS" as 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. Farms 53, 54, 59 and 60 in the Southwest 1/4 of Section 16, Township 30 South, Range 16 East, Pinellas County, Florida, and Farm 61 in the Southeast 1/4 of Section 16, Township 30 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 16; thence North 00°16'52" East for a distance of 15.00 feet to the North right of way line of 102nd Avenue North, also being the Point of Beginning; thence along said North right of way line, North 89°51'47" West for a distance of 974.90 feet to the East boundary of the West 12.00 feet of the East 330.00 feet of Farm 59, also being the East boundary of Condominium Unit No. 1 of Springwood Villas No. II Replat; Thence leaving said North right of way line, along said East boundaries, North 00°14'25" East for a distance of 969.74 feet to the South boundary of Condominium Unit No. 1 of Springwood Villas No. II Replat, as recorded in Condominium Plat Book 9, page 58, of the Public Records of Pinellas County, Florida; Thence along said South boundary, South 89°59'06" East, for a distance of 318.02 feet to the East boundary of Farm 54; Thence along said East boundary of Farm 54, North 00°13'53" East, for a distance of 3.09 feet to the North boundary of the South 330.00 feet of Farm 53; thence along said North boundary, South 89°56'59" East, for a distance of 642.70 feet to the West right of way line of 52nd Street, a 30.00 foot platted right of way as recorded in Plat Book 7, Pages 4 & 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Thence along said West right of way line; South 00°16'59" West, for a distance of 329.95 feet; Thence leaving said West right of way line, South 00°16'59" West, for a distance of 329.95 feet; Thence leaving said West right of way line, South 89°54'02" East, for a distance of 276.39 feet to the Westerly right of way line of U.S. 19 / S.R. 55; thence along said Westerly right of way line the following three courses South 31°56'27" East, for a distance of 168.01 feet; thence South 02°48'41" East, for a distance of 57.24 feet; Thence South 32°00'37" East, for a distance of 52.87 feet to the North boundary of the South 400.00 feet of Farm 61; Thence leaving said Westerly right of way line, along said North Boundary, North 89°50'25" West, for a distance of 382.40 feet; thence leaving said North boundary, South 00°16'52" West, for a distance of 400.57 feet to the point of beginning.

Parcel Identification Number:

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Nicole M. Lodato*  
 Witness Name: *John F. Gerlach*  
*Sarah Gerlach*  
 Witness Name: *Sarah Gerlach*

Highway 19 Properties, LLC, a Florida limited liability company

By: *John F. Gerlach*  
 John F. Gerlach, Manager

(Corporate Seal)

State of Florida  
 County of Hillsborough

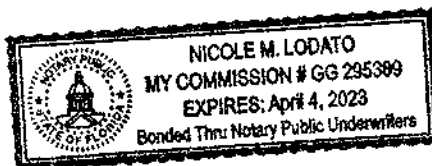
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of May, 2022 by John F. Gerlach, Manager of Highway 19 Properties, LLC, a Florida limited liability company, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification, and appeared ☒ in person or ☐ via remote notarization.

[Notary Seal]

*Nicole M. Lodato*  
 Notary Public

Printed Name: *Nicole M. Lodato*

My Commission Expires: \_\_\_\_\_





**ANNEXTION AGREEMENT WAIVER REQUESTS**  
**PINELLAS COMMERCE CENTER**  
**10280 – 10294 US HIGHWAY 19**  
**Parcel ID #16-30-16-69732-300-6000 & 16-30-16-69732-400-6101**  
**23.5 Acres**

The Applicant proposes to voluntarily annex the Property to the City of Pinellas Park pursuant to an Annexation Agreement. The Property currently has a future land use map category in Pinellas County of Industrial Limited (IL) and a County zoning of Employment -1 (E-1). The Applicant proposes a city zoning of Light Industrial (M-1) with no change of land use from the County or the Countywide Plan.

The property owner seeks the following waivers for voluntarily annexing into the City of Pinellas Park.

1. Waiver to Section 18-1533.16 "Required Perimeter Buffers Table 18-1533-3" to allow an 8-foot-high solid PVC fence in lieu of 8-foot-high masonry wall on northern buffer and western buffer adjacent to residential PUD and R-5 zoning.
2. Waiver to Section 18-1533.16 "Required Perimeter Buffer Table 18-1533-3" to not require continuous hedge in landscape buffer adjacent to fence on northern buffer and western buffer, however, trees shall be planted every 30 feet within such buffers adjacent to residential PUD and R-5 zoning.
3. Waiver to Section 18-1533.16 "Required Perimeter Buffers Table 18-1533-3" to allow an 8-foot-high solid PVC fence in lieu of 8-foot-high masonry wall along the westernmost 300 feet of the southern boundary along 102<sup>nd</sup> Avenue functionally abutting residential R-1 zoning.
4. Waiver to Section 18-1524.5 (G)2.e to not require a continuous hedge in landscape buffer adjacent to fence on southern boundary along 102<sup>nd</sup> Avenue, however, trees will be planted every 40 feet within such buffer along 102<sup>nd</sup> Avenue.
5. Waiver to Section 18-702.4 "Mandatory Requirements for Construction of Sidewalks" to waive sidewalk requirement along the southern border adjacent to the 102<sup>nd</sup> Avenue right-of-way.
6. Waiver of internal fence between two (2) existing parcels under common ownership.
7. Waiver of city development standards, to accept the existing portions of the development "as-is" that were developed under Pinellas County Land Development code, including buildings, signage, parking lot design, and landscaping. This waiver does not apply to future development proposed for the northern and western portions of the property or the portion of the site adjacent to US 19.
8. Waiver of Site Plan Review Fees and city permit fees for the property being annexed.

