



## I. APPLICATION DATA

A. **Case Number:** CU 2020-2

B. **Location:**

1. **Address:** 7950 Park Boulevard, Pinellas Park, FL

2. **Parcel Number:** 25-30-15-00000-440-0400

C. **Request:**

Request for a Conditional Use for "height- buildings and structures over 50 feet" for a proposed multi-family development located in the "B-1" General Commercial Zoning District.

D. **Applicant:** Dawn Huntley Mattox

E. **Agent:** None

F. **Legal Ad Text:**

Request for a Conditional Use for "height- buildings and structures over 50 feet" for a proposed multi-family development located in the "B-1" General Commercial Zoning District.

G. **Public Hearings:**

- |  |                   |
|--|-------------------|
| 1. <b>Planning and Zoning Commission Hearing Date:</b>                 | February 6, 2020  |
| Deadline to send public hearing notices:                               | January 17, 2020  |
| Advertising deadline:  | January 13, 2020  |
| 2. <b>City Council or Community Redevelopment Agency Hearing Date:</b> | February 27, 2020 |
| Deadline to send public hearing notices:                               | February 7, 2020  |
| Advertising deadline:  | February 7, 2020  |

## II. BACKGROUND INFORMATION

A. **Site Area:** 19.73 Acres (M.O.L.)

B. **Property History:**

1. **Previous Land Use Plan or Zoning Amendments:** None
2. **Permits and Development:** None
3. **Previous Approvals:** Annexation of the property was approved on April 12, 2018 (AX 18-12).

C. **Existing Use:** Vacant Land

D. **Proposed Use:** Multi-family Residential

E. **Current Zoning District:** "B-1" (General Commercial) Zoning District

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

*The "B-1" General Commercial 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 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.*

**2. Staff Analysis:**

The site is currently in the "B-1" (General Commercial) Zoning District. The proposed use of medium density residential is consistent with the zoning designation. Multi-family dwellings are permitted at a maximum density of eighteen (18) units per acre when assigned a Land Use classification of R/O/R.

**F. Proposed Zoning District:** "B-1" (General Commercial) Zoning District

**G. Current Land Use:** "R/O/R" (Residential/Office/Retail)

**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 residential, office and/or retail commercial use; and to recognize such areas as well-suited for mixed use of a residential/office/retail character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas..*

**2. Key Standards:**

*Use Characteristics: Those uses appropriate to and consistent with this category Include:*

*Primary Uses – Residential; Residential Equivalent; Office; Retail Commercial: Personal Service/Office Support; Commercial/Business Service; Temporary Lodging*

*Secondary Uses – Institutional; Transportation/Utility; Ancillary Non-Residential; Recreation/Open Space; Research/Development; Light Manufacturing/Assembly (Class A); Mini-warehouse Storage*

**3. Staff Analysis:**

The primary use of the subject property is multi-family residential, which is consistent with the R/O/R Land Use category.

**H. Proposed Land Use:** Not applicable

**I. Flood Zone:** The property is in Flood Zone AE, which is a high risk flood zone. It is also in the Coastal High Hazard Area.

**J. Evacuation Zone:** The property is in Evacuation Zone A, which is the first level to evacuate in preparation for a storm. Zone A is evacuated when storm surge height is predicted to be up to 11 feet.

**K. Vicinity Characteristics:**

Direction	Zoning	Land Use	Existing Use
North	County C2 (General Retail Commercial)	CG	Mustang Flea Market
South	Pinellas County RPD (Residential Planned Development)	P-RM	Vacant Land
East	City R-1, County R-3	RU	Single Family Dwelling
West	CH (Commercial Heavy)	CG	Commercial Business Center



### III. APPLICABLE CRITERIA / CONSIDERATIONS

#### A. Comprehensive Plan Policies:

##### 1. Relevant Policies:

*POLICY LU.1.14.4 Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.*

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

*POLICY H.1.1.3 The City shall continue to encourage redevelopment and urban infill residential development that are compatible with and support the integrity and viability of existing residential neighborhoods.*

*OBJECTIVE LU.1.10.9 A variety of higher density residential developments will be provided adjacent to arterial and collector roadways, with ready accessibility to mass transit facilities, employment centers and shopping areas within the CRD.*

##### 2. Staff Analysis:

The subject property is abutting commercial uses to the west and residential uses to the east. The subject parcel, formerly the Golden Lantern Mobile Home Park, is proposed to be redeveloped into a multi building, multi-family community. This is an infill development in the "B-1" General Commercial Zoning District.

The development proposal is inconsistent with the Comprehensive Plan because it is located in the Coastal High Hazard Area. However, the parcel was annexed into the City in 2018 with the intention of developing multi-family housing. The developer is required to conform with Florida Building Code and FEMA guidelines to mitigate Coastal High Hazard impacts.

#### B. Land Development Code Standards:

##### 1. Key Standards:

*Sec. 18-1520.4-DIMENSIONAL AND AREA REGULATIONS.*

*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.*

*Sec. 18-1503.13.-EXCLUSION FROM HEIGHT LIMITS.*

*Rooftop projections such as, but not limited to, penthouses containing mechanical equipment, parapet walls not to exceed five (5) feet in height to conceal mechanical equipment or to add architectural features to a façade, spires, steeples, domes and other decorative projections, tanks, chimneys, stacks, and flagpoles may exceed the stated height limit for a given zoning district, provided that such projections shall not exceed thirty (30) percent of the total roof area of the building or structure and that no such projection shall exceed the stated height limit by more than twenty-five (25) percent or thirty (30) feet, whichever is less.*

*Sec. 18-1531.10 LIST OF CONDITIONAL USES AND REQUIREMENTS.*

*Height—Buildings and Structures Over Fifty (50) Feet in the B-1 District and Forty (40) Feet in Other Districts except "TC" Town Center District.*

*(a) Review by Planning and Zoning Commission and approval by City Council.*

(b) All setback requirements shall be increased by fifty (50) percent.

Sec. 18-1531.6.-CONDITIONAL USE REVIEW CRITERIA.

(A) In granting an application for a conditional use, the City shall find that such approval will not adversely affect the public interest, and shall consider the compatibility criteria listed in Paragraph (C), below, in their decision.

(B) In evaluating an application for conditional use, the presence of nonconforming uses or buildings, substandard property maintenance, or substandard conditions in the neighborhood shall not be used to justify the granting of a conditional use. Additionally, the cumulative impact of the proposed use in proximity to a similar existing use shall be considered, as shall the scale, placement, orientation, design, appearance, and intensity of the conditional use and improvements to be associated with the conditional use, as applicable.

