

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 FOR A CHANGE IN THE LAND USE FROM RESIDENTIAL/OFFICE GENERAL (R/OG) TO COMMERCIAL GENERAL (CG) FOR CERTAIN LANDS GENERALLY LOCATED AT 5005 ULMERTON ROAD 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-1024-00001, Ulmerton Pinellas Park, LLC)

WHEREAS, the City of Pinellas Park, Florida, received a request to change the City's Land Use Plan Map designation from Residential/Office General (R/OG) to Commercial General (CG) for a parcel of land located at 5005 Ulmerton Road and more particularly described and depicted in Exhibit "A", which is attached hereto and made a part hereof;

WHEREAS, the City of Pinellas Park, Florida, finds that it is in the public's interest to change the City's Land Use Plan Map designation from Residential/Office General (R/OG) to Commercial General (CG) for a parcel of land located at 5005 Ulmerton Road and more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof; and

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

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 changes the following described property from Residential/Office General (R/OG) to Commercial General (CG):

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THREE: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.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 approval hereof by the Countywide Planning Authority, unless challenged as hereinafter provided. If challenged within thirty (30) days after adoption, the Ordinance shall not become effective until (i) the date that a final order is issued by the Administrative Law Judge through the State Division of Administrative Hearings finding the same to be in compliance in accordance with Section 163.3187, Florida Statutes, and (ii) the adoption of this Ordinance ____ by the Countywide

Planning Authority.

PUBLISHED THE _____ DAY OF _____, 2023.

FIRST READING _____ DAY OF _____, 2023.

PUBLIC HEARING THE _____ DAY OF _____, 2023.

PASSED THIS _____ DAY OF _____, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2023.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

Exhibit "A"

Legal Description

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT CREATED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

PARCEL 1

THE SOUTH 450 FEET OF THE FOLLOWING:

THAT PART OF THE SOUTH 1000 FEET OF LOT 11 AND THE EAST 130 FEET OF THE SOUTH 1000 FEET OF LOT 10, PINELLAS GROVES SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST FOR A POINT OF BEGINNING, RUN NORTH 00°46'00" WEST 1000 FEET; THENCE RUN NORTH 89°57'22" WEST 459.27 FEET; THENCE RUN SOUTH 00°48'17" EAST 1000 FEET; THENCE RUN SOUTH 89°57'22" EAST 458.42 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE EAST 50 FEET THEREOF AND LESS AND EXCEPT THE SOUTH 77.5 FEET THEREOF:

ALSO LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN 120 FEET OF THE SURVEY LINE ON STATE ROAD S-688, SECTION 15120, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE WEST BOUNDARY OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AT A POINT 2607.51 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4, RUN THENCE NORTH 89°46'39" EAST 2837.00 FEET, THENCE NORTH 89°47'59" EAST 2632.48 FEET TO THE EAST BOUNDARY OF SAID SECTION 4 AT A POINT 1294.35 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4.

AND ALSO LESS AND EXCEPT: THE EAST 150 FEET OF THE SOUTH 350 FEET OF SAID LOT 11, AS MEASURED FROM THE QUARTER-QUARTER SECTION LINE AND THE SOUTH SECTION LINE, PINELLAS COUNTY, FLORIDA;

AND ALSO LESS AND EXCEPT: THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING WITHIN 100 FEET OF THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST:

THE SOUTH 450 FEET OF LOTS 10 AND 11, LESS THE WEST 198 FEET M.O.L. OF LOT 10 AND LESS THE EAST 250 FEET OF THE SOUTH 350 FEET OF LOT

11 AND LESS ROAD, OF PINELLAS GROVES, INC., IN THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

ALSO LESS AND EXCEPT THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8652, PAGE 175, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (AND ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 16701, PAGE 608, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA).

PARCEL 2

THAT PART OF LOT 11, PINELLAS GROVES, INC. IN THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN NORTH 0°46'00" WEST, 153.14 FEET ALONG THE 40 ACRE LINE, THE SAME BEING THE CENTERLINE OF 49TH STREET NORTH, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 688 (ULMERTON ROAD); THENCE NORTH 89°45'51" WEST, 69.63 FEET FOR A POINT OF BEGINNING ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 688; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°45'51" WEST, 180.37 FEET; THENCE NORTH 0°46'00" WEST, 200.00 FEET; THENCE SOUTH 89°45'51" EAST, 217 FEET TO A POINT ON THE WEST MAINTAINED RIGHT-OF-WAY LINE OF 49TH STREET NORTH, SAID MAINTAINED RIGHT-OF-WAY LINE BEING 33.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF 49TH STREET NORTH; THENCE RUN SOUTH 0°46'00" EAST, 144.44 FEET ALONG SAID MAINTAINED RIGHT-OF-WAY LINE; THENCE RUN SOUTH 89°14'00" WEST 12.00 FEET; THENCE SOUTH 0°46'00" EAST, 25.00 FEET THENCE RUN SOUTH 38°41'32" WEST, 38.74 FEET TO THE POINT OF BEGINNING; LESS THAT PART LYING WITHIN 100 FEET OF THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 4 AS SET FORTH IN DEED RECORDED IN OFFICIAL RECORDS BOOK 4728, PAGE 573, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN IN QUITCLAIM DEED RECORDED OFFICIAL RECORDS BOOK 7794, PAGE 1685, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND

AND FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN IN SPECIAL WARRANTY DEED OFFICIAL RECORDS BOOK 8652, PAGE 175, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (AND ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 16701, PAGE 608, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA).