# 10280-10294 US 19 SITE

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

## - LEGAL DESCRIPTION

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 22091, PAGE 2589)

PARCEL 1: INTERIOR PARCEL

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

COMNANCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE NORTH66°52'15.00" TO THE NORTH RIGHT OF WAY LINE OF 102ND AVENUE NORTH; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH89°47'47"N, 601.765; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH03°04'N, 44.397 TO A POINT OF BEGINNING, BEING THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WEST LINE OF SECTION 16, 63.907; THROUGH A CENTRAL ANGLE OF 3°29'22"; THENCE N32°00'26"N, 83.30 TO A POINT OF CURVATURE OF CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 104.02; THENCE NORTHWESTERLY ALONG SAID CURVE 107.31 TO A POINT OF TANGENCY, BEING THE INTERSECTION OF SAID CURVE WITH THE WEST LINE OF SECTION 16; THENCE CONCAVE NORTHWEST AND HAVING A RADIUS OF 286.00; THENCE NORTHWEST ALONG SAID CURVE 66.86° THROUGH A CENTRAL ANGLE OF 142°17'81; THENCE N15°59'77"N, 16.76 TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 104.02; THENCE NORTHWESTERLY ALONG SAID CURVE 107.31 TO A POINT OF TANGENCY, BEING THE INTERSECTION OF SAID CURVE WITH THE WEST LINE OF SECTION 16; THENCE THROUGH A CENTRAL ANGLE OF 174°29'53", TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 104.02; THENCE NORTHEASTERLY ALONG SAID CURVE 107.31 TO A POINT OF CURVATURE OF 173°28'38"; THENCE N89°59'19"E, 48.827 TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 50.000; THENCE SOUTHWEST ALONG SAID CURVE 107.31 TO A POINT OF TANGENCY, BEING THE INTERSECTION OF SAID CURVE WITH THE WEST LINE OF SECTION 16; THENCE SOUTH 89°59'19"E, 48.827 TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE

PARCEL III: EXTERIOR PARCEL

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

[illegible]

THE INTERIOR PARCEL AND THE EXTERIOR PARCEL COMBINED ARE MORE PARTICULARLY DESCRIBED AS FOLLOW:

THE PART OF FARMS 53, 54, 59, 60, AND 61 OF "PINELLAS FARMS" AS 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. FARMS 53, 54, 59 AND 60 IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND FARM 61 IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

## PROJECT DIRECTORY

OWNER/DEVELOPER: OSI 10280 US HIGHWAY I, LLC

1108 KANE CONCOURSE, UNIT 308

BAL HARBOUR, FL 33154 0019

CIVIL ENGINEER: GULF COAST CONSULTING, INC.13825 ICOT BOULEVARD, SUITE 605  
 CHICAGO, IL 60641-3800, USA 312.232.6100

CLEARWATER, FL 33760

SURVEYORS: TERMINUS SURVEYING, LLC

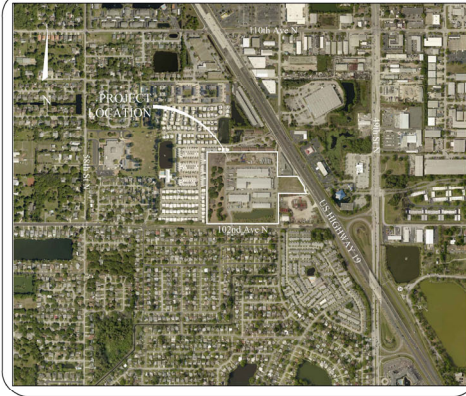
2752 JASON STREET

TAMPA, FL 33619

SUNCOAST LAND SURVEYING INC

111 FOREST LAKES BOULEVARD  
OLD ORANGE, FL 34677

## -LOCATION MAF



PREPARED FOR:

## OUTOUR STORAGE INVESTMENTS

1108 KANE CONCOURSE, #308  
BAL HARBOUR, FL 33154



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

## - DRAWING INDEX

## SHEET

C1  
C2  
C3

TITLE

COVER SHEET  
EXISTING CONDITIONS / DEMOLITION PLAN  
OVERALL SITE PLAN

## SITE DATA TABLE

SITE ADDRESS:		10280 – 10294 US HIGHWAY 19 N	
PANEL ID:		16-30-16-69732-30-4000 & 16-30-16-69732-40-8101	
PROPOSED USES:		WAREHOUSING, LIGHT ASSEMBLY & OUTDOOR STORAGE	
EXISTING LAND USE CATEGORY (PINELLAS COUNTY):		EMPLOYMENT (E)	
EXISTING ZONING DISTRICT (PINELLAS COUNTY):		E-1	
PROPOSED CITY LAND USE CATEGORY (CITY):		INDUSTRIAL LIMITED (L)	
PROPOSED CITY ZONING DISTRICT (CITY):		LIGHT INDUSTRIAL (M-1)	
TOTAL LAND AREA:		23.50 ACRES (1,023,660 SF)	
SITE DATA TOTALS		MIN/MAX REQUIRED	
BUILDINGS (*)	EXISTING 154,152 SF	PROPOSED 154,152 SF	
FAR	0.15	0.15	0.55 FAR (MAX)
PAVEMENT:	303,947 SF (44.77%)	561,234 SF	
IMPERVIOUS:	458,099 SF (55.23%)	715,386 SF (69.89%)	75% MAX
OPEN SPACE:	563,561 SF (55.23%)	308,274 SF (30.11%)	25% MIN
BUILDING HEIGHT	25'	25'	40' MAX
BUILDING SETBACKS:			
FRONT (E)	114.7'		20' MIN
SECONDARY FRONT (S)	208.1'	208.1'	10' MIN
SIDE / REAR (N)	226.5'	226.5'	10' MIN ABUTTING RESIDENTIAL ZONE
SIDE / REAR (W)	296.5'	296.5'	10' MIN ABUTTING RESIDENTIAL ZONE
FLOOD ZONING:			
PROJECT USES WITHIN FLOOD ZONE X, X (SHADED) AND AE (E) 14 AS DELINEATED IN FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C02024 INDEX DATED AUGUST 24,2021.			
* EXISTING BUILDING AREAS: #10284 = 14,480 SF; #10286 = 13,590 SF; #10288 = 40,096 SF; #10290 = 24,809 SF #10292 = 18,473 SF; #10294 = 45,743 SF			

SEAN M. CASHIN  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
LICENSE NO. 42505

THIS ITEM HAS BEEN ELECTRONICALLY  
SIGNED AND SEALED BY SEAN P. CASHIN  
ON THE DATE INDICATED HERE USING A  
AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED BY  
THE SEA AUTHENTICATION CODE MUST  
VERIFIED ON ANY E-TRANSACTION (03/09)

22-070  
DATE: 10/20/2022  
10280-10294 US 19 SITE







## **Gulf Coast Consulting, Inc.**

**Land Development Consulting**

**Engineering • Planning • Transportation • Permitting**

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

December 14, 2022

Andrei Danshes

Outour Storage Investments

Email: [adanshes@outourstorage.com](mailto:adanshes@outourstorage.com)

**Re: 10294 US Highway 19 Site (Pinellas Commerce Center)  
Stormwater Management System Inspection**

Dear Mr. Danshes:

I performed a stormwater inspection of this site on December 13, 2022. Upon inspection, all the stormwater inlets and structures appear to be operating and functioning properly. Some of the structures have some standing water within them which is typical of submerged stormwater systems in this area of Florida. There are some existing grate inlets located in the open space area along the western portion of the site, adjacent to the existing pavement, which are overgrown with grass and vegetation---this area needs to be mowed/cut down (bush-hogged) to allow a clear path for stormwater runoff to drain to these drainage inlets (See attached **Survey Markup** which delineates this area that needs maintenance).

There are also some rutted-out eroded areas adjacent to the pavement where it appears water has ponded due to the vegetation impeding the flow of water to the inlets. These areas need to be regraded and sodded after the overgrown vegetation has been cut down and removed.

The existing pond located to the south has some vegetation around the shallower perimeter, which is common, but otherwise appears to be working and functioning properly. The Weir Overflow control structure located in the existing retention pond at the southeast corner of the site needs the grass and vegetation cut down around this structure to allow an unimpeded flow-way from the pond to this structure. This is also detailed on this Survey Markup.

We also inspected the northeast corner of the site since the City had mentioned in email correspondence that there were complaints about stormwater discharging from our site to the northeast. The grate inlets along this northern boundary are visible and free and

December 14, 2022

Page 2 of 2

clear of any visible obstructions and it appears this northern area of the site is draining to these inlets and this water is being conveyed to the west and south as designed. I did not observe any evidence of any flooding or ponding of water along the northern or northeastern portion of this site. I spoke to a gentleman who has been a tenant in a unit --at this northeast corner-- for seven years and he said there has never been any drainage issues or ponding of water in this area since he has been a tenant there. There is a shared swale and depressional area located at the northeast corner of the site. This swale appears to be collecting stormwater mainly from this adjacent development to the east/northeast—there is a very insignificant area of our site that appears to drain to this swale area. This swale that is collecting and conveying stormwater runoff from this adjacent site to the east may be experiencing some ponding of water during severe storm events but there is no evidence of any discharge of stormwater from our site to this area.

In summation, the stormwater system for this existing site appears to be functioning and operating as designed and permitted although some minor maintenance is needed along the western part of the site and around the weir overflow structure within the southern retention pond as mentioned in this letter and as detailed on the **Survey Markup** enclosed.

Please call me if you have any questions or comments or if any additional information is needed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sean P. Cashen', with a large, stylized flourish above the name.

Sean P. Cashen, P.E.  
Principal

cc: File 22-070



THIS IS NOT A SURVEY.

SEC. 16, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING COMPRISED OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A PORTION OF THE RIGHT-OF-WAY OF US HIGHWAY NO. 19 AND A PORTION OF THE RIGHT-OF-WAY OF 102ND AVENUE NORTH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE N89°51'47"W, ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 16, A DISTANCE OF 974.89 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°14'25"E, ALONG THE WESTERLY LINE AND SOUTHERLY EXTENSION THEREOF OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, SAID LINE BEING THE SAME AS THE EASTERLY LINES OF CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT, AS RECORDED IN PLAT BOOK 9, PAGE 58, CONDOMINIUM UNIT NO.3 OF SPRINGWOOD VILLAS NO.2, AS RECORDED IN PLAT BOOK 9, PAGES 90-91, AND CONDOMINIUM UNIT NO.2 OF SPRINGWOOD VILLAS NO.II REPLAT, AS RECORDED IN PLAT BOOK 9, PAGE 59, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 984.74 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT; THENCE ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, THE FOLLOWING THREE (3) COURSES: 1) S89°59'06"E, ALONG SAID SOUTHERLY LINE OF CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT, A DISTANCE OF 318.02 FEET TO THE SOUTHEAST CORNER OF SAID CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT; 2) N00°13'53"E, ALONG THE EASTERLY LINE OF SAID CONDOMINIUM UNIT NO.1 OF SPRINGWOOD VILLAS NO.II REPLAT, A DISTANCE OF 3.09 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16203, PAGES 2518 THROUGH 2522, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; 3) S89°56'59"E, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16203, PAGES 2518 THROUGH 2522, A DISTANCE OF 642.70 FEET TO THE NORTHEASTERLY CORNER OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, THE SAME BEING THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16203, PAGES 2518 THROUGH 2522; THENCE S00°16'59"W, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, A DISTANCE OF 329.95 FEET; THENCE S89°54'02"E, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11352, PAGE 1383, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 276.39 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 19 AND THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11352, PAGE 1383; THENCE N31°56'27"W, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11352, PAGE 1383, A DISTANCE OF 490.20 FEET; THENCE N00°16'59"E, A DISTANCE OF 187.54 FEET TO A POINT ON THE CENTERLINE OF SAID US HIGHWAY NO. 19; THENCE S31°56'27"E, ALONG SAID CENTERLINE, A DISTANCE OF 919.58 FEET; THENCE S57°59'23"W, A DISTANCE OF 127.80 FEET TO A SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE NORTHEASTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N89°50'25"W, ALONG A SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524, A DISTANCE OF 382.40 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524; THENCE S00°16'52"W, ALONG AN EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE WESTERLY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524 AND THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18548, PAGES 245 THROUGH 247, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 400.57 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589 THROUGH 2591, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18548, PAGES 245 THROUGH 247, AND BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 102ND AVENUE NORTH; THENCE S89°51'47"E, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18548, PAGES 245 THROUGH 247, A DISTANCE OF 155.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18548, PAGES 245 THROUGH 247, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17402, PAGES 1521 THROUGH 1524; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, S00°08'13"W, A DISTANCE OF 15.00 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF SECTION 16; THENCE N89°51'47"W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 155.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,127,082 SQUARE FEET (25.87 ACRES), MORE OR LESS.

**NOTES:**

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589-2591, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, HAVING A BEARING OF N00°14'25"E.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

**DEUEL & ASSOCIATES**  
A SFC COMPANY

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.DEUELENGINEERING.COM  
LICENSED BUSINESS NUMBER 8423

THIS DOCUMENT IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL RAISED SEAL OR  
THE DIGITAL SIGNATURE OF THE FLORIDA  
LICENSED SURVEYOR AND MAPPER SHOWN  
HEREON.

**SKETCH OF DESCRIPTION**  
**10288 US HIGHWAY 19 NORTH**  
**PINELLAS PARK**

PINELLAS COUNTY

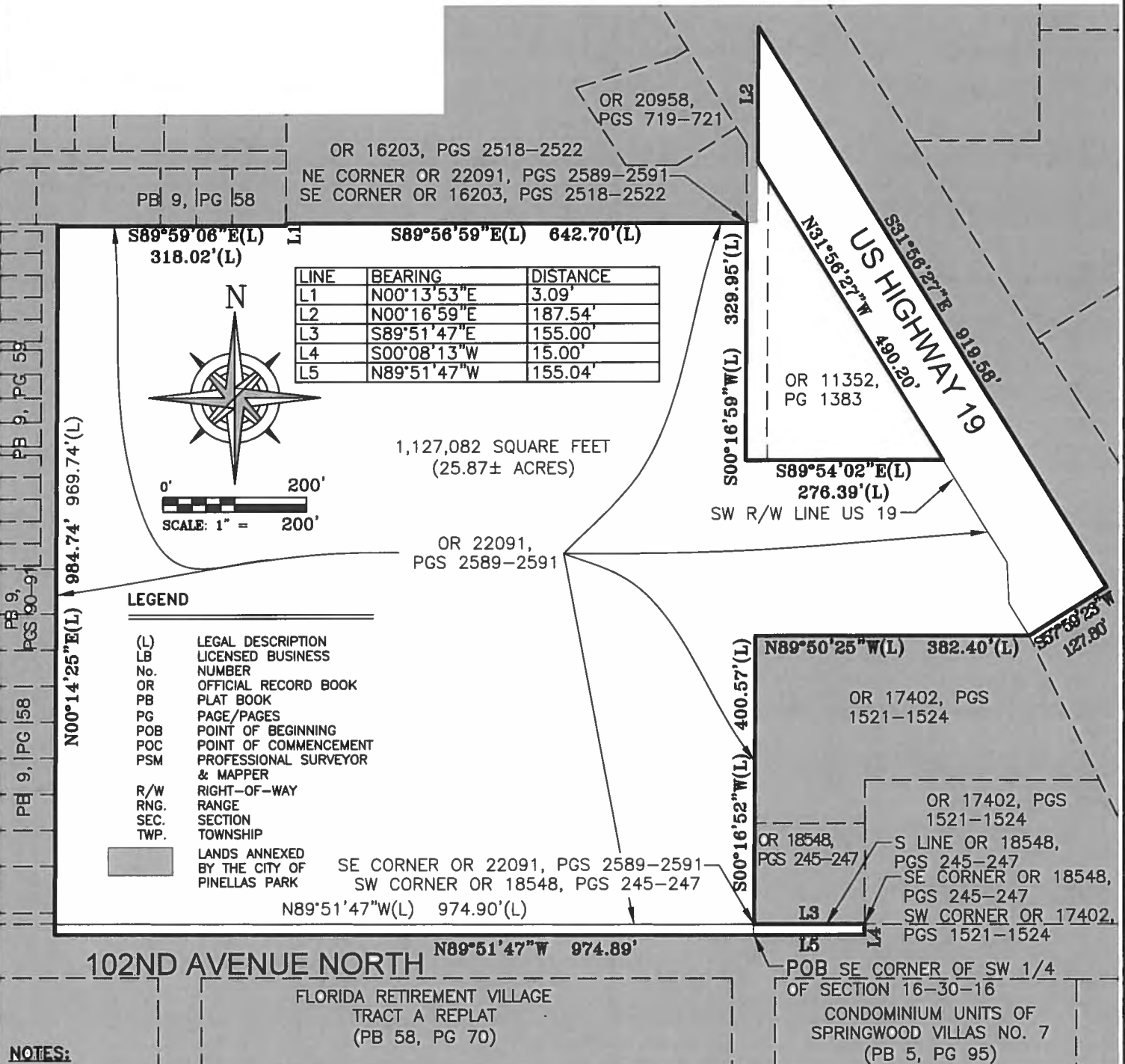
FLORIDA

PROJECT NO.	SE22.396
DATE:	9/15/2022
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	1 OF 3

FREDERICK S. BACHMANN, PLS, LS 5174

THIS IS NOT A SURVEY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 16, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA



1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589-2591, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF N00°14'25"E.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/200 OR SMALLER.

**DEUEL & ASSOCIATES**  
A SEPI COMPANY

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.DEUELENGINEERING.COM  
LICENSED BUSINESS NUMBER 8423

THIS DOCUMENT IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL RAISED SEAL OR  
THE DIGITAL SIGNATURE OF THE FLORIDA  
LICENSED SURVEYOR AND MAPPER SHOWN  
HEREON.

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

**SKETCH OF DESCRIPTION**  
**10288 US HIGHWAY 19 NORTH**  
**PINELLAS PARK**

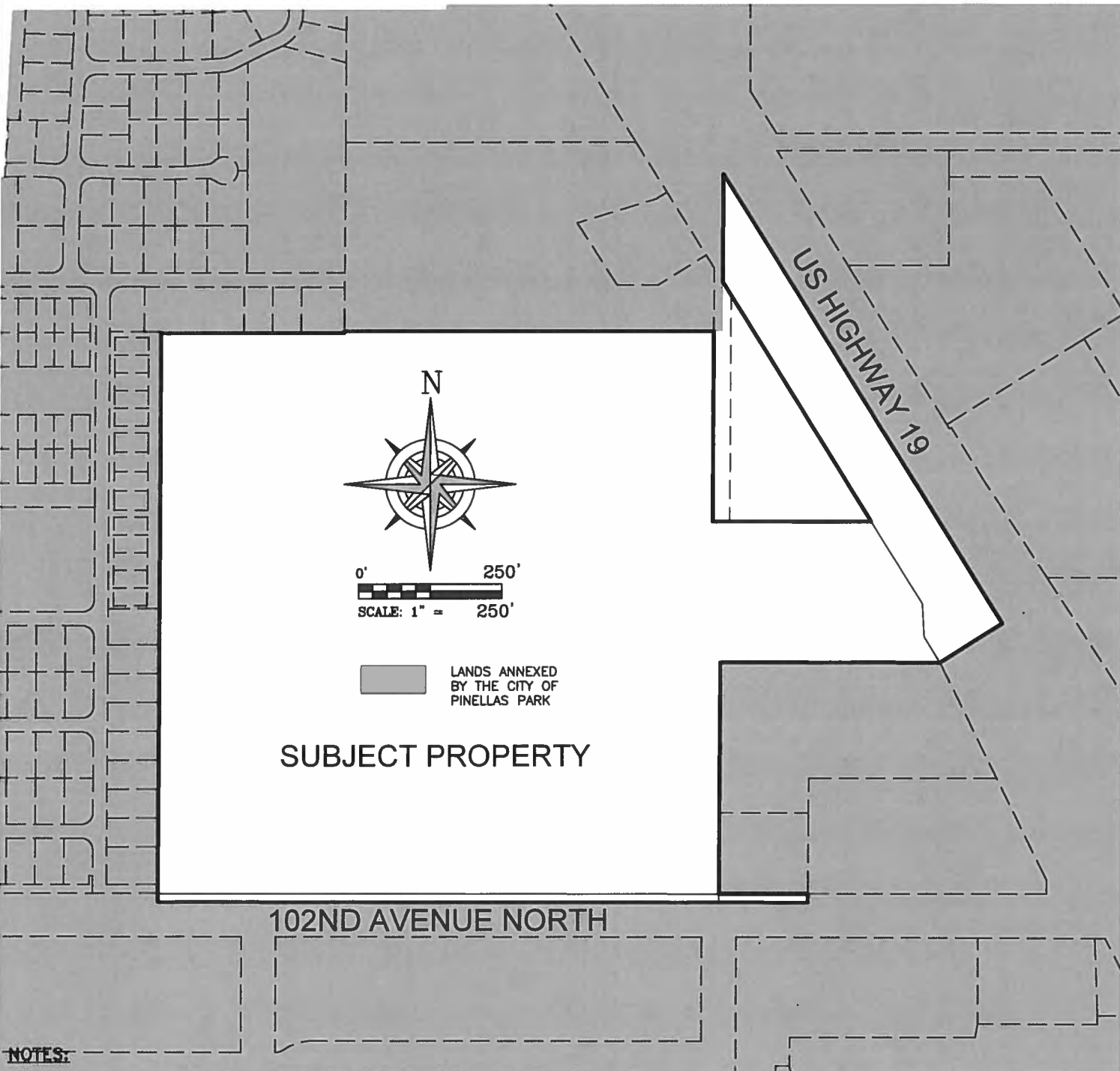
PINELLAS COUNTY

FLORIDA

PROJECT NO.	SE22.396
DATE:	9/15/2022
DRAWN:	TBM
SCALE:	1" = 200'
SHEET NO.	2 OF 3

THIS IS NOT A SURVEY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 16, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA



**NOTES:**

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22091, PAGES 2589-2591, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, HAVING A BEARING OF N00°14'25"E.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/250 OR SMALLER.

**DEUEL & ASSOCIATES**  
A SEPI COMPANY

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
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SIGNATURE AND ORIGINAL RAISED SEAL OR  
THE DIGITAL SIGNATURE OF THE FLORIDA  
LICENSED SURVEYOR AND MAPPER SHOWN  
HEREON.

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

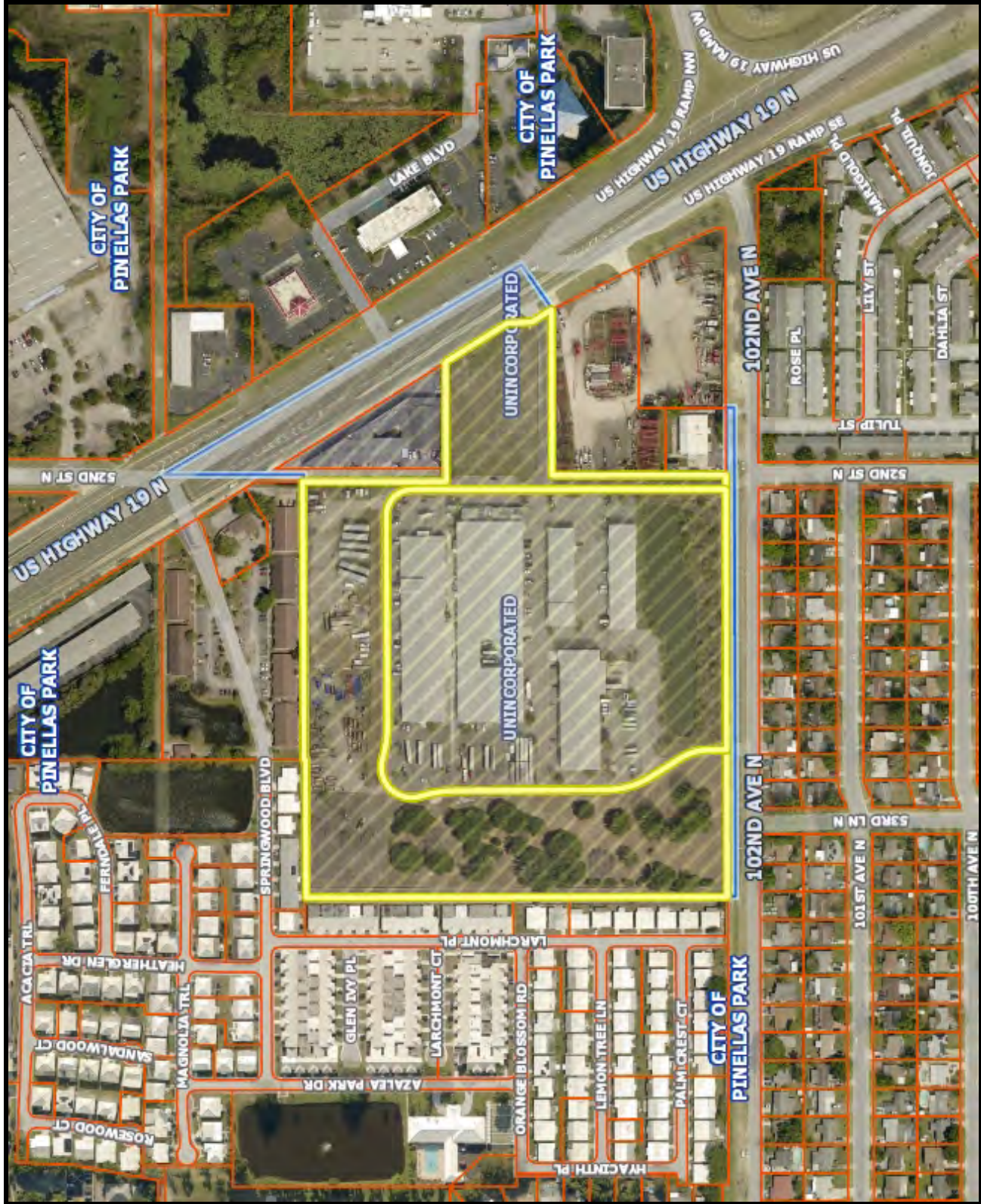
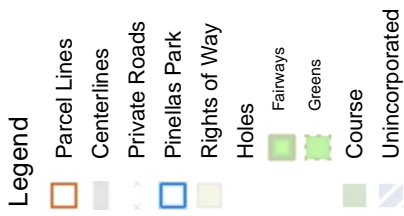
**SKETCH OF DESCRIPTION**  
**10288 US HIGHWAY 19 NORTH**  
**PINELLAS PARK**

PINELLAS COUNTY

FLORIDA

PROJECT NO.	SE22.396
DATE:	9/15/2022
DRAWN:	TBM
SCALE:	1" = 250'
SHEET NO.	3 OF 3

## City of Pinellas Park



Notes:

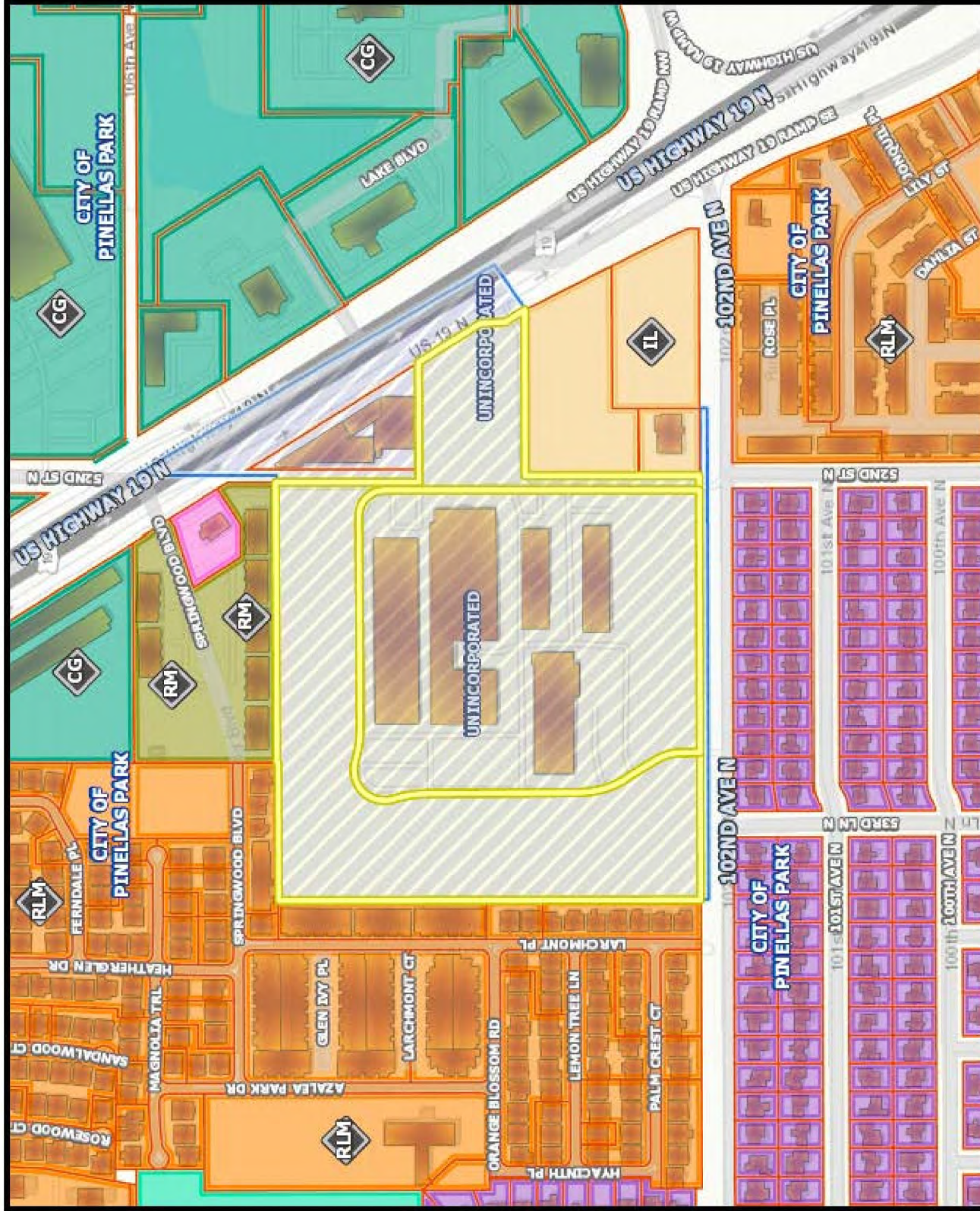


1:4,514

# City of Pinellas Park

## Legend

- Parcel Lines
- Centerlines
- Building Footprints
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Land Use Borders
- Community Redevelopment District - CG
- Community Redevelopment District - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential Medium Density - RMD
- Residential Medium Density - ROG
- Residential Open Space - ROS
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Community) - RF
- Residential Urban (Residential Low) - RU(R)
- Transportation/Utility - TU
- Land Use Fill
- Community Redevelopment District - CG
- Community Redevelopment District - CN
- Community Redevelopment District - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential Medium Density - RMD
- Residential Medium Density - ROG
- Residential Open Space - ROS
- Residential Facilities High - RFH



Notes:

1:4,514

376.2 0 188.08 376.2 Feet



### Legend

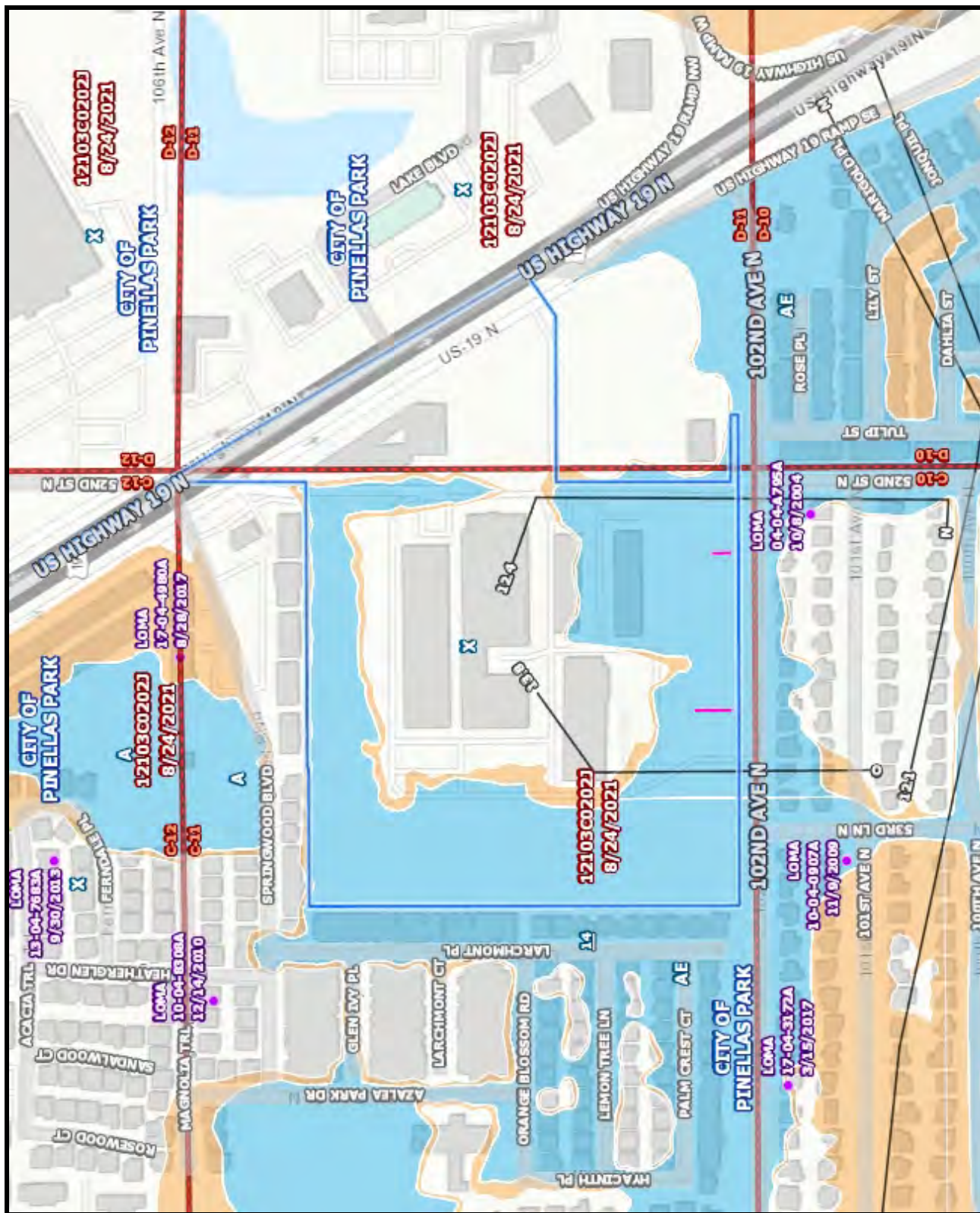
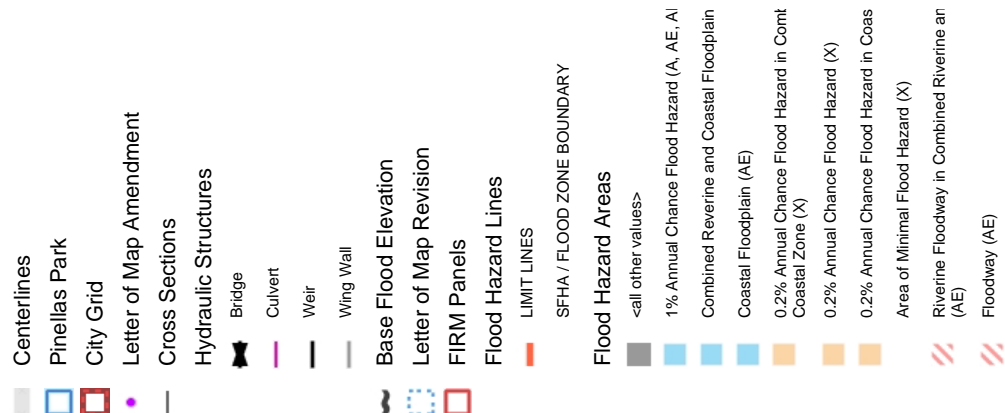


1: 4,514

376.2	0	188.08	376.2	Feet
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### Legend



Notes:



1:4,514