(C) COMPATIBILITY REVIEW CRITERIA.

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 district(s).
2. Whether the use will diminish the use or enjoyment of other properties and living or working conditions in the neighborhood.
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.
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 or pollutant, glare, odor, dust, traffic congestion, attractive nuisance, or other condition;
5. Whether the land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.
6. Whether the use and associated improvements will adversely affect a known archaeological, historical, cultural, or landscape resource
7. Whether the particular traffic generation characteristics of the proposed use, including the type of vehicular traffic associated with such uses is compatible with the traffic generation characteristics of other uses permitted in the zoning district(s) applicable to the neighborhood.

**2. Staff Analysis:**

The subject property is not platted. It was annexed into the City by Ordinance No. 4055 (AX18-12) on April 26, 2018 with the intent of developing multi-family housing. The site was developed as the Golden Lantern Mobile Home Park in 1972. The project site is approximately 19.73 acres. Most of the site is currently vacant, with one building that will be demolished prior to development. The proposed use is to develop a multi-family residential community on this parcel. The property will have a main access entrance located on Park Boulevard which is a State road. The east entrance on 72<sup>nd</sup> Ave may have an impact on the abutting residential neighborhood.

The maximum allowable building height in the "B-1" Zoning District is fifty 50 feet per Code. The seven proposed four story apartment buildings will exceed the maximum height, which requires Conditional Use approval.

The proposed height for buildings 1 and 2 will be 60 feet 1 inch plus a 12 foot 4 inch increase for a cupola on each building. The total height for buildings 1 and 2 including the cupola would be 72 feet 5 inches. The proposed height for buildings 3 through 7 will be a total height of 60 feet 2 inches and will include no cupola.

Building #	Proposed Height	Cupola	Total Height
1 & 2	60 feet 1 inch	12 feet 4 inches	72 feet 5 inches
3 through 7	60 feet 2 inches	N/A	60 feet 2 inches



The property should be sufficient and adequate for the proposed use. The 30 foot front yard setback as well as the developed parking lots will act as a buffering for distance on the east side of the residential neighborhood.

Based on the requirements for a Conditional Use all setbacks shall be increased by fifty (50) percent and shall be as follows:

Font yard-setbacks increased from twenty (20) feet to thirty (30) feet.

Side yards-setbacks increased from ten (10) feet (due to the abutting residential zoning) to fifteen (15) feet.

Rear Yard- setbacks increased from fifteen (15) feet to twenty-two feet, six inches (22'6").

**C. Essential Services Review:**

The case has been reviewed by all relevant departments/divisions and no objections were received. The Building Development Division has confirmed the proposed height would be allowable under Florida Building Code.

**IV. SUMMARY:**

**A. Findings:**

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

- All setbacks will be increased by fifty (50) percent per Section 18-1531.10.
- The requested height increase is for seven (7) proposed 4 story apartment buildings.
- The Conditional Use does not appear to create adverse impacts to the neighborhood or abutting properties.
- An apartment community is an approved use in the "B-1" General Commercial Zoning District.
- The 19.73 acre parcel was annexed into the City on April 26, 2018.
- The prior use for this parcel was The Golden Lantern Mobile Home Park established in 1972.

**B. Staff Recommendation:**

Based on the above identified findings and subject to such additional findings of fact as are established at the public hearing, staff recommends **APPROVAL** of case number CU 2020-2.

Planning & Development Services Director:



Community Development Administrator:



**V. ACTION:**

**PLANNING AND ZONING COMMISSION-**

After review of case number CU 2020-2, the variance criteria established in Section 18-1537 of the Land Development Code, the corresponding findings of fact identified in the staff report, and the information received at the public hearing, I MOVE TO:

- 1: RECOMMEND APPROVAL
- 2: RECOMMEND APPROVAL WITH THE FOLLOWING CONDITIONS:
- 3: RECOMMEND DENIAL

...of a Conditional Use for a height increase from 50 feet to 72 feet 5 inches for buildings 1 and 2 and height increase from 50 feet to 60 feet 2 inches for buildings 3 through 7.

**VI. ATTACHMENTS:**

**Exhibit A: Application with Legal Description**

**Exhibit B: Site Plan, Survey, Elevations**

**Exhibit C: Aerial Map**

**Exhibit D: Land Use Map**

**Exhibit E: Zoning Map**

**Exhibit F: Flood Insurance Rate Map**

**Exhibit G: Site Photographs**





## Conditional Use Application

City of Pinellas Park  
Planning and Development Services  
6051 78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781  
(727) 369-5631

### OFFICE USE ONLY

CASE # CU 2020-2

Date Received: 12/23/19

Plat Sheet: \_\_\_\_\_

Related Cases: \_\_\_\_\_

Receipt Number: No fee per agreement.

Land Use Designation: R/O/R

Zoning District: B-1

Public Meetings Required: \_\_\_\_\_

PZ: 3/6/20 CRA/CC: 2/27/20

### REQUEST AND PROPERTY INFORMATION

Specific Request: Allow for maximum building height over fifty (50) feet in the B-1 Zoning District, per Sec. 18-1531.10, (A) (37) of the Pinellas Park LDC.	
General Location of property or address: 7950 Park Blvd., Pinellas Park, FL 33781	
Property Size: 19.73 acres	Current Use: Vacant - Previously a Mobile Home Park
Parcel Number(s): 25-30-15-00000-440-0400	
Lot: 0400	Block: 440 Subdivision: 00000
Legal Description or Metes and Bounds Description (attach if lengthy): See attached legal description - Exhibit A	

### CONDITIONAL USE SPECIAL REQUIREMENTS

Number of conditions required (Section 18-1531.10): <u>1</u>
Have all conditions been met: Yes <u>X</u> No _____
List special requirement(s) requested to be waived (attach letter explaining reason a waiver should be granted): <u>Allow for maximum building height over fifty (50) feet in the B-1 Zoning District, per Sec. 18-1531.10, (A) (37) of the Pinellas Park LDC.</u>
<u>See attached letter for additional explanation regarding this request.</u>

### OWNER/APPLICANT INFORMATION

Property Owner: Huntley Properties, LLC	Phone: 727-541-4005
Mailing Address (include city, state, zip code): 2033 W. McDermott Drive, Suite 320, Allen, TX 75013	Attn to: Dawn Huntley Mattox
Email Address: dawn.huntleyproperties@gmail.com	
Authorized Agent Name):	Relationship to Owner:
Email Address:	Phone:
Authorized Agent Address (include city, state, zip code):	

I (we) the undersigned do certify that the information contained in this application is true and correct to the best of my (our) knowledge.

[Signature]  
Signature of Property Owner

\_\_\_\_\_  
Signature of Agent

## **AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

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

Huntley Properties, LLC, Dawn Huntley Mattox as Manager

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

ADDRESS OR GENERAL LOCATION:

7950 Park Blvd., Pinellas Park, FL 33781

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

See attached legal description - Exhibit A


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

Allow for maximum building height over fifty (50) feet in the B-1 Zoning District, per Sec. 18-1531.10, (A) (37) of the Pinellas Park Land Development Code.

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

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

  
SIGNED (PROPERTY OWNER)

  
SIGNED (PROPERTY OWNER)

STATE OF ~~FLORIDA~~ TX

COUNTY OF collin



(SEAL ABOVE)

The foregoing instrument was acknowledged before me this

December 18th 2019

(Date)

By Dawn Huntley Mattox Mgr.  
(Name of person acknowledging and title of position)

who is personally known to me or who has produced Texas Driver License  
(Type of identification)

as identification and who DID / DID NOT take an oath.

Notary Public, Commission No. 128744019

Waseem Ahmad  
(Name of Notary typed, printed or stamped)



7950 Park Blvd.  
Pinellas Park, Florida 33781  
Legal Description

**LEGAL DESCRIPTION:**

FROM THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST, RUN N 89°37'08" W ALONG THE 40 ACRE LINE, 410 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°37'08" W ALONG THE 40 ACRE LINE 694 FEET; THENCE RUN S 0°42'52" W ALONG THE APPROXIMATE CENTERLINE OF A DRAINAGE DITCH 1340.06 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE RUN N 89°24'46" E ALONG THE SECTION LINE 707.37 FEET; THENCE RUN N 0°08'42" E PARALLEL TO THE EAST LINE OF THE SE 1/4 OF SAID SECTION 25, 1328.09 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 65 FEET THEREOF FOR RIGHT OF WAY OF STATE ROAD 694 (PARK BLVD.) LESS THE NORTH 215 FEET (INCLUDING 65 FEET FOR RIGHT OF WAY) OF EAST 200 FEET.



December 23, 2019

Nick Colonna  
Planning & Development Services Director  
City of Pinellas Park  
6051 78th Avenue N  
Pinellas Park, FL 33781

Re: 7950 Park Bld. Property – Conditional Use Application for Building Height

Dear Mr. Colonna:

Our company, LIV Development, intends to build a multifamily, apartment community on the 19.73-acre property that is located at 7950 Park Blvd. in Pinellas Park. The property is located within the B-1 zoning district and is assigned a Land Use Map Plan designation of Residential / Office / Retail (R/O/R). Our siteplan contemplates a maximum of 354 units located in seven (7), 4-story buildings with ancillary structures (maintenance building and trash enclosure).

Per Section 18-1520.4 of the Pinellas Park Land Development Code (the "LDC"), the maximum allowable building height in the B-1 zoning district is fifty (50) feet, excluding mechanical and elevator penthouses. In addition, Section 18-1503.13 of the LDC defines other exclusions for calculating building height. Lastly, Section 18-1502.2 of the LDC defines building height as follows:

***HEIGHT, BUILDING, OR STRUCTURE.** The vertical distance of a building or structure measured from the lowest finished grade at the property line—excluding swales and ditches—to the highest point of the roof, and for non-roofed structures, to the highest point of the structure, unless otherwise provided for specific structure types or situations*

Based on the definition of building height in the LDC, the typical building height for our project is 60'-2", as measured from the lowest finished grade of the property, excluding swales and ditches, to the highest point of the roof, excluding allowable projections. As our building heights will exceed the 50'-0" maximum allowed in the B-1 zoning district, we are requesting approval for a conditional use waiver to allow for our proposed building heights. In support of our conditional use application, this letter summarizes the existing property conditions and our proposed improvements.

#### **Existing and Proposed Property Elevations**

Currently, the property has lower existing elevations, 5' to 6' on average, than occur at Park Boulevard and the abutting neighborhood to the east. Along the east and south property lines are drainage swales, which will remain intact or will be improved to allow for stormwater to be adequately conveyed from the neighborhood to our east. The west property line is a low elevation, tidal ditch, which is classified as a jurisdictional wetland and will not be impacted by our development. The north property line is shared with Park Boulevard, which has higher existing grades around 8'-3".

The property is located within the flood plain and is classified as AE-10. However, this classification is expected to be amended to AE-11 with the upcoming revision to the FEMA floodplain maps. To conform with Florida Building Code and FEMA guidelines, we are required to raise our building slabs to a minimum finished floor elevation of 12'-0". Based on the design of our buildings, a finished floor elevation of 12'-0" then results in an adjacent grade elevation of 11'-4", accounting for the 8" slab depth.



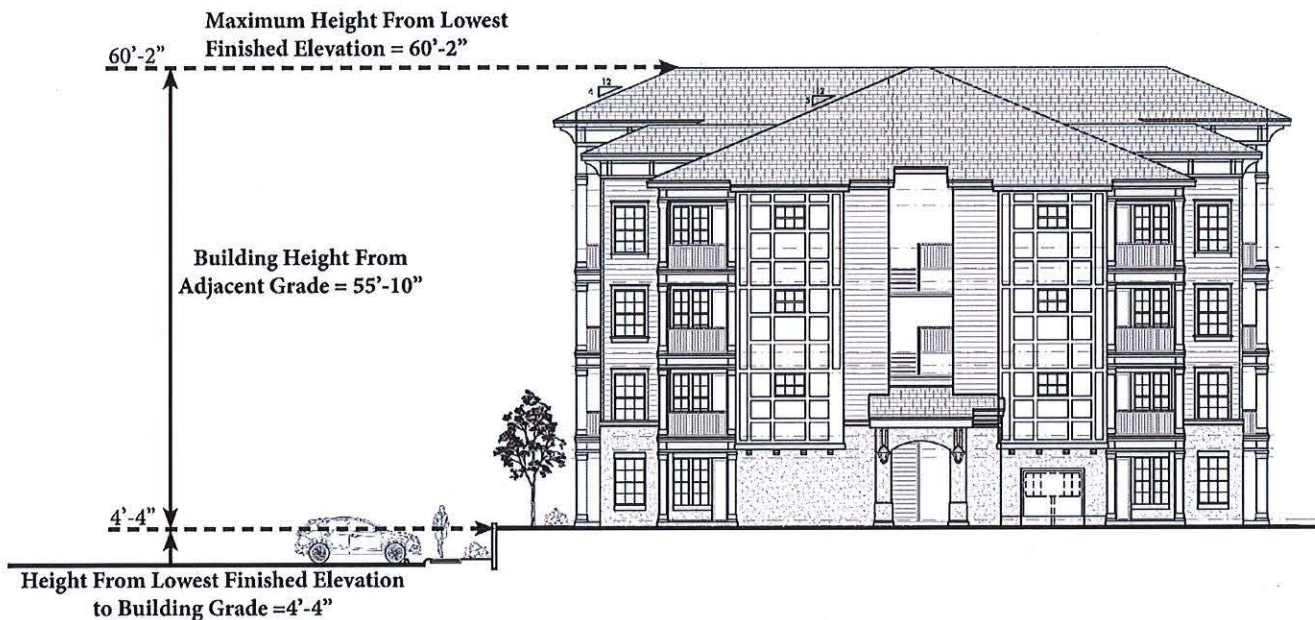
Although the finished floor elevations of the buildings will be higher in order to meet FEMA guidelines, the parking and driveways areas will remain at finished elevations that are closer to the existing grades of the property. The lowest finished grade of the site, excluding the swales and tidal ditch, has been designed to an elevation of 7'-0". The resulting difference between the lowest finished elevation of the site at the parking areas and the grade of our buildings is then 4'-4".

#### **Proposed Maximum Building Height – Typical Buildings (Buildings #3 thru 7)**

The actual, physical height of our typical, 4-story building is 55'-10". However, to accurately calculate building height as defined in Section 18-1502.2 of the LDC requires the addition of the 4'-4" height difference between the parking elevation to the adjacent building grade, resulting in a total building height of 60'-2".

Exhibit A (below) details the typical building height and the grade change between the lowest finished elevation at the parking areas and building grade, resulting in the 60'-2" overall height.

#### **Exhibit A – Typical Buildings, Maximum Height Measurement**



#### **Proposed Maximum Building Height – Cupola Buildings (Buildings #1 and 2)**

In addition to our typical buildings, the project incorporates two buildings which will each have one decorative cupola projecting above the peak height of their roofs. The maximum height of these buildings from the lowest finish elevation, excluding the cupolas, are 60'-1". The height of the cupola above the top of the roof is 12'-4".

These cupolas will not exceed thirty (30) percent of the total roof area of the building, and their designed height of does not exceed the stated, fifty (50) foot height limit by more than twenty-five (25) percent or thirty (30) feet, whichever is less. As such, these cupolas will meet the requirements outlined in Section 18-1503.13 of the LDC and can therefore be excluded from the calculation of the overall building height.

### Conditional Use Requirements Pertaining to Building Height

Per Section 18-1531.10 (A)(7), approval of a conditional use for building height exceeding fifty (50) feet in the B-1 district must meet the following two requirements:

1. Review by Planning and Zoning Commission and approval by City Council; and,
2. All setback requirements shall be increased by fifty (50) percent. The applicable, enhanced setbacks applicable to our property include:
  - Front Yard setbacks increased from twenty (20) feet to thirty (30) feet.
  - Side Yard setbacks increased from five (5) feet to seven feet six inches (7'-6").

Regarding the first requirement, we acknowledge that this application will necessitate review by the Planning and Zoning Commission and approval by the City Council. As needed, we will provide any requested information to help facilitate the review of our application by planning staff and these two boards. Furthermore, we will attend and present our project at all applicable public hearings.

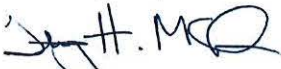
Regarding the second requirement, we have incorporated building setbacks into our siteplan that will exceed the enhanced setback requirements for the B-1 district. A preliminary siteplan for the project has been attached to our application depicting the project's conformance to the enhanced setback requirements.

In addition to the information contained within our application and this letter, we have prepared and attached several exhibits to support our conditional use application. These exhibits include:

- Project information cover page with contact information and location map
- Property survey with existing conditions, topography and existing trees
- Preliminary civil siteplan for the proposed multifamily development
- Architectural elevations depicting heights of our two building types

If you may need any additional information to facilitate your review of our application, please do not hesitate to contact me.

Best Regards,



Timothy McEachern  
Senior Director of Development  
LIV Development

cc: Erica Lindquist, The City of Pinellas Park  
Shannon Coughlin, The City of Pinellas Park  
Amanda Conte, The City of Pinellas Park  
Dawn Huntley Mattox, Huntley Properties  
Nancy Surak, Land Advisors



# PARK BOULEVARD APARTMENTS

PINELLAS, FLORIDA  
SCHEMATIC DESIGN SET 12.20.2019



CONCEPTUAL ELEVATION



VICINITY MAP

## LIV Development

2204 LAKESHORE DRIVE, SUITE 450  
BIRMINGHAM, AL 35209  
PH. 813-459-2447

Contact: Tim McEachern  
email: Tim@livdev.com



charlan brock & associates

CIVIL ENGINEER <small>(NOT IN SCOPE)</small>	LANDSCAPE ARCHITECT <small>(NOT IN SCOPE)</small>	STRUCTURAL	ARCHITECT	M.E.P. ENGINEER	INTERIOR DESIGN <small>(NOT IN SCOPE)</small>
<b>LMA</b> 2202 NORTH WESTSHORE BLVD. SUITE 300 TAMPA, FL 33607 PH. 813-520-4379 Contact: Roderick Darley email: Roderick.Darley@wsp.com	<b>DIXHITE + PARTNERS</b> 150 WEST JESSUP AVE. LONGWOOD, FL 32750 PH. 407-667-1777 Contact: Christina Hite email: chite@dixhite.com	<b>NALIN H. JOSHI, P.E.</b> 4321 MAYWOOD DRIVE JACKSONVILLE, FL 3277 PH. 904-744-6133	<b>CHARLAN, BROCK + ASSOCIATES</b> 1770 FENNEL ST. MAITLAND, FL 32751 PH. 407-660-8900 FAX: 407-875-9948 Principal: Mary M. Moltzan email: mary@cbaarchitects.com Project Manager: Terri Willis	<b>MGRE ENGINEERS, LLC</b> 760 FLORIDA CENTRAL PARKWAY SUITE 224 LONGWOOD, FL 32750 PH. 407-636-7999 Project Manager: Wafa Lovett email: wlovett@migre-eng.com	<b>DESIGN SOUTH</b> 3535 PEACHTREE ROAD NE ATLANTA, GA 30326 PH. 205-223-3558 Principal: Jessica Neave email: jessica@designsouthstudio.com

LIV PARK BOULEVARD APARTMENTS  
PINELLAS COUNTY, FLORIDA  
LIV DEVELOPMENT  
2204 LAKESHORE DRIVE, SUITE 450  
BIRMINGHAM, AL 35209  
PH. 205-484-2849

**c b a**  
charlan • brock  
associates

architects • planners

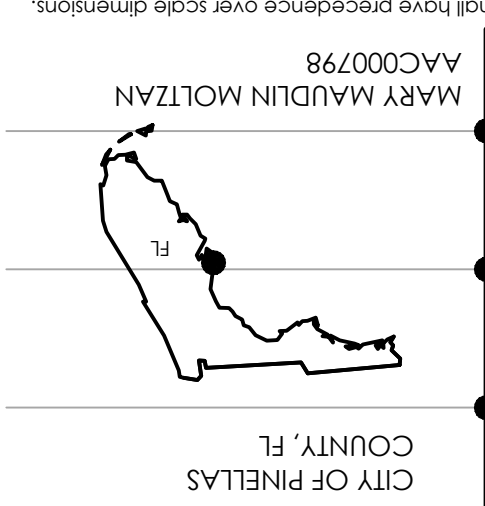
1770 fennell street  
maitland florida 32751-7208  
407 660 8900 f. 407 875 9948  
www . cbaarchitects .com

COVER SHEET

date: 12-20-19  
job no: 4175.19  
drawn by: CO, TG  
reviewed by: CBA  
file: 4175 A001  
issue history:

A0.01

Exhibit B: Site Plan, Survey, Elevations





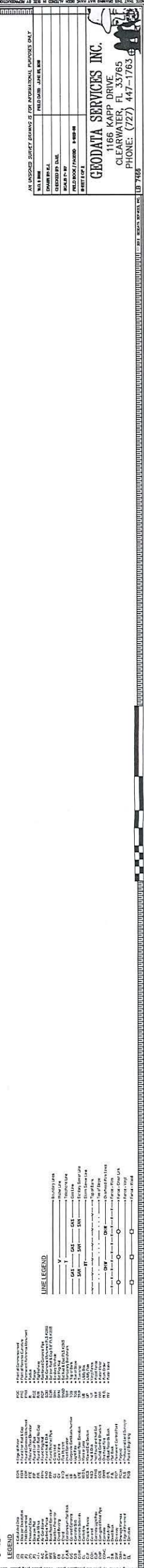








## ALTA/NSPS LAND TITLE SURVEY



AN UNSELECTED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY

NO. 1000	FIELD DATE - JAN 19 1968
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T. J. VAN HEST ET AL.

	CHECKED BY DATE
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SCALE 1-10	
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FIELD BOOK / PAGES: 3-522-28

[illegible]

THE UNIVERSITY OF CHICAGO

GEODATA SERVICES INC.

1166 KAPP DRIVE

CLEARWATER, FL 33765

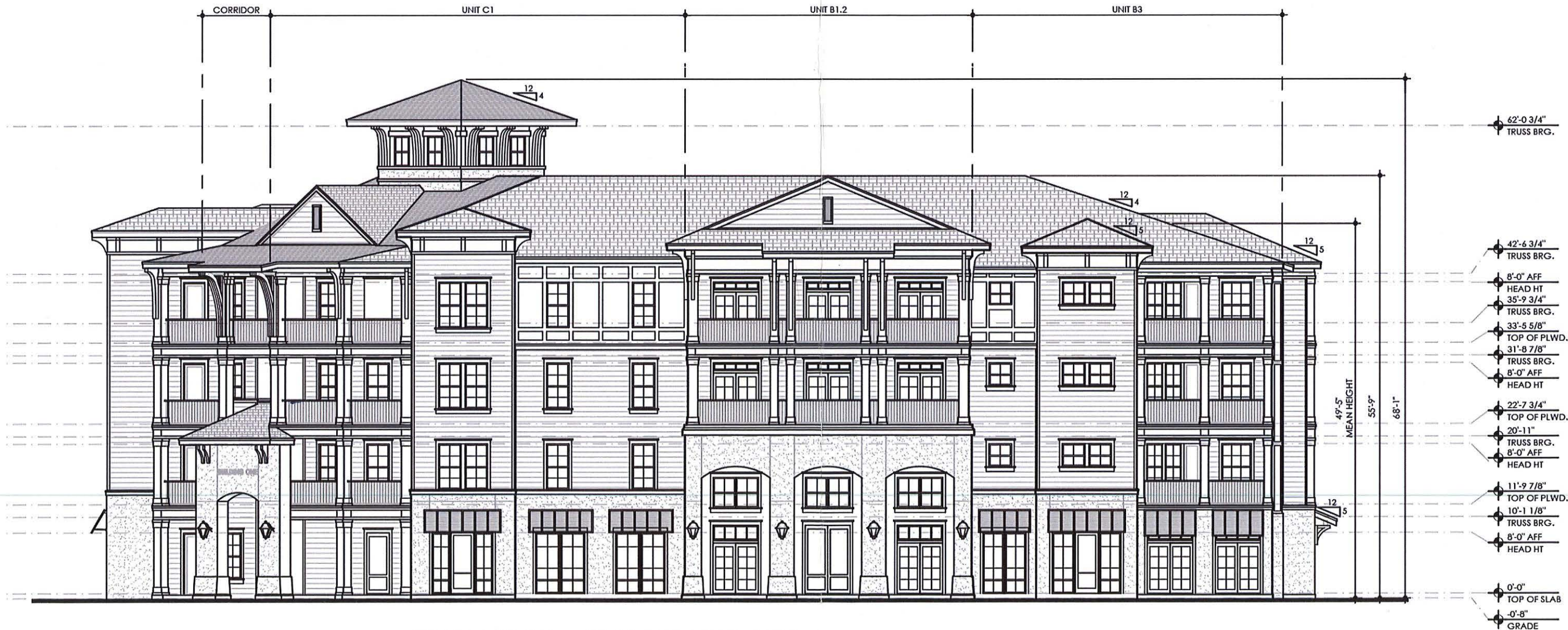
PHONE: (727) 447-1763

LB 7466

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# Cupola Building Elevations (Buildings #1 and 2)

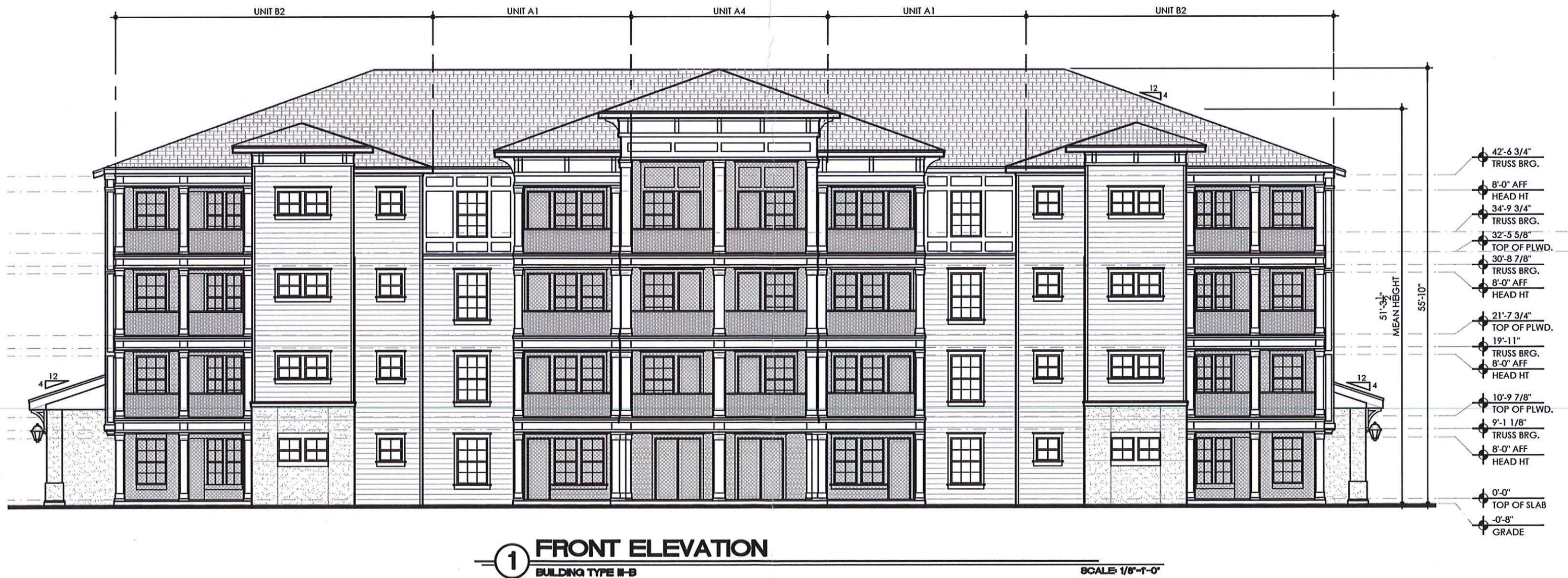


**1 RIGHT SIDE - CLUB ELEVATION**  
BUILDING TYPE I

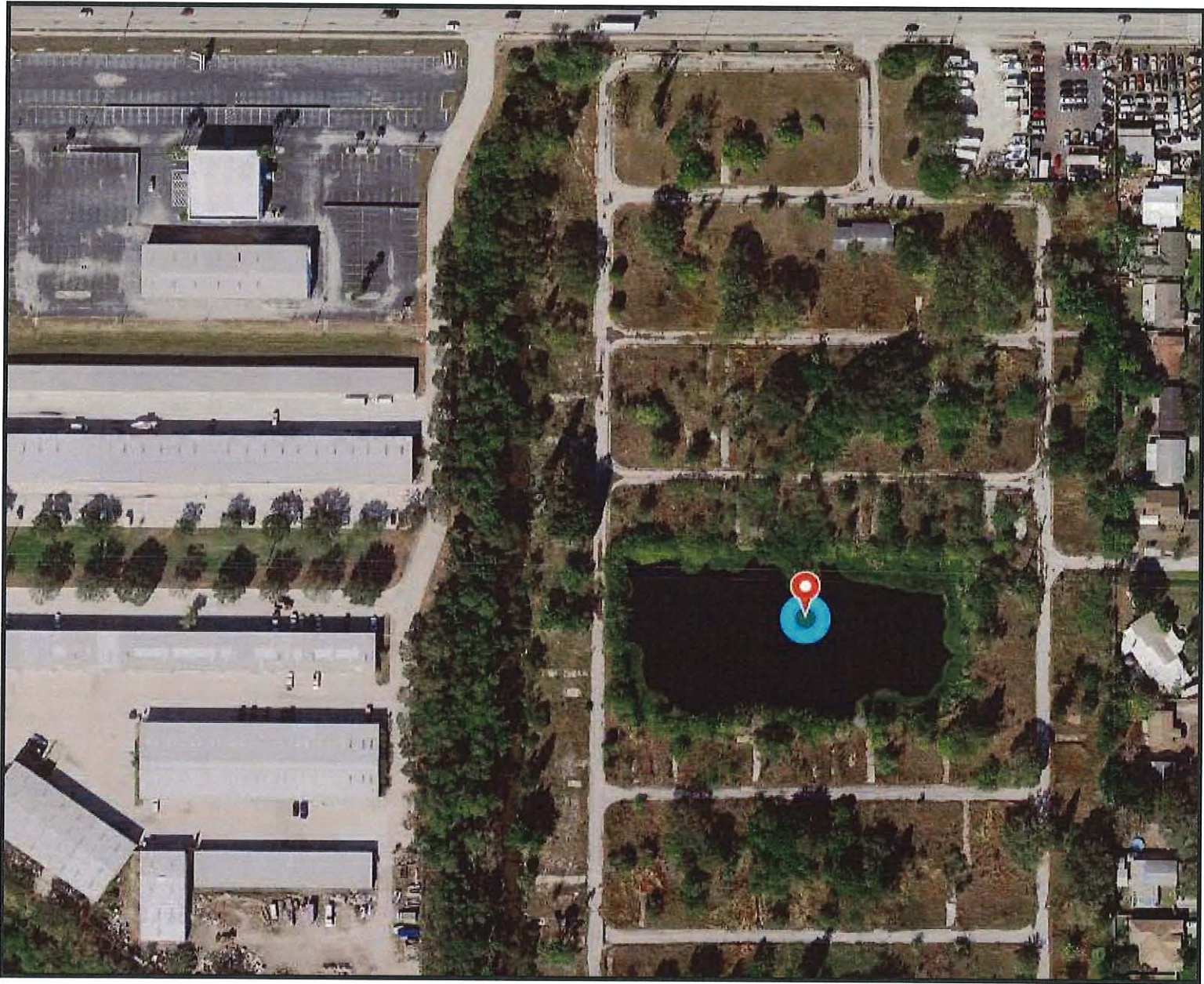
SCALE 1/8"=1'-0"



# Typical Building Elevations (Buildings #3-7)







188.1 0 94.04 188.1 Feet

1: 2,257

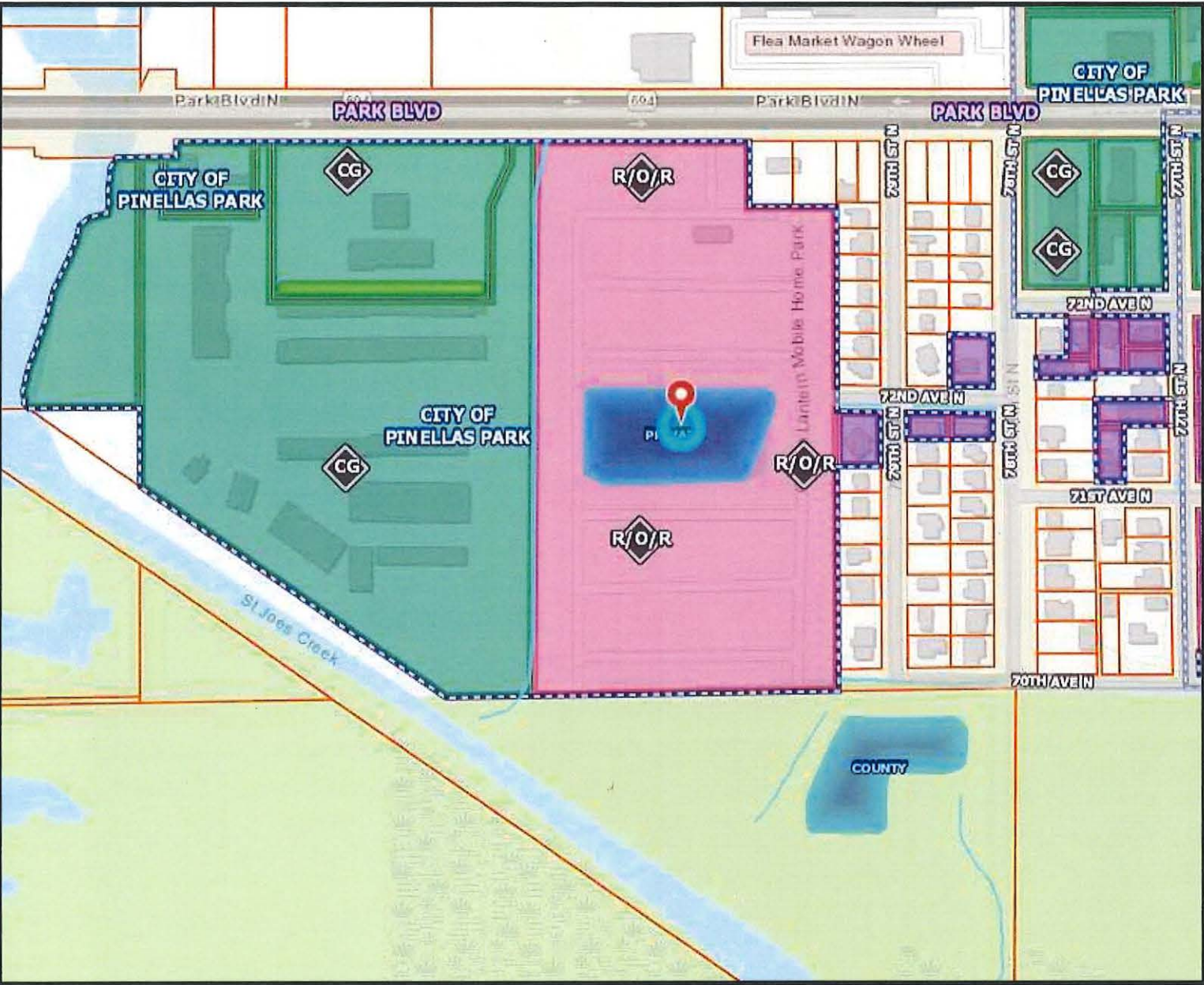


Notes:

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Exhibit C: Aerial Map





- Legend**
- Centerlines
  - Private Roads
  - Channels
    - Channel
    - Ditch
  - Waterbodies
    - DRY
    - WET
  - Pinellas Park
  - Rights of Way
  - 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/OG
    - Residential/Open Space - R/OS
    - 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

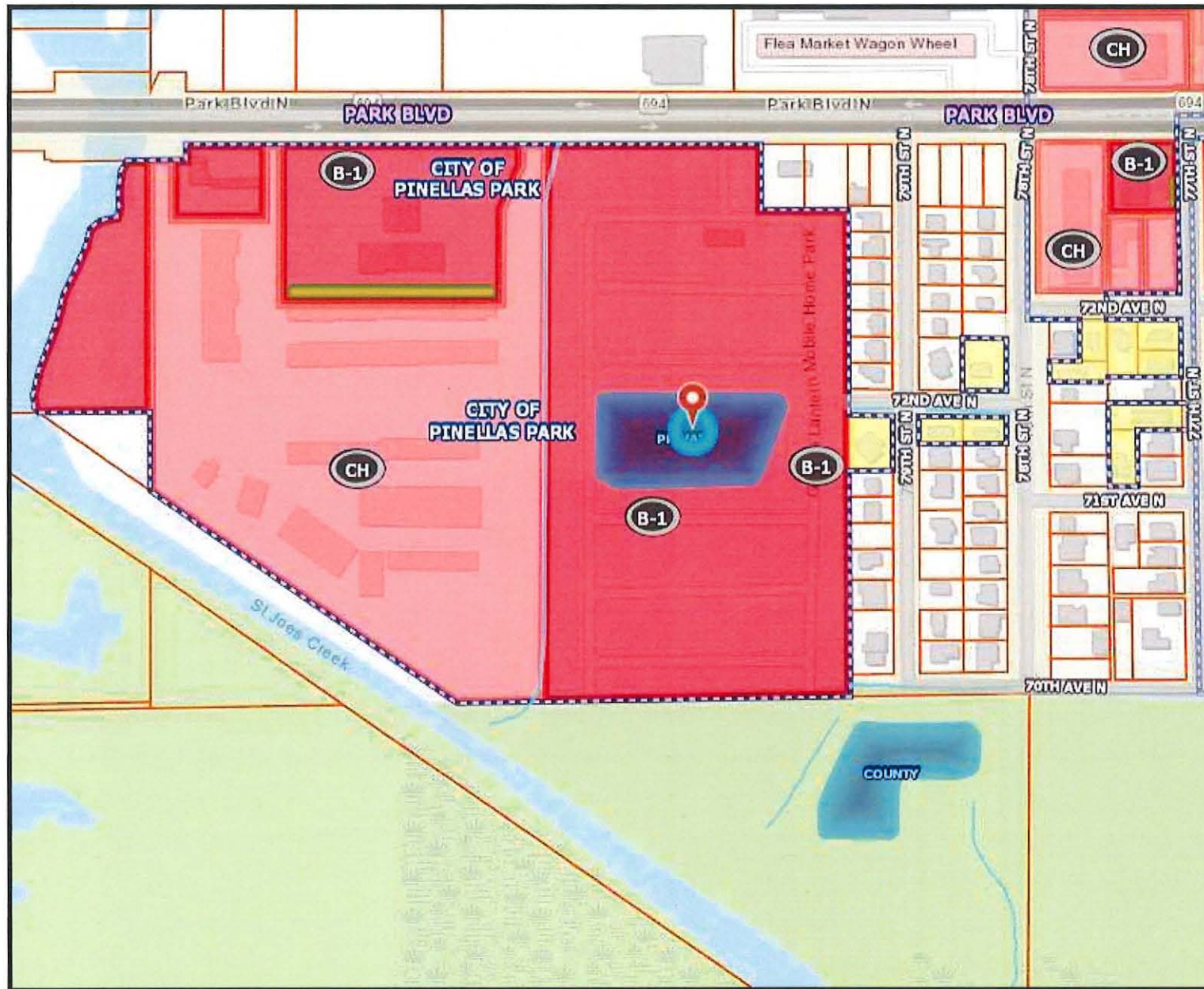
376.2 0 188.08 376.2 Feet

1: 4,514



Notes:





# Legend

- Centerlines
- Private Roads
- Channels
  - Channel
  - Ditch
- Waterbodies
  - DRY
  - WET
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way
- Zoning Borders
  - General Commercial - B-1
  - Heavy Commercial - CH
  - Commercial Neighborhood - CN
  - Commercial Planned Unit Development - CNP
  - Farm - F
  - General Office - GO
  - Heavy Industrial - IH
  - Industrial Planned Unit Development - IPUD
  - Light Industrial - M-1
  - Residential / Office / Retail - ROR
  - Mixed Use Development - MXD
  - Mixed Unit Development - MXD-2
  - 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

376.2 0 188.08 376.2 Feet

1: 4,514



Notes:

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

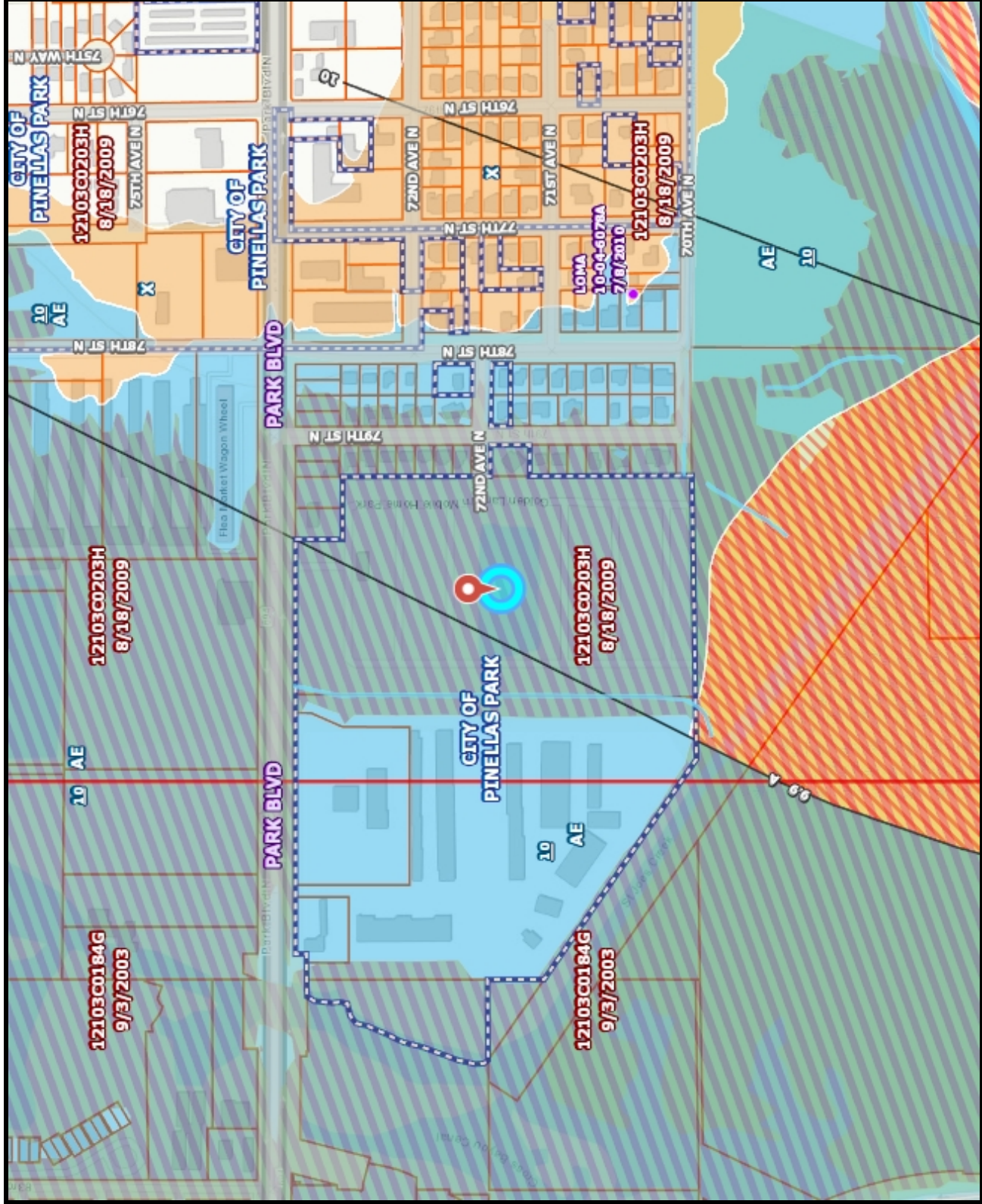


# FIRM - 7950 Park Blvd

## Legend

- Master Address Points
- Centerlines
- Private Roads
- Channels
- Channel
- Ditch
- Pinellas Park
- Rights of Way
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
- Bridge
- Culvert
- Weir
- Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
- LIMIT LINES
- SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
- <all other values>
- 1% Annual Chance Flood Hazard (A, AE, AI)
- 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)
- Floodway (AE)
- Coastal High Hazard Area
- Parcel Lines

## Exhibit F: Flood Insurance Rate Map



Notes:



1: 6,251

520.9 0 260.44 520.9 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



