

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A MASTER PLAN CONTROLLING DEVELOPMENT OF A MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD) WITH UNDERLYING "MXD" MIXED USE DISTRICT ZONING ON 31 PARCELS OF LAND GENERALLY LOCATED SOUTH OF 76TH AVENUE N., NORTH OF 75TH AVENUE N., EAST OF 58TH STREET N., AND WEST OF 57TH STREET N. AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART THEREOF; ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A "MUPUD" MIXED USE PLANNED UNIT DEVELOPMENT; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; CERTIFYING CONSISTENCY WITH THE ARTISTRY AT PARK STATION DEVELOPMENT AGREEMENT AND THE UNITED COTTAGES DEVELOPMENT AGREEMENT; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (PUD 2020-2; NAMASTE HOMES, LLC)

WHEREAS, the City Council has been petitioned to consider a "MUPUD" Mixed Use Planned Unit Development for the development of a 1.2 acres (MOL), that will consist of 31 parcels; and

WHEREAS, the City Council has determined that it is in the public interest to authorize and approve a MUPUD master plan with underlying "MXD" Mixed Use District Zoning for the property generally located at south of 76th Avenue N., north of 75th Avenue N., east of 58th Street N., and west of 57th Street N.; and

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the MUPUD Master Plan, attached hereto as **Exhibit "B"** dated April 29, 2020, and prepared by Vickstrom Engineering Services, Inc., is hereby adopted, along with Supporting Documentation for the MUPUD for the purpose of

controlling development on the 1.2 acre (MOL) property which will consist of 31 parcels of land generally located south of 76th Avenue N., north of 75th Avenue N., east of 58th Street N., and west of 57th Street N. and more particularly described as follows: THAT PARCEL LEGALLY DESCRIBED IN **EXHIBIT "A"** WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

SECTION TWO: That the Master Plan attached hereto and incorporated herein as **EXHIBIT "B"** shall be controlling as to the development of said mixed use development, and is adopted as part of this Ordinance as:

EXHIBIT "B" - MASTER PLAN

SECTION THREE: That the City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

SECTION FOUR: That the City Council does hereby certify that this ordinance is consistent with the attached Artistry at Park Station Development Agreement incorporated herein as **EXHIBIT "C"** and the United Cottages Development Agreement incorporated herein as **EXHIBIT "D"**.

SECTION FIVE: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.

SECTION SIX: That this Ordinance shall become effective immediately upon its final passage and adoption.

PUBLISHED THE _____ DAY OF _____, 2020.

FIRST READING _____ DAY OF _____, 2020.

PUBLIC HEARING THE _____ DAY OF _____, 2020.

PASSED THIS _____ DAY OF _____, 2020.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2020.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK

EXHIBIT "A"

UNITED COTTAGE CORPORATION REPLAT, AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS LOTS 10, 19, 20, 21, AND 25 OF SAID REPLAT, AND LESS THE SOUTH 2.5 FEET OF LOTS 22, 24, 26, 27, 28, 29, AND 30, OF SAID REPLAT, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, UNITED COTTAGE CORPORATION REPLAT, AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S89°45'19"E ALONG THE SOUTH RIGHT OF WAY LINE OF 76TH AVENUE NORTH, A DISTANCE OF 355.18 FEET; THENCE S0°15'41"W ALONG THE WEST LINE OF LOT 10 OF SAID REPLAT, A DISTANCE OF 55.00 FEET; THENCE S89°45'19"E ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 34.47 FEET; THENCE S0°10'57"W ALONG THE WEST RIGHT OF WAY LINE OF 57TH STREET NORTH, A DISTANCE OF 121.96 FEET; THENCE N89°50'03"W, A DISTANCE OF 173.91 FEET; THENCE N0°15'41"E ALONG THE EAST LINE OF LOT 25 OF SAID REPLAT, A DISTANCE OF 47.20 FEET; THENCE N89°45'19"W ALONG THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 34.82 FEET; THENCE S0°15'41"W ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 47.25 FEET; THENCE N89°50'03"W, A DISTANCE OF 34.84 FEET; THENCE S0°15'41"W, A DISTANCE OF 2.50 FEET; THENCE N89°50'03"W ALONG THE NORTH LINE OF A TEN-FOOT PUBLIC ALLEY, A DISTANCE OF 36.56 FEET; THENCE N0°15'41"E, A DISTANCE OF 2.50 FEET; THENCE N89°50'03"W, A DISTANCE OF 36.56 FEET; THENCE N0°15'41"E ALONG THE EAST LINE OF LOTS 19 AND 21 OF SAID REPLAT, A DISTANCE OF 102.40 FEET; THENCE N89°45'19"W ALONG THE NORTH LINE OF LOTS 19 AND 20 OF SAID REPLAT, A DISTANCE OF 73.02 FEET; THENCE N0°10'57"E ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

MASTER PLAN

(Prepared by Vickstrom Engineering Services, Inc.)

Last Revised dated April 29, 2020

EXHIBIT "C"

ARTISTRY AT PARK STATION DEVELOPMENT AGREEMENT

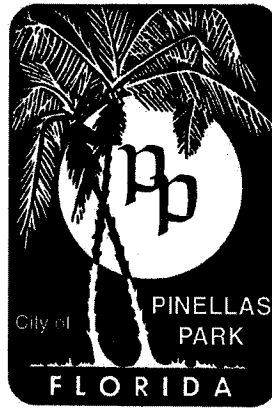
Dated February 26, 2020

EXHIBIT "D"

UNITED COTTAGES DEVELOPMENT AGREEMENT
Dated January 3, 2011

City of
PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100
PINELLAS PARK, FL 33780-1100



FLORIDA

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Please Respond To:

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Lauren Christ Rubenstein, Assistant City Attorney
Denhardt and Rubenstein, Attorneys at Law
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

July 9, 2020

Ms. Erica Lindquist
P&D Review Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #20-157
PUD 2020-2 Ordinance

Dear Ms. Lindquist:

I have received and reviewed the above-referenced PUD Ordinance. The fourth line of the title needs to be updated to remove the word "A" before "31 PARCELS." Under Section Four of the Ordinance, the indented second paragraph should be removed completely. Finally, on the official version of the Ordinance, Exhibit C and Exhibit D should be a copy of each fully executed Development Agreement.

Once the above changes are incorporated into the Ordinance, and assuming the legal description in Exhibit A is correct, I would approve of the Ordinance as to form and correctness.

Very truly yours,

James W. Denhardt
City Attorney

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Patrick Murphy, Deputy City Manager
Ben Ziskal, Community Development Administrator
Nick Colonna, Planning & Development Services Director

LCR/dh

20-157.07092020.LEL.PUD 2020-2 Ordinance.wpd



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I. APPLICATION DATA

- A. **Case Number:** PUD 2020-2
- B. **Location:** South of 76th Ave N and north of 75th Ave N, and east of 58th St N and west of 57th St N.
- C. **Parcel IDs:** 28-30-16-93438-000-0010; -0020; -0030; -0040; -0050; -0060; -0070; -0080; -0090; -0110; -0120; -0130; -0140; -0150; -0160; -0180; -0220; -0230; -0260; -0270; and -0280.
- D. **Request:** Request for approval of Artistry at Park Station MUPUD.
- E. **Applicant:** Glenn Larkan
- F. **Agent:** Frederic Samson
- G. **Legal Ad Text:** Request for approval of Artistry at Park Station MUPUD.
- H. **Public Hearings:**
- | | |
|--|-----------------|
| Advertising Deadline: | June 8, 2020 |
| Planning & Zoning Hearing Date: | July 2, 2020 |
| Advertising Deadline: | June 29, 2020 |
| City Council Hearing Date (1 st Reading): | July 23, 2020 |
| Advertising Deadline: | July 20, 2020 |
| City Council Hearing Date (2 nd Reading): | August 13, 2020 |

II. BACKGROUND INFORMATION

- A. **Site Area:** 50,907 square feet / 1.17 acres
- B. **Property History:** The Property currently supports two previously constructed 830 square foot live/work cottages located at 5721 and 5741 75th Avenue North, which are currently owned and managed by the Community Redevelopment Agency (CRA). A temporary use 'gARTen,' constructed of recycled material on otherwise vacant land at 5700 75th Terrace North serves as a gathering space for neighboring residents and businesses. Most parcels have been cleared following purchase and demolition by the CRA. Three parcels remain with pre-existing residential structures: two with residential dwellings and a third with a detached garage. Substantial site development has been completed by the CRA, including utilities upgrades, construction of brick paver streets, and installation of decorative street lighting.

The area lies at the center of an emerging creative district known informally as the 'Pinellas Arts Village,' which extends from 5609 Park Boulevard to "Park Station" at 5851 Park Boulevard. Currently designated in the CRA Plan as part of an 'Activity Center,' the Property is adjacent to commercial properties fronting Park Boulevard, and in close proximity to several City-owned and operated facilities including Park Station, City Auditorium, Senior Center, Shuffleboard Courts, Police Station, Davis Field Park, Neighborhood Services Building, and Technical Services Building, as well as the St. Giles II affordable senior housing complex. Additionally, the CRA recently purchased 5805 Park Boulevard along with two contiguous vacant lots fronting 76th Avenue North for future redevelopment purposes.

The property is subject to two Development Agreements, a 20 year United Cottages Development Agreement (Exhibit D) and a 2020 Artistry at Park Station Development Agreement (Exhibit C). Per the Development Agreements, 22 of the lots will be developed with a single-family detached dwelling and five of the lots will be developed with a live/work unit.

C. **Existing Use:** Residential / Commercial / Vacant

D. **Proposed Uses:** 22 Residential Units and 5 Live / Work Units (Residential / Commercial)

E. **Current Zoning District:** "MXD" Mixed Use District

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

The "MXD" Mixed Use District is established in order to guide and encourage the development of a mixture of residential, office, and commercial land uses along the Park Boulevard corridor and periphery, characterized by a variety of housing types, office and commercial development, including vertical mixed-use and the integrated mixing of uses horizontally within single developments. The "MXD" District implements the adopted Community Redevelopment Plan, which encourages mixed-use development at moderate intensity in order that the various uses compliment and support one another, share parking infrastructure, reduce traffic congestion through internal trip capture, and as a whole, become a center of pedestrian activity that beckons additional private investment in the corridor, and further supports the Town Center. This Section is further intended: to attract a diversity of uses with an emphasis on street activities such as outdoor cafes and evening activities such as entertainment and civic functions; to encourage development of public open space which in turn encourages a pedestrian environment, thereby enhancing the overall character of the Downtown Community Redevelopment Area; and to encourage use of the local and regional bus system as an alternative to private passenger vehicles.

Allowable uses are based upon the Community Redevelopment Plan. The intent of this District is to encourage the development of mixed uses in one (1) unified project. Areas of the City for which this zoning district is appropriate are designated on the Land Use Plan Map as Community Redevelopment District (CRD).

Light repair, assembly and manufacturing activity on a scale associated with artisans and crafters is permitted in combination with retail and/or residential uses provided that the area devoted to these activities shall not occur in the front one-fourth of the structure and the activities shall not result in impacts related to prohibitions outlined in Section 18-1524.5(E). Furthermore, no outdoor storage shall be permitted with this activity.

2. **Staff Analysis:**

The "MXD" District specifically identifies the allowance of a variety of housing types, along with office and commercial development, including vertical mixed-use and the integrated mixing of uses horizontally within single developments. Staff finds that the development proposal is consistent with the intent of the "MXD" District.

F. **Current Land Use:** COMMUNITY REDEVELOPMENT DISTRICT (CRD)

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

It is the purpose of this category to depict those areas of the City that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan therefor.

2. **Key Standards:**

Primary Uses - Residential; Office; Commercial; Industrial; Institutional; and Transportation/Utility uses as enumerated in the approved special area plan.

Density/Intensity - Shall be as set forth for each classification of use and location in the approved special area plan. Densities/intensities shall be consistent with the redevelopment strategy for this plan category and shall generally parallel the medium to high density/intensity standards of the conventional plan categories for the respective types of use characteristics provided for thereunder.

Locational Characteristics - This category is generally appropriate to those community areas designed to serve as local retail, financial, governmental, residential, and employment focal points for a community; and to specified target neighborhoods designed to encourage redevelopment in one or a combination of uses as identified above and set forth in the special area plan therefor.

3. Staff Analysis:

The proposed use of a MUPUD (mixed use planned unit development) is a permitted in the CRD Future Land Use category. Staff finds the proposed use to be consistent with the adopted Comprehensive Plan.

G. Flood Zone: The property is located in Flood Zone X, which is not a high-risk flood zone.

H. Evacuation Zone: This property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

I. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	"R-1" Single Family Residential	CRD	Single Family Residential
South	"P" Public & "B-1" General Commercial	CRD	Pioneering Pinellas Park Marker & Commercial
East	"R-6" Multifamily Residential/Commercial	CRD	Single Family and Multi-Family Residential
West	"B-1" General Commercial	CRD	Vacant Commercial

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Comprehensive Plan Policies:

1. Relevant Policies:

<i>GOAL LU.1</i>	<i>Provide for the organization of land uses and development to meet the physical, social, and economic needs of the present and future population in a planned and orderly manner that will maintain or improve the quality of the natural and man-made environment.</i>
<i>OBJECTIVE LU.1.10</i>	<i>The City shall continue to foster the revitalization of areas confronted with slum or blighting conditions.</i>
<i>POLICY LU.1.10.2</i>	<i>The City will continue to include criteria and incentives in the City's redevelopment plan that will encourage redevelopment of areas that are environmentally suitable for development and prohibit from development those areas that are deemed environmentally sensitive.</i>
<i>POLICY LU.1.10.7</i>	<i>Development within the CRD shall be encouraged to provide amenities such as public open space and public art.</i>
<i>POLICY LU.1.10.8</i>	<i>The Land Development Regulations shall promote a variety of housing types and densities, innovative designs, clustering of units, supportive accessory uses, optimal use of landscaping and buffering, and a system of active and passive open space within the CRD.</i>
<i>POLICY LU.1.10.13</i>	<i>A diversity of retail activities shall be encouraged within the CRD, ranging from grocery stores to specialty stores to shops which produce and sell artisan or custom creations. The activities of these businesses will be regulated through the City's Land Development Code, to ensure that impacts associated with normal business activities do not hinder, impede or negatively impact abutting property owners.</i>
<i>OBJECTIVE LU.1.12</i>	<i>The City shall continue to encourage innovative land development techniques, including planned unit developments and other mixed use development and redevelopment techniques, in order to achieve the following objectives:</i> <ul style="list-style-type: none"><i>a. Encourage development that is compatible with the natural environment and the overall vision of the community</i><i>b. Provide vibrant and safe walkable areas</i>

	<ul style="list-style-type: none"> c. Concentrate growth in relatively discrete areas that are compatible with the community character d. Place housing in proximity to employment opportunities, services, and amenities e. Establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit f. Establish well-designed urban environments that create vibrant, livable places g. Provide locations that create a range of housing opportunities and choices, including the provision of affordable housing h. Provide urban areas that incorporate well-designed open and public spaces i. Encourage a pattern of land use that is more efficient in the use of energy and reduces the emission of greenhouse gases.
POLICY LU.1.12.2	Through the application of innovative land development regulations, the City will support planned residential developments and mixed land use development techniques that include intensity and use restrictions designed to make these developments more livable and compatible with the natural and built environments.
POLICY LU.1.12.3	The City shall require the following mix of uses within the Community Redevelopment District land use category (CRD): Residential 25% to 60%, Commercial 40% to 75%.
OBJECTIVE LU.1.13	The Land Development Code shall provide for a variety of residential uses and housing opportunities.
POLICY LU.1.13.1	The character of distinct functional neighborhoods, recognized as stable living areas, shall be preserved in the development and redevelopment of the community.
POLICY LU.1.13.2	Promote, through the use of development regulations, innovative designs, variety of housing types and densities, clustering of units, supportive accessory uses, transportation alternatives, optimal use of landscaping and buffering, and a system of active and passive open space.
POLICY LU.1.13.6	Encourage infill residential development that is consistent and compatible with surrounding land uses.
POLICY LU.1.14.4	Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.
OBJECTIVE H.1.1	The City will support the provision of an adequate supply of dwelling units in a variety of types, locations and costs to meet the current and projected housing needs of all residents.
POLICY H.1.1.2	Through utilization of Planned Unit Developments, subdivision regulations, and other provisions of the Land Development Code, the City shall continue to encourage innovative housing development techniques that contribute to livability, mobility, cost efficiency, sustainability, and sound construction principles.

2. Staff Analysis:

Currently, the surrounding area is comprised of commercial and residential uses. Staff finds that the proposed MUPUD is encouraged and supported by various Objectives and Policies of the adopted Comprehensive Plan. Specifically, the proposed development is compatible with the overall vision of the community, will concentrate growth while providing the opportunity for a live/work environment, and shall be consistent and compatible with surrounding development.

B. Land Development Code Standards:

1. Key Standards:

Article 1. Subdivision Code

SECTION 18-105. - DESIGN STANDARDS

Sec. 18-105.3. - LOTS.

- (A) **ARRANGEMENT AND DIMENSIONS.** Lot area, width, depth, shape and orientation shall be appropriate for the location of the subdivision, the proposed type of development and the topography of the site. The dimensional requirements for each lot shall conform to the dimensional requirements of the zoning district in which the site is located and each lot shall have a minimum of forty (40) feet of frontage on a street right-of-way. The average depth of a lot shall be equal to or less than three (3) times its average width.
- (C) **ACCESS.** Each lot created in a subdivision shall have legal access to a public or private street.
- (D) **DOUBLE FRONTAGE LOTS.** Double frontage lots shall not be allowed for residential subdivisions. Double frontage lots shall be allowed in commercial and industrial subdivisions but shall be avoided when the lots abut an arterial or collector. When the lots abut an arterial an access road shall be provided, and the number of direct access points to the arterial shall be limited according to the standards of the responsible jurisdiction (i.e. Pinellas County or Florida Department of Transportation).

Sec. 18-105.4. - BLOCKS.

- (A) **ARRANGEMENT.** Block width, depth, shape and orientation shall be appropriate for the location of the subdivision and the proposed type of development. The need for convenient and safe pedestrian and vehicular traffic shall be considered in designing the subdivision.
- (B) **WIDTH.** Block width shall be sufficient to provide two (2) tiers of lots containing the dimensions required by the zoning district of the site. Blocks with only one (1) tier of lots may be allowed in commercial and industrial subdivisions.
- (C) **LENGTH.** The maximum length for blocks in residential subdivisions shall be six hundred (600) feet. When a block alters its direction by a minimum of thirty (30) degrees, the block may extend an additional six hundred (600) feet in the new direction. In no case shall a block be longer than one thousand two hundred (1,200) feet.
The maximum length for blocks in commercial and industrial subdivisions shall be one thousand two hundred (1,200) feet.

Sec. 18-105.5. - STREETS.

- (C) **INTERSECTION DESIGN.**
1. All streets shall be designed to intersect at right angles, except when the City Engineer determines that a variation to this rule would provide a better layout.
 2. The right-of-way and construction improvements listed below shall be dedicated and installed in every subdivision according to the standards below:
 - i. Where any arterials or collectors intersect, the right-of-way and paving width shall be increased twelve (12) feet on each side of the lower classified street for the distance within one hundred fifty (150) feet of the intersection.
 - ii. Where a local street intersects an arterial or collector the right-of-way and paving width of the local street shall be increased twelve (12) feet on each side of the street for the distance within one hundred (100) feet of the intersection.
 3. Property lines and the back of the curbline at intersections shall be rounded with a minimum radius of twenty-five (25) feet. The City Engineer will require a minimum radius of thirty-five (35) feet at the intersections of major thoroughfares and where applicable, may require a larger radius at these intersections.

Sec. 18-105.6. - ALLEYS.

Alleys shall not be permitted in any subdivision, whether residential, commercial, or industrial.

Sec. 18-105.7. - SIDEWALKS.

- (A) **APPLICABILITY.** Sidewalks shall be constructed on both sides of all streets within and adjacent to the subdivision. The sidewalk shall be constructed within the right-of-way. Sidewalks are not required on internal streets within industrial subdivisions or along limited access highway/expressways.

Article 15. Zoning

SECTION 18-1521. - "MXD" MIXED USE DISTRICT

Sec. 18-1521.2. - DENSITY REGULATIONS.

A maximum density of fifteen (15) dwelling units per net acre shall be permitted; however, a maximum of twenty-five (25) dwelling units per net acre is permissible through bonuses. The maximum intensity for nonresidential development is a FAR of forty-five hundredths (0.45); however, a maximum FAR of one (1.0) is permissible through bonuses. It is intended that development standards and performance standards bonuses control the permissible density or intensity, design and development criteria.

For calculating allowable density and intensity of development, the maximum allowable FAR shall be applied to the total net acreage to determine nonresidential development yield exclusive of allowable residential development potential. The Community Redevelopment Agency is not obligated to approve site plans based on total potential yield if the site plan is not compatible with abutting development. The following example illustrates this calculation:

Site = 1 acre = 43,560 square feet

$0.45 \text{ F.A.R.} \times 43,560 \text{ SF} = 19,602 \text{ square feet of nonresidential development, plus } 15 \text{ du/ac} \times 1 \text{ acre} = 15 \text{ dwelling units}$

Thus a mixed use development on a one (1) net acre site may develop nineteen thousand six hundred two (19,602) square feet of retail, office or personal services or combinations of such along with fifteen (15) dwelling units on a one (1) net acre site (exclusive of bonus potential).

Sec. 18-1521.3. - PERMITTED AND CONDITIONAL USES.

Table 18-1521.3: Authorized Land Uses in MXD District

Land Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Single-family Detached	P	
Live/Work Units	C	Subject to section 18-1531
Mixed use; residential/office/personal services/retail	P	

Sec. 18-1521.4. - DIMENSIONAL AND AREA DEVELOPMENT STANDARDS.

TABLE 18-1521-1 DEVELOPMENT STANDARDS.

STANDARD	AREA "A"
Minimum lot area	15,000 s.f.
Minimum lot width	100 ft.
Minimum setbacks ^{(1), (3)}	
Front ^{(2), (4)}	20 ft.
Secondary Front	15 ft.
Side	5 ft.
Side abutting residential zoning	10 ft.
Rear	20 ft.
Maximum height	4 stories / 50 ft.
	Additional height, up to 6 stories and 75 ft.,

	<i>requires conditional use approval</i>
<i>Maximum lot coverage</i>	<i>75 % (0.75)</i>
<i>Maximum F.A.R.(Without Bonuses)</i>	<i>0.45</i>
<i>Minimum Building Separation</i>	<i>See Section 18-1530.17. Minimum Building Separation</i>
<i>Maximum Number of Dwelling Units/Structure</i>	<i>8 dwelling units per story or 240 linear feet, whichever is less.</i>
<i>Minimum Livable Floor Area (Per Dwelling Unit)</i>	<i>Single-Family Detached: 1,000 square feet.</i>

Table Notations:

1. Lots of record not meeting the lot area or width requirements of this Section and having been of record prior to May 27, 1993, may be used for a permitted or conditional use provided that all other dimensional regulations will apply.
2. Parking is discouraged within front yard setbacks. See Section 18-1521.5 for the rear-yard parking incentive.
3. For corner, double frontage and multiple frontage lots, see definition of "setback" (Section 18-1502.2. Definitions) Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
4. Lots of record not meeting the lot area or width requirements of this Section and having been of record prior to May 27, 1993, may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

Sec. 18-1521.5. - ADDITIONAL DEVELOPMENT STANDARDS.

The proposed development shall be in accordance with the Community Redevelopment Plan. Bonus provisions are also allowed to further the intent of the Community Redevelopment Plan. Listed below are the development standards for the two (2) distinct areas within the "MXD" Mixed Use District.

(A) AREA "A."

1. The front building facade with principal entrance shall be oriented to the street.
2. Structured parking is discouraged from fronting Park Boulevard unless the ground level floor is developed with nonresidential uses such as retail, office or personal services.
3. Vehicular access directly from Park Boulevard into individual lots shall be discouraged. Access from the side streets and adjacent lots is the preferred alternative.

Sec. 18-1521.6. - PERFORMANCE STANDARDS BONUSES.

Performance standards allow for greater flexibility and encourages innovative design. To encourage the aggregation of lots, an appropriate scale and quality of residential development, quality architecture and site design, compatibility with adjacent uses, adequate open space, and the achievement of other Comprehensive Plan and Community Redevelopment Plan objectives and policies, density/FAR may be increased during site plan review up to the maximums specified, in accordance with the Table of Performance Standards Bonuses and the criteria enumerated therein during the site plan review and approval process. Performance Standard Bonuses are limited to ten (10) dwelling units per net acre and/or fifty five hundredths (0.55) floor area ratio.

TABLE 18-1521-2 PERFORMANCE STANDARDS BONUSES.

<i>Parcel aggregation—Minimum aggregation for credit shall at least double the minimum required lot area.</i>	<i>5 du/acre or 0.275 FAR</i>
<i>Provide street furniture (considering pedestrian orientation, function, seating capacity, visual impact, and integration with architectural and design elements, integration with use of public spaces, activity areas, uniformity of style, locations and scale).</i>	<i>1 du/acre or 0.06 FAR</i>
<i>Provide art in public places. May include decorative fountains, waterfalls, etc.</i>	<i>1 du/acre or 0.06 FAR</i>
<i>1. Location of off-street parking facilities the rear yard; and</i>	<i>5 du/acre or 0.275 FAR</i>

2. Placement of all buildings at the minimum required front setback line; and	
3. Building frontage occupying at least sixty-five (65) percent of the lot width, with the remaining thirty-five (35) percent of lot width used for the provision of access, circulation, building articulation, public amenities, courtyards, and small parks.	
Provision of residential on the rear of the commercial/office uses and facing 72 nd or 76 th Avenues	5 du/acre or 0.275 FAR
Provision of rear linkages for service vehicle usage	3 du/ac or 0.12 FAR
Provision of commercial uses within a residential complex.	5 du/acre or 0.275 FAR

Table Notations:

- (1) Fractional bonus dwelling units shall be rounded up to a complete dwelling unit from 0.75 of a unit and higher.
- (2) Payment in Lieu of Improvements—Only at the option of the Community Redevelopment Agency the applicant may be asked to deposit a cash payment with the Community Redevelopment Agency in lieu of making certain performance bonus improvements. The payment shall be in an amount equal to the cost of the specific improvements and shall be placed in the Redevelopment Trust Fund. Nothing in this provision is to allow for the purchase of bonus provisions by the applicant.

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 18-1529.1. - STATEMENT OF INTENT.

The Planned Unit Development District (PUD) serves as an overlay to existing zoning classifications. In this role, the PUD provides an alternative to conventional zoning districts, at the property owner's option. The PUD may be established at appropriate locations and in accordance with the Comprehensive Plan and Land Development Regulations of the City of Pinellas Park. In fulfillment of this intent, the PUD provides standards and guidelines by which flexibility may be accomplished so that:

- (A) A creative approach may be taken for the development of large tracts of land and the redevelopment of older, smaller areas.
- (B) More open space may be accomplished than would be possible through the strict application of the provisions of this Article.
- (C) Land may be used more efficiently, resulting in smaller networks of utilities and streets, consequently reducing construction and maintenance costs.
- (D) Harmonious development of the site and the surrounding areas, community facilities, and traffic circulation can be encouraged.
- (E) Non-traditional lot layout or site design may be permitted.

The development guidelines are provided as a basis from which a typical PUD can proceed. However, City Council retains the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety, and may modify these guidelines based on the merits of the project, the character of the surrounding area and potential adverse impacts on this area, size, configuration, and natural features of the land to be developed, adequacy of off-site improvements, traffic impact and nature of the proposed development. Where there are conflicts between these PUD regulations and general zoning, subdivision, or other applicable regulations of the City of Pinellas Park, those adopted by and shown on an adopted Master Plan, as defined herein, shall govern.

Sec. 18-1529.3. - MASTER PLAN REQUIREMENTS.

- (A) A Master Plan is a definitive site plan which guides and controls all development of the site.
- (B) Approval of a Master Plan does not constitute approval of the construction drawings of public and/or private infrastructure improvements or related appurtenances. The proposed design and location of utilities and streets will be subject to engineering review by the City Engineer and may be subject to revisions in the construction drawings review phase in conjunction with the subdivision process or in the building permit review process. Refer to Article 1, Subdivision, Land Development Code.

Sec. 18-1529.11. - MIXED USE PLANNED UNIT DEVELOPMENT.

(A) LOCATION. The Mixed Use Planned Unit Development (MUPUD) overlay shall be appropriate in all Mixed Use, Commercial, and Industrial future land use designations where more than one development type is planned.

(B) USES.

1. "Permitted and Conditional Uses" within a MUPUD shall be limited to those uses allowed by the underlying zoning district of the subject property. Conditional uses shall adhere to the applicable provisions of Section 18-1531 of this Article except public hearing requirements that are supplanted by this PUD Article.
2. Dependent upon the location of the MUPUD and its relationship to abutting or functionally abutting residentially zoned property, a further limitation on the specific uses permitted within the MUPUD may be required. Such limitations shall be adopted as part of the assignment of the MUPUD overlay.

(C) DIMENSIONAL REGULATIONS.

1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning district for dimensional regulations.
2. Should the established dimensional regulations be inappropriate for non-traditional lot layout or site design, the following guidelines are established.
 - (a) No minimum lot size. However, any MUPUD site shall be suitable for development in the manner proposed without undue hazards to persons or property on or off the tract from the probability of flooding, wind and water erosion, subsidence, or slipping of the soil. Condition of soil, ground water level, drainage, and topography shall all be appropriate to both kind and pattern of use intended. The site shall also contain sufficient width and depth to adequately accommodate its proposed use and design.
 - (b) Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered, including, but not limited to, the character of the surrounding area, size, configuration and natural features of the land to be developed, and the nature of the proposed development. Where a proposed MUPUD boundary abuts or functionally abuts a single-family zoning district or single-family development, regardless of zoning district designation, City Council shall require adequate setbacks, buffers and screens to the extent necessary to establish compatibility with the single-family development. Due to the wide range of potential land uses in the MUPUD District, setbacks, buffers and screens shall be proportionate to the proposed use therein. Buffer landscaping standards, Section 18-1533, Table 1 shall serve as a guide to establish compatibility, however, City Council may exceed these recommended standards to the extent necessary based upon the degree of potential incompatibility between abutting or functionally abutting land uses both within and outside of MUPUD boundaries. Where a proposed MUPUD is separated from an adjacent existing land use by a one hundred (100) feet wide right-of-way or easement such adjacent land shall not be considered to functionally abut.
 - (c) Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.
 - (d) Master Plan Review—Alternative Review Procedure. Projects that do not require Development of Regional Impact Review (F.S. ch. 380.06) shall have approved by City Council a Master Plan consistent with the requirements of Section 18-1540.3 for each phase being considered for specific approval by City Council. Remaining phases can be conceptually approved by review of a Conceptual Master Plan as discussed below. Projects that do require a Development of Regional Impact (DRI) development order or prospective sites of twenty-five (25) acres or more may elect the following Conceptual Master Plan Approval Process.
 - (e) For projects described in Subsection (d) above a Conceptual Master Development Plan may be approved by City Council, however, for each increment of development proposed a Master Plan consistent with Section 18-1540.3 shall be approved prior to the issuance of building permits. Preliminary Site Plans for parcels that do not abut or functionally abut a residential district may be approved by the City Manager upon the recommendation of the Community Development Administrator if said plans are consistent with the Conceptual

Master Plan approved by City Council at a public hearing. Development increments that do abut or functionally abut a residential district must be approved by City Council but without the necessity of a public hearing. At a minimum, the Conceptual Master Development Plan shall include the following and shall not be considered complete unless all are submitted and approved together:

- (1) General information as enumerated in Section 18-1529.3(D).*
- (2) Proposed densities and intensities of development for each increment expressed as dwelling units per acre, type of dwelling unit (single-family detached, single-family attached, multi-family) for residential development and floor area ratio, building height and total gross square footage of nonresidential development.*
- (3) Existing conditions as enumerated in Section 18-1529.3(D)2.*
- (4) Master Right-of-Way Plan including typical sections for each street type proposed, internal vehicle and pedestrian circulation and provisions for mass transit.*
- (5) Master Buffer Plan including typical sections for each buffer, i.e. perimeter, streetscape.*
- (6) Master Drainage Plan.*
- (7) Master Utilities Plan.*
- (8) Master Signage Plan.*
- (9) Geographic and Chronologic Phasing Plan. Where streets and utilities are existing at the time of Conceptual Master Plan consideration a geographic phasing plan shall not be required.*

SECTION 18-1531. - CONDITIONAL USE REGULATIONS

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

46. Live/Work Units.

- (a) Site Plan review by Community Redevelopment Agency.*
- (b) Front ¼ of the ground floor of the structure shall be used for retail/showroom/gallery.*
- (c) Freestanding signs shall not be permitted unless fronting on Park Boulevard or 49th Street.*
- (d) No outdoor storage permitted.*

SECTION 18-1532. - OFF-STREET PARKING AND LOADING REGULATIONS

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

(A) RESIDENTIAL

- 1. Single-family Dwellings. All detached single-family dwellings which are permitted for construction after November 13, 1986 shall be required to provide a minimum of two (2) spaces for each dwelling unit. Such off-street parking spaces shall adhere to the following:*
 - (a) Be paved with either asphalt or concrete. (In the "F" and "RE" Districts, the use of other suitable material may be approved by the City Engineer, based upon sound engineering practices).*
 - (b) Where the single-family dwelling has a driveway to an arterial or Collector Street, an on-site vehicular turn around area or circular drive shall be required.*
 - (c) The following illustrations portray various designs which can be used in fulfillment of this Section. (NOTE: The use of any particular design shall be subject to the applicable provisions of Article 5 "Driveways" of the Land Development Code).*
- 4. Residential PUD. For purposes of this Section, all residential units within a residential planned unit development, the Master Plan for which was approved by City Council prior to November 13, 1986, shall be deemed to have been permitted for construction prior to November 13, 1986.*

2. Staff Analysis:

The subject property abuts commercial and residential uses. The proposed MUPUD will consist of 22 detached single-family homes, five live/work units, two existing single family homes, and one proposed art building, which will generate a limited amount of traffic and noise while being compatible with the surrounding neighborhood. Staff finds that the proposed development will not cause any adverse effects or impede future redevelopment of the surrounding area.

The land use and zoning designations for the subject property of CRD and MXD allow for residential uses including the proposed single-family detached dwellings and live/work dwellings. Per the 2020 Development Agreement, the subject property is allowed 22 detached single-family dwelling units and 5 live/work units.

PUD regulations provide for flexibility of setbacks subject to certain criteria, such as: character of the surrounding land, impact on abutting development and nature of proposed development. The minimum setbacks proposed for this development, per the 2020 Development Agreement and Conceptual Site Plan, are five feet in the front yard, zero feet in the rear yard, zero feet on the interior side yard, and four feet on the street side yard.

The parking requirement for single-family detached dwellings and live/work units per Code is two off-street parking spaces per unit, for a total requirement of 58 off-street parking spaces. Even though the United Cottages Development Agreement reduced the parking requirement for residential and commercial to zero parking spaces per unit/use, the applicant is proposing to provide 33 off-street parking spaces for the development.

The subject property meets lot coverage requirement for the entire MUPUD. The required maximum lot coverage (impervious surface ratio) for the site is 75%, and the proposed MUPUD is proposing 52% lot coverage, which meets the Code requirement. The minimum floor area for the proposed development is 1,012 square feet, which meets current Code requirements and what is consistent with the United Cottages Development Agreement.

The United Cottages Development Agreement includes no specific landscaping criteria. The applicant has submitted a landscape plan proposing to provide sod in open areas after construction and a minimum of one understory tree on each residential lot. Moreover, the applicant is proposing to provide a 4,783 square foot (0.12 acre) park that will include two Ping-Pong tables, a foosball table, a shuffleboard table, a dog park, two grills, a fire pit, public art, and additional landscaping.

C. Essential Services Review:

The development proposal has been reviewed by all relevant departments/divisions. No concerns were raised with regard to the proposed development.

IV. SUMMARY

A. Findings:

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

1. The 1.2-acre subject property is located between 76th Ave N and 75th Ave N, and between 58th St N and 57th St N, approximately one block north of Park Blvd.
2. The subject property has a Future Land Use Map designation of Community Redevelopment District (CRD) and a zoning designation of "MXD" (Mixed Use District);
3. The applicant proposes to keep two existing structures and construct 22 single-family dwelling units, 5 live/work units, and an art building, as well as a park;
4. The proposal meets the applicable development standards are stated in the Artistry at Park Station Development Agreement (2020) and the United Cottage Development Agreement (2011);
5. The proposal meets the applicable development standards for a Mixed Use Planned Unit Development (MUPUD) as set forth in Section 18-1529.11;
6. The development proposal is consistent with the applicable Goals, Objectives and Policies of the Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above identified findings, staff recommends **APPROVAL** of case number PUD 2020-2.



Nick A. Colonna, AICP
Planning & Development Services Director



Date



Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator



Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

RECOMMEND APPROVAL

RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S)

RECOMMEND DENIAL

...of a request for approval of Artistry at Park Station MUPUD.

VI. ATTACHMENTS

Exhibit A: Application with Legal Description

Exhibit B: Site Plan

Exhibit C: Artistry Development Agreement (2020)

Exhibit D: United Cottages RFP and Development Agreement (2011)

Exhibit E: Aerial Map

Exhibit E: Land Use Map

Exhibit G: Zoning Map

Exhibit H: Flood Insurance Rate Map

Exhibit I: Site Photos



ADDENDUM

Case Number: PUD 2020-2

Location: South of 76th Ave N and north of 75th Ave N, and east of 58th St N and west of 57th St N.

PLANNING AND ZONING COMMISSION

On July 2, 2020, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of case # PUD 2020-2.

VI. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

...a request for approval of PUD 2020-2, Artistry at Park Station.



Planned Unit Development Application

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

FOR OFFICE USE ONLY	
CASE # PUD	2020-2
Date Received	3/19/20
Plan Sheet	
Receipt Number	No fee
Land Use Designation	
Zoning District	
Public Meetings Required	
Related Cases	PL 2020-1

REQUEST AND PROPERTY INFORMATION

Specific Request: ARTISTRY AT PARK STATION – Approval of Planned Unit Development	
General Location of property or address:	
Property Size (Acreage or Square Feet):	Current Use, Number and Type of Buildings:
Parcel Number(s): LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 22, 23, 24, 26, 27, 28, 29, 30, LESS THE SOUTH 2.5' OF LOTS 22, 24, 26, 27, 28, 29, 30, UNITED COTTAGE CORPORATION REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 36, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.	
Legal Description: Lot: _____ Block: _____ Subdivision: _____ Or Metes and Bounds Description (attach if lengthy): _____ _____	

OWNER/APPLICANT INFORMATION

Property Owner: Namasté 76 LLC	Phone: 727 432 0122
Address (include city, state, zip code): 3020 49 th Street North St. Petersburg, FL 33710	
Authorized Agent: Frederic Samson	Phone: 727 432 0122
Address (include city, state, zip code): 3020 49 th Street North St. Petersburg, FL 33710	
Other Representative: Glenn Larkan	Phone: 646 639 4421
Address (include city, state, zip code): 3020 49 th Street North St. Petersburg, FL 33710	

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 of Owner

Frederic Samson
Namasté 76 LLC

Signature of Agent

1

****COMPLETE THE CHECKLIST ON PAGE 2 PRIOR TO SUBMITTING APPLICATION. ****

City of Pinellas Park
APPLICATION CHECKLIST: PLANNED UNIT DEVELOPMENT (SEC. 18-1529)

Sec. 18-1529.3. – MASTER PLAN REQUIREMENTS

1. General Information

- ☒ (a) Name of development ✓
- ☒ (b) Legal description, north arrow, legend, and scale (of not less than one (1) inch equals fifty (50) feet)
- ☒ (c) Vicinity map of not less than one (1) inch equals one (1) mile
- ☒ (d) Proof of ownership (i.e., warranty deed) ✓
- ☒ (e) Total gross and net acreage of the site ✓
- ☒ (f) Development schedule, including initiation and completion dates for each/all phase(s) of development, proposed land uses, recreation facilities and/or common areas, all proposed on-site improvements, including but not limited to streets, sewer system, water supply system, and stormwater facilities, and any required off-site improvements
- ☒ (g) If phased, all phase lines shall be delineated

2. Existing Conditions

- ☐ (a) Existing underlying zoning classification(s), existing land use plan designation(s), and type(s) of development on the site and on immediately adjacent property
- ☐ (b) Name(s) and location(s) of all adjacent subdivisions
- ☒ (c) Name, location, and width of all platted rights-of-way, alleys, and existing streets within and/or adjacent to the site
- ☒ (d) Location and size of all sewer lines, water lines, and drainage facilities within and adjacent to the site
- ☒ (e) Location and width of all utility and drainage easements within and/or adjacent to the site
- ☐ (f) Topographic contours at vertical intervals of no larger than one (1) foot
- ☐ (g) Approximate location, size and type of trees, water bodies, and other natural significant features, including wetlands
- ☐ (h) A statement and/or map on drainage which generally shows existing drainage conditions, wet weather areas, areas of frequent flooding and anticipated quantities of water generated from the development. Where conditions dictate, a statement on the proposed method of discharge of run-off within and from the site shall be furnished.

3. Design

- ☒ (a) Numeric designation, location and width of proposed streets and their required rights-of-way
- ☒ (b) Location, width and intended use of proposed utility easements
- ☒ (c) Location and minimum dimension of all proposed lots
- ☒ (d) Proposed land elevations
- ☐ (e) Location, purpose, dimensions and general description of common open space, parks, and recreational facilities
- ☒ (f) Proposed landscaping scheme and existing vegetation to be preserved
- ☒ (g) Building setbacks shall be stated and shall define the minimum distance buildings will be set back from:
 - (1) Surrounding property lines;
 - (2) Proposed and existing streets;
 - (3) Other proposed buildings;
 - (4) The high water line of lakes/retention ponds; and,
 - (5) Other man-made or natural features which would be affected by building encroachment
- ☒ (h) Maximum height of buildings
- ☒ (i) Proposed density for residential land uses. ✓

- ☐ (j) Proposed floor area ratio and maximum lot coverage for nonresidential uses.
- ☐ (k) Delineate location and minimum setback of all signs
- ☐ (l) Location and method of buffering adjacent uses from the proposed development
- ☐ (m) Location and dimension of proposed parking and service areas, including typical parking space dimension for multifamily residential and nonresidential uses.
- ☐ (n) Location and method of screening dumpsters, storage areas and off street loading areas for multifamily residential and nonresidential uses.
- ☐ (o) Proposed uses and acreage of each use.

4. Improvements.

- ☒ (a) Location and dimensions of proposed utilities
- ☐ (b) Location and dimensions of proposed drainage facilities.
- ☒ (c) Location of all proposed fire hydrants.
- ☒ (d) Location and dimensions of proposed streets and sidewalks.

5. Sealed Plans Required

- ☒ The Master Plan shall be prepared and sealed by either an engineer or architect licensed by the State of Florida

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS

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

Namaste 76, LLC, Namaste Home

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

ADDRESS OR GENERAL LOCATION:

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

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

3 That the undersigned (has/have) appointed and (does/do) appoint _____ as (his/her) agent(s) to execute any petitions or other documents necessary to effect 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
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 03-20-20
(Date)

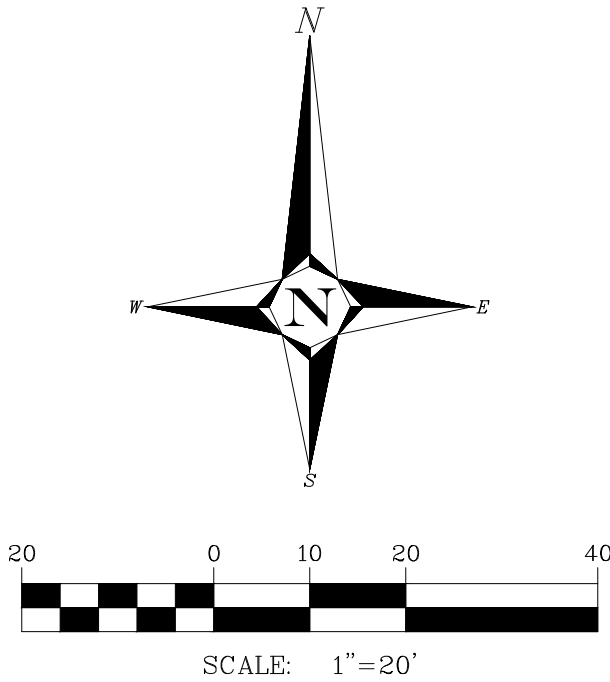
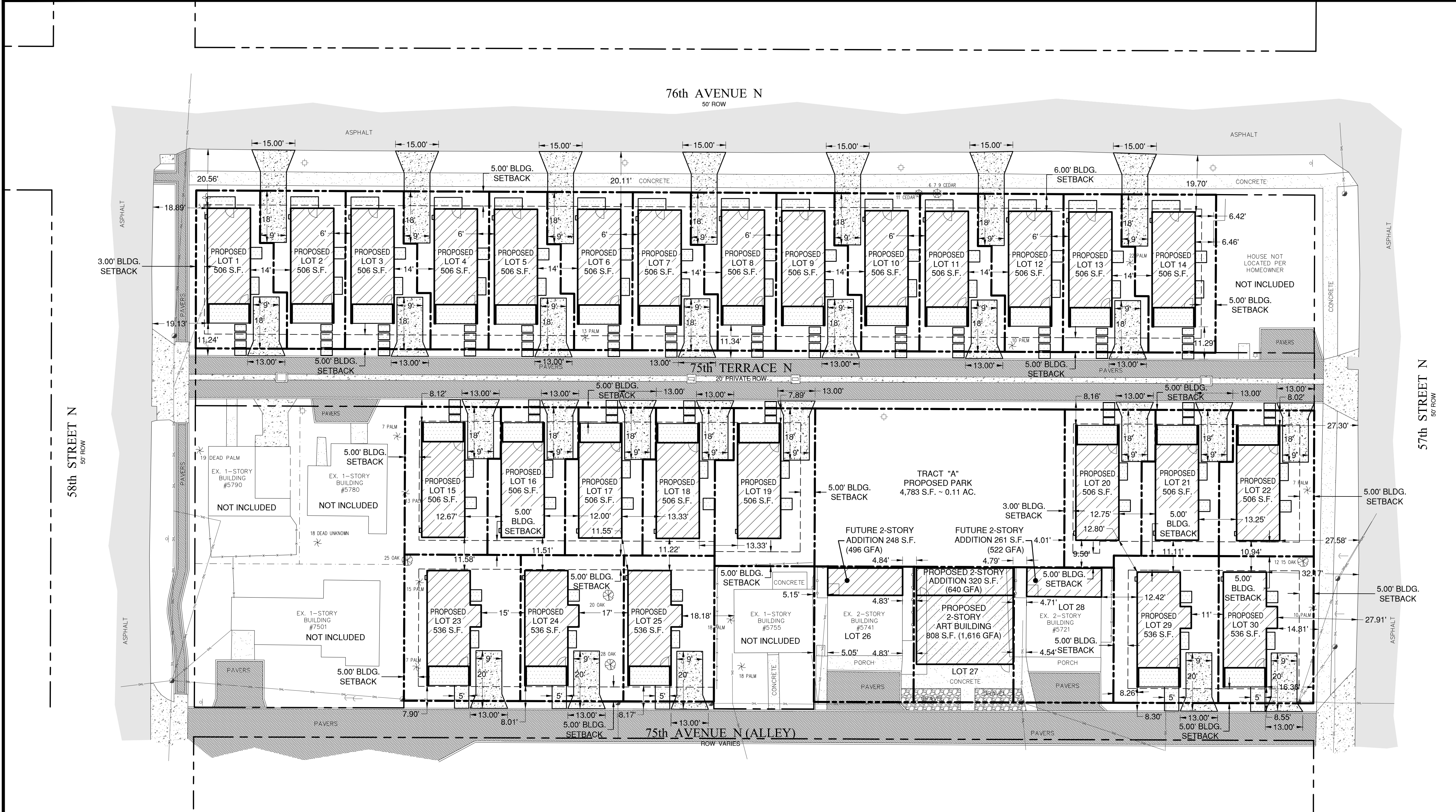
By Frederic Samson
(Name of person acknowledging and title of position)

who is personally known to me or who has produced drivers license
(Type of identification)

as (identification and who did (did not) take an oath)
Danielle Paul Notary Public Commission No. GG 916260
Danielle Paul (Name of Notary typed, printed or stamped)

 DANIELLE PAUL
Notary Public - State of Florida
Commission # GG 916260
My Comm. Expires Sep 30, 2023
Bonded through National Notary Assn.

(SEAL ABOVE)



MUPUD Artistry at Park Station

Building Setbacks	
From Front Yard Property Line	5.00'
From Rear Yard Property Line	0.00'
From Interior Side Yard Property Line	0.00'
From Street Side Yard Property Line	3.00'
From Other Buildings	4.00'
From Existing Streets	7.50'
From Other Buildings	4.00'
Building Information	
2 Story Single Family Residences	
Maximum Building Height = 45.00'	

Project Information	
Total Project Area = 50,907 s.f. (1.2 Acres)	
Total Units = 30 Units(including 2 Ex. Bldgs & 1 Future Bldg.)	
Density = 30 Units / 1.2 Acres = 25 Units per Acre	
Lot Coverage / Impervious Surface Ratio	
Buildings / Walkways / Driveways = 26,308 s.f.	
Total site Area = 50,907 s.f.	
26,308 s.f. / 50,907 s.f. = 0.517 = 52% Impervious	
Floor Area Ration Calculation	
22 Units @ 1,100 GSF = 24,200	
5 Live Work Units @ 1,160 GSF = 5,800	
2 Ex. Buildings @ 1,012 GSF = 2,024	
1 Pr. Future Building = 1,616	
Total Building Area = 33,640 GSF	
Total Site Area = 50,907	
FAR = 0.66	
Parking	
Parking Required = 33 Spaces	
Parking Provided = 33 Spaces	

SITE LEGEND

	DENOTES EXISTING ASPHALT PAVEMENT
	DENOTES EXISTING PAVERS
	DENOTES EXISTING CONCRETE WALKS
	DENOTES EXISTING CONCRETE PAVEMENT
	DENOTES PROPOSED CONCRETE WALKS/PATHS
	DENOTES PROPOSED CONCRETE PAVEMENT

LEGAL DESCRIPTION:

UNITED COTTAGE CORPORATION REPLAT, AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS LOTS 10, 19, 20, 21, AND 25 OF SAID REPLAT, AND LESS THE SOUTH 2.5 FEET OF LOTS 22, 24, 26, 27, 28, 29, AND 30, OF SAID REPLAT, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, UNITED COTTAGE CORPORATION REPLAT, AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S89°45'19"E ALONG THE SOUTH RIGHT OF WAY LINE OF 76TH AVENUE NORTH, A DISTANCE OF 355.18 FEET; THENCE S0°15'41"W ALONG THE WEST LINE OF LOT 10 OF SAID REPLAT, A DISTANCE OF 55.00 FEET; THENCE S89°45'19"E ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 34.47 FEET; THENCE S0°10'57"W ALONG THE WEST RIGHT OF WAY LINE OF 57TH STREET NORTH, A DISTANCE OF 121.96 FEET; THENCE N89°50'03"W, A DISTANCE OF 173.91 FEET; THENCE N0°15'41"E ALONG THE EAST LINE OF LOT 25 OF SAID REPLAT, A DISTANCE OF 47.20 FEET; THENCE N89°45'19"W ALONG THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 34.82 FEET; THENCE S0°15'41"W ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 47.25 FEET; THENCE N89°50'03"W, A DISTANCE OF 34.84 FEET; THENCE S0°15'41"W, A DISTANCE OF 2.50 FEET; THENCE N89°50'03"W ALONG THE NORTH LINE OF A TEN-FOOT PUBLIC ALLEY, A DISTANCE OF 36.56 FEET; THENCE N0°15'41"E, A DISTANCE OF 2.50 FEET; THENCE N89°50'03"W, A DISTANCE OF 36.56 FEET; THENCE N0°15'41"E ALONG THE EAST LINE OF LOTS 19 AND 21 OF SAID REPLAT, A DISTANCE OF 102.40 FEET; THENCE N89°45'19"W ALONG THE NORTH LINE OF LOTS 19 AND 20 OF SAID REPLAT, A DISTANCE OF 73.02 FEET; THENCE N0°10'57"E ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

VICKSTROM ENGINEERING SERVICES, INC.

505 20th Avenue NE
St. Petersburg, FL 33704
Telephone No. (727) 894-0404
CA No. 30184

MUPUD APPLICATION
MASTER PLAN

ARTISTRY AT PARK STATION
PINELLAS PARK, FLORIDA 33781

CLIENT

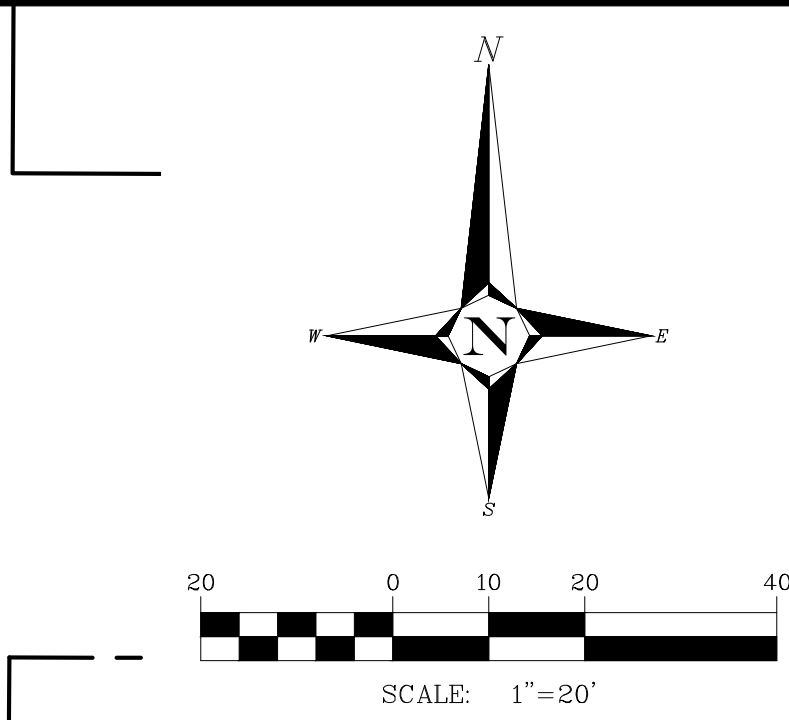
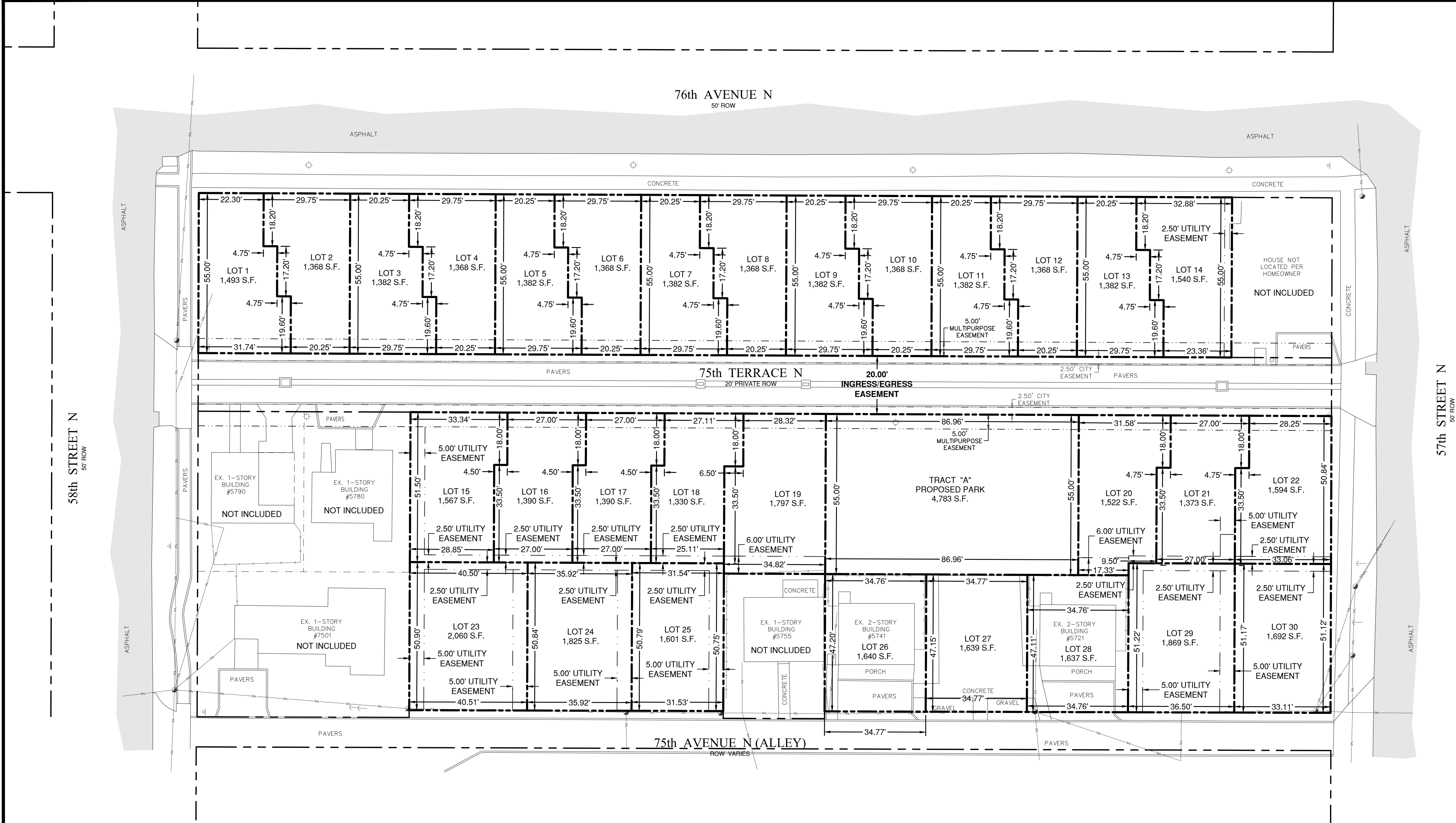
Namaste Homes, LLC
3020 49th Street North
St. Petersburg, Florida 33710
Telephone No. (727) 547-3610

REVISIONS:

MUPUD COMMENTS	04.29.20
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Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida

DATE:	03.19.20
SCALE:	1"=20'
DRN. BY:	KES
CHK'D BY:	DMV
PROJ. No.	13418
Sheet	C1



LEGAL DESCRIPTION:

UNITED COTTAGE CORPORATION REPLAT, AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS LOTS 10, 19, 20, 21, AND 25 OF SAID REPLAT, AND LESS THE SOUTH 2.5 FEET OF LOTS 22, 24, 26, 27, 28, 29, AND 30, OF SAID REPLAT, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, UNITED COTTAGE CORPORATION REPLAT, AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S89°45'19"E ALONG THE SOUTH RIGHT OF WAY LINE OF 76TH AVENUE NORTH, A DISTANCE OF 335.18 FEET; THENCE S0°15'41"W ALONG THE WEST LINE OF LOT 10 OF SAID REPLAT, A DISTANCE OF 55.00 FEET; THENCE S89°45'19"E ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 34.47 FEET; THENCE S0°10'57"W ALONG THE WEST RIGHT OF WAY LINE OF 57TH STREET NORTH, A DISTANCE OF 121.96 FEET; THENCE N89°50'03"W, A DISTANCE OF 173.91 FEET; THENCE N0°15'41"E ALONG THE EAST LINE OF LOT 25 OF SAID REPLAT, A DISTANCE OF 47.20 FEET; THENCE N89°45'19"W ALONG THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 34.82 FEET; THENCE S0°15'41"W ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 47.25 FEET; THENCE N89°50'03"W, A DISTANCE OF 34.84 FEET; THENCE S0°15'41"W, A DISTANCE OF 2.50 FEET; THENCE N89°50'03"W ALONG THE NORTH LINE OