



I. APPLICATION DATA

- A. **Case Number:** PSP-1122-00001, VAR-1122-00003
- B. **Location:**
1. **Parcel Number:** 22-30-16-30374-000-0801
- C. **Request:** Request for Preliminary Site Plan Approval for a 36 bed physical rehabilitation hospital in the "M-1" Light Industrial Zoning District with a variance request to reduce the required number of parking spaces from 270 to 95.
- D. **Applicant:** Huntley Properties and Land Holdings, LLC
- E. **Agent:** Robert Pergolizzi, AICP, PTP; Gulf Coast Consulting, Inc.
- F. **Property Owner:** Huntley Properties and Land Holdings, LLC
- G. **Legal Ad Text:** Request for Preliminary Site Plan Approval for a 36 bed physical rehabilitation hospital in the "M-1" Light Industrial Zoning District with a variance request to reduce the required number of parking spaces from 270 to 95.
- H. **PARC Meeting:** November 30, 2021
- I. **Public Hearings:**
- City Council Date: January 27, 2022
Advertising Date: January 5, 2022

II. BACKGROUND INFORMATION

- A. **Case Summary:** The applicant is proposing to construct a new 36 bed physical rehabilitation hospital in the "M-1" Light Industrial Zoning District with 95 parking spaces on the vacant 6.19 acre lot at the northeast corner of Grand Ave and Gateway Centre Pkwy. The property is functionally abutting a residential zoning district to the southeast, so Preliminary Site Plan approval is required. A Variance is also required because the proposed 95 parking spaces is less than the required 270 parking spaces for a 36 bed hospital.

These requests are being run concurrently with Case Number CU-1022-00004 for Conditional Use approval for a hospital in the "M-1" Zoning District.

- B. **Site Area:** 269,636 square feet / 6.19 acres
- C. **Property History:**
1. **Land Use Plan or Zoning Amendments:** The subject property is located in the Gateway Center Activity Center, which was established in 1995 based on the Gateway Centre DRI. The current M-1 Zoning District and Industrial Limited (IL) Future Land Use designation were established with the creation of the DRI in 1986. The DRI was rescinded in 2016.
 2. **Previous Permits and Development:** None.
 3. **Previous Variances, Waivers:** None.

- D. **Existing Use:** Vacant
- E. **Proposed Uses:** Hospital for physical rehabilitation with 36 beds.
- F. **Current Future Land Use:** Industrial Limited (IL)
- G. **Current Zoning District:** "M-1" Light Industrial District
- H. **Flood Zone:** Portions of the subject parcel around existing drainage facilities are located in Flood Zone AE, which is a high-risk flood zone. The remainder of the subject property is in the X-Shaded and X Flood Zones, which are moderate and low-risk flood zones respectively.
- I. **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.
- J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	M-1	IL	Armed Forces Reserve Center
South	B-1	CG	Multi-family
East	M-1, R-6	IL, R/OG	Multi-family
West	R-1	IL	Multi-family

III. APPLICABLE CRITERIA / CONSIDERATIONS

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

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

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a limited industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial and industrial/mixed use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

2. **Key Standards:**

Primary Uses – Office; Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B).

Secondary Uses - Residential (limited to locations in Gateway Centre developed prior to August 7, 2015, pursuant to Section 2.3.3.14(E) of the Countywide Plan Rules (2018); Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.

3. **Relevant Policies:**

POLICY LU.1.2.2

The City shall continue to enforce regulations that will ensure compatibility of adjacent land uses.

POLICY LU.1.2.4

Through the development regulations, protection and buffering shall be provided for incompatible land uses that abut each other.

POLICY LU.1.3.1

The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods.

POLICY LU.1.15.3

Off-street parking for all new development and redevelopment shall provide safe pedestrian and vehicle movement, as well as ingress/egress.

4. Staff Analysis:

Hospitals are considered institutional uses, which are permitted within the IL Future Land Use designation. More specifically, the requested hospital will be a physical rehabilitation facility, which will provide post-surgery/hospitalization care for individuals that no longer need full hospital care, but are not capable of returning home. As a result, the facility will not generate the same level of traffic or noise from emergency vehicles as a traditional hospital with an emergency room. This greatly reduces the impact of the requested hospital on surrounding properties, including the nearby residential.

Additionally, the Preliminary Site Plan requirements of the Land Development Code specify increased buffering separation between the most impactful elements of an industrial site and adjacent residential.

Staff finds the requested Preliminary Site Plan and Variance for a hospital to be consistent with the IL Future Land Use designation and the goals, objectives and policies of the 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. 18-1524.5. - 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.

Sec. 18-1532.9. - MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS.

All parking standards based upon floor area (ex: one (1) space per xxx SF of GFA) shall be calculated including fractions thereof. For example, a requirement for one (1) per 200 SF of GFA shall mean, one space per 200 SF of GFA, or fraction thereof.

(C) PUBLIC/SEMI-PUBLIC USES.

- 4. Hospitals: Seven and one-half (7.5) per patient bed, or one (1) per employee (all shifts), whichever results in a greater number of required spaces.

Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.

(A) A variance from the terms of this Article shall not be granted unless and until a written application for a variance is submitted demonstrating:

- 1. That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and
- 2. That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and
- 3. That the special conditions and circumstances do not result from the actions of the applicant; and
- 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and
- 5. That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and
- 6. That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

(B) Nonconforming uses of neighboring lands, nonconforming buildings in the same zoning district, and adjacency to other zoning district(s) with different permitted uses and development standards shall not be considered grounds for the issuance of a variance.

Sec. 18-1537.3. - PROCEDURES.

(A) **FILING OF APPLICATION.** Petitions for variances may be filed by any property owner substantially aggrieved by the literal enforcement of a provision of this Article, as authorized under Section 18-1537.1(D), above. Such petitions shall be filed on forms provided by the City and shall be submitted to the Zoning Division. There shall be an application fee for each variance petition, as shall be set by Resolution of the City Council, as may be amended from time to time. The application fee shall be paid upon filing of the application.

(B) **PUBLIC NOTICE.** Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".

(C) **PUBLIC HEARING PROCEDURE.** The City shall hear the petition for variance pursuant to the City's quasi-judicial procedures, as set forth in Resolution No. 94-65.

(D) **BURDEN OF PROOF ON THE APPLICANT.** The applicant shall be responsible for, and shall bear the burden of, demonstrating by competent substantial evidence that the relief sought should be granted based upon the evidence on the record.

(E) **CONDITIONS.** In granting any variance, the City may prescribe appropriate conditions and safeguards that are reasonably necessary to mitigate any impact the variance may have on the public welfare, particularly the surrounding neighborhood. Violation of such conditions and

safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Article and punishable accordingly.

2. Staff Analysis:

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 equipment within 25 feet of any property line and nothing within 164 feet from the property line functionally abutting the residential zoning district.
- (b) There are no overhead doors or similar on the site. The doors at the loading/trash area face east and slightly north towards the adjacent Armed Forces Reserve Center.
- (c) The loading area is partially screened by the wall enclosing the Recycling Center and an opaque gate screens the rest of the loading area visible from the residential zoning district. The applicant has also included additional landscaping between the loading area and residential zoning district.
- (d) There is no outdoor storage proposed on this site.
- (e) A minimum 10 foot wide landscape buffer is provided along the right-of-way and within the Gateway Centre's 43 foot wide drainage, utility and landscaping easement located along the right-of-way.
- (f) The trash compactor and recycling center are fully screened and not within 5 feet of any property line and are more than 100 feet from the property line functionally abutting the residential zoning district.

The Section 18-1532.9(C)(4) of the Land Development Code requires 7.5 parking spaces per bed for hospitals. The proposed 36 bed facility would require 270 spaces. A physical rehabilitation facility operates differently than a traditional hospital. There is a lower turnover of patients with fewer staff per bed than at a hospital resulting in less demand for parking. The design of the proposed physical rehabilitation facility is nearly identical to six other 36-bed facilities operated by the developer of this project, which provides real world examples of the parking needed by these facilities. The other six facilities operate with between 69 and 127 spaces for an average of 91 spaces. There are 95 spaces proposed for this project.

Staff finds the requested Preliminary Site Plan and Variance comply with the requirements of the Land Development Code.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the November 30, 2021 PARC meeting by all relevant departments/divisions. All comments have been satisfied.

IV. SUMMARY

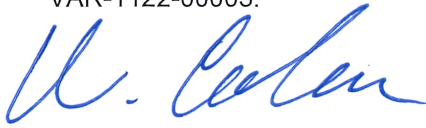
A. Findings:

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

1. The proposed Preliminary Site Plan complies with the Additional Regulations criteria for "M-1" zoned properties functionally abutting residentially zoned properties in Section 18-1524.5 of the Land Development Code;
2. The requested parking variance is in harmony with the general intent and purpose of the Land Development Code, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and,
3. The request is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case numbers PSP-1122-00001 and VAR-1122-00003.



Nick A. Colonna, AICP
Planning & Development Services Director

12-30-21

Date



Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator

12/30/21

Date

V. ACTION

CITY COUNCIL – MOVE TO:

- A. APPROVE
- B. APPROVE WITH THE FOLLOWING CONDITION(S):
- C. DENY

... a request for Preliminary Site Plan Approval for a 36 bed physical rehabilitation hospital in the "M-1" Light Industrial Zoning District with a variance to reduce the required number of parking spaces from 270 to 95.

VI. ATTACHMENTS

Exhibit A: Application Materials

Exhibit B: Aerial Map

Exhibit C: Future Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM



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

November 10, 2021

Mr. Derek Reeves, AICP/CFM, Principal Planner
City of Pinellas Park – Planning & Development Services Division
Technical Services Building
6051 – 78th Avenue North
Pinellas Park, FL 33781

Re: Gateway Centre Parcel “J” - Parking Variance/ Preliminary Site Plan
Gateway Centre Medical Physical Rehabilitation Center

Dear Mr. Reeves:

Per our discussion we are submitting the items necessary for developing the above-referenced property with a physical rehabilitation hospital. The property is currently zoned M-1 with Industrial Limited (IL) and we request a Parking Variance to accompany the previously submitted Conditional Use. Enclosed please find:

1. Application for Parking Variance
2. Parking Variance Justification
3. Narrative Summary – Revised Nov. 2021
4. Preliminary Site Plan

The Preliminary Site Plan is specifying a 40,000 SF, 36 bed physical rehabilitation hospital. Please contact us if you have any questions or request additional information. We look forward to the December 2, 2021 Planning & Zoning Commission hearing.

Sincerely,

A handwritten signature in blue ink, which appears to read "Rob Pergolizzi", is written over the "Sincerely," text.

Robert Pergolizzi, AICP / PTP
Principal

Cc: Marc Sparks, Everest Realty Twelve, LLC
Dawn Huntley Mattox
21-049.01

City of Pinellas Park, Florida
APPLICATION FOR BOARD OF ADJUSTMENT

FOR OFFICE USE ONLY

CASE # **BOA** _____ BOA MEETING: _____ CRA MEETING: _____
PLAT SHEET: _____ RELATED CASES: _____ DATE RECEIVED: _____
ZONING DISTRICT: _____ LAND USE DESIGNATION: _____ RECEIPT NUMBER: _____

REQUEST AND PROPERTY INFORMATION

REQUEST: Parking variance for a physical rehabilitation hospital which is a specific use not listed in
Section 18-1532.9 of the Land Development Code. Providing 95 parking spaces for a 36 bed physical
rehabilitation hospital.

GENERAL LOCATION OF PROPERTY OR ADDRESS: NE corner of Gateway Centre Parkway/Grand Avenue,
Pinellas Park, FL

PROPERTY SIZE (Acreage / Square Feet): 6.19 acres

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: vacant land

PARCEL NUMBER(S): 22-30-16-30374-000-0801

LEGAL DESCRIPTION: LOT _____, BLOCK _____, SUBDIVISION _____

OR METES AND BOUNDS DESCRIPTION (attach if lengthy):

OWNER/APPLICANT INFORMATION – PLEASE PRINT CLEARLY

PROPERTY OWNER: Huntley Properties and Land Holdings, LLC PHONE: (____) Please use agent

ADDRESS/CITY/ZIP: 2033 W. McDermott Dr. Suite 320-228, Allen, TX ATTN: Please use agent
(PLEASE PROVIDE CONTACT NAME)

AUTHORIZED AGENT: Robert Pergolizzi, AICP/PTP PHONE: (727) 524-1818

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

OTHER REPRESENTATIVE: Marc Sparks PHONE: (972) 679-1715

ADDRESS/CITY/ZIP: Everest Realty Twelve, LLC 5100 Beltline Rd., Dallas, TX 75254

THE APPLICANT BELIEVES THAT BOARD OF ADJUSTMENT SHOULD GRANT THIS REQUEST BECAUSE:

Physical rehabilitation hospitals are unlike traditional hospitals and hve a much lower parking demand.

Code requirement of 7.5 spaces/bed for a hospital would require 270 spaces for a hospital. Applicant

has provided specific parking data for physical rehabilitation hospitals. See Parking Variance

Justification narrative.

VARIANCE: A variance from the terms of the Zoning Code shall not be granted until the applicant can justify the need for a variance by providing responses to the following criteria:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same Zoning District.

The proposed 36 bed physical rehabilitation hospital functions more like a residential care center. There are no surgeries, medical office buildings, etc. like a traditional hospital.

See attached narrative

2. Why would the literal interpretation of the provisions of the Zoning Code deprive you of rights commonly enjoyed by other properties in the same Zoning District under terms of the Code?

Literal interpretation of this facility as a traditional hospital would severely overestimate parking demand. Other properties in the M-1 zoning district could apply for a parking variance

(See attached narrative.)

3. Explain how the special conditions or circumstances of this case do not result from actions of the applicant.

The LDC does not contain parking requirement for a "physical rehabilitation hospital" which, by nature, is distinctly different from a traditional hospital campus.

4. Will granting the variance requested confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures or buildings in the same Zoning District.

No. Other owners may also apply for variances.

5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?

Yes.

6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?

By reducing the parking requirement from 270 spaces (7.5 spaces/bed traditional hospital) to a more

realistic requirement of 2.52 spaces/bed per actual data from physical rehabilitation hospitals, the

property may be developed with less impervious surface and more green space which is a benefit.

**NARRATIVE SUMMARY FOR CONDITIONAL USE & PRELIMINARY SITE
PLAN APPLICATION
PHYSICAL REHABILITATION HOSPITAL
GATEWAY CENTER PARCEL “J”**

Owner /Applicant:

Huntley Properties and Land Holdings, LLC
2033 W. McDermott Drive, Suite 320-228
Allen, TX 75013

Developer/Contract Purchaser:

Everest Realty Twelve, LLC
5100 Beltline Road, Suite 310
Dallas, TX 75254

Authorized Agent:

Mr. Robert Pergolizzi, AICP / PTP & Sean P. Cashen P.E.
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

The applicant seeks to develop the 6.19 acre property with an approximately 40,000 SF single-story medical physical rehabilitation center for patients recently discharged from a hospital that require temporary physical rehabilitation and care prior to returning home. According to city code definitions this physical rehabilitation center is classified as a “Hospital” and would be licensed as a “hospital” although clearly not a traditional hospital. To accommodate this facility the applicant is requesting approval of a Conditional Use (CU) approval with a Preliminary Site Plan layout since a “Hospital” is a conditional use in the M-1 zoning district. The 6.19 acre property consists of the following parcel:

Parcel ID #: 22/30/16/30374/000/0801

This CU is to specify this site will be developed as a medical physical rehabilitation center to comply with the requirements of the M-1 zoning district, and the Conditional Use requirements per Section 18-1531 of the land development code. The medical physical rehabilitation center will provide high-wage jobs as envisioned for the Gateway Centre area of the city.

LAND USE/ZONING

The existing land use designation per the Future Land Use Plan is Industrial Limited (IL) The site is zoned M-1 (Light Industrial District) which allows wide range of commercial and industrial uses, but not a medical rehabilitation facility. The developer believes this

site is appropriate for a physical rehabilitation hospital providing high-wage jobs. The site is located adjacent to several residential developments within Gateway Centre and is well-buffered from any truly industrial use.

Surrounding uses include:

- North: Immediately north of the site is a pond/natural wetland area which buffers the subject site. Further to the north is the Bill Young Armed Forces Reserve Center on property having IL land use and M-1 zoning.
- South: Immediately south is the Grand Avenue ROW. South of Grand Avenue is the Cortland Sartori Apartment Complex on land having CG land Use and B-1 zoning with a PUD overlay for multi-family residential units.
- East: Immediately east is a freshwater pond and open space which serves as a buffer for the subject property. Further to the east across Grand Avenue are the Villa at Gateway Apartments on property having R/O/G land use and R-6/RPUD zoning.
- West: Immediately west is Gateway Centre Parkway ROW. Across Gateway Centre Parkway are the Epic at Gateway Apartments on property having IL land use, with B-1/M-1 & RPUD overlay zoning and the Tampa Bay Auto Museum on property having IL land use, with M-1 zoning.

The area is truly mixed-use, and development of a medical/physical rehabilitation hospital would provide an appropriate use that is compatible with the surrounding residential development to the east, west, and south. In addition, it is well-buffered from the Armed Forces Reserve Center to the north.

The current M-1 zoning allows the following “permitted uses” which would not be as compatible with the existing surrounding uses: Auto Dealerships, Auto Service Station, Auto Repair, boat showrooms, convenience stores, and exterminator/pest control service yards.

EMPLOYMENT OPPORTUNITIES

The site is located in the Gateway Centre which is an area where high-wage employment is desired. It is designated as a “Target Employment Center” on the Countywide Plan Map administered by Forward Pinellas.

The facility will employ 103 employees with an estimated annual payroll of \$5.59 Million. These employees include medical doctors, nurses, pharmacists, physical therapists, case managers, dieticians, radiology technicians, and administrative support staff. The estimated average salary will be \$54,265 which exceeds the Pinellas County median wage of \$48,900.

CONDITIONAL USE REGULATIONS

An evaluation of the CU criteria contained in Section 18-1531.6(C) of the land development code is provided below:

1. Whether the use and its proposed scale will be inconsistent with the established character of the immediate neighborhood, to the extent that such character is consistent with the Comprehensive Plan and the provisions of the applicable zoning districts.

The character of the immediate area is dominated by multi-family residential uses. The proposed medical/physical rehabilitation center (Hospital) is clearly compatible with residential uses and therefore consistent with the character of the area.

2. Whether the use will diminish the use or enjoyment of other properties and living or working conditions in the neighborhood.

There are no residential uses immediately adjacent to the subject property. The property is buffered from the nearby apartments by the Grand Avenue and Gateway Centre Parkway public rights-of way. The development of a physical rehabilitation center (hospital) on this site would not diminish the use or enjoyment of the nearby residential properties, as the use is a quiet use.

3. Whether the use will impede the normal and orderly development and improvement of surrounding properties for uses permitted in their respective zoning districts and in a manner consistent with the Comprehensive Plan.

Most surrounding properties are already developed with multi-family residential uses. The proposed physical rehabilitation center will not impede the normal and orderly development of surrounding properties with permitted uses. The vacant lot is surrounded by open space and natural area on the north and east sides and roadways on the south and west sides.

4. Whether the establishment, maintenance or operation of the use will be detrimental to, or endanger, the public health, safety, comfort, or general welfare as a result of hours of operation, arrangement of uses on the site, noise, vibration, emission of pollutants, glare, odor, dust, traffic congestion, attractive nuisance, or other condition.

The proposed use as a physical rehabilitation center is specifically designed to promote health and wellness by serving patients recently discharged from hospitals to recover from surgery. The rehabilitation of the patients takes a few weeks before they can be sent home. The proposed use, is a low traffic generator, would comply with setback regulations of the M-1 zoning district,

and specific CU requirements. The operations are not detrimental to the public health or general welfare. The area is developed with multi-family residential uses and the physical rehabilitation center that houses patients for a few weeks is more compatible than other uses.

5. Whether the land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.

The 6.19 acre site is sufficient to meet all lot requirements of the P zoning district. The Preliminary Plan demonstrates how this may be achieved.

6. Whether the use and associated improvements will adversely affect a known archaeological, historical, cultural, or landscape resource.

There are no known archaeological, historical, cultural, or landscape resources on this site.

7. Whether the particular traffic generation characteristics of the proposed use, including the type of vehicular traffic associated with such use is compatible with the traffic generation characteristics of other permitted uses in the zoning district applicable to the neighborhood.

Physical rehabilitation center traffic generation is typically much lower than other uses permitted under the current M-1 zoning such as building/home improvement stores, convenience stores, restaurants and retail sales. The proposed 36 bed physical rehabilitation hospital would generate only 804 daily trips, 66 AM peak hour trips, and 68 PM peak hour trips.

The development of the site can comply with the seven (7) specific Conditional use Criteria contained in Section 18-1531.10(A) of the Land Development Code for "hospital" use. The Conditional Use would require review and approval by Planning & Zoning Commission and City Council, the site area exceeds the 1 acre minimum lot size, the site does not directly abut residential zoning and the building would be over 100 feet away from residential uses, the site has a minimum lot width exceeding 200 feet.

A waiver is requested to the frontage on an arterial/collector road criteria (18-1531.10.(A).38(b). Both Grand Avenue and Gateway Centre Parkway are 4-lane divided roadways, yet the city has not officially classified them as "arterial" or "collector" roads. In actuality, both roads function as collectors as they provide major connections to thoroughfares such as Gandy Boulevard, US 19, and 28th Street, and they handle traffic flow from major traffic generators within Gateway Centre. Gateway Centre Parkway is a collector north of Gateway Centre Blvd. The waiver to this provision is very reasonable given the function of Grand Avenue and Gateway Centre Parkway.

Preliminary Site Plan

Accompanying the CU application is a Preliminary Site Plan that specifically shows the proposed layout of the site..

The site will be developed with a 40,000 SF building at a 0.15 FAR, well below the 0.55 maximum floor-area-ratio (FAR) allowed in the M-1 zoning district. The building will be substantially setback from the property lines and the height is limited to one (1) story (37 feet) which is a benefit. By comparison, the approved Gateway Center declarations allow a maximum height of 72 feet.

Open Space:

Maximum lot coverage is 75% in the M-1 zoning district, yielding a 25% open space requirement. The Preliminary Site Plan contains over 50% open space and confines the development to a more compact area within the site, yielding larger buffers, and more usable and meaningful open space areas. This also includes a usable open space area for use by the patients during their physical rehabilitation and other open areas. Streetscape buffers and landscape buffers are also proposed.

Parking:

Since the Everest Physical Rehabilitation facility is not a traditional hospital, the “hospital” parking requirement of 7.5 spaces per bed is not applicable. Based on Everest facilities, a ratio of 2.52 spaces per bed has been established for this facility, yielding a requirement of 91 parking spaces. The Preliminary Site Plan depicts 95 parking spaces (2.64 spaces / bed) with ample room for expansion, if ever deemed necessary. (See attached parking variance justification data)

CONCLUSION

The proposed physical rehabilitation hospital is in character with the approved uses and surrounding uses within Gateway Center and the overall area. The proposed Preliminary Site Plan is generally consistent with Section 18-1526 and Section 18-1531.10(A) of the Land Development Code. The Preliminary Site Plan provides ample parking for the use, excessive building setbacks, minimal building height, provides for increased open space and buffers, and creates a viable mixture of uses within the Gateway Centre.

The CU approval is necessary to allow this rehabilitation center which is very compatible with surrounding uses. The proposed facility will create 103 high-wage jobs in the medical field with an average salary of \$54,265 which is appropriate for the “Activity Center” designation within Gateway Centre. Estimated value of the facility is \$24 million.

Hospital Employee Expenses - Salaries, Wages, Benefits



Full Capacity Employment Expense Projections - Everest Rehabilitation Hospital

Department	# of Employees	Current Avg Hourly Wage	Avg Wage Index	Market Wage Index	Market Hrlly Wage	Full Year	Average
Administration (Chief Executive Officer)	1	72.12	0.9773	0.9418	69.50	\$ 144,551	\$ 144,551
Administration (Chief Nursing Officer)	1	47.60			45.87	\$ 95,404	\$ 95,404
Administration (Administrative Assistant/Credentialer)	1	25.00			24.09	\$ 50,111	\$ 50,111
Administration (Medical Director)	1	150.00			144.55	\$ 300,667	\$ 300,667
Business Office (BO Director)	1	18.23			18.53	\$ 38,547	\$ 38,547
Behavioral Health (Psychologist)	1	72.12			69.50	\$ 144,551	\$ 144,551
Case Management (Director)	1	38.46			37.06	\$ 77,094	\$ 77,094
Case Management (Case Manager)	1	28.84			27.79	\$ 57,808	\$ 57,808
Case Management (Social Worker)	1	21.63			20.85	\$ 43,365	\$ 43,365
Communications/Operator (Operator)	1	12.02			11.58	\$ 24,092	\$ 24,092
Dietary (Director/Dietitian)	1	29.81			28.72	\$ 59,748	\$ 59,748
Dietary (Lead Cook)	1	17.79			17.14	\$ 35,656	\$ 35,656
Dietary (Dietary Aide)	1	10.58			10.19	\$ 21,201	\$ 21,201
Dietary (Food Service Tech)	2	10.58			10.19	\$ 42,402	\$ 21,201
Dietary (Cook)	1	14.42			13.90	\$ 28,910	\$ 28,910
Housekeeping (Housekeeper/floor tech)	3	10.58			10.19	\$ 63,603	\$ 21,201
Human Resources (HR Coordinator)	1	25.00			24.09	\$ 50,111	\$ 50,111
Laboratory (Lab tech/Phlebotomist)	1	19.23			18.53	\$ 38,547	\$ 38,547
Marketing (DBD)	1	50.00			48.18	\$ 100,222	\$ 100,222
Marketing (Liaison)	4	31.25			30.11	\$ 250,556	\$ 62,639
Marketing (Admissions Coordinator)	1	16.83			16.22	\$ 33,729	\$ 33,729
Medical Records (HIM Analyst)	1	16.83			16.22	\$ 33,729	\$ 33,729
Medical Records (Director and Coder)	2	21.63			20.85	\$ 86,731	\$ 43,365
Nursing (Nurse Manager)	1	34.62			33.36	\$ 69,385	\$ 69,385
Nursing (RN Charge)	4	34.62			33.36	\$ 277,539	\$ 69,385
Nursing (RN)	20	29.81			28.72	\$ 1,194,958	\$ 59,748
Nursing (LVN)	10	24.04			23.17	\$ 481,838	\$ 48,184
Nursing (C N A)	10	12.02			11.58	\$ 240,919	\$ 24,092
Nursing (Unit Secretary)	2	12.02			11.58	\$ 48,184	\$ 24,092
Nursing (Administrative Assistant/Scheduler)	1	17.31			16.68	\$ 34,692	\$ 34,692
Pharmacy (Director)	1	72.12			69.50	\$ 144,551	\$ 144,551
Pharmacy (Pharmacy Tech)	1	15.38			14.83	\$ 30,838	\$ 30,838
Plant Operations (Director)	1	24.04			23.17	\$ 48,184	\$ 48,184
Plant Operations (Lead Tech)	1	12.02			11.58	\$ 24,092	\$ 24,092
Purchasing/Materials Management (Director)	1	24.04			23.17	\$ 48,184	\$ 48,184
Purchasing/Materials Management (MM Tech)	1	17.31			16.68	\$ 34,692	\$ 34,692
Quality (Director)	1	34.62			33.36	\$ 69,385	\$ 69,385
Radiology (Radiologist Tech)	2	20.19			19.46	\$ 80,949	\$ 40,474
Respiratory (Director Cardiopulmonary)	1	24.04			23.17	\$ 48,184	\$ 48,184
Rehabilitation (Director)	1	43.27			41.70	\$ 86,731	\$ 86,731
Rehabilitation (Lead)	1	38.46			37.06	\$ 77,094	\$ 77,094
Rehabilitation (IP PT)	1	38.46			37.06	\$ 77,094	\$ 77,094
Rehabilitation (IP LPTA)	1	24.04			23.17	\$ 48,184	\$ 48,184
Rehabilitation (IP OT)	1	36.06			34.75	\$ 72,276	\$ 72,276
Rehabilitation (IP COTA)	1	24.04			23.17	\$ 48,184	\$ 48,184
Rehabilitation (IP ST)	1	36.06			34.75	\$ 72,276	\$ 72,276
Rehabilitation (IP Therapy Tech)	1	12.02			11.58	\$ 24,092	\$ 24,092
Rehabilitation (Activities Coordinator)	1	16.83			16.22	\$ 33,729	\$ 33,729
Rehabilitation (OP PT)	1	38.46			37.06	\$ 77,094	\$ 77,094
Rehabilitation (OP PTA)	1	24.04			23.17	\$ 48,184	\$ 48,184
Rehabilitation (OP OT)	1	36.06			34.75	\$ 72,276	\$ 72,276
Rehabilitation (OP COTA)	1	24.04			23.17	\$ 48,184	\$ 48,184
Patient Registrar	1	12.02			11.58	\$ 24,092	\$ 24,092
Traumatic Brain Injury (Program Manager)	1	40.87			39.38	\$ 81,912	\$ 81,912
Total	103					\$ 5,589,305	\$ 54,265

*Confidential - Do Not Distribute

EVEREST REHABILITATION HOSPITAL

GATEWAY CENTRE PARCEL "J"

PARKING VARIANCE JUSTIFICATION

The proposed 36 bed physical rehabilitation "hospital" is proposed to have 95 parking spaces on-site. The proposed facility is not a traditional "hospital" in that surgeries are not performed at these facilities, and the facility is focused on patient recovery/rehabilitation after a surgery at a traditional hospital. The rehabilitation "hospital" functions more like a residential care center where patients who have been released from the hospital, but need special care prior to returning home, will stay for a few weeks to rehabilitate. As such, the parking demand is substantially lower than a traditional "hospital" this is evidenced by multiple Everest Rehabilitation Hospital facilities that currently function with reduced parking.

According to the Pinellas Park Land Development Code Section 18-1532.9(C).4, a hospital requires 7.5 parking spaces/patient bed or one (1) per employee whichever is greater. This would result in a parking requirement of 270 parking spaces for this 36 bed facility, which is very high. In addition, traditional hospitals are located on large campuses that often contain free-standing medical office buildings that considerably add to parking demand since medical offices have patients parking on-site throughout the day.

By contrast Everest Rehabilitation Hospitals are considerably smaller than a traditional hospital, do not contain free-standing medical office buildings, and serve a limited function of patient rehabilitation. These facilities are as follows:

1. Longview, TX	-	106 parking spaces	36 beds	= 2.95 spaces / bed
2. Temple, TX	-	69 parking spaces	36 beds	= 1.92 spaces / bed
3. Oklahoma City, OK	-	102 parking spaces	36 beds	= 2.83 spaces / bed
4. Keller, TX	-	72 parking spaces	36 beds	= 2.00 spaces / bed
5. Rogers, AR	-	127 parking spaces	36 beds	= 3.52 spaces / bed
6. Liberty Twp., OH	-	69 parking spaces	36 beds	= 1.92 spaces / bed

Weighted Average = 2.52 spaces / bed

Based on the data from Everest Rehabilitation Hospitals in the United States the weighted average for parking is 2.52 spaces per bed. This would result in a parking requirement of 91 parking spaces for the proposed 36 bed facility. The proposed Preliminary Site Plan shows 95 parking spaces provided, with ample room for expansion.



1. **Everest Rehabilitation Hospital Longview**
701 East Loop 281
Longview, TX 75605
2. 36 Beds
3. Total Parking Spaces: 106 (standard 101, handicap 5)



1. **Everest Rehabilitation Hospital Temple**
23621 SE H.K. Dodgen Loop
Temple, TX 76504
2. 36 Beds
3. Total Parking Spaces: 69 (standard 65, handicap 4)



1. **Everest Rehabilitation Hospital Oklahoma City, Oklahoma**
7900 Mid-America Blvd
OKC, OK 73135
2. 36 Beds
3. Total Parking Spaces: 102 (standard 86, handicap 16)



1. **Everest Rehabilitation Hospital Keller**
791 S Main Street
Keller, TX 76248
2. 36 Beds
3. Total Parking Spaces: 72 (standard 57, handicap 15)



1. **Everest Rehabilitation Hospital Bentonville (Northwest Arkansas/Rogers)**
4313 S Pleasant Crossing Blvd.
Rogers, AR 72758
2. 36 Beds
3. Total Parking Spaces: 127 (standard 122, handicap 5)



1. **Everest Rehabilitation Hospital Cincinnati**
7810 Bethany Road
Liberty Township, OH 45044
2. 36 Beds
3. Total Parking Spaces: 69 (standard 55, handicap 13, van 1)

LEGAL DESCRIPTION

LEGAL DESCRIPTION: PER O.R. BOOK 18145 PAGE 2015 & 2016

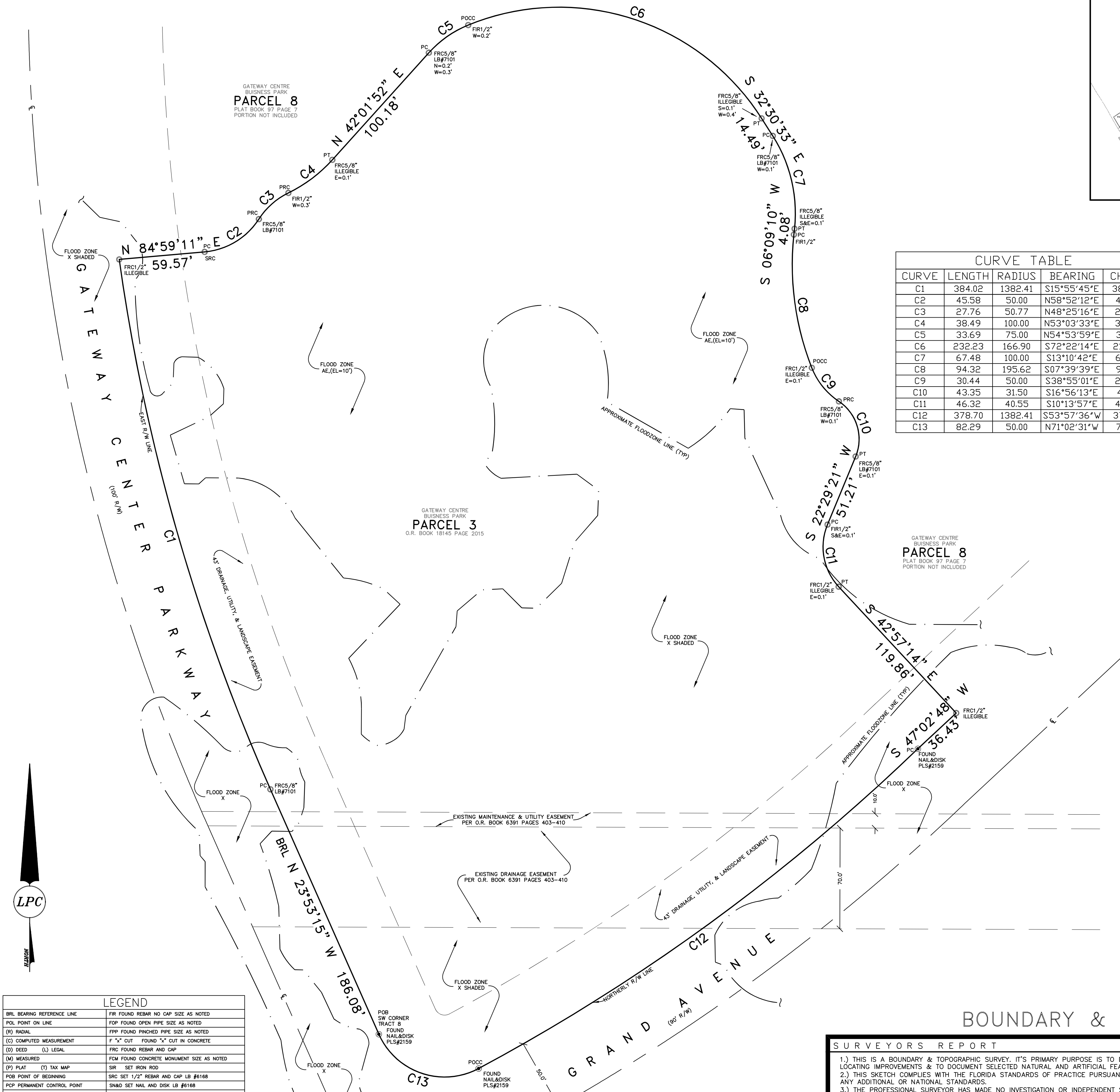
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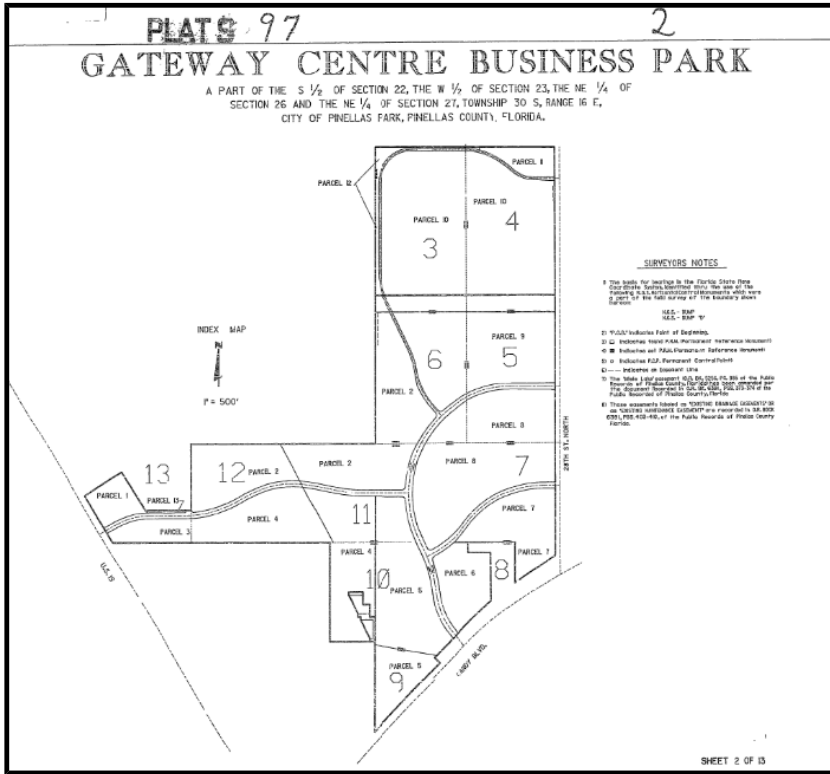
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CONTAINING 269,642± SQUARE FEET OR 6.19± ACRES MORE OR LESS.

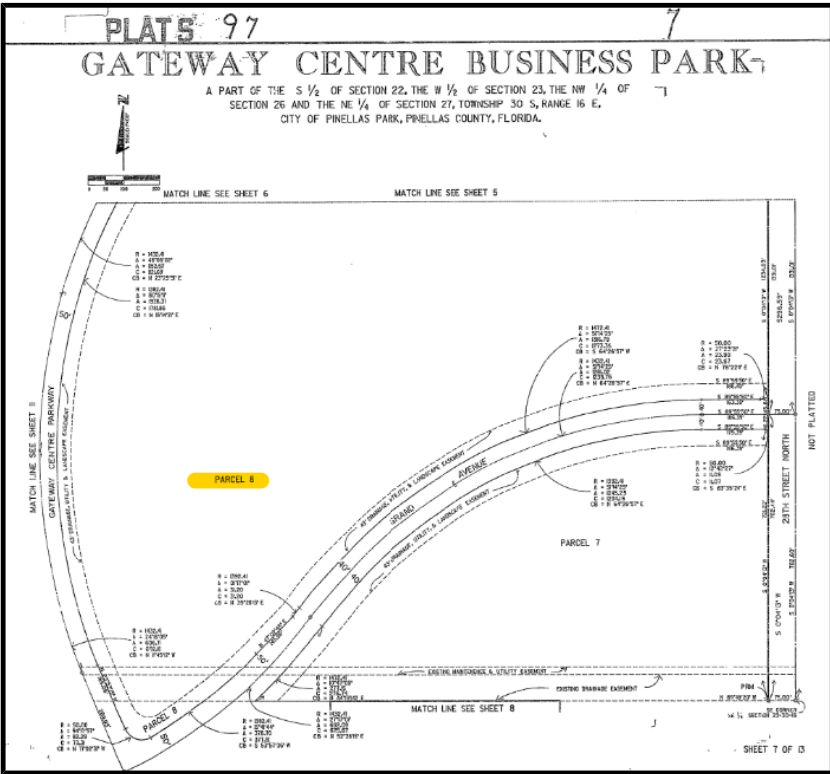
SECTION 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	384.02	1382.41	S15°55'45"E	382.79
C2	45.58	50.00	N58°52'12"E	44.02
C3	27.76	50.77	N48°25'16"E	27.42
C4	38.49	100.00	N53°03'33"E	38.26
C5	33.69	75.00	N54°53'59"E	33.41
C6	232.23	166.90	S72°22'14"E	213.94
C7	67.48	100.00	S13°10'42"E	66.20
C8	94.32	195.62	S07°39'39"E	93.41
C9	30.44	50.00	S38°55'01"E	29.98
C10	43.35	31.50	S16°56'13"E	40.01
C11	46.32	40.55	S10°13'57"E	43.84
C12	378.70	1382.41	S53°57'36"W	377.51
C13	82.29	50.00	N71°02'31"W	73.31



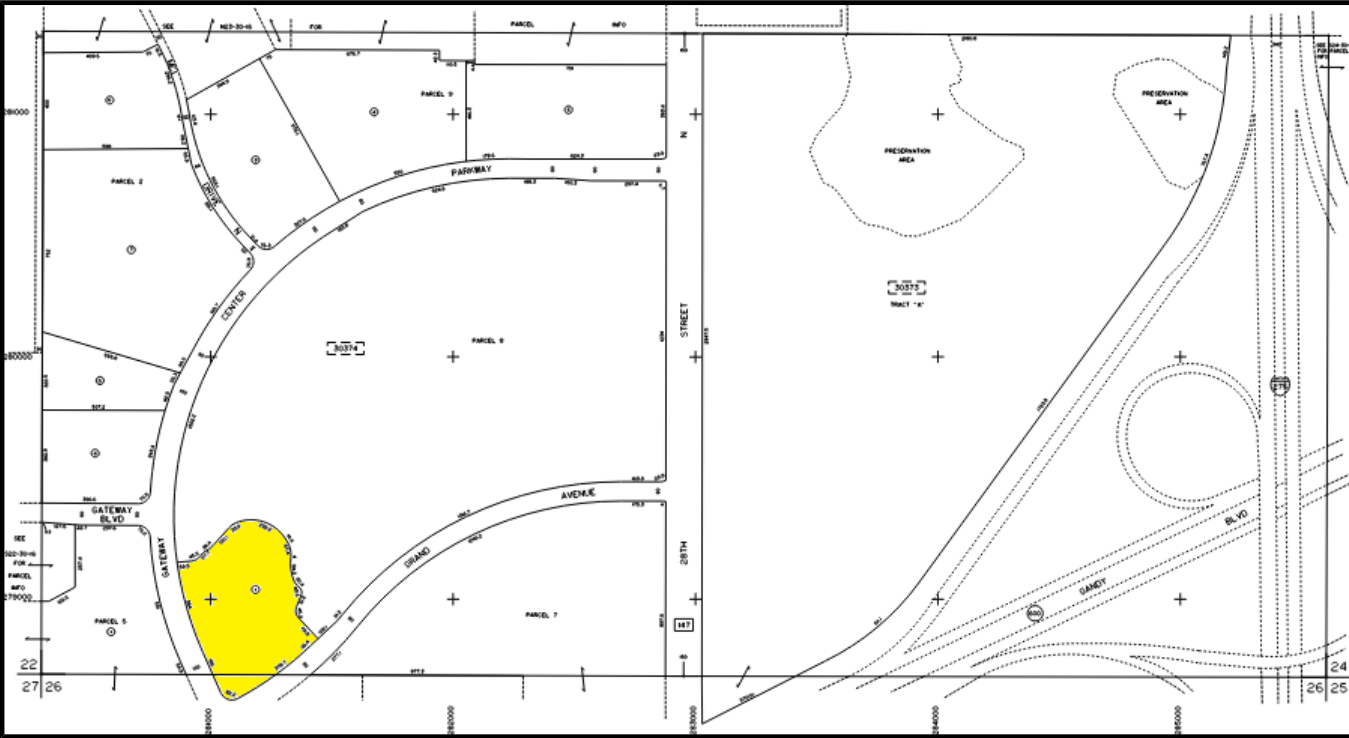
EXCERPT OF PLAT (NOT TO SCALE)
VIA PLAT BOOK 97 PAGE 2



EXCERPT OF PLAT (NOT TO SCALE)
VIA PLAT BOOK 97 PAGE 7



VICINITY MAP (NOT TO SCALE)
VIA GOOGLE MAPS



EXCERPT OF TAX MAP (NOT TO SCALE)
VIA COUNTY WEBSITE



AERIAL PHOTO (NOT TO SCALE)



EXCERPT OF FEMA MAP (NOT TO SCALE)
VIA FEMA WEBSITE

LEGAL DESCRIPTION: PER O.R. BOOK 18145 PAGE 2015 & 2016

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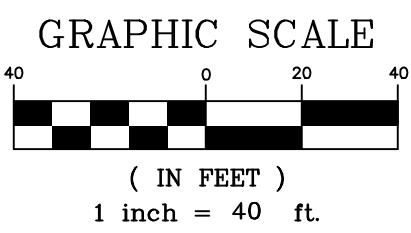
CONTAINING 269,642± SQUARE FEET OR 6.19± ACRES MORE OR LESS.

BOUNDARY & TOPOGRAPHIC SURVEY

SURVEYORS REPORT

- 1.) THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY. ITS PRIMARY PURPOSE IS TO DOCUMENT THE PERIMETER OF THE DESCRIBED LANDS BY ESTABLISHING OR REESTABLISHING CORNERS AND LOCATING IMPROVEMENTS & TO DOCUMENT SELECTED NATURAL AND ARTIFICIAL FEATURES OF THE SITE SURFACE TO DETERMINE HORIZONTAL AND VERTICAL SPATIAL RELATIONS.
- 2.) THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 54-17 FLORIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET ANY ADDITIONAL OR NATIONAL STANDARDS.
- 3.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4.) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
- 5.) THE BEARING BASIS IS PER PLAT. THE BEARING REFERENCE LINE IS THE WEST RIGHT-OF-WAY LINE OF GATEWAY CENTRE PARKWAY BEING N 23°53'15" W. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
- 6.) ANY MAPPING SHOWN HEREIN IS BASED ON ABOVE GROUND OBSERVABLE EVIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 7.) IT IS THE OPINION OF THIS SURVEYOR THAT THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X", "X SHADED", AND "AE (EL. 10') IN ACCORDANCE WITH F.I.R.M. MAP #12103C0206H, PINELLAS COUNTY, FLORIDA. EFFECTIVE DATE 8/18/2009.
- 8.) CERTIFICATION IS NOT TRANSFERABLE.
- 9.) COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SKETCH/MAP WITHOUT AN ORIGINAL SIGNATURE WITH IMPRESSION SEAL OR AN ELECTRONIC SIGNATURE AND SEAL BY SECURE AUTHENTICATION CODE ARE NOT VALID.
- 10.) DIMENSION WITH "TIE" DENOTES MEASUREMENT FROM BUILDING WALL TO PROPERTY LINE.
- 11.) ELEVATIONS BASED ON F.D.O.T. BENCHMARK #BM 5, ELEVATION = 10.74. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

LEGEND		
BRL BEARING REFERENCE LINE	FR FOUND REBAR NO CAP SIZE AS NOTED	
PAUL POINT ON LINE	FRP FOUND OPEN PIPE SIZE AS NOTED	
(D) BIALAL	FRP FOUND FINCHED PIPE SIZE AS NOTED	
(C) COMPUTED MEASUREMENT	F "X" CUT FOUND "X" CUT IN CONCRETE	
(D) DEED	(L) LEGAL	FR FOUND REBAR AND CAP
(M) MEASURED	FCM FOUND CONCRETE MONUMENT SIZE AS NOTED	
(P) PLAT	(T) TAX MAP	SIR SET IRON ROD
POB POINT OF BEGINNING	SRC SET 1/2" REBAR AND CAP LB #6168	
POP PERMANENT CONTROL POINT	SMAD SET NAL AND DISK LB #6168	
POC POINT OF COMMENCEMENT	BFP BACK FLOW PREVENTER	
PC POINT OF CURVATURE	PVC POLYVINYL CHLORIDE PIPE	
PT POINT OF TANGENCY	TDS TOE OF SLOPE	
PRM PERMANENT REFERENCE MONUMENT	TDS TOP OF BANK	N/F NOT FOUND
TRM TEMPORARY BENCHMARK	W WATER VALVE	W GAO VALVE
POCC POINT OF COMPOUND CURVE	D DRAINAGE MANHOLE	M MONITORING WELL
PRC POINT OF REVERSE CURVE	S SANITARY MANHOLE	M METAL POST
WF WOOD FENCE	S SANITARY CLEANOUT	M MAILBOX
CLF CHAIN LINK FENCE	L LIGHT POLE	G GUY WIRE
POF POLYVINYL CHLORIDE FENCE	C POWER POLE	T TRAFFIC ROAD SIGN
C CENTERLINE	F FIRE HYDRANT	A ASPHALT
E.E. ELEVATION	T TELEPHONE PEDestal	
S/W SIDEWALK	T TELEPHONE BOX	C CONCRETE
E/P EDGE OF PAVEMENT	E ELECTRIC BOX	
OWH OVERHEAD WIRE	C CABLE BOX	
ROP REINFORCED CONCRETE PIPE	S SPRINKLER CONTROL BOX	
T/T TRUCK TIE	W WATER METER	
C/T CURB TIE	E ELECTRIC METER	G GRAVEL



CERTIFY TO:

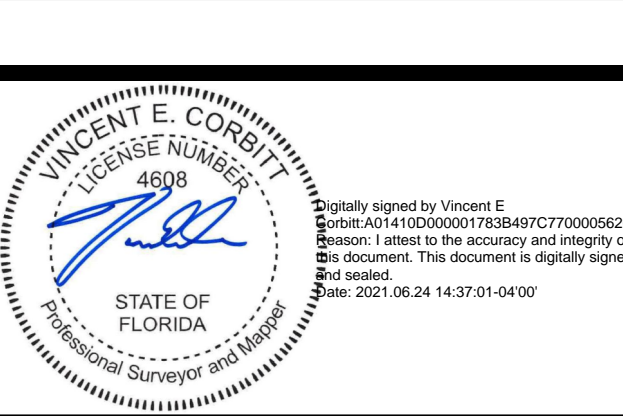
EVEREST REALTY TWELVE, LLC

DRAWN BY: WT & JREIII

CHECKED BY: VEC

UPDATES/HISTORY:

SHEET 1 OF 4



GATEWAY CENTER
BUSINESS PARK
PINELLAS PARK, FL

LAND PRECISION CORPORATION

2883 SUNSET POINT ROAD
CLEARWATER, FL 33759
727-798-2737
727-798-3526

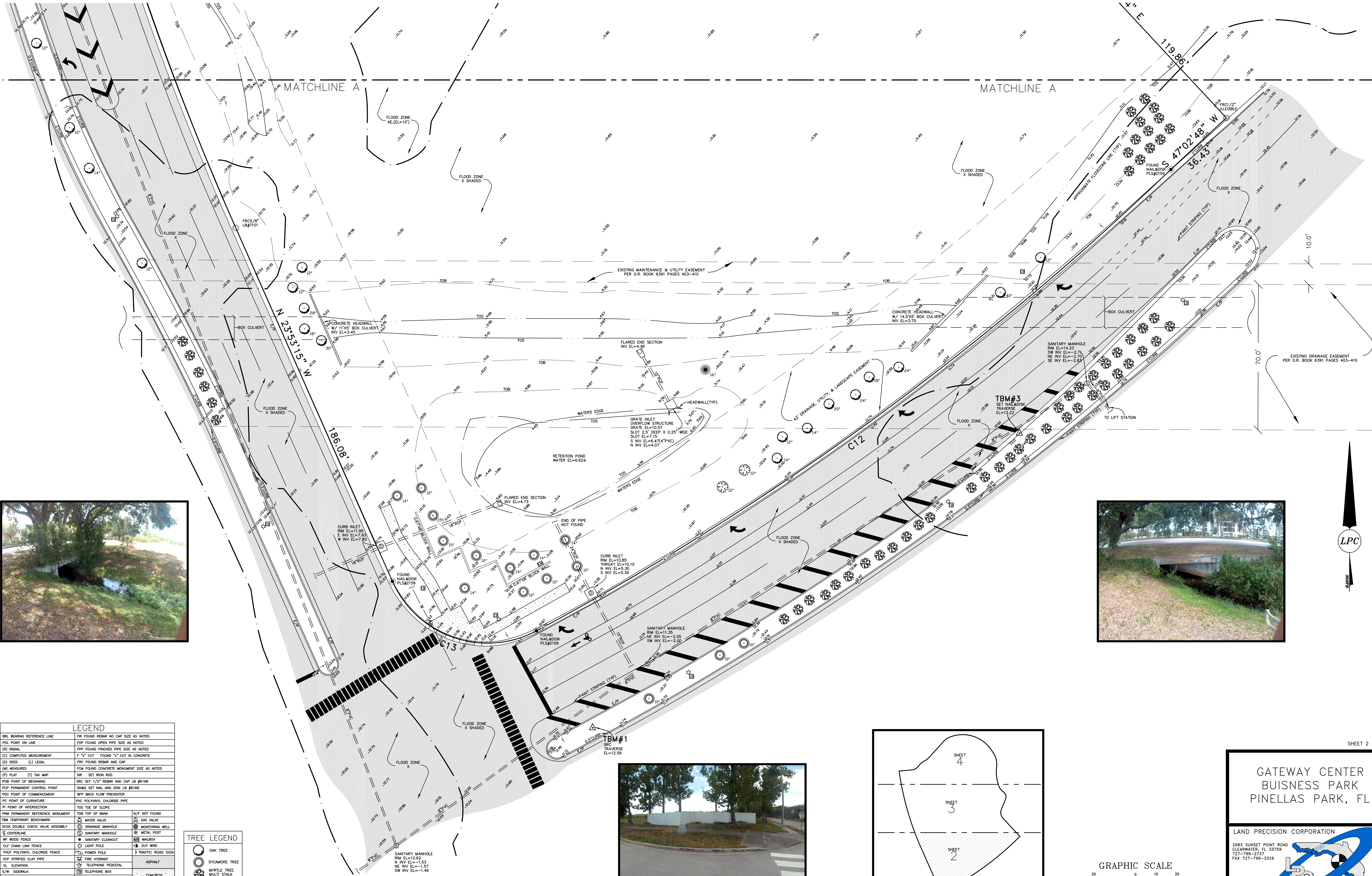
LB#6168

JOB NUMBER: 21164

DATE SURVEYED: 6/4/2021

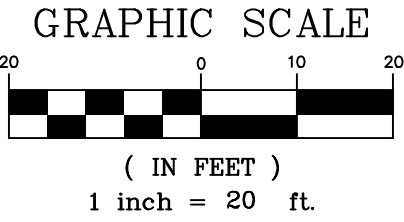
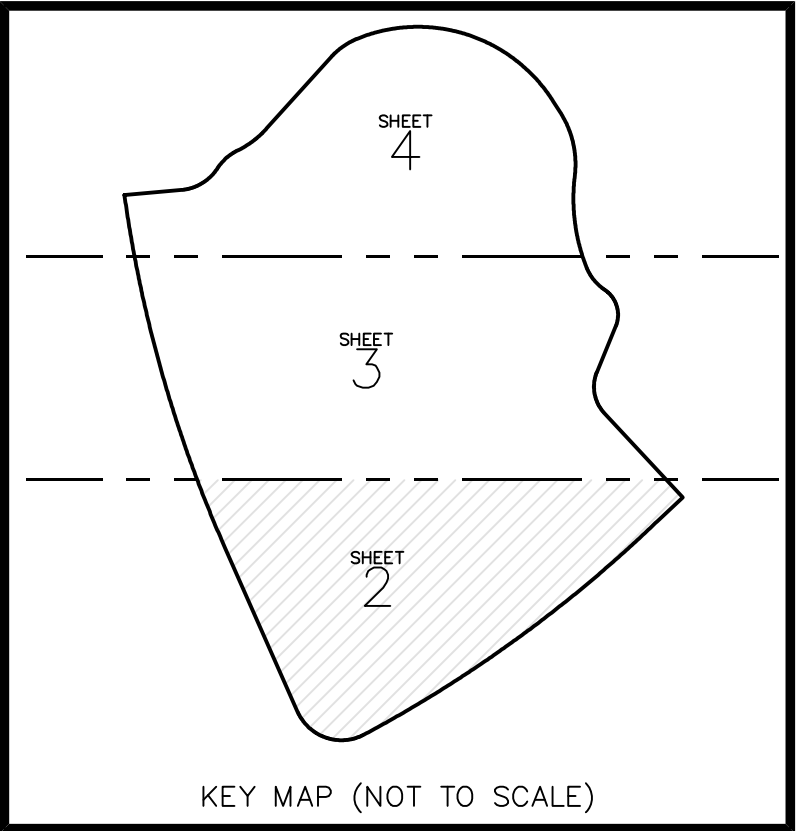
SURVEYING
MAPPING - PLANNING

SECTION 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



LEGEND		
BRL BEARING REFERENCE LINE	FIR FOUND REBAR NO CAP SIZE AS NOTED	
POL POINT ON LINE	FPF FOUND OPEN PIPE SIZE AS NOTED	
(D) RADIAL	FPF FOUND PINCHED PIPE SIZE AS NOTED	
(C) COMPUTED MEASUREMENT	F 12" CUT FOUND 12" CUT IN CONCRETE	
(D) DEED	(L) LEGAL	
(W) MEASURED	FCM FOUND CONCRETE MONUMENT SIZE AS NOTED	
(P) PLAT	(T) TAX MAP	
POB POINT OF BEGINNING	SRC SET 1/2" REBAR AND CAP LB #6168	
POF PERMANENT CONTROL POINT	SNAS SET NAIL AND DISK LB #6168	
POC POINT OF COMMENCEMENT	BFP BACK FLOW PREVENTER	
PC POINT OF CURVATURE	PVC POLYVINYL CHLORIDE PIPE	
PI POINT OF INTERSECTION	TOS TOE OF SLOPE	
PRM PERMANENT REFERENCE MONUMENT	TOB TOP OF BANK	N/T NOT FOUND
TBM TEMPORARY BENCHMARK	WATER VALVE	WATER VALVE
DOWN DOUBLE CHECK VALVE ASSEMBLY	MANHOLE	MANHOLE
CONVEYANCE	SANITARY MANHOLE	SANITARY MANHOLE
WF WOOD FENCE	SANITARY CLEANOUT	SANITARY CLEANOUT
CLF CHAIN LINK FENCE	LIGHT POLE	LIGHT POLE
PVCF POLYVINYL CHLORIDE FENCE	POWER POLE	POWER POLE
VCP VITRIFIED CLAY PIPE	FIRE HYDRANT	FIRE HYDRANT
TEL TELEPHONE	TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
S/W SIDEWALK	TELEPHONE BOX	TELEPHONE BOX
E/P EDGE OF PAVEMENT	ELECTRIC BOX	ELECTRIC BOX
OHV OVERHEAD WIRE	CABLE BOX	CABLE BOX
RCP REINFORCED CONCRETE PIPE	SPRINKLER CONTROL BOX	SPRINKLER CONTROL BOX
F/T FENCE TIE	WATER METER	WATER METER
C/T CURB TIE	ELECTRIC METER	ELECTRIC METER

TREE LEGEND	
	OAK TREE
	SYCAMORE TREE
	MYRTLE TREE
	PINE TREE
	ELM TREE



GATEWAY CENTER
BUSINESS PARK
PINELLAS PARK, FL

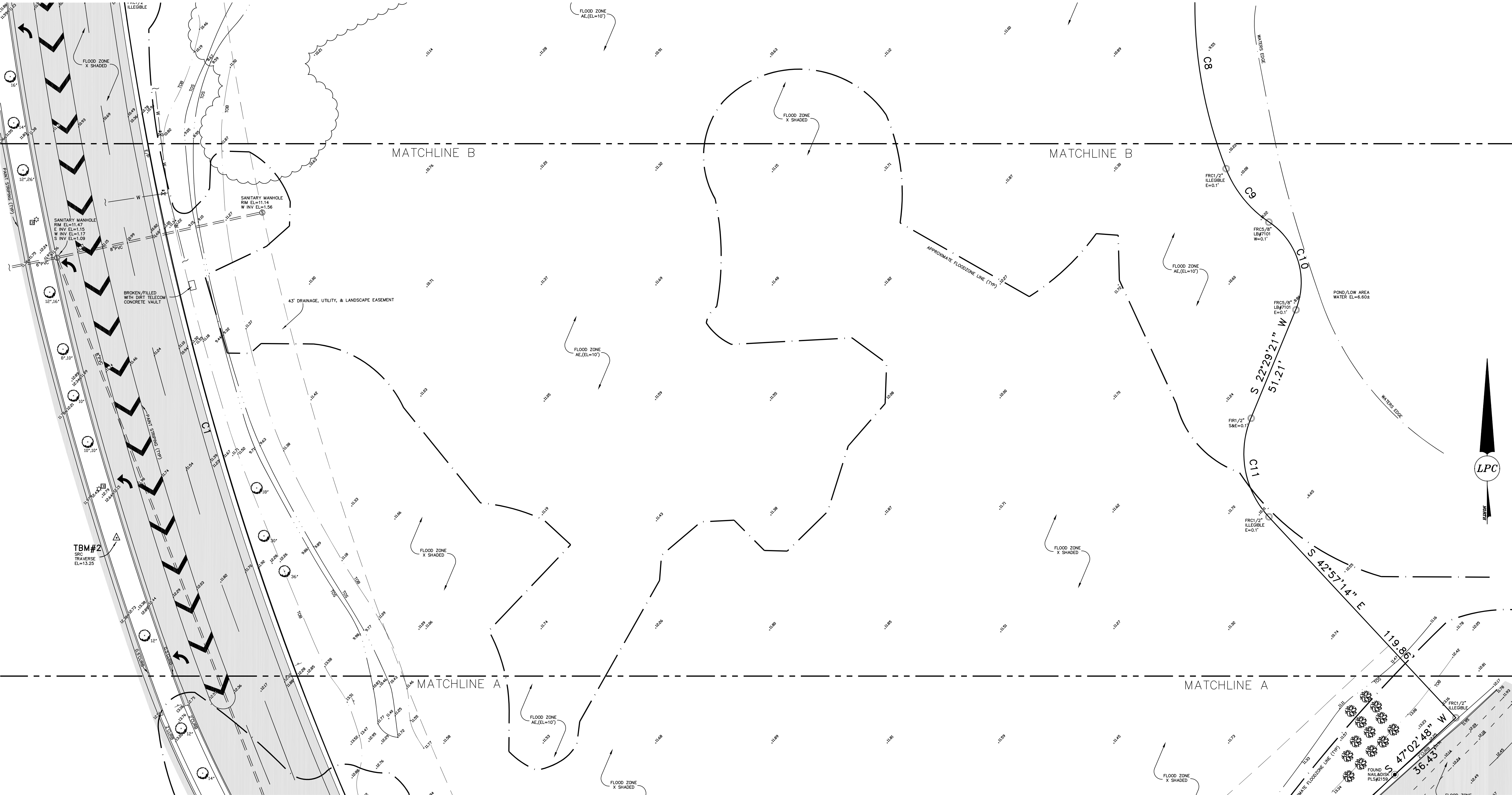
LAND PRECISION CORPORATION
2883 SUNSET POINT ROAD
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727-796-2737
FAX 727-796-3526

LB#6168
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SURVEYING
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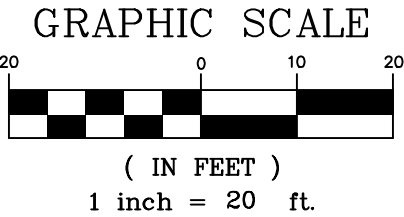
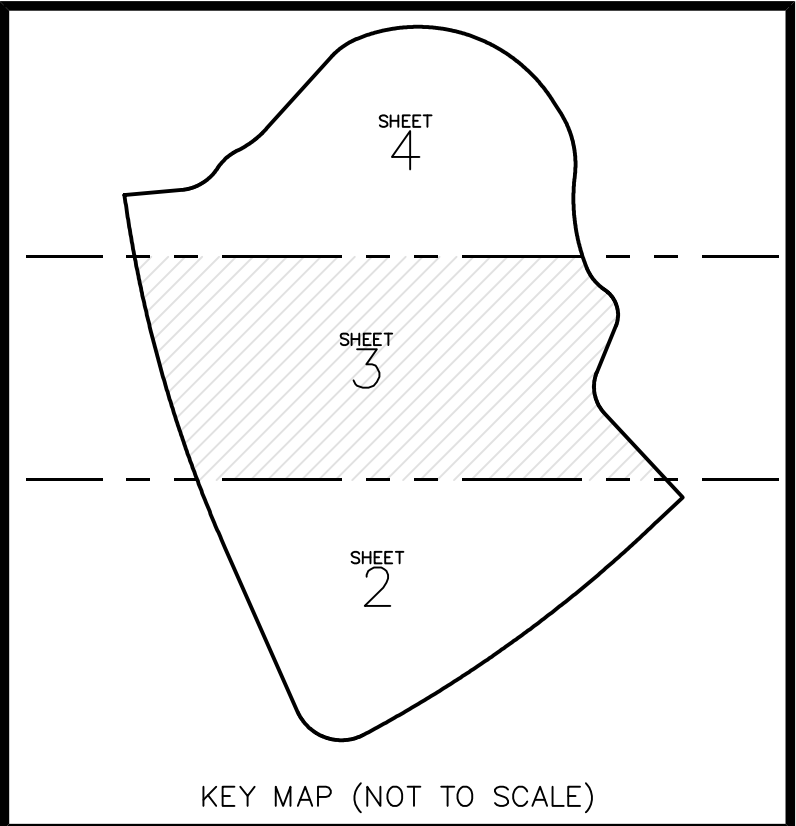
DATE SURVEYED: 6/23/2021

SECTION 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



LEGEND		
BRL BEARING REFERENCE LINE	FIR FOUND REBAR NO CAP SIZE AS NOTED	
POL POINT ON LINE	FPF FOUND OPEN PIPE SIZE AS NOTED	
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POF PERMANENT CONTROL POINT	SN60 SET NAIL AND DSH LB #6168	
POC POINT OF COMMENCEMENT	BFP BACK FLOW PREVENTER	
PC POINT OF CURVATURE	PVC POLYVINYL CHLORIDE PIPE	
PI POINT OF INTERSECTION	TOS TOE OF SLOPE	
PRM PERMANENT REFERENCE MONUMENT	TOS TOP OF BANK	N/F NOT FOUND
TBM TEMPORARY BENCHMARK	WATER VALVE	WV NOT FOUND
DOWN DOUBLE CHECK VALVE ASSEMBLY	WATER VALVE	WV NOT FOUND
CONVEYERLINE	WATER VALVE	WV NOT FOUND
WF WOOD FENCE	WATER VALVE	WV NOT FOUND
CLF CHAIN LINK FENCE	WATER VALVE	WV NOT FOUND
PVC POLYVINYL CHLORIDE FENCE	WATER VALVE	WV NOT FOUND
VOP VITRIFIED CLAY PIPE	WATER VALVE	WV NOT FOUND
EL ELEVATION	WATER VALVE	WV NOT FOUND
S/W SIDEWALK	WATER VALVE	WV NOT FOUND
E/P EDGE OF PAVEMENT	WATER VALVE	WV NOT FOUND
OHV OVERHEAD WIRE	WATER VALVE	WV NOT FOUND
RCP REINFORCED CONCRETE PIPE	WATER VALVE	WV NOT FOUND
F/T FENCE TIE	WATER VALVE	WV NOT FOUND
C/T CURB TIE	WATER VALVE	WV NOT FOUND

TREE LEGEND	
	OAK TREE
	MYRTLE TREE
	PINE TREE
	ELM TREE

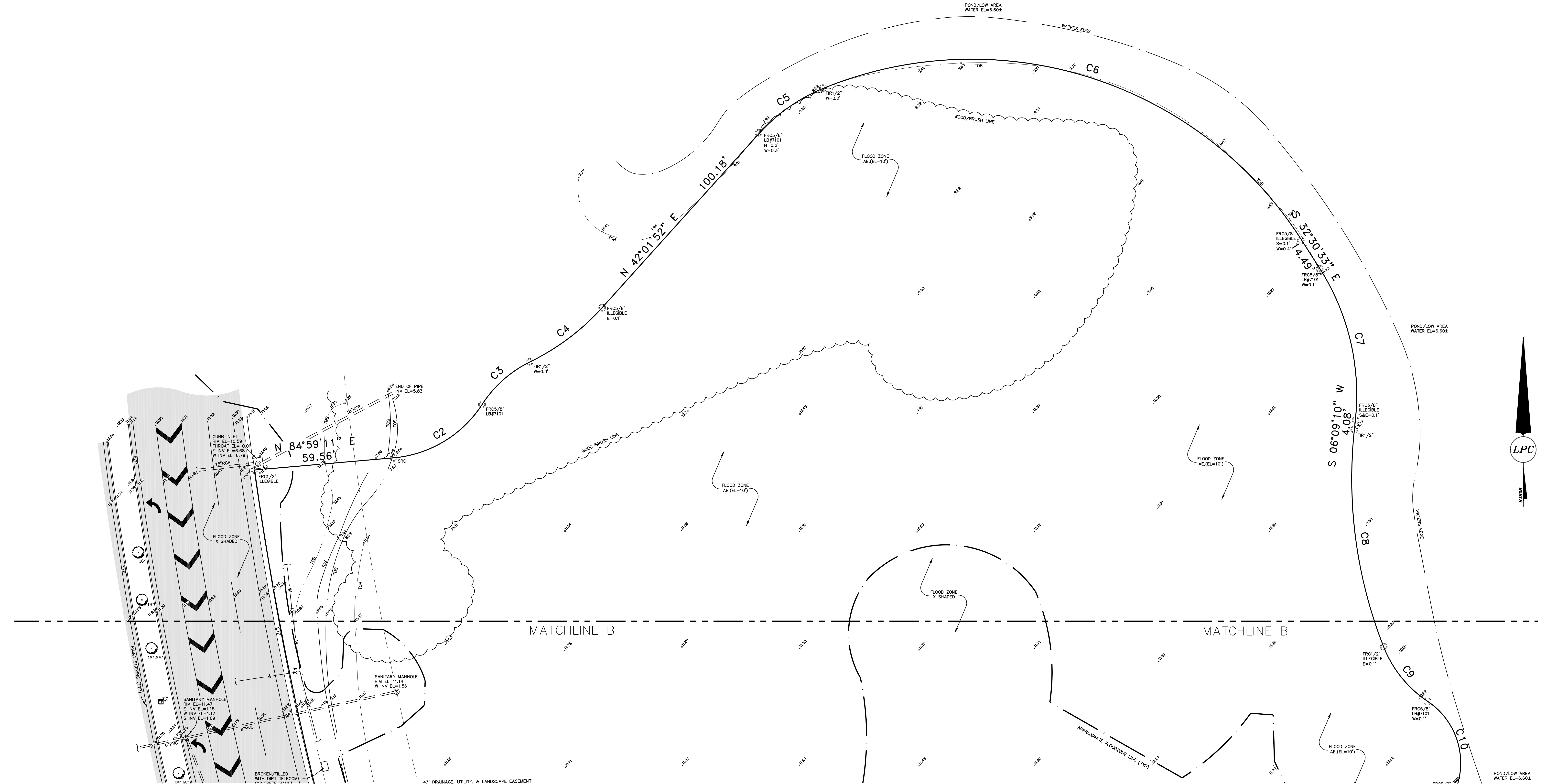


GATEWAY CENTER
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PINELLAS PARK, FL

LAND PRECISION CORPORATION
2883 SUNSET POINT ROAD
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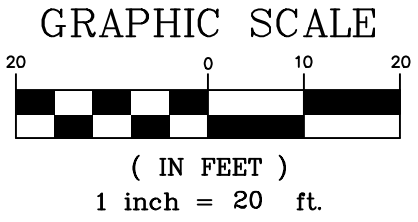
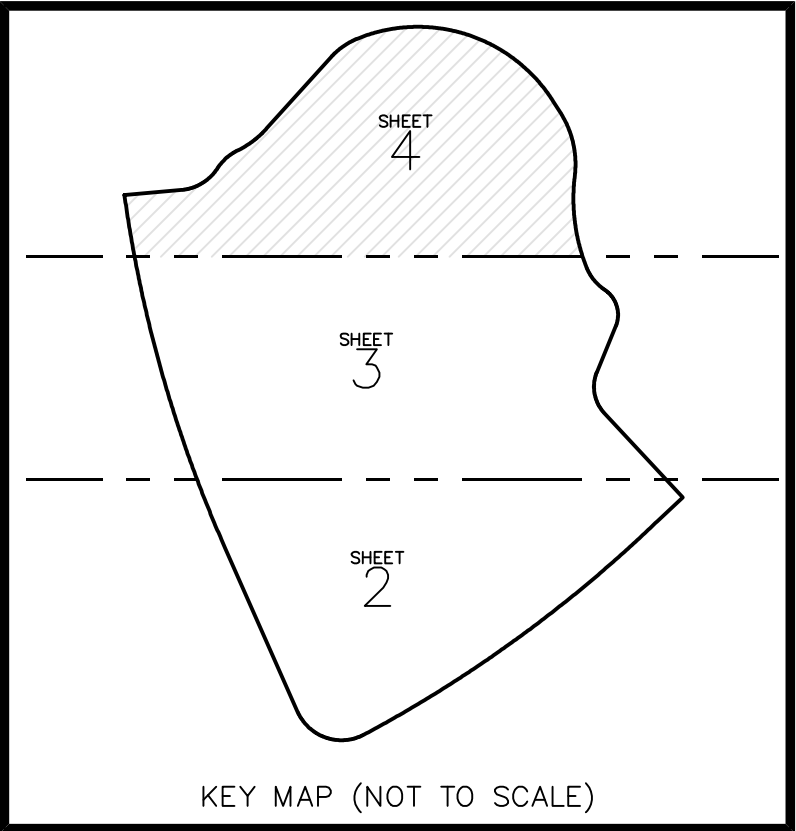
LB#6168
JOB NUMBER: 21164

SURVEYING
MAPPING - PLANNING
DATE SURVEYED: 6/23/2021



LEGEND	
BRL BEARING REFERENCE LINE	FIR FOUND REBAR NO CAP SIZE AS NOTED
POL POINT ON LINE	POP FOUND OPEN PIPE SIZE AS NOTED
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POP PERMANENT CONTROL POINT	SNAB SET NAIL AND DUSH LB #6168
POC POINT OF COMMENCEMENT	BFP BACK FLOW PREVENTER
PC POINT OF CURVATURE	PVC POLYVINYL CHLORIDE PIPE
PI POINT OF INTERSECTION	TOS TOE OF SLOPE
PRM PERMANENT REFERENCE MONUMENT	TOB TOP OF BANK
TRM TEMPORARY BENCHMARK	WATER VALVE
DOWN DOUBLE CHECK VALVE ASSEMBLY	MONITORING WELL
C CENTERLINE	WATER METER
WF WOOD FENCE	SANITARY CLEANOUT
CLF CHAIN LINK FENCE	LIGHT POLE
PVCF POLYVINYL CHLORIDE FENCE	PO2 POWER POLE
VCP VITRIFIED CLAY PIPE	FIRE HYDRANT
EL ELEVATION	TELEPHONE PEDESTAL
S/W SIDEWALK	TELEPHONE BOX
E/P EDGE OF PAVEMENT	ELECTRIC BOX
OHW OVERHEAD WIRE	CABLE BOX
RCP REINFORCED CONCRETE PIPE	SPRINKLER CONTROL BOX
F/T FENCE TIE	WATER METER
C/T CURB TIE	ELECTRIC METER

TREE LEGEND	
	OAK TREE
	SYCAMORE TREE
	MYRTLE TREE
	PINE TREE
	ELM TREE



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LAND PRECISION CORPORATION
SURVEYING
MAPPING - PLANNING

LB#6168

JOB NUMBER: 21164

DATE SURVEYED: 6/23/2021

GATEWAY CENTRE PHYSICAL REHABILITATION HOSPITAL

PRELIMINARY SITE PLAN

SECTIONS 22, TOWNSHIP 30 S, RANGE 16 E
PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

LEGAL DESCRIPTION:PER O.R. BOOK 18145 PAGE 2015 & 2016

PARCEL 3:
A PORTION OF PARCEL 8 OF THE PLAT OF GATEWAY CENTRE BUSINESS PARK AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL 8, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF GATEWAY CENTRE PARKWAY, AS SHOWN ON SAID PLAT OF GATEWAY CENTRE BUSINESS PARK; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING:
TWO (2) COURSES; (1) N 23°53'15" W, 186.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1,382.41 FEET, A CENTRAL ANGLE OF 15°54'59", AN ARC LENGTH OF 384.02 FEET AND A CHORD BEARING AND DISTANCE OF N 15°55'45" W, 382.79 FEET; THENCE N 84°59'11" E, 59.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 52°13'55", AN ARC LENGTH OF 45.58 FEET AND A CHORD BEARING AND DISTANCE OF N 58°52'12" E, 44.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.77 FEET, A CENTRAL ANGLE OF 31°19'57", AN ARC LENGTH OF 27.76 FEET AND A CHORD BEARING AND DISTANCE OF N 48°25'16" E, 27.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 22°03'21", AN ARC LENGTH OF 38.49 FEET AND A CHORD BEARING AND DISTANCE OF N 53°03'33" E, 38.26 FEET TO A POINT OF TANGENCY; THENCE N 42°01'52" E FOR 100.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 25°44'13", AN ARC LENGTH OF 33.69 FEET AND A CHORD BEARING AND DISTANCE OF N 54°53'59" E, 33.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 166.90 FEET, A CENTRAL ANGLE OF 79°43'22", AN ARC LENGTH OF 232.23 FEET AND A CHORD BEARING AND DISTANCE OF S 72°22'14" E, 213.94 FEET TO A POINT OF TANGENCY; THENCE S 32°30'33" E FOR 14.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 38°39'42", AN ARC LENGTH OF 67.48 FEET AND A CHORD BEARING AND DISTANCE OF S 13°10'42" E, 66.20 FEET TO A POINT OF TANGENCY; THENCE S 06°09'10" W FOR 4.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 195.62 FEET, A CENTRAL ANGLE OF 27°37'37", AN ARC LENGTH OF 94.32 FEET AND A CHORD BEARING AND DISTANCE OF S 07°39'39" E, 93.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 34°53'08", AN ARC LENGTH OF 30.44 FEET AND A CHORD BEARING AND DISTANCE OF S 38°55'01" E, 29.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 31.50 FEET, A CENTRAL ANGLE OF 78°51'10", AN ARC LENGTH OF 43.35 FEET AND A CHORD BEARING AND DISTANCE OF S 16°56'13" E, 40.01 FEET TO A POINT OF TANGENCY; THENCE S 22°29'21" W FOR 51.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 40.55 FEET, A CENTRAL ANGLE OF 65°26'35", AN ARC LENGTH OF 46.32 FEET AND A CHORD BEARING AND DISTANCE OF S 10°13'57" E., 43.84 FEET TO A POINT OF TANGENCY; THENCE S 42°57'14" E FOR 119.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND AVENUE, AS SHOWN ON SAID PLAT OF GATEWAY CENTRE BUSINESS PARK; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) S 47°02'48" W FOR 36.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1,382.41 FEET, A CENTRAL ANGLE OF 15°41'44", AN ARC LENGTH OF 378.70 FEET AND A CHORD BEARING AND DISTANCE OF S 53°57'36" W, 377.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST (3) NORTHWESTERLY ALONG THE ARC OF SAID ONE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 94°17'57", AN ARC LENGTH OF 82.29 FEET AND A CHORD BEARING AND DISTANCE OF N 71°02'31" W, 73.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 269,642± SQUARE FEET OR 6.19± ACRES MORE OR LESS.

LOCATION MAP



DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	PRELIMINARY SITE PLAN

SITE DATA TABLE

PARCEL ID	22-30-16-30374-000-0801		
SITE AREA	±6.19 AC (±269,642 SF)		
EXISTING LAND USE DESIGNATION	INDUSTRIAL LIMITED (IL)		
EXISTING ZONING	M-1		
PROPOSED USE	PHYSICAL REHABILITATION HOSPITAL*		
	EXISTING	PROPOSED	MIN/MAX
FLOOR AREA	NA	40,000 SF (0.15 FAR)	0.55 MAX
IMPERVIOUS SURFACE (LOT COVERAGE)	NA	119,024 SF (44.1%)	75% MAX
OPEN SPACE	NA	150,618 SF (55.9%)	25% MIN
MINIMUM LOT AREA	6.19 AC	6.19 AC	1 ACRE MIN PER C.U.
MINIMUM LOT WIDTH (ALONG GATEWAY CENTRE PARKWAY)	570 FT	570 FT	200 FT MIN PER C.U.
BUILDING SETBACKS			
FRONT (WEST)	NA	116.8 FT	20' MIN FOR M-1 PER C.U. 100' MIN FROM RESIDENTIAL PER C.U.
FRONT (SOUTH)	NA	164.2 FT	20' MIN FOR M-1 PER C.U. 100' MIN FROM RESIDENTIAL PER C.U.
SIDE (EAST)	NA	85.1 FT	5' MIN FOR M-1 PER C.U. 100' MIN FROM RESIDENTIAL PER C.U.
SIDE (NORTH)	NA	98.6 FT	5' MIN FOR M-1 PER C.U. 100' MIN FROM RESIDENTIAL PER C.U.
BUILDING HEIGHT	1-STORY***		72 FT PER CC&R
PARKING	95 SPACES**	270 SPACES	7.5 PER BED PER CODE
	2.64 PER BED		
* CITY DEFINITION OF HOSPITAL IS A "CONDITIONAL USE" IN M-1 ZONING DISTRICT			
** PARKING VARIANCE PER ACTUAL USAGE AT OTHER EVEREST FACILITIES			
*** 24 FT TO FLAT ROOF, 37 FT TO HIGHEST POINT OF ARCHITECTURAL FEATURE			
THE LANDSCAPE & IRRIGATION PLANS SHALL BE SUBMITTED WITH THE FINAL ENGINEERING IMPROVEMENT PLANS			
THE PARCEL LIES IN FLOOD ZONES X, X-SHADED & AE, ELEVATION 10, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, 12103C0206H, EFFECTIVE DATE AUGUST 18, 2009			

PROJECT DIRECTORY

OWNERS	HUNTLEY PROPERTIES, LLC 2033 W McDERMOTT DR SUITE 320-228 ALLEN, TX 75013
APPLICANT	EVEREST REALTY TWELVE, LLC 5100 BELTLINE RD SUITE 310 DALLAS, TX 75254
PLANNER/CIVIL ENGINEER	GULF COAST CONSULTING, INC 13825 ICOT BOULEVARD SUITE 605 CLEARWATER, FL 33760



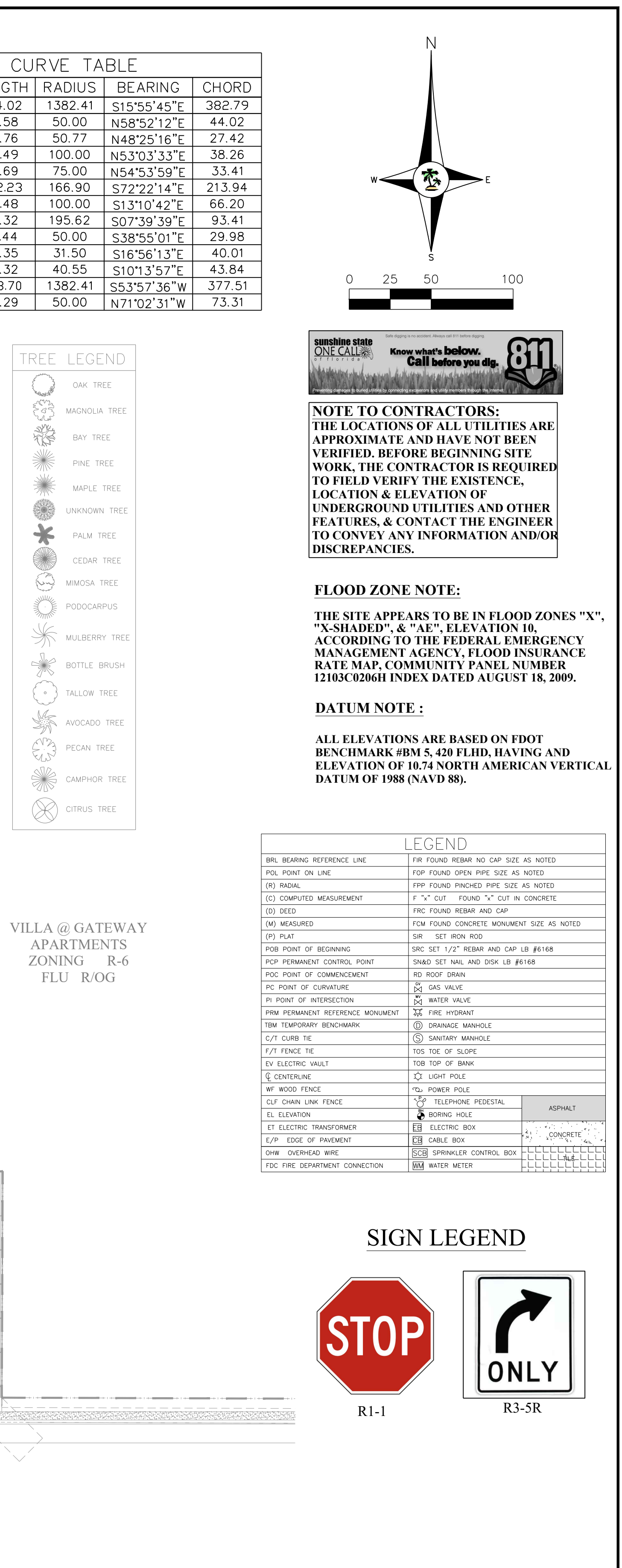
Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
www.gulfcoastconsultinginc.com

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42360

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

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SHA AUTHENTICATION CODE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

21-049
DATE: 07/02/2021
REV: 11/10/2021
GATEWAY CENTRE PHYSICAL REHABILITATION HOSPITAL





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 21, 2021

Mr. Nick Colonna, AICP, Director
City of Pinellas Park – Planning & Development Services Division
Technical Services Building
6051 – 78th Avenue North
Pinellas Park, FL 33781

Re: Gateway Centre Parcel “J” - Parking Variance Additional Information
Gateway Centre Medical Physical Rehabilitation Center

Dear Mr. Colonna:

Per our discussion we are submitting additional information you requested regarding the parking variance for this physical rehabilitation hospital. The property is currently zoned M-1 with Industrial Limited (IL) and a request for a Parking Variance was submitted with a justification report based on Everest Rehabilitation Hospital facilities that demonstrated 2.52 spaces/bed being needed. The city code guideline is 7.5 spaces/bed is very high and inconsistent with Everest facilities and Institute of Transportation Engineers (ITE) data.

The Preliminary Site Plan specifies a 40,000 SF, 36 bed physical rehabilitation hospital with 103 total employees. The calculated parking space count is 91 total spaces (2.52 spaces/bed). The plan shows 95 total spaces being provided. The following additional information is per ITE Parking Generation, 5th Edition rates for Land Use Code 610 which is a traditional hospital (excerpts attached).

<u>ITE Rate (Hospital)</u>	<u>Proposed Project</u>	<u>Estimated Spaces per ITE</u>
2.25 spaces per 1000 SF	40,000 SF	90 spaces
3.74 spaces per bed	36 beds	135 spaces
0.73 spaces per employee	103 employees	75 spaces

Given the Everest Physical Rehabilitation Hospital does not perform surgeries, does not contain medical offices, and serves a limited function of patient rehabilitation post-surgery, it functions more like an ALF for parking and traffic characteristics. A comparison using the ITE rate for Land Use Code 254 (ALF) is below:

<u>ITE Rate (ALF)</u>	<u>Proposed Project</u>	<u>Estimated Spaces per ITE</u>
0.72 spaces per 1000 SF	40,000 SF	29 spaces
0.39 spaces per bed	36 beds	14 spaces
0.81 spaces per employee	103 employees	83 spaces

Given the highly specialized use of the physical rehabilitation hospital the data supports a reduced parking ratio for this facility as compared to city code. Both site specific data from Everest Physical Rehabilitation Hospitals and ITE demonstrate a reduced parking demand. In our professional opinion the planned 95 parking spaces are more than adequate for this facility.

Please contact me if you have any questions.

Sincerely,



Robert Pergolizzi, AICP / PTP
Principal

Cc: Marc Sparks, Everest Realty Twelve, LLC
Dawn Huntley Mattox
21-049.01

EVEREST REHABILITATION HOSPITAL

GATEWAY CENTRE PARCEL "J"

PARKING VARIANCE JUSTIFICATION

The proposed 36 bed physical rehabilitation "hospital" is proposed to have 95 parking spaces on-site. The proposed facility is not a traditional "hospital" in that surgeries are not performed at these facilities, and the facility is focused on patient recovery/rehabilitation after a surgery at a traditional hospital. The rehabilitation "hospital" functions more like a residential care center where patients who have been released from the hospital, but need special care prior to returning home, will stay for a few weeks to rehabilitate. As such, the parking demand is substantially lower than a traditional "hospital" this is evidenced by multiple Everest Rehabilitation Hospital facilities that currently function with reduced parking.

According to the Pinellas Park Land Development Code Section 18-1532.9(C).4, a hospital requires 7.5 parking spaces/patient bed or one (1) per employee whichever is greater. This would result in a parking requirement of 270 parking spaces for this 36 bed facility, which is very high. In addition, traditional hospitals are located on large campuses that often contain free-standing medical office buildings that considerably add to parking demand since medical offices have patients parking on-site throughout the day.

By contrast Everest Rehabilitation Hospitals are considerably smaller than a traditional hospital, do not contain free-standing medical office buildings, and serve a limited function of patient rehabilitation. These facilities are as follows:

1. Longview, TX	-	106 parking spaces	36 beds	= 2.95 spaces / bed
2. Temple, TX	-	69 parking spaces	36 beds	= 1.92 spaces / bed
3. Oklahoma City, OK	-	102 parking spaces	36 beds	= 2.83 spaces / bed
4. Keller, TX	-	72 parking spaces	36 beds	= 2.00 spaces / bed
5. Rogers, AR	-	127 parking spaces	36 beds	= 3.52 spaces / bed
6. Liberty Twp., OH	-	69 parking spaces	36 beds	= 1.92 spaces / bed

Weighted Average = 2.52 spaces / bed

Based on the data from Everest Rehabilitation Hospitals in the United States the weighted average for parking is 2.52 spaces per bed. This would result in a parking requirement of 91 parking spaces for the proposed 36 bed facility. The proposed Preliminary Site Plan shows 95 parking spaces provided, with ample room for expansion.

Land Use: 610 Hospital

Description

A hospital is any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients. However, the term "hospital" does not refer to medical clinics (facilities that provide diagnoses and outpatient care only) or nursing homes (facilities devoted to the care of persons unable to care for themselves), which are covered elsewhere in this report. Surgery center (Land Use 612) and clinic (Land Use 630) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 29 study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	49
8:00 a.m.	75
9:00 a.m.	94
10:00 a.m.	98
11:00 a.m.	98
12:00 p.m.	97
1:00 p.m.	98
2:00 p.m.	100
3:00 p.m.	96
4:00 p.m.	76
5:00 p.m.	58
6:00 p.m.	—
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Hospital (610)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 4:00 p.m.

Number of Studies: 11

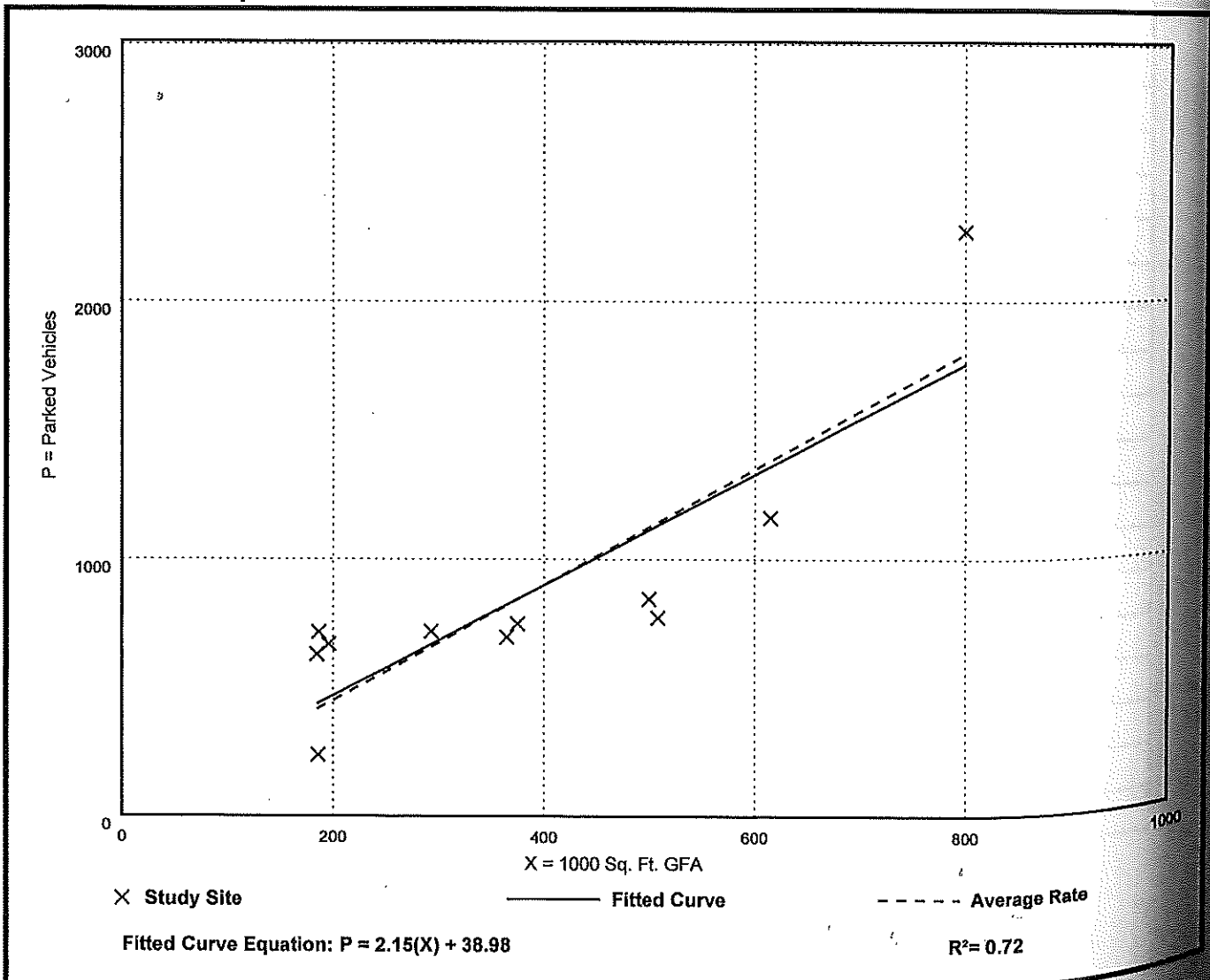
Avg. 1000 Sq. Ft. GFA: 383

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.25	1.28 - 3.83	1.88 / 3.50	***	0.73 (32%)

Data Plot and Equation

$$40,000 \text{ SF} \times 2.25 = 90 \text{ spaces}$$



Hospital (610)

Peak Period Parking Demand vs: Beds

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 4:00 p.m.

Number of Studies: 53

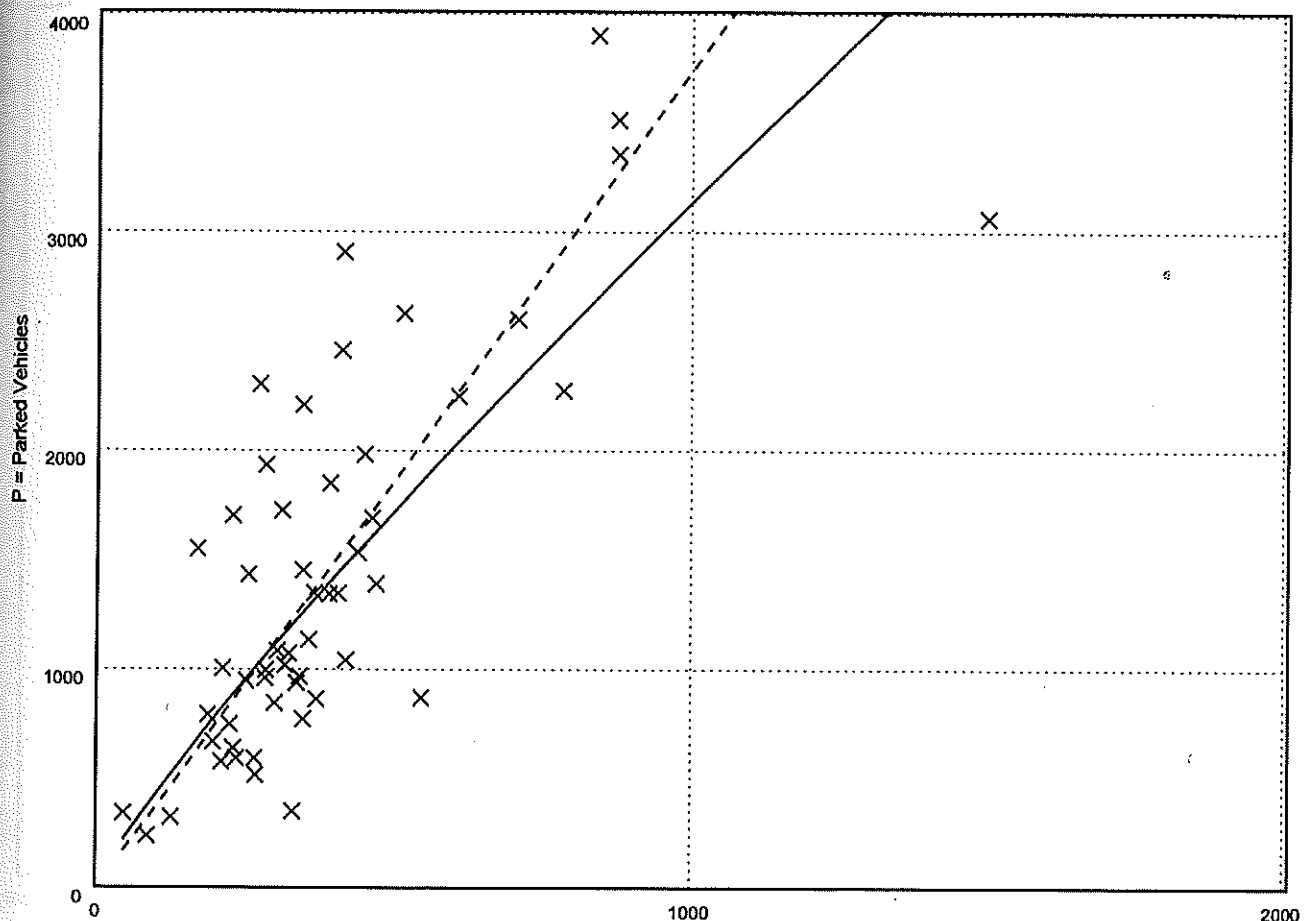
Avg. Num. of Beds: 386

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.74	1.06 - 9.23	2.97 / 5.96	3.33 - 4.15	1.53 (41%)

Data Plot and Equation

36 beds x 3.74 = 135 spaces



X Study Site

X = Number of Beds

— Fitted Curve

- - - - Average Rate

Fitted Curve Equation: $\ln(P) = 0.86 \ln(X) + 2.11$

$R^2 = 0.58$

Hospital (610)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 4:00 p.m.

Number of Studies: 30

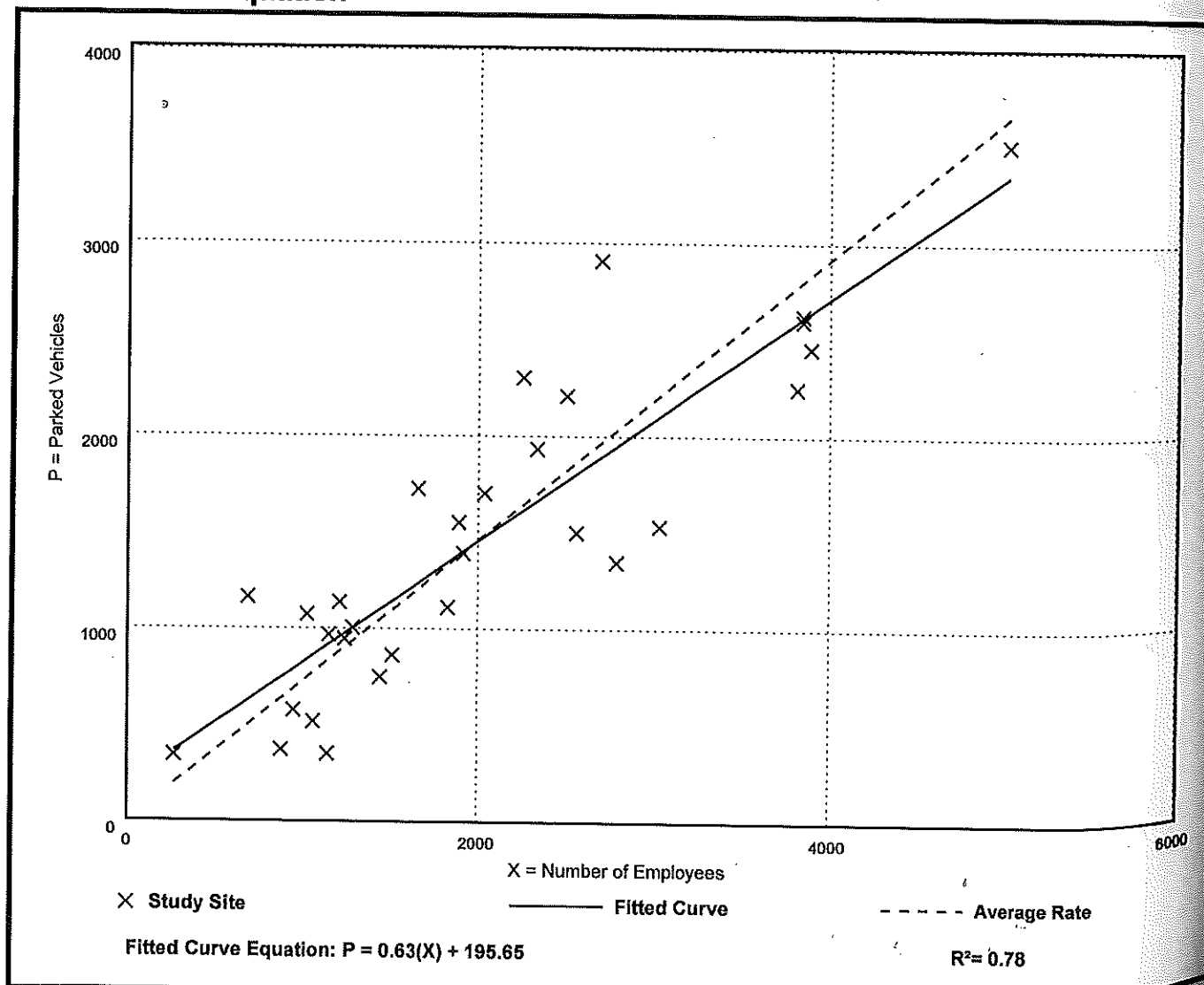
Avg. Num. of Employees: 2055

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.73	0.31 - 1.71	0.61 / 1.05	0.65 - 0.81	0.21 (29%)

Data Plot and Equation

103 employees * 0.73 = 75 spaces



Assisted Living (254)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.

Number of Studies: 7

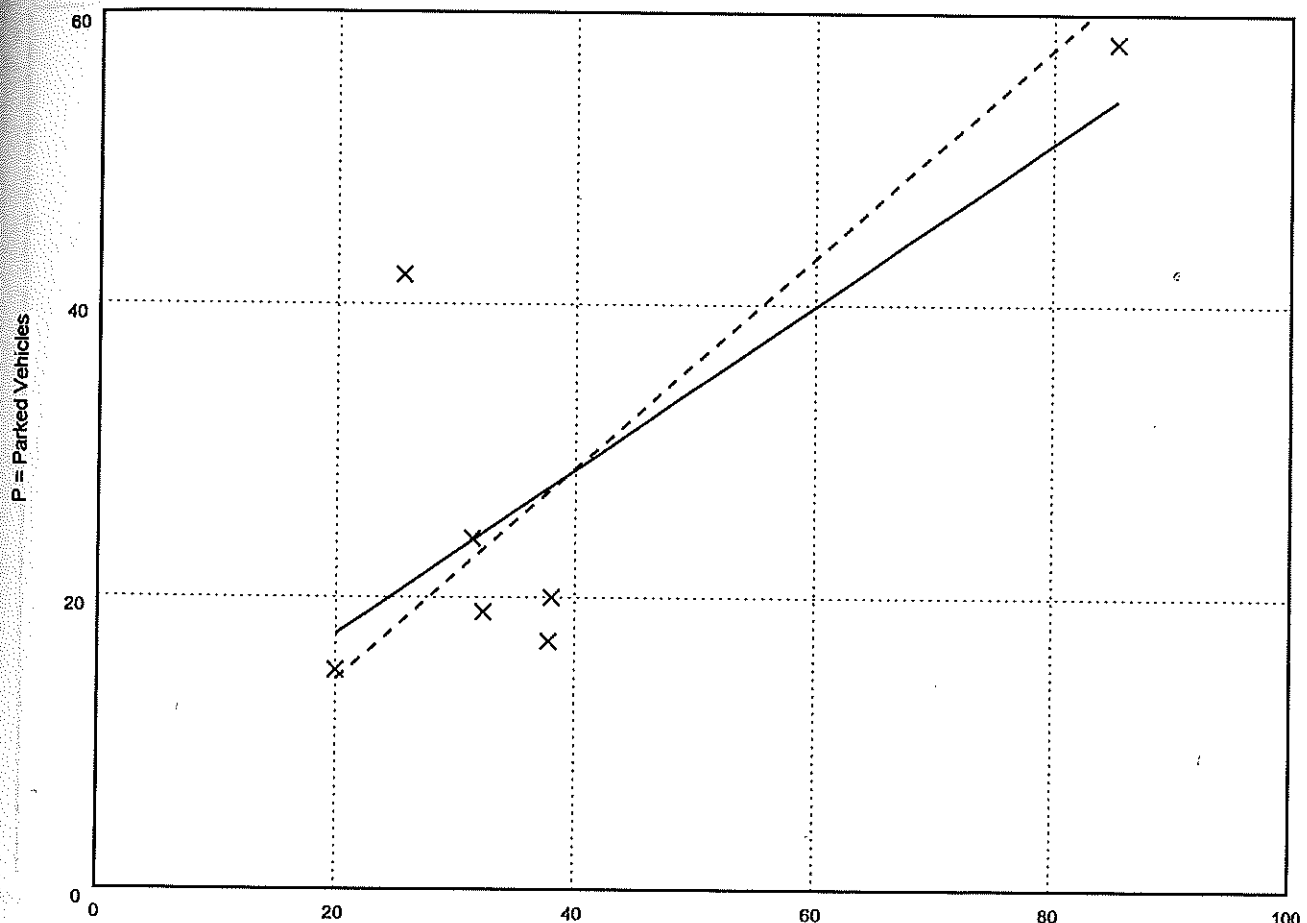
Avg. 1000 Sq. Ft. GFA: 39

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.72	0.45 - 1.65	0.56 / 1.47	***	0.34 (47%)

Data Plot and Equation

$$40,000 \text{ SF} * 0.72 = 29 \text{ spaces}$$



X Study Site

— Fitted Curve

- - - Average Rate

Fitted Curve Equation: $P = 0.56(X) + 6.30$

$R^2 = 0.56$

Assisted Living (254)

Peak Period Parking Demand vs: Beds

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.

Number of Studies: 10

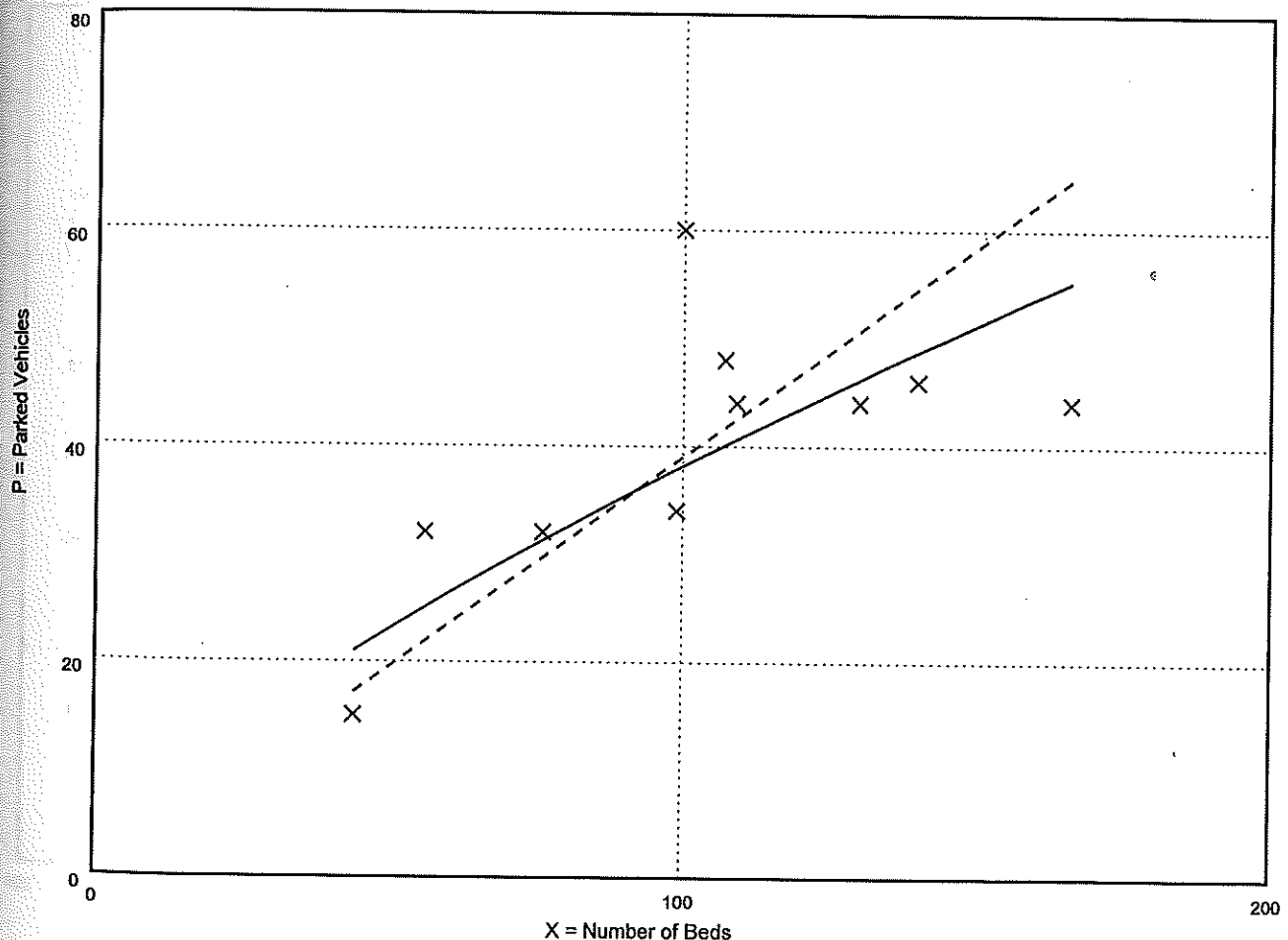
Avg. Num. of Beds: 103

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.27 - 0.60	0.34 / 0.58	***	0.11 (28%)

Data Plot and Equation

$$36 \text{ beds} \times 0.39 = 14 \text{ spaces}$$



X Study Site

— Fitted Curve

- - - - Average Rate

Fitted Curve Equation: $\ln(P) = 0.73 \ln(X) + 0.28$

$R^2 = 0.63$

Assisted Living (254)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.

Number of Studies: 9

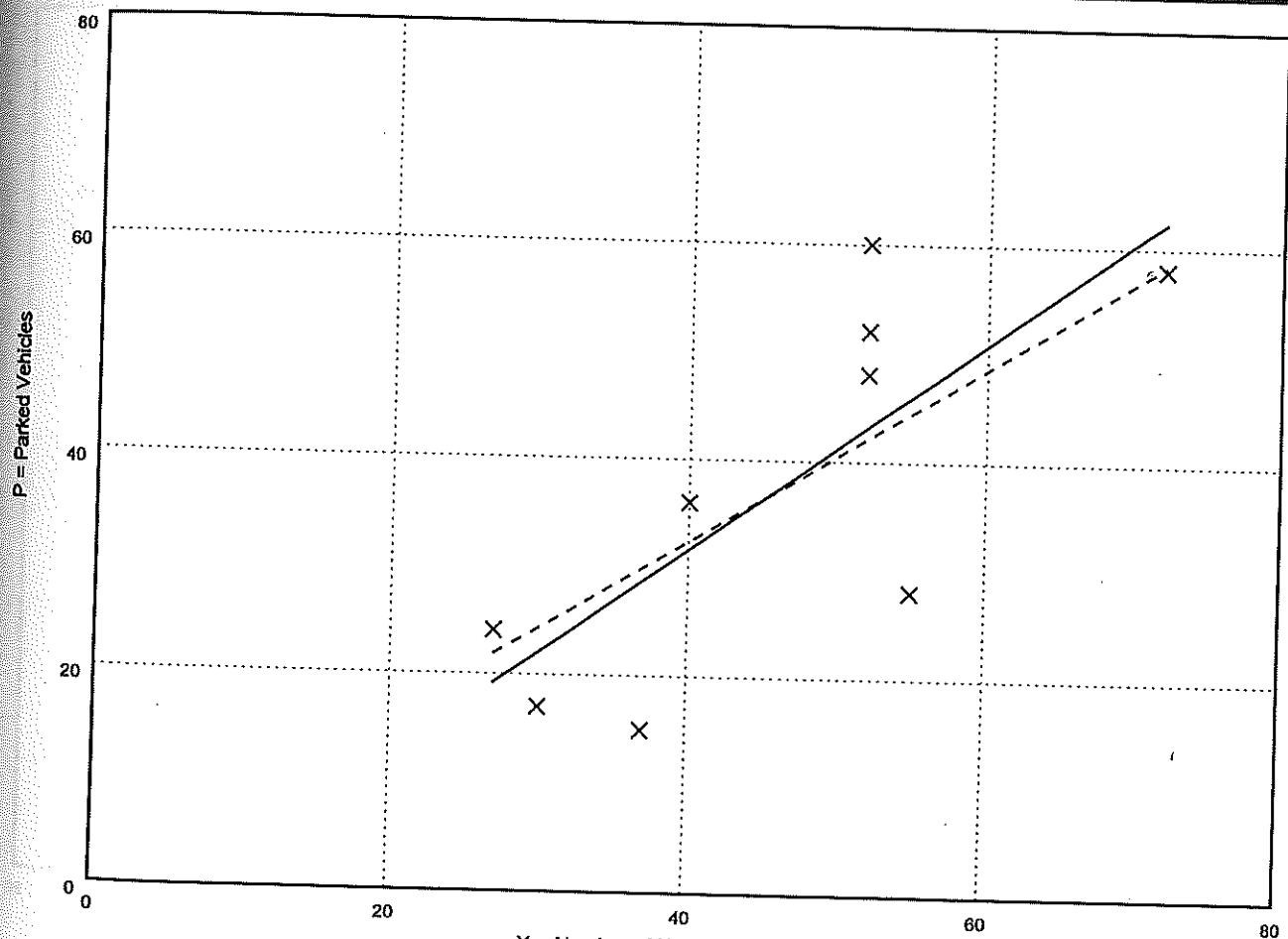
Avg. Num. of Employees: 46

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.81	0.41 - 1.15	0.64 / 1.08	***	0.24 (30%)

Data Plot and Equation

103 employees + 0.81 = 83 spaces.



X Study Site

X = Number of Employees

— Fitted Curve

- - - - Average Rate

Fitted Curve Equation: $P = 0.96(X) - 6.76$

$R^2 = 0.60$

- Legend
- Parcel Lines
 - Centerlines
 - Pinellas Park
 - Rights of Way
 - Unincorporated

City of Pinellas Park



Notes:



1: 4,514

376.2 Feet

188.08

0

376.2

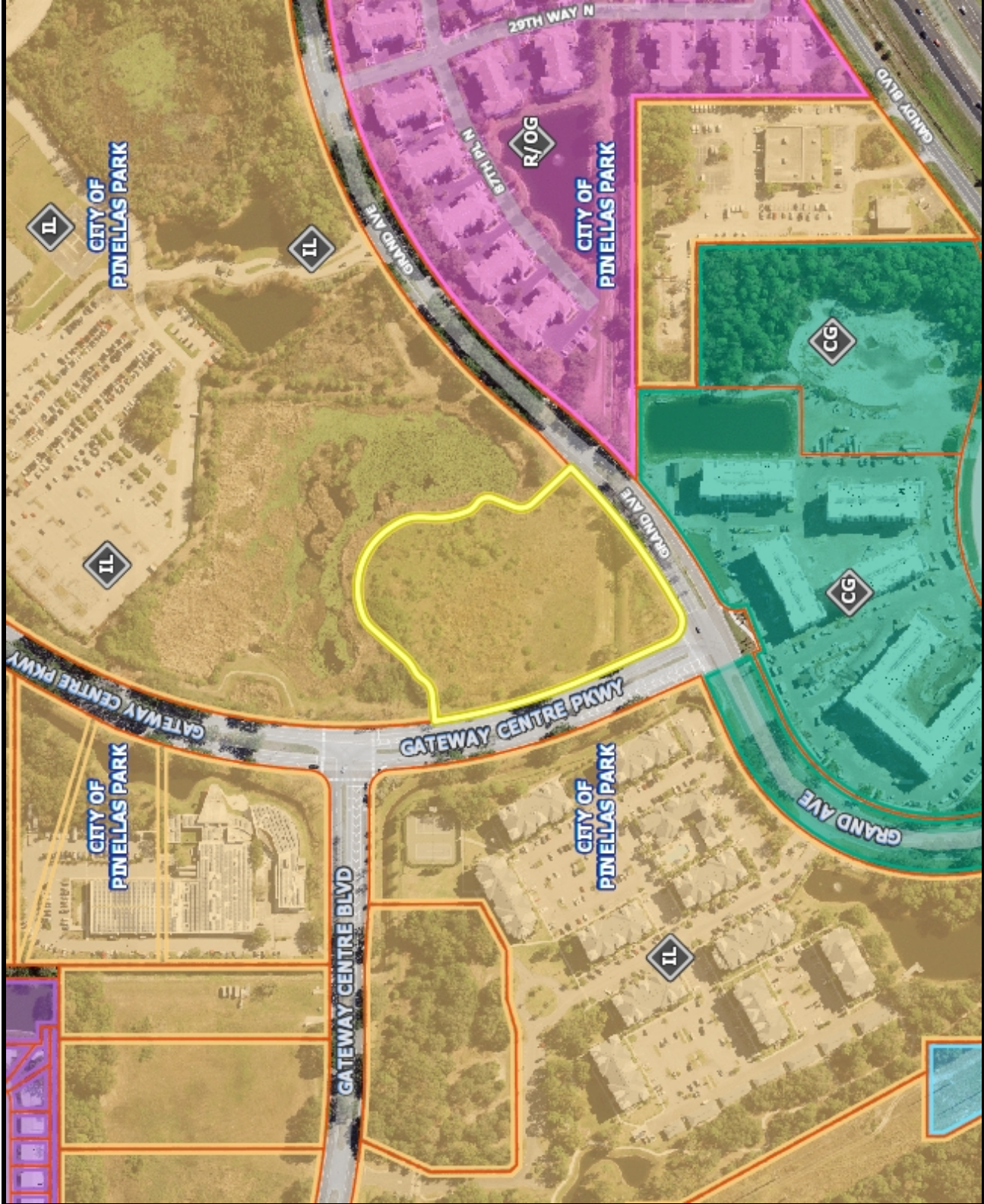
Legend

- Parcel Lines
- Centerlines
- Pinellas Park
- Annexation Amendment Agreement
- 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
- Residential Low - RL
- Residential Low Medium - RLM



Notes:



1: 4,514

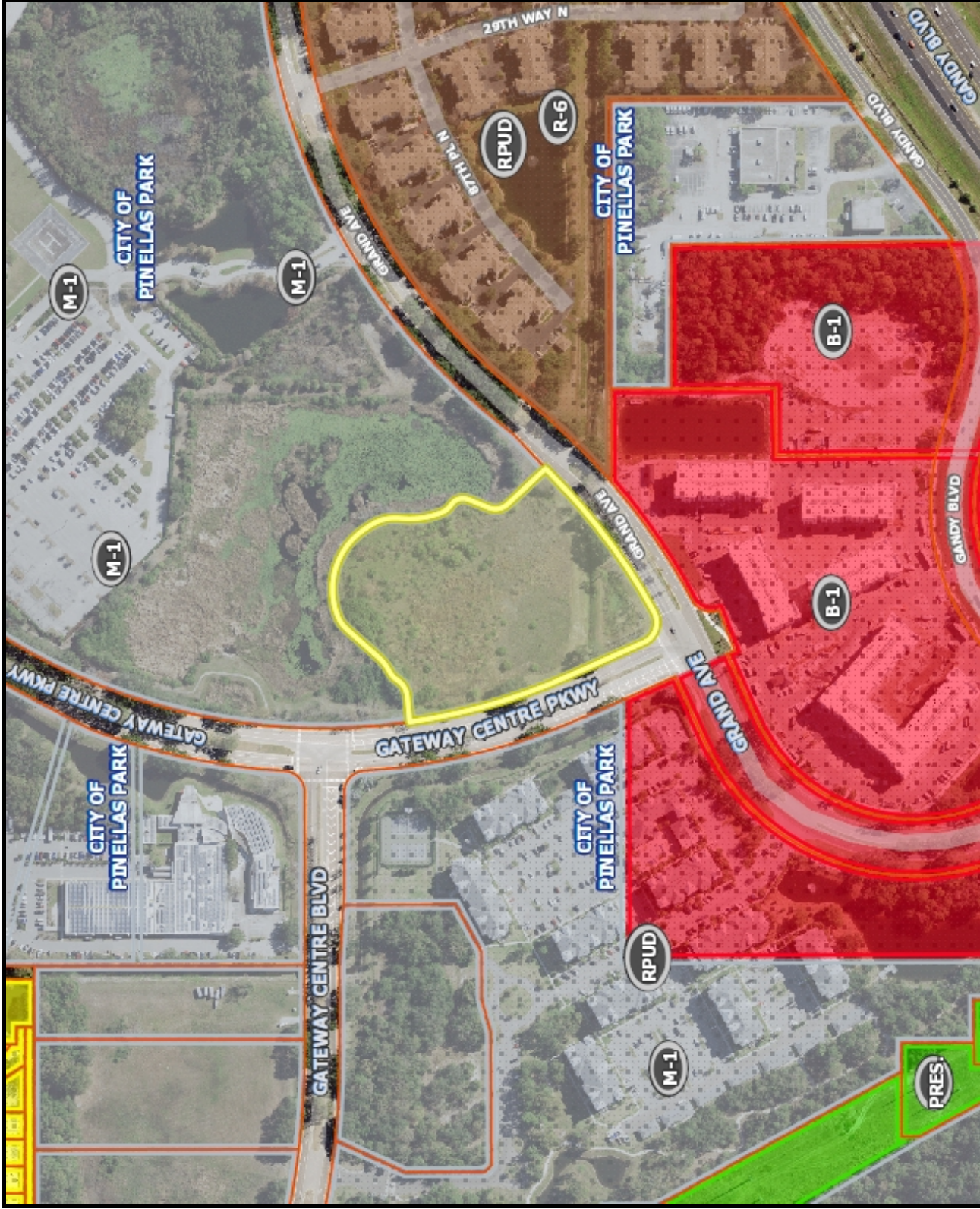
376.2 0 188.08 376.2 Feet

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City of Pinellas Park

Legend

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



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet

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City of Pinellas Park

Legend

- Parcel Lines
- Centerlines
- Building Footprints
- Pinellas Park
- Neighboring Cities
 - Town of Kenneth City
 - City of Largo
 - City of Seminole
 - City of St. Petersburg
- Unincorporated
- FIRM Panels
 - Flood Hazard Areas
 - <all other values>
 - 1% Annual Chance Flood Hazard (A, AE, AI)
 - 0.2% Annual Chance Flood Hazard (X)
 - Area of Minimal Flood Hazard (X)
 - Floodway (AE)

Exhibit E: FIRM



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet

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