ORDINANCE	NO
OKDINANCE	MO.

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THREE:** That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.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

PUBLISHED THE	_ DAY	OF		2023.
FIRST READING	_ DAY	OF		2023.
PUBLIC HEARING THE	DAY	OF	<i>,</i>	2023.
PASSED THIS	DAY	OF		2023.
AYES:				
NAYES:				
ABSENT:				
ABSTAIN:				
APPROVED THIS	_ DAY	OF	,	2023.
			Sandra L. Bradbury	
ATTEST:			MAYOR	
Jennifer R. Carfagno, M CITY CLERK	MC			

Planning Authority.

3

### 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

# LEGAL DESCRIPTION: (FROM TITE COMMITMENT CREATED BY OLD

FOLLOWING: THE SOUTH 450 FEET OF

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 89°57'22" EAST 458.42 FEET TO THE POINT OF BEGINNING. 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:

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

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

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; 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.

'HE EAST 250 FEET OF THE SOUTH 350 FEET OF LOT 11 AND LESS ROAD, OF PINELLAS IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; FEET OF THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 AND ALSO LESS AND EXCEPT: THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING WITHIN 100 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 GROVES, INC., IN THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS RECORDED

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

RANGE 16 EAST, DESCRIBED AS FOLLOWS: THAT PART OF LOT 11, PINELLAS GROVES, INC. IN THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, 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; THENCE CONTINUE ALONG SAID RIGHT—OF—WAY LINE, NORTH 89'45'51" WEST, 180.37 FEET FOR A POINT OF BEGINNING ON SAID NORTH RICHT—OF—WAY LINE OF SOUTH 89'45'51" EAST, 217 FEET TO A POINT ON THE WEST MAINTAINED RIGHT—OF—WAY LINE 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 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

RECORDS BOOK 8652, PAGE 175, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA). AND FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN IN SPECIAL WARRANTY DEED OFFICIAL (AND ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 16701, PAGE 608, PUBLIC RECORDS OF PINELLAS PARCEL 3 (EASEMENT)

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

# LEGAL DESCRIPTION: (CREATED BY L & S DIVERSIFIED)

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST.

THENCE ALONG 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 202.87 FEET; 3) S89'57'57"W, A DISTANCE OF 202.87 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00'46'57"W, A DISTANCE OF 154.04 FEET TO A POINT ON THE WESTERN ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT—OF—WAY LINE RUN N89'46'16"W, A DISTANCE OF 359.30 FEET TO A POINT OF CUSP ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET; THENCE PEPARTING SAID WESTERLY RIGHT—OF—WAY LINE RUN N89'46'16"W, A DISTANCE OF 46.98 FEET TO A POINT OF CUSP ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88'59'52", A DISTANCE OF 33.30 FEET TO A POINT OF CURVATURE OF SOUTH 45'16'21" EAST, AND A CHORD DISTANCE OF 21.03 FEET TO A POINT OF TANGENCY; THENCE RUN SOO'46'25"E, A DISTANCE OF 39.82 FEET TO A POINT OF CURVATURE OF A CURVE THROUGH A CENTRAL ANGLE OF 48.98 FEET TO A POINT OF CURVATURE OF A CURVE THROUGH A CENTRAL ANGLE OF 39.82 FEET TO A POINT OF CORVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42'06'58". A DISTANCE OF 70.34 FEET, THENCE RUN N89'46'48", A DISTANCE OF 13.03 FEET, THENCE RUN N89'46'48", A DISTANCE OF 13.046'57"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

W, A DISTANCE OF 1316.60 FEET; 2) N89°37°31"W, A ON THE NORTHERLY RIGHT—OF—WAY LINE OF IN89°46°48"W, A DISTANCE OF 43.73 FEET; THENCE DISTANCE OF 43.76 FEET; THENCE RUN SOO°46'25"E 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 202.87 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NO0'34'05"W, A DISTANCE OF 153.84 FEET TO A POINT ON TH

ULMERTON ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT—OF—WAY LINE RUN NO0'46'57"W, A DISTANCE OF 200.00 FEET; THENCE RUN S89'46'48"E, A DISTA

A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING

FEET), MORE

# TITLE AND SCHEDULE BII EXCEPTIONS;

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO. 19111358, EFFECTIVE 27, 2019 AT 8:00 AM. EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE BII (EXCEPTIONS) ARE AS FOLLOWS:

- BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2249, PAGE 57. DOES NOT AFFECT PROPERTY NOT A PLOTTABLE MATTER. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK
- RECIPROCAL EASEMENT AGREEMENT CROSS ACCESS SURFACE WATER DRAINAGE PARKING RESTRICTIVE COVENANTS BY AND BETWEEN FIRST UNION NATIONAL BANK OF FLORIDA AND CHECKERS DRIVE—IN RESTAURANTS, INC. RECORDED IN OFFICIAL RECORDS BOOK 8652, PAGE 178. AFFECTS PROPERTY PLOTTED HEREON.

DISTRIBUTION EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 5153, PAGE 1278. AFFECTS PROPERTY - PLOTTED HEREON.

TERMS, CONDITIONS AND RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED FROM WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A. F/K/A FIRST UNION NATIONAL BANK OF PINELLAS COUNTY F/K/A CENTURY FIRST NATIONAL BANK OF PINELLAS COUNTY F/K/A CENTURY FIRST NATIONAL BANK OF ST PETERSBURG TO CREIGHTON COMPANIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_, PAGE \_\_\_\_.

### AREAS:

1.702 ACRES (74,136 SQUARE FEET) 0.201 ACRES (8,748 SQUARE FEET) PARCEL 1: PARCEL 2:

ACRES (82,884 SQUARE FEET)

SECTION 04, TOWNSHIP 30 SOUTH, RANGE 16 EAST CITY OF PINELLAS PARK PINELLAS COUNTY, FLORIDA

REVISIONS

DESCRIPTION

UPDATE TO LEGAL DESCRIPTION PER COMMENTS

## SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DESCRIBED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEYOR AND WAPPER.
- THE DOCUMENTATION OF THE PERIMETER OF THE PARCELS OF LAND SHOWN HEREON BY MONUMENTING THE BOUNDARY LINES FOR THE PURPOSE HE LOCATION OF SURFACE IMPROVEMENTS WITHIN PROJECT LIMITS AS DESCRIBED IN THE CONTRACT. (3) SPOT ELEVATIONS AND CONTOURS. (4) ACE UTILITY DESIGNATION AND LOCATION. THIS SURVEY IS LIMITED TO: (1) DESCRIBING SAID PARCELS. (2) T SPECIMEN TREES. (5) SUB-SURFA
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT—OF—WAY LINE OF ULMERTON ROAD HAVING A GRID BEARING OF N89°46'48"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- SHOWN IS BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), WITH A 1990 ADJUSTMENT, STATE PLANE COORDINATES, FLORIDA WEST ZONE, AND MENT OF ENVIRONMENTAL PROTECTION CERTIFIED RECORD NUMBER 100441, BEING A 2.5" BRASS DISK STAMPED "PCED", AND HAVING THE E: 431259.297.
  - ,TIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1929 (NAVD 29), FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK A 4" X 4" CONCRETE MONUMENT WITH FDOT BRASS DISK STAMPED "BM 15-88-B563 RESET" AND HAVING AN ELEVATION OF 15.363 FEET. THE VERTICAL DATUM AND ELEVA "BM 15-88-B563 RESET" BEING
    - THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. ENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS REFLECTED IN THE LOCATION AND MAY NOT REPRESE
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. THE SURVEYOR DID NOT INSPECT
- APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF WALLS AND FENCES.
- THIS FIRM IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 3 CALIPER INCHES OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON. RINKLER HEADS WERE NOT LOCATED. ORNAMENTAL PLANTS, HEDGES, S
- THE PROJECT WAS SCANNED FOR UNDERGROUND UTILITIES USING ELECTRONIC DETECTION DEVICES AND GROUND PENETRATING RADAR (GPR). ANY UTILITIES FOUND WITHIN THE PROJECT LIMITS WERE SURFACE PAINTED AND FLAGGED WITH THE APPROPRIATE COLOR AS RECOGNIZED BY THE NATIONAL UTILITY LOCATING CONTRACTORS ASSOCIATION (NULCA). ANY UTILITIES MARKED BY ANOTHER FIRM WILL BE VERIFIED BY AN L&S DIVERSIFIED UTILITY LOCATOR.
  - IT SHOULD BE UNDERSTOOD BY THE CLIENT THAT SOME UNDERGROUND UTILITIES MAY NOT BE MADE OF A CONDUCTIVE MATERIAL OR MAY NOT RETURN A GPR ECHO AND THEREFORE CANNOT BE DESIGNATED WITH ELECTRONIC PROSPECTING EQUIPMENT OR GPR.
- L & S DIVERSIFIED, LLC DID NOT SEARCH THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS—OF—WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY L & S DIVERSIFIED, LLC (L&S). L&S HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT MUST BE DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS INFORMATION CONTAINED COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYORS CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION OF AND/OR MODIFICATIONS HAVE NOT BEEN MADE. L&S MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT L&S DIRECTLY FOR VERIFICATION OF ACCURACY.
  - THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER.
  - THIS SURVEY CANNOT BE RELIED
  - UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON. S SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
    - HEREON CONTAINS A TOTAL AREA OF 1.903 ACRES (82,884 SQUARE FEET) MORE OR LESS. SURVEYED PROPERTY

# AND ABBREVIATION LEGEND:

VICINITY MAP: NOT TO SCALE

GUY WIRE

METAL LIGHT POLE

ELECTRICAL VAULT

WOODEN POWER POLE

BOLLARD

SINGLE STAND SIGN

WELL

SANITARY SEWER MANHOLE

CATCH BASIN

FOUND BRASS OR ALUMINUM DI

FOUND CONCRETE MONUMENT

FOUND IRON ROD

FOUND IRON ROD

FOUND NAIL & DISK

SET NAIL & DISK

SET NAIL & DISK

SET LIVE OAK

TREE LIVE OAK

TREE LIVE OAK

TREE LIVE OAK

TREE PALM

TREE MANGROVE — OVERGROWN

CHORD DISTANCE

CHORD BEARING

CORRUGATED PLASTIC PIPE

CENTRAL ANGLE ABLE TELEVISION RISER DNCRETE LIGHT POLE BERGLASS LIGHT POLE 

REINFORCED CONCRETE PIPE POLYVINYL CHLORIDE PIPE ARC LENGTH LICENSED BUSINESS NORTH/NORTHING OFFICIAL RECORDS BOOK EAST/EASTING ELEVATION INVERT PLAT BOC PAGE(S) 

OVERHEAD ELECTRICAL LINE
BUILDING LINE
EDGE OF PAVEMENT
STORM DRAINAGE PIPE
CONCRETE URIED FIBER OPTIC URIED SANITARY SEWER OT ELEVATION

N TS HT84 N TS HT64

## CERTIFIED TO:

WELLS FARGO BANK, N.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ULMERTON PINELLAS PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION

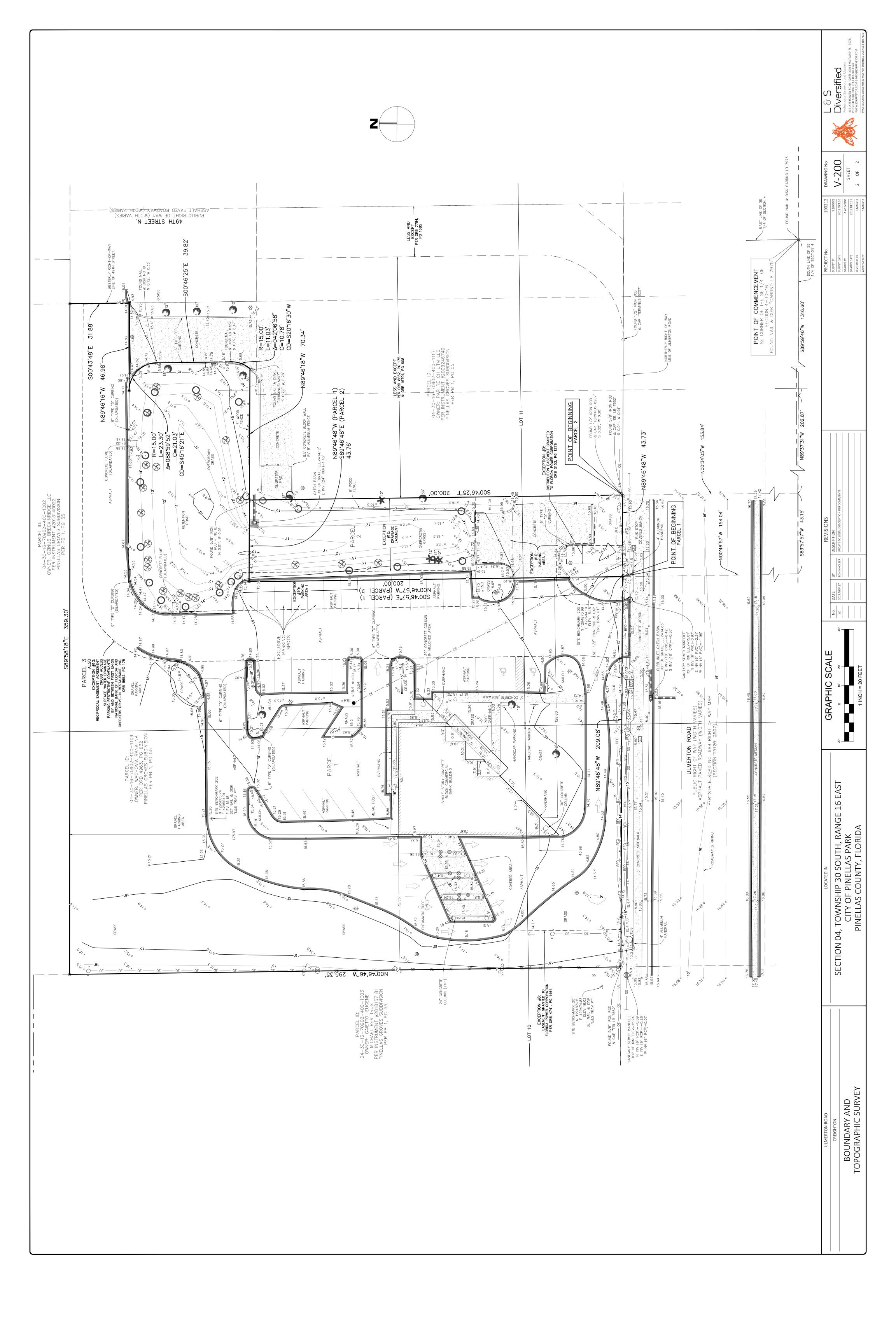
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TILE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 8, 11, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF THE FIELDWORK WAS COMPLETED ON OCTOBER 10, 2019.

DATE OF PLAT OR MAP: DECEMBER 18,









### 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

<u>LUPA-1024-00001 - 5005 Ulmerton Road</u>

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

## PINELLAS PARK • SIMPLY CENTERED •

### 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. <u>Request</u>: 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 (2<sup>nd</sup> Reading) Public Hearing Date: TBD

Advertising Date: TBD

### **II. BACKGROUND INFORMATION**

**A.** <u>Case Summary</u>: 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. <u>Current Zoning</u>: General Commercial (B-1)

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

**J.** <u>Evacuation Zone</u>: 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. Kev 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. <u>Project Application Review Committee (PARC) Comments</u>:

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

Nick A. Colonna, AICP

Community Development Administrator or Aaron Peterson, MPA, MBA, CFM

Assistant Community Development Administrator

Data

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 F	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 hol	der(s) of the following described property:
ADDRESS OR GENERAL LOCATION:	
5005 Ulmerton Road, Pinell	as Park, FL
	ype legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.) reto and incorporated herein.
2. That this property constitutes the property for which a Future Land Use Map Amo	an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST): endment
petitions or other documents necessary to affect such a  4. That this affidavit has been executed to induce the	pes / do) appoint Kevin B. Reali, Esq.**  as (his / their) agent(s) to execute any pplication.**and all employees of Stearns Weaver Miller  ne City of Pinellas Park, Florida, to consider and act on the above described property; to include City pections as are necessary to visualize site conditions and/or determine compatibility.  SIGNED (PROPERTY OWNER 2)
STATE OF FLORIDA	The foregoing instrument was acknowledged before me by means of
COUNTY OF LEE	physical presence or □ online notarization, this <u>//3</u> day of <u>Ocrosee</u> , 20 <u>2023</u> .
	By M Daw Crareurs, Managere, who is (Name of person acknowledging and title of position)
KELLI J FROST  Notary Public - State of Florida Commission # GG 962681 My Comm. Expires Feb 26, 2024 Bonded through National Notary Assn.	as identification and who DID / DID NOT (Type of identification) take an oath.
(SEAL ABOVE)	Notary Public, Commission No. GG 96 288/  (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.

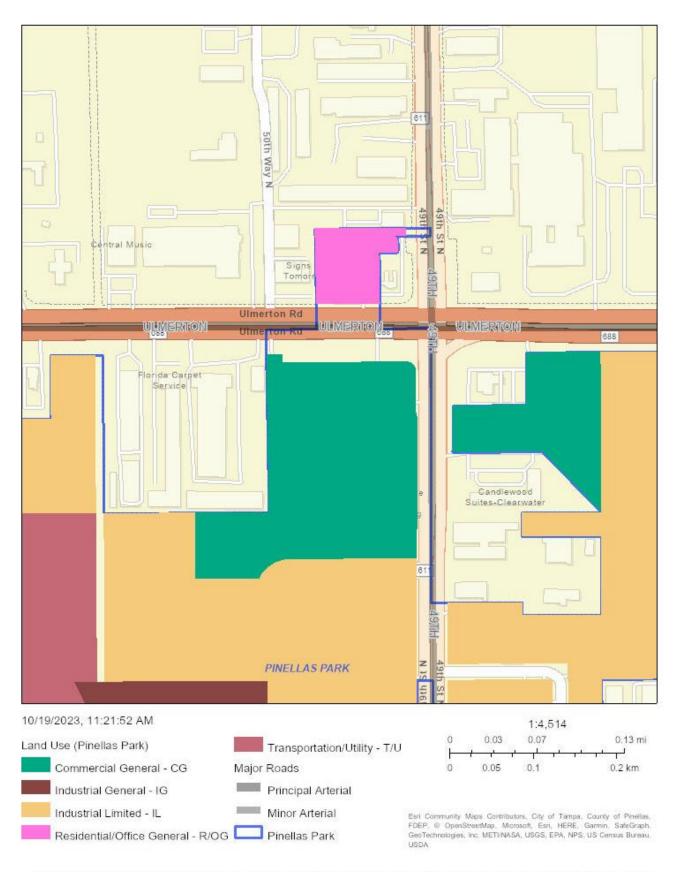
Said parcel containing 1.702 acres (74,136 square feet), more or less.

### Parcel 2

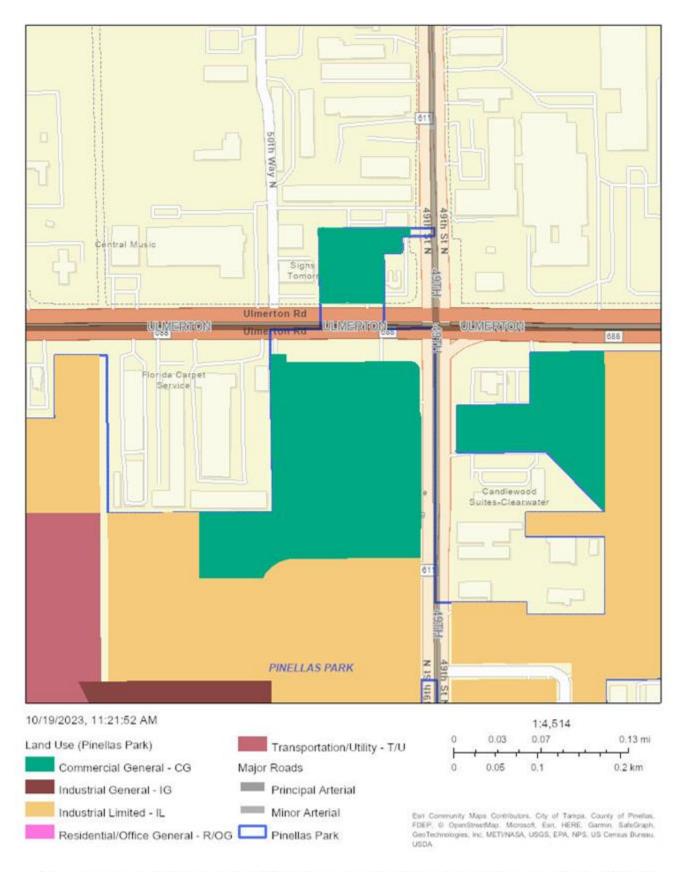
Commence at the Southeast corner of the Southeast 1/4 of Section 4, Township 30 South, Range 16 East; thence along the South line of the Southeast 1/4 of Section 4 run the following two (2) courses: 1) S89°59'46"W, a distance of 1316.60 feet; 2) N89°37'31"W, a distance of 202.87 feet; thence departing 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**



### PROPOSED LAND USE MAP



# LEGAL DESCRIPTION: (FROM 11TLE COMMITMENT CREATED BY OLD

THE FOLLOWING: THE SOUTH 450 FEET OF

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 89°57'22" EAST 458.42 FEET TO THE POINT OF BEGINNING. 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:

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

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

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; 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.

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

THE EAST 250 FEET OF THE SOUTH 350 FEET OF LOT 11 AND LESS ROAD, OF PINELLAS IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; BLIC RECORDS OF PINELLAS COUNTY, FLORIDA (AND ALSO DESCRIBED IN OFFICIAL ALSO LESS AND EXCEPT THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8652, PAGE 175, PURECORDS BOOK 16701, PAGE 608, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA). THE SOUTH 450 FEET OF LOTS 10 AND 11, LESS THE WEST 198 FEET M.O.L. OF LOT 10 AND LESS GROVES, INC., IN THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS RECORDED

RANGE 16 EAST, DESCRIBED AS FOLLOWS: THAT PART OF LOT 11, PINELLAS GROVES, INC. IN THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, THE SAME BEING 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, SAME BEING THE CENTERLINE OF 49TH STREET NORTH, TO A POINT ON THE NORTH RIGHT—OF—WAY LINE OF STATE ROAD NO. 688; THENCE CONTINUE ALONG SAID RIGHT—OF—WAY LINE, NORTH 89'45'51" WEST, 80.37 FEET, THENCE SOUTH 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; 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 EAST LYING WITHIN 100 FEET OF THE EAST LINE OF THE SW 1/4 OF SAID SECTION 4 AS SET FORTH IN DEED RECORDED IN OFFICIAL

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

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

WATER DRAINAGE PARKING RESTRICTIVE COVENANTS RECORDED IN OFFICIAL TOGETHER WITH NON—EXCLUSIVE EASEMENT IN RECIPROCAL EASEMENT AGREEMENT CROSS ACCESS SU RECORDS BOOK 8652, PAGE 178, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA PARCEL 3 (EASEMENT)

# LEGAL DESCRIPTION: (CREATED BY L & S DIVERSIFIED)

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 154.04 FEET TO A POINT ON THE NOT THE SOUTH LINE, RUN NOO'46'57"W, A DISTANCE OF 154.04 FEET TO A POINT ON THE NORTHERLY RIGHT—OF—WAY LINE RUN NOO'46'46"W, A DISTANCE OF 205.08 FEET; THENCE DEPARTING SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT—OF—WAY LINE RUN NOO'46'46"W, A DISTANCE OF 295.35 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT—OF—WAY LINE RUN NOO'46'46"W, A DISTANCE OF 295.35 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT—OF—WAY LINE RUN NB9'46'16"W, A DISTANCE OF 46.98 FEET TO A POINT ON THE WESTERLY RIGHT—OF—WAY LINE RUN NB9'46'16"W, A DISTANCE OF 46.98 FEET TO A POINT ON A NON—TANGENTAL CURVE RUN THROUGH A CENTRAL ANGLE OF 88'59'52", A DISTANCE OF 23.00 FEET; THENCE ALONG SAID CURVE RUN THROUGH A CENTRAL ANGLE OF 88'59'52", A DISTANCE OF 33.82 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE RUN NB9'46'48"W, A DISTANCE OF 42.76 FEET; THENCE RUN NB9'46'18"W, A DISTANCE OF 70.34 FEET; THENCE RUN NB9'46'18"W, A DISTANCE OF 70.34 FEET; THENCE RUN NB9'46'18"W, A DISTANCE OF 43.76 FEET; THENCE RUN SOO'46'57"E, A DISTANCE OF 23.70 FEET; THENCE RUN NB9'46'18"W, A DISTANCE OF 43.76 FEET; THENCE RUN NB9'46'18"W, A DISTANCE OF 43.76 FEET; THENCE RUN SOO'46'57"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.702 ACRES (74,136 SQUARE FEET), MORE OR LESS.

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EASTHENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4 RUN THE FOLLOWING TWO (2) COURSES: 1) S DISTANCE OF 202.87 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NO0'34'05"W, A DISTANCE OF 153.84 FEET TO ULMERTON ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT—OF—WAY LINE RUN NO0'46'57"W, A DISTANCE OF 200.00 FEET; THENCE RUN S89'4 A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING

ACRES (8,748 SQUARE FEET), MORE

# TITLE AND SCHEDULE BII EXCEPTIONS:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO. 19111358, EFFECTIVE SEPTEMBER 27, 2019 AT 8:00 AM. EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE BII (EXCEPTIONS) ARE AS FOLLOWS:

- BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2249, PAGE 57. DOES NOT AFFECT PROPERTY NOT A PLOTTABLE MATTER.
- DISTRIBUTION EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 5153, PAGE 1278. AFFECTS PROPERTY PLOTTED HEREON. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK
- RECIPROCAL EASEMENT AGREEMENT CROSS ACCESS SURFACE WATER DRAINAGE PARKING RESTRICTIVE COVENANTS BY AND BETWEEN FIRST UNION NATIONAL BANK OF FLORIDA AND CHECKERS DRIVE—IN RESTAURANTS, INC. RECORDED IN OFFICIAL RECORDS BOOK 8652, PAGE 178. AFFECTS PROPERTY PLOTTED HEREON.
- TERMS, CONDITIONS AND RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED FROM WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A. F/K/A FIRST UNION NATIONAL BANK OF PINELLAS COUNTY F/K/A CENTURY FIRST NATIONAL BANK OF PINELLAS COUNTY F/K/A CENTURY FIRST NATIONAL BANK OF ST PETERSBURG TO CREIGHTON COMPANIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_, PAGE \_\_\_\_.

## AREAS:

1.702 ACRES (74,136 SQUARE FEET) PARCEL 1: PARCEL 2:

0.201 ACRES (8,748 SQUARE FEET)

ACRES (82,884 SQUARE FEET)

SECTION 04, TOWNSHIP 30 SOUTH, RANGE 16 EAST	
CITY OF PINELLAS PARK	
PINELLAS COUNTY, FLORIDA	

BOUNDARY AND TOPOGRAPHIC SURVEY

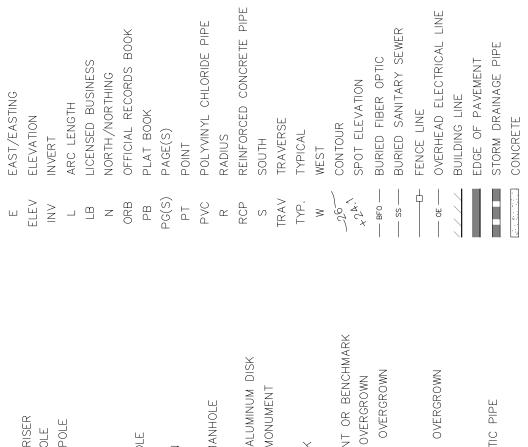
## WELLS FARGO BANK, N.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ULMERTON PINELLAS PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION DATE OF PLAT OR MAP: DECEMBER 18, CERTIFIED TO:

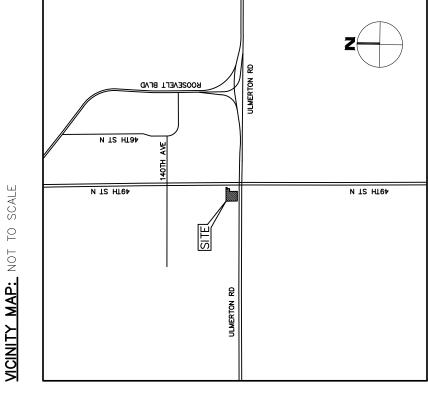
## SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DESCRIBED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEYOR AND WAPPER.
- THE DOCUMENTATION OF THE PERIMETER OF THE PARCELS OF LAND SHOWN HEREON BY MONUMENTING THE BOUNDARY LINES FOR THE PURPOSE HE LOCATION OF SURFACE IMPROVEMENTS WITHIN PROJECT LIMITS AS DESCRIBED IN THE CONTRACT. (3) SPOT ELEVATIONS AND CONTOURS. (4) ACE UTILITY DESIGNATION AND LOCATION. THIS SURVEY IS LIMITED TO: (1) DESCRIBING SAID PARCELS. (2) T SPECIMEN TREES. (5) SUB-SURFA
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT—OF—WAY LINE OF ULMERTON ROAD HAVING A GRID BEARING OF N89°46'48"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- SHOWN IS BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), WITH A 1990 ADJUSTMENT, STATE PLANE COORDINATES, FLORIDA WEST ZONE, AND MENT OF ENVIRONMENTAL PROTECTION CERTIFIED RECORD NUMBER 100441, BEING A 2.5" BRASS DISK STAMPED "PCED", AND HAVING THE E: 431259.297.
- , TIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1929 (NAVD 29), FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK A 4" X 4" CONCRETE MONUMENT WITH FDOT BRASS DISK STAMPED "BM 15-88-B563 RESET" AND HAVING AN ELEVATION OF 15.363 FEET. THE VERTICAL DATUM AND ELEVA "BM 15-88-B563 RESET" BEING
  - THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. ENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS REFLECTED IN THE LOCATION AND MAY NOT REPRESE
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
  - SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. THE SURVEYOR DID NOT INSPECT
    - APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF WALLS AND FENCES.
- THIS FIRM IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 3 CALIPER INCHES OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON. RINKLER HEADS WERE NOT LOCATED. ORNAMENTAL PLANTS, HEDGES, S
- THE PROJECT WAS SCANNED FOR UNDERGROUND UTILITIES USING ELECTRONIC DETECTION DEVICES AND GROUND PENETRATING RADAR (GPR). ANY UTILITIES FOUND WITHIN THE PROJECT LIMITS WERE SURFACE PAINTED AND FLAGGED WITH THE APPROPRIATE COLOR AS RECOGNIZED BY THE NATIONAL UTILITY LOCATING CONTRACTORS ASSOCIATION (NULCA). ANY UTILITIES MARKED BY ANOTHER FIRM WILL BE VERIFIED BY AN L&S DIVERSIFIED UTILITY LOCATOR. IT SHOULD BE UNDERSTOOD BY THE CLIENT THAT SOME UNDERGROUND UTILITIES MAY NOT BE MADE OF A CONDUCTIVE MATERIAL OR MAY NOT RETURN A GPR ECHO AND THEREFORE CANNOT BE DESIGNATED WITH ELECTRONIC PROSPECTING EQUIPMENT OR GPR.
- L & S DIVERSIFIED, LLC DID NOT SEARCH THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS—OF—WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
  - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY L & S DIVERSIFIED, LLC (L&S). L&S HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT MUST BE DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS INFORMATION CONTAINED COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYORS CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION OF AND/OR MODIFICATIONS HAVE NOT BEEN MADE. L&S MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT L&S DIRECTLY FOR VERIFICATION OF ACCURACY.
    - THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER.
    - THIS SURVEY CANNOT BE RELIED
    - UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON. S SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
      - HEREON CONTAINS A TOTAL AREA OF 1.903 ACRES (82,884 SQUARE FEET) MORE OR LESS. SURVEYED PROPERTY S

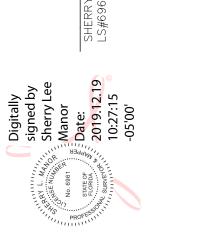
## AND ABBREVIATION LEGEND:

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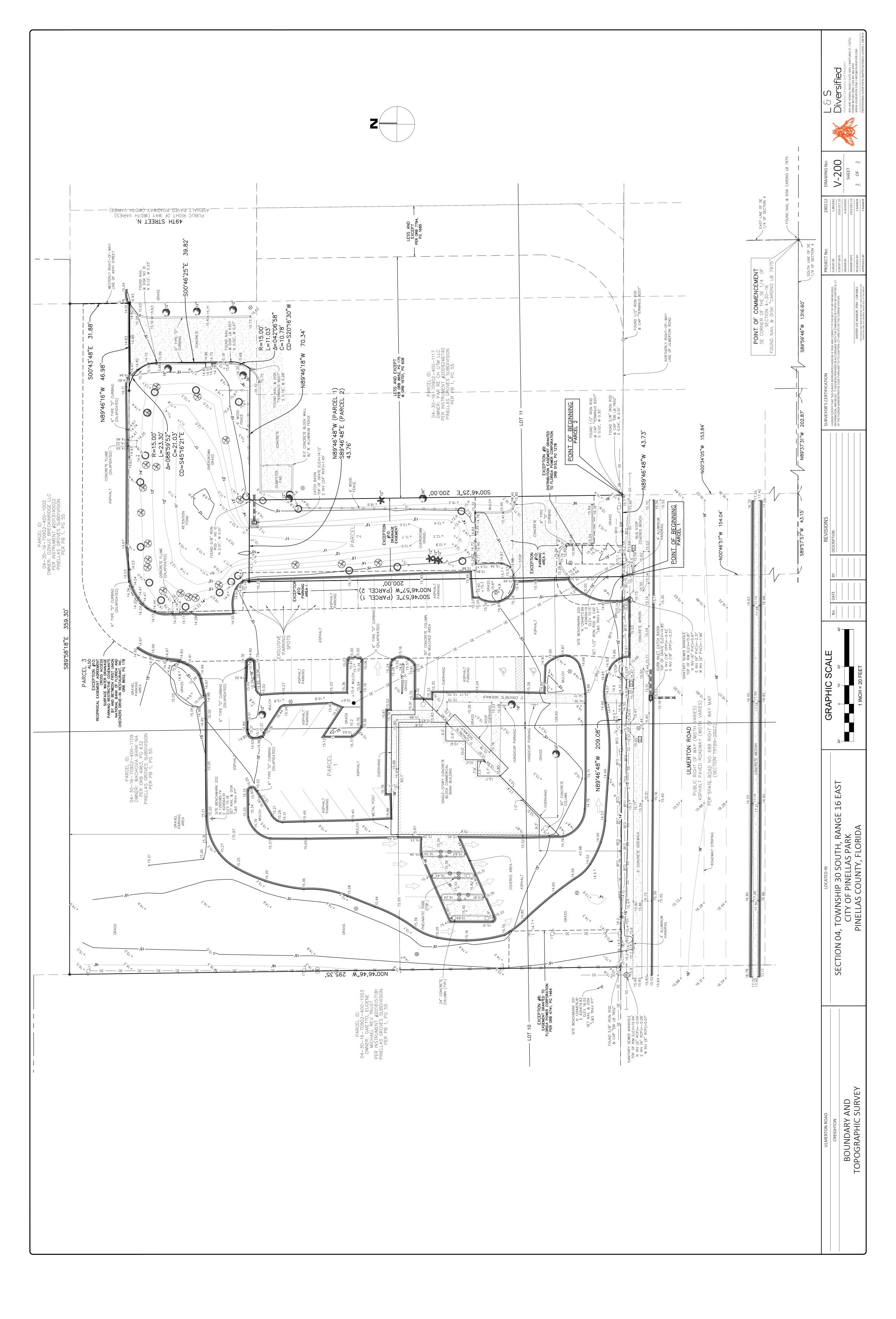
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TILE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 8, 11, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF THE FIELDWORK WAS COMPLETED ON OCTOBER 10, 2019.







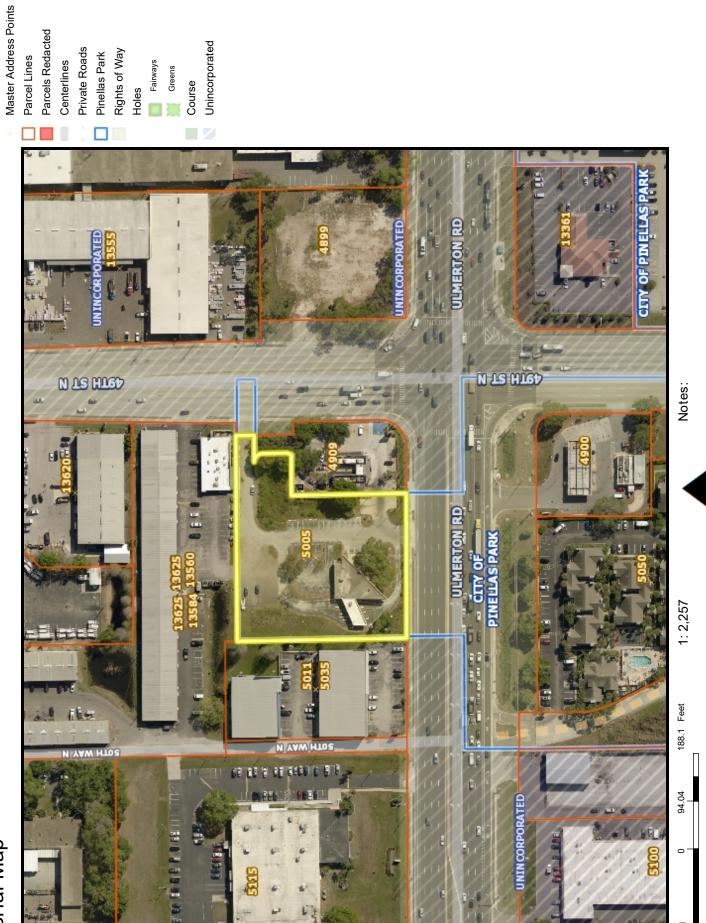




NORTH

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Legend



## Future Land Use Map

Legend

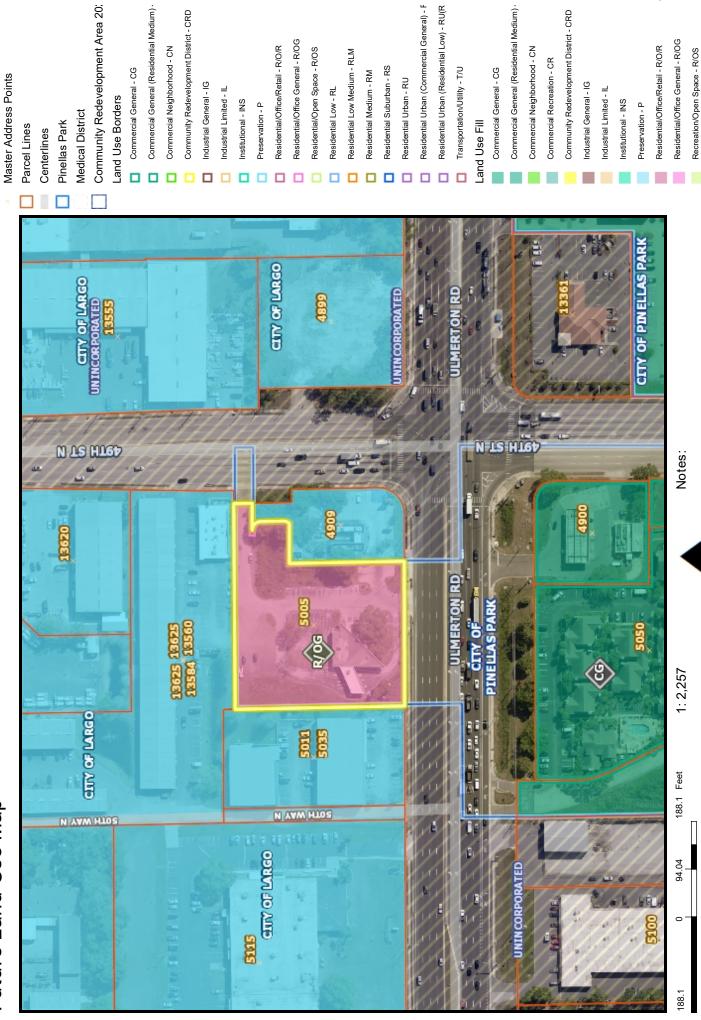


Exhibit C: Future Land Use Map

Residential Facilities High - RFH

NORTH

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Legend

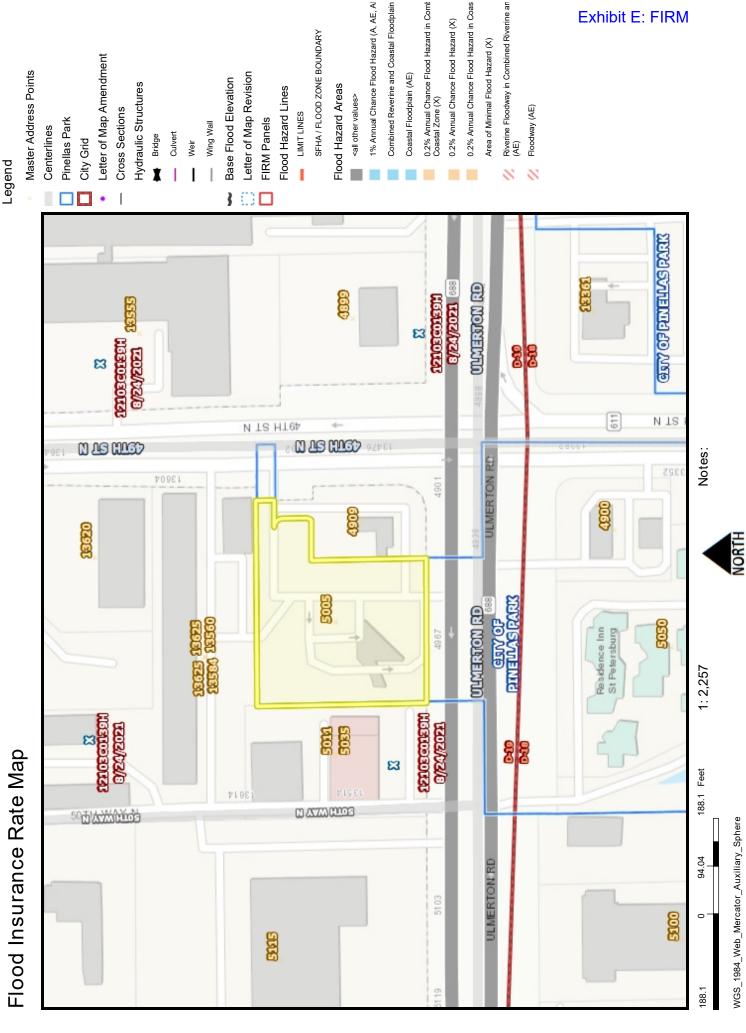
Exhibit D: Zoning Map

Farm - F

NORTH

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

188.1



### 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.