PARCEL 3 (EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENT IN RECIPROCAL EASEMENT AGREEMENT CROSS ACCESS SURFACE WATER DRAINAGE PARKING RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 8652, PAGE 178, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA



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

Please Respond To:

City Attorney's Office
Lauren C. Rubenstein
James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

November 15, 2023

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

RE: City Document #23-291
LUPA-1024-00001 - 5005 Ulmerton Road

Dear Mr. Reeves:

Our office has received and reviewed the above-mentioned Land Use Plan Map Amendment Ordinance. 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
Jennifer Carfagno, MMC, City Clerk
Dan Hubbard, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

LCR/mks
23-291.11152023.LDR.LUPA-1024-00001 5005 Ulmerton.wpd



CITY OF PINELLAS PARK

Staff Report

Community Development Department Planning & Development Services Division

Prepared by: Tiffany Menard
Senior Planner

I. APPLICATION DATA

A. **Case Numbers:** LUPA-1024-00001

B. **Location:**

1. **Address:** 5005 Ulmerton Road
2. **Parcel Number:** 04-30-16-70902-400-1109

C. **Request:** Change Future Land Use designation from Residential/Office General (R/OG) to Commercial General (CG).

D. **Applicant:** Ulmerton Pinellas Park, LLC

E. **Agent:** Kevin B. Reali (Stearns Weaver Miller)

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

G. **Public Hearings:**

Planning & Zoning Commission Hearing Date: December 7, 2023
Advertising Date: November 22, 2023

City Council (1st Reading) Date: TBD

City Council (2nd Reading) Public Hearing Date: TBD
Advertising Date: TBD

II. BACKGROUND INFORMATION

A. **Case Summary:** The property owner is requesting that the Future Land Use designation of Residential/Office General (R/OG) be changed to Commercial General (CG).

B. **Site Area:**

Parcel Area: 82,764 square feet / 1.9 acres

C. **Property History:**

1. **Previous Land Use Plan or Zoning Amendments:** Subject property was annexed into the city in 1999 under Ordinance Number 2620. There have been no changes to the Future Land Use or Zoning designations since annexation.
2. **Permits and Development:** The subject property has received various permits for minor work and signage for new tenants such as: new signs in 2002 (Permit Number

2002003529); the replacement of an atm machine in 2010 (Permit Number 2010001327); new signs in 2011 (Permit Number 2011000245); exterior lighting in 2012 (Permit Number 2012000871); a partial new roof and A/C replacement in 2014 (Permit Numbers 2014002516 and 2014002529); ADA sidewalk repairs in 2017 (Permit Number 2017003529).

3. Previous Approvals: None on record.

D. Existing Use: Financial Institution

E. Proposed Use: Gas Station with Convenience Store

F. Current Future Land Use: Residential/Office General (R/OG)

G. Proposed Future Land Use: Commercial General (CG)

H. Current Zoning: General Commercial (B-1)

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

J. 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.

K. Vicinity Characteristics:

	Land Use	Zoning	Existing Use
North	IL (Largo)	N/A (Largo)	Garage (Workshop)
South	CG	B-1	Hotel, Convenience Store
East	CG, R/OG (Largo)	N/A (Largo)	Fast Food Restaurant
West	IL (Largo)	N/A (Largo)	Strip Store (2 or More Stores)

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 manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

2. Key Standards:

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

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

3. Relevant Policies:

POLICY LU.1.1.2

Land use designations on the Future Land Use Map shall be compatible with adjacent and surrounding land uses.

POLICY LU.1.1.3

The City shall utilize for direction and guidance The Countywide Plan Rules developed by the Pinellas Planning Council to ensure development that is compatible and consistent with the comprehensive plans of abutting communities.

4. Staff Analysis:

The abutting properties primarily have Future Land Use designations of Industrial Limited (IL) and Commercial General (CG). Abutting the northeastern corner of the subject property is a remnant parcel designated Residential/Office General (R/OG) that is largely undevelopable due to its size. Allowing residential uses on the subject property would be incompatible with the Future Land Use designations of the surrounding properties. Amending the subject property's Future Land Use designation to Commercial General (CG) would be more compatible with the abutting properties than the current Future Land Use designation of Residential/Office General (R/OG). The proposed Future Land Use designation (CG) has been found to be the most compatible with adjacent and surrounding land uses. Furthermore, the Commercial General (CG) Future Land Use designation is appropriate for the property's current zoning of General Commercial District "B-1".

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

Section 18-1520. – "B-1" GENERAL COMMERCIAL DISTRICT

Sec. 18-1520.1. – STATEMENT OF INTENT. *The "B-1" General Commercial District is established to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a general commercial environment with supportive medium density residential. This district is intended for a wide variety of consumer-oriented commercial uses and activities located in proximity to major thoroughfares and to residential concentrations, together with accessory uses and public facilities customary to or required for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as either Residential Medium (RM), Residential/Office/Retail (R/O/R), Residential/Office General (R/OG), Commercial General (CG), Commercial Recreation (CR), Resort Facilities High (RFH) or Community Redevelopment District (CRD).*

2. Key Standards:

SECTION 18-1520. – “B-1” GENERAL COMMERCIAL DISTRICT

Sec. 18-1515.4 – 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 September 26, 1963 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: Twenty (20) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Fifteen (15) feet.
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.
7. Refer to Section 18-1504.3(G)(2) for special yard setbacks for additions to buildings in existence as of August 14, 1997.

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

(D) MINIMUM FLOOR AREA.

1. Nonresidential: Three hundred (300) square feet.
2. Single-family Detached Dwellings:
 - a. Nine hundred (900) square feet in R/OG or R/O/R.
 - b. One thousand (1,000) square feet in CRD.
3. Multi-Family Dwellings:
 - a. Efficiency: Four hundred fifty (450) square feet.
 - b. One-bedroom: Five hundred fifty (550) square feet.
 - c. Two-bedroom: Six hundred fifty (650) square feet.
 - d. Three-bedroom: Eight hundred (800) square feet.

(E) MAXIMUM BUILDING HEIGHT. Height fifty (50) feet excluding mechanical and or elevator penthouse (additional height may be granted as a conditional use). See Section 18-1503.13, "Exclusion from Height Limits" for height limit exclusions.

(F) MINIMUM BUILDING SEPARATION. See Section 18-1530.17, "Minimum Building Separation."

(G) FLOOR AREA RATIO. (F.A.R.)

1. Nonresidential Uses:
 - (a) Thirty hundredths (0.30) in R/O/R.
 - (b) Thirty-five hundredths (0.35) in R/OG.
 - (c) Forty-five hundredths (0.45) in CG.
 - (d) Forty-five hundredths (0.45) in CRD.
 - (e) Forty-five hundredths (0.45) in RM.
 - (f) Forty-five hundredths (0.45) in CR.
 - (g) Forty-five hundredths (0.45) in RFH.
2. Mixed Use Development: See "R-6" zoning district.

3. Staff Analysis:

There are no proposed changes to the current zoning designation of General Commercial "B-1". The Commercial General (CG) proposed Future Land Use amendment is consistent with the current zoning.

C. Project Application Review Committee (PARC) Comments:

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

IV. SUMMARY

A. Findings:

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


1. The requested Future Land Use Map amendment to Commercial General (CG) is consistent with the existing conditions of the subject property and the surrounding area;
2. The requested map amendment 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 number LUPA-1024-00001.




Erica Lindquist, AICP, CFM
Planning & Development Services Director



Date



Nick A. Colonna, AICP
Community Development Administrator
or Aaron Peterson, MPA, MBA, CFM
Assistant Community Development Administrator



Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND DENIAL

... of a request designating the parcel as Commercial General (CG) for the property located at 5005 Ulmerton Road.

VI. ATTACHMENTS

Exhibit A: Application Materials

Exhibit B: Aerial Map

Exhibit C: Future Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM

Exhibit F: Site Photos

Exhibit G: Legal Description

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Ulmerton Pinellas Park, LLC, a Florida limited liability company

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:

5005 Ulmerton Road, Pinellas Park, FL

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

See Exhibit "A" attached hereto and incorporated herein.

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):

Future Land Use Map Amendment

3. That the undersigned (has / have) appointed and (does / do) appoint Kevin B. Reali, Esq.** as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.** and all employees of Stearns Weaver Miller

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.
Ulmerton Pinellas Park, LLC, a Florida limited liability company

By: [Signature]

SIGNED (PROPERTY OWNER 1)

Print Name: M DAN CROUGHTON

Its: MANAGER

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 13 day

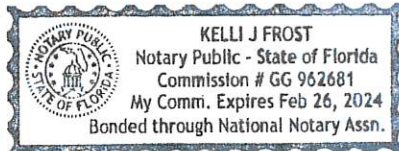
of OCTOBER, 20 2023.

By M DAN CROUGHTON, MANAGER, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

_____ as identification and who DID / DID NOT
(Type of identification)

take an oath.



(SEAL ABOVE)

Notary Public, Commission No. GG 962681

[Signature]
(Name of Notary- typed, printed or stamped)

EXHIBIT "A"

Legal Description (Prepared by L&S Diversified):

Parcel 1

Commence at the Southeast corner of the Southeast 1/4 of Section 4, Township 30 South, Range 16 East; Thence along the South line of the Southeast 1/4 of Section 4 run the following three (3) courses: 1) S89°59'46"W, a distance of 1316.60 feet; 2) N89°37'31"W, a distance of 202.87 feet; 3) S89°57'57"W, a distance of 43.15 feet; thence departing said South line, run N00°46'57"W, a distance of 154.04 feet to a point on the Northerly right-of-way line of Ulmerton Road, said point also being the Point of Beginning; thence along said Northerly right-of-way line run N89°46'48"W, a distance of 209.08 feet; thence departing said Northerly right-of-way line run N00°46'46"W, a distance of 295.35 feet; thence run S89°58'18"E, a distance of 359.30 feet to a point on the Westerly right-of-way line of 49th Street; thence along said Westerly right-of-way line run S00°43'48"E, a distance of 31.88 feet; thence departing said Westerly right-of-way line run N89°46'16"W, a distance of 46.98 feet to a point on a non-tangential curve having a radius of 15.00 feet; thence along said curve run through a central angle of 88°59'52", a distance of 23.30 feet to a point of tangency; thence run S00°46'25"E, a distance of 39.82 feet to a point of curvature of a curve to the right having a radius of 15.00 feet; thence along said curve run through a central angle of 42°06'58", a distance of 11.03 feet to a point of non-tangency; thence run N89°46'18"W, a distance of 70.34 feet; thence run N89°46'48"W, a distance of 43.76 feet; thence run S00°46'57"E, a distance of 200.00 feet to the Point of Beginning.

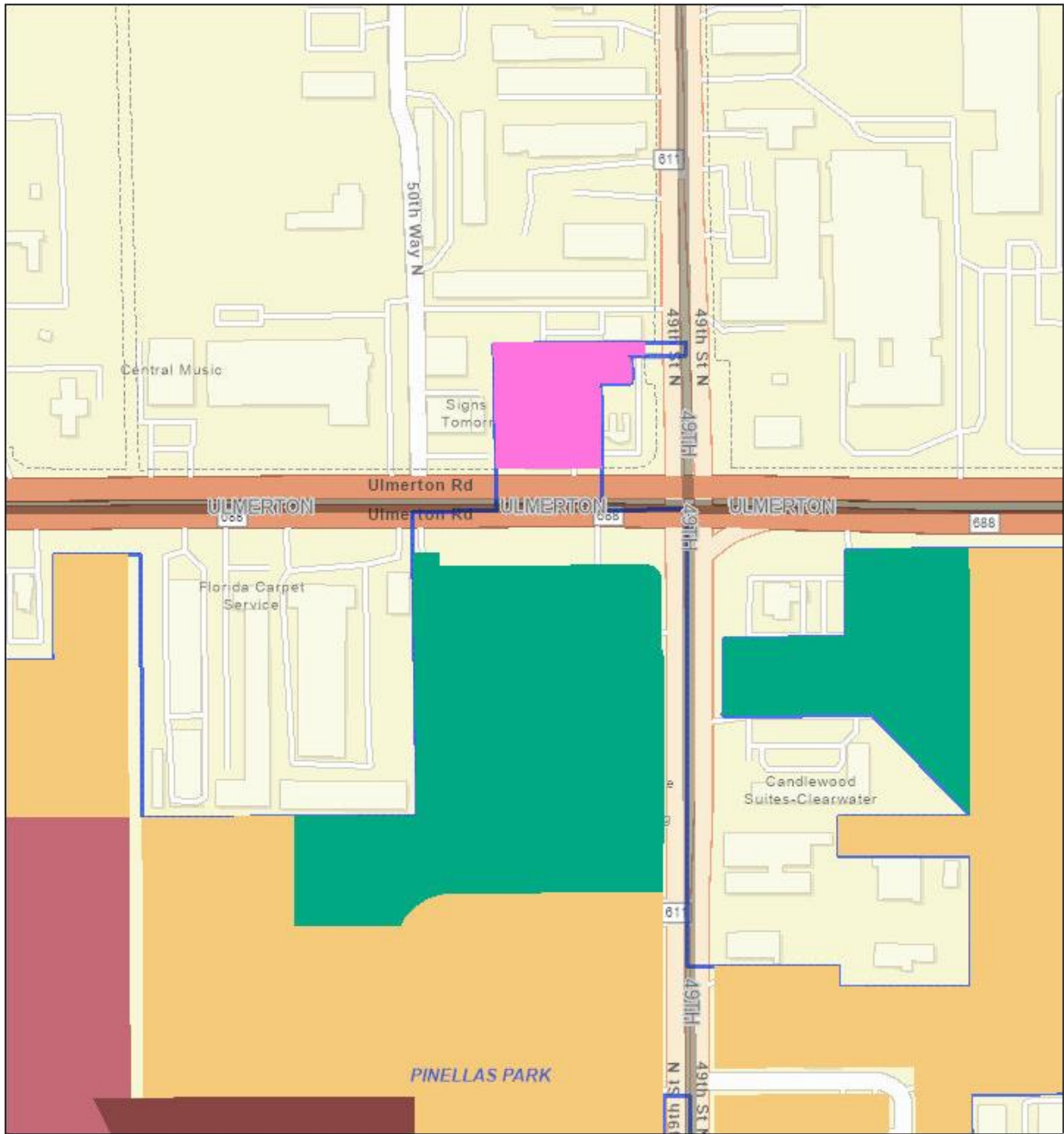
Said parcel containing 1.702 acres (74,136 square feet), more or less.

Parcel 2

Commence at the Southeast corner of the Southeast 1/4 of Section 4, Township 30 South, Range 16 East; thence along the South line of the Southeast 1/4 of Section 4 run the following two (2) courses: 1) S89°59'46"W, a distance of 1316.60 feet; 2) N89°37'31"W, a distance of 202.87 feet; thence departing said South line, run N00°34'05"W, a distance of 153.84 feet to a point on the Northerly right-of-way line of Ulmerton Road, said point also being the Point of Beginning; thence along said Northerly right-of-way line run N89°46'48"W, a distance of 43.73 feet; thence departing said Northerly right-of-way line run N00°46'57"W, a distance of 200.00 feet; thence run S89°46'48"E, a distance of 43.76 feet; thence run S00°46'25"E, a distance of 200.00 feet to the Point of Beginning.

Said parcel containing 0.201 acres (8,748 square feet), more or less.

EXISTING LAND USE MAP



10/19/2023, 11:21:52 AM

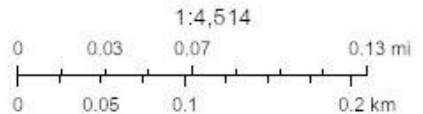
Land Use (Pinellas Park)

- Commercial General - CG
- Industrial General - IG
- Industrial Limited - IL
- Residential/Office General - R/OG

Transportation/Utility - T/U

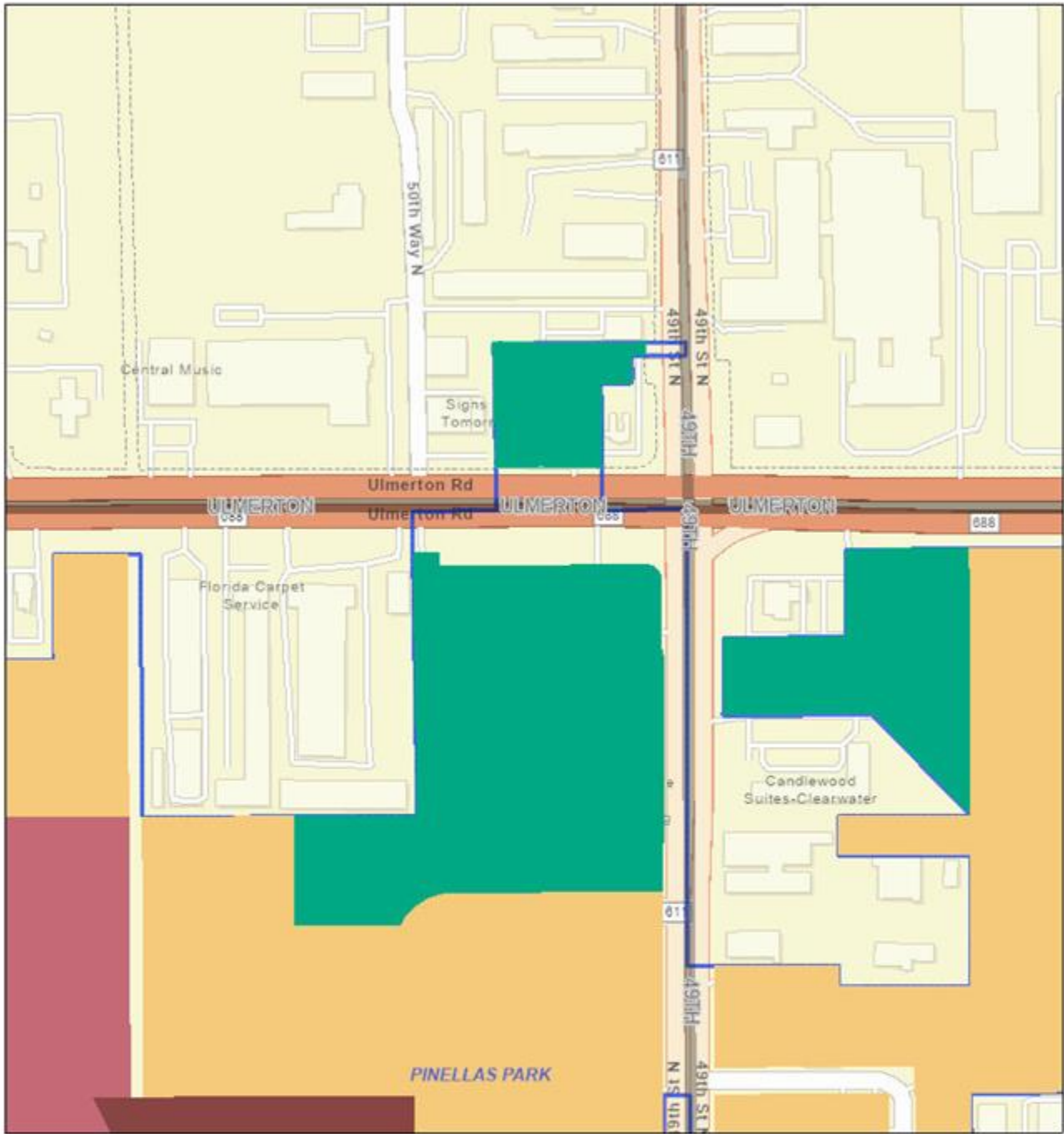
Major Roads

- Principal Arterial
- Minor Arterial
- Pinellas Park



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PROPOSED LAND USE MAP



10/19/2023, 11:21:52 AM

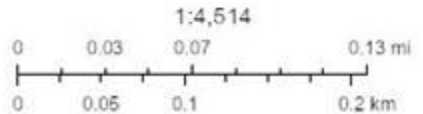
Land Use (Pinellas Park)

- Commercial General - CG
- Industrial General - IG
- Industrial Limited - IL
- Residential/Office General - R/OG

Transportation/Utility - T/U

Major Roads

- Principal Arterial
- Minor Arterial
- Pinellas Park

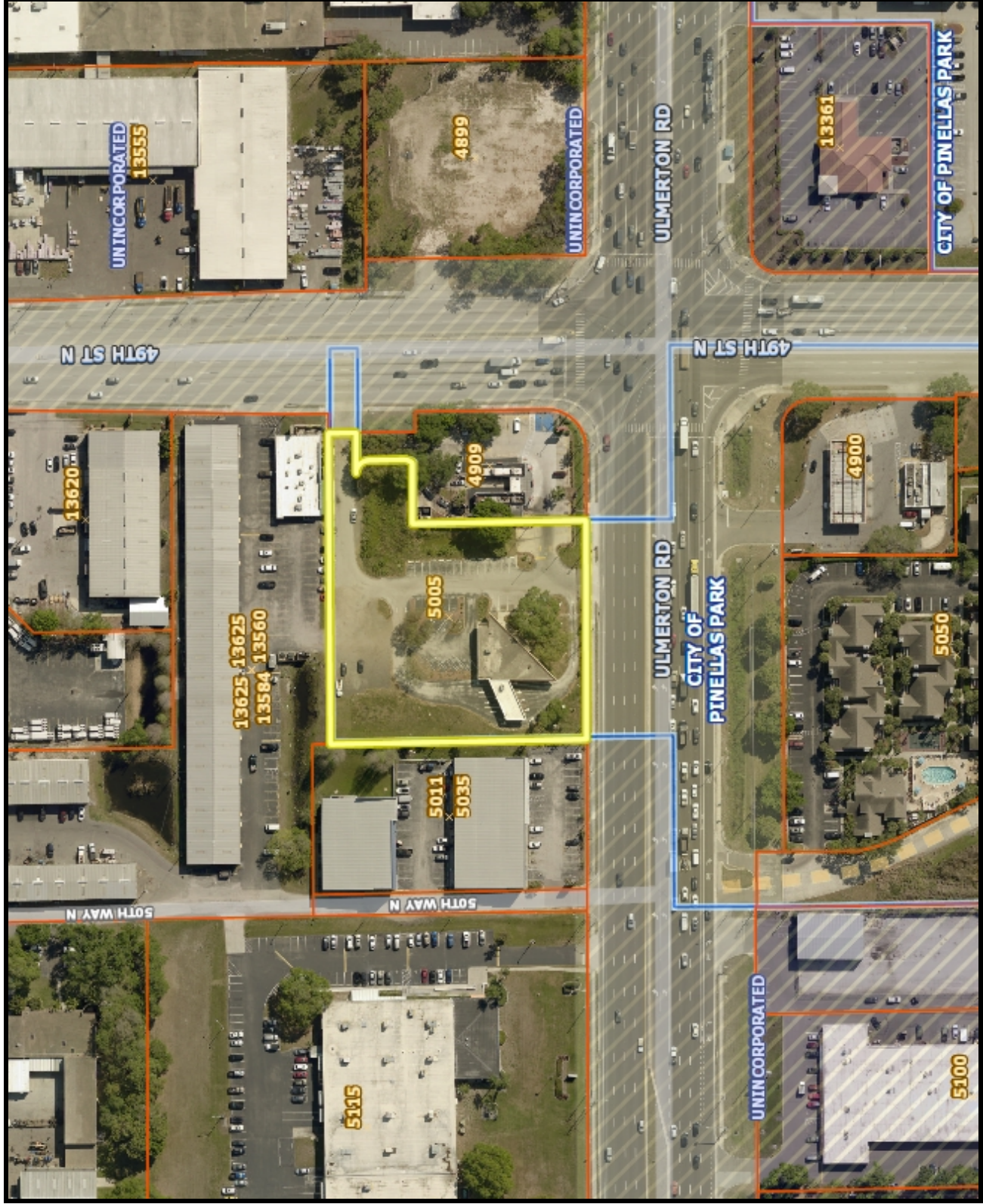


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Aerial Map

Legend

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



Notes:



1: 2,257

188.1 Feet

94.04

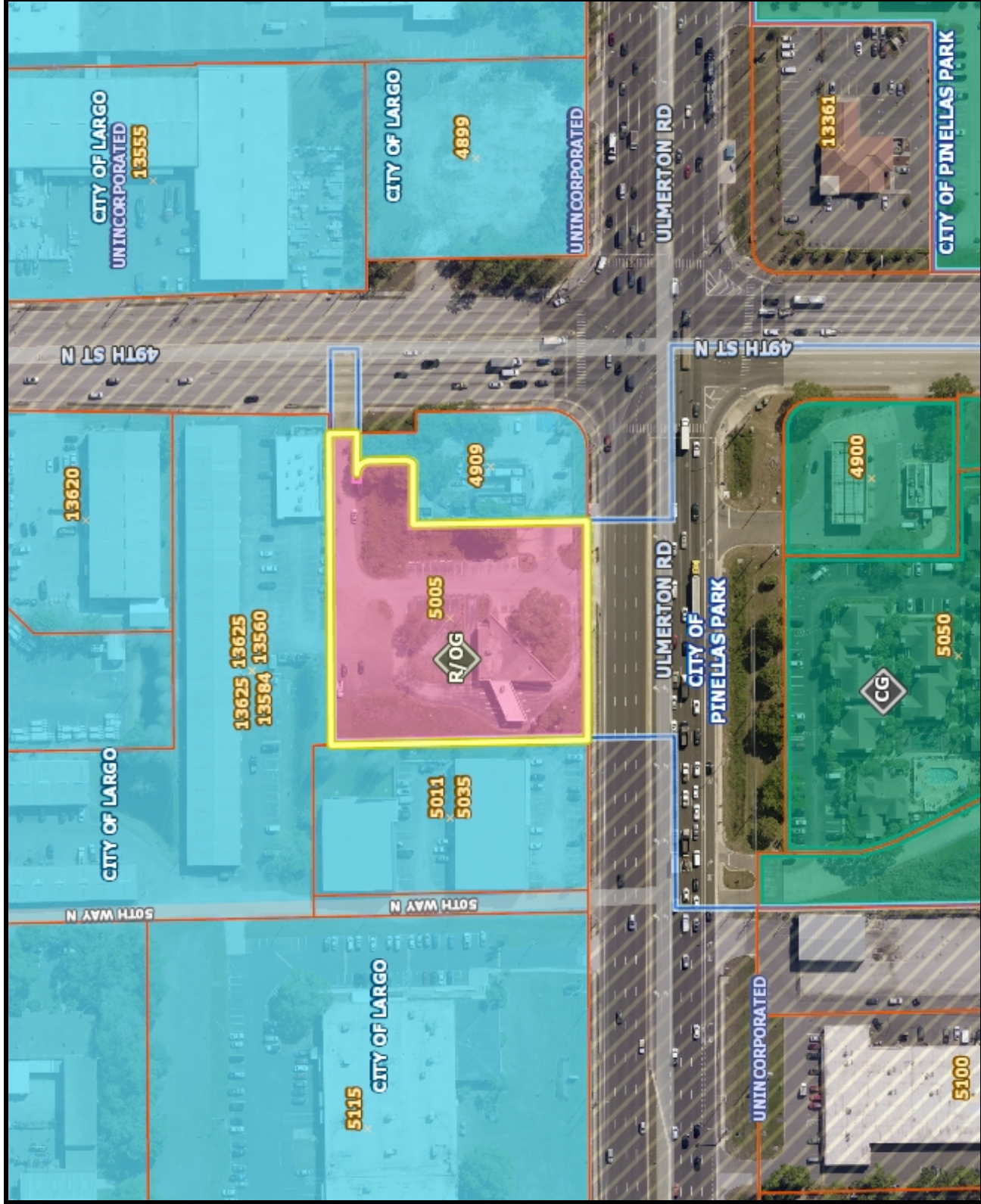
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188.1

Future Land Use Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Land Use Borders
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Residential/Open Space - R/O/S
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - F
- Residential Urban (Residential Low) - RU/R
- Transportation/Utility - T/U
- Land Use Fill
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Recreation/Open Space - R/O/S
- Residential Facilities High - RFH



Notes:

1: 2,257

188.1 Feet

94.04

0

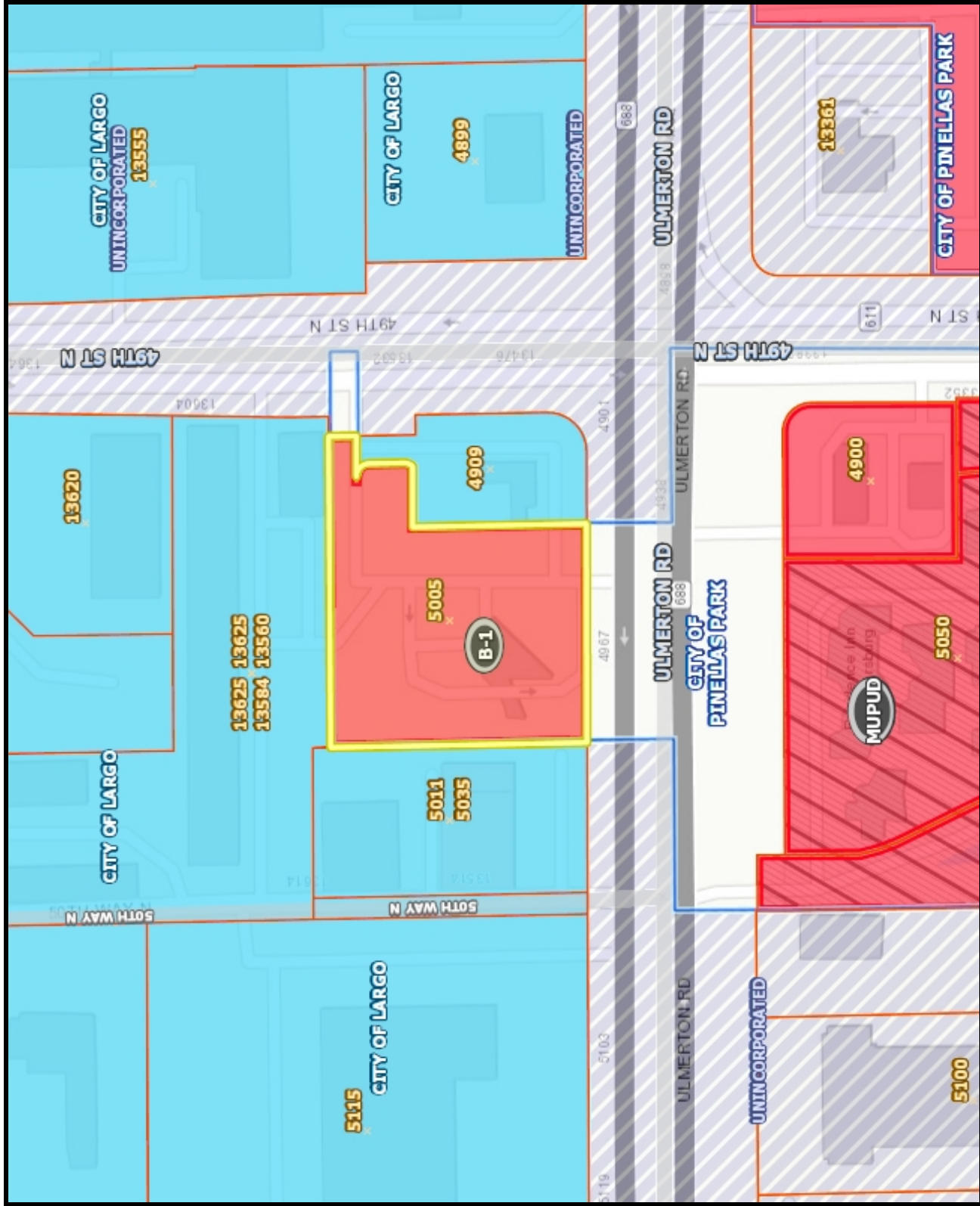
188.1



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-P
- 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-P
- Farm - F



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1

WGS_1984_Web_Mercator_Auxiliary_Sphere

NORTH

Flood Insurance Rate Map

Legend

- Master Address Points
- Centerlines
- Pinellas Park
- City Grid
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
- Bridge
- Culvert
- Weir
- Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
- LIMIT LINES
- SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
- <all other values>
- 1% Annual Chance Flood Hazard (A, AE, AI)
- Combined Riverine and Coastal Floodplain
- Coastal Floodplain (AE)
- 0.2% Annual Chance Flood Hazard in 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)

Exhibit E: FIRM



Notes:

1: 2,257

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere



Exhibit F: Site Photos



Photo 1: Taken from the northeast portion of the property.



Photo 2: Taken from the southeast corner of the property on Ulmerton Road.

Legal Description (Prepared by L&S Diversified):

Parcel 1

Commence at the Southeast corner of the Southeast 1/4 of Section 4, Township 30 South, Range 16 East; Thence along the South line of the Southeast 1/4 of Section 4 run the following three (3) courses: 1) S89°59'46"W, a distance of 1316.60 feet; 2) N89°37'31"W, a distance of 202.87 feet; 3) S89°57'57"W, a distance of 43.15 feet; thence departing said South line, run N00°46'57"W, a distance of 154.04 feet to a point on the Northerly right-of-way line of Ulmerton Road, said point also being the Point of Beginning; thence along said Northerly right-of-way line run N89°46'48"W, a distance of 209.08 feet; thence departing said Northerly right-of-way line run N00°46'46"W, a distance of 295.35 feet; thence run S89°58'18"E, a distance of 359.30 feet to a point on the Westerly right-of-way line of 49th Street; thence along said Westerly right-of-way line run S00°43'48"E, a distance of 31.88 feet; thence departing said Westerly right-of-way line run N89°46'16"W, a distance of 46.98 feet to a point on a non-tangential curve having a radius of 15.00 feet; thence along said curve run through a central angle of 88°59'52", a distance of 23.30 feet to a point of tangency; thence run S00°46'25"E, a distance of 39.82 feet to a point of curvature of a curve to the right having a radius of 15.00 feet; thence along said curve run through a central angle of 42°06'58", a distance of 11.03 feet to a point of non-tangency; thence run N89°46'18"W, a distance of 70.34 feet; thence run N89°46'48"W, a distance of 43.76 feet; thence run S00°46'57"E, a distance of 200.00 feet to the Point of Beginning.

Said parcel containing 1.702 acres (74,136 square feet), more or less.

Parcel 2

Commence at the Southeast corner of the Southeast 1/4 of Section 4, Township 30 South, Range 16 East; thence along the South line of the Southeast 1/4 of Section 4 run the following two (2) courses: 1) S89°59'46"W, a distance of 1316.60 feet; 2) N89°37'31"W, a distance of 202.87 feet; thence departing said South line, run N00°34'05"W, a distance of 153.84 feet to a point on the Northerly right-of-way line of Ulmerton Road, said point also being the Point of Beginning; thence along said Northerly right-of-way line run N89°46'48"W, a distance of 43.73 feet; thence departing said Northerly right-of-way line run N00°46'57"W, a distance of 200.00 feet; thence run S89°46'48"E, a distance of 43.76 feet; thence run S00°46'25"E, a distance of 200.00 feet to the Point of Beginning.

Said parcel containing 0.201 acres (8,748 square feet), more or less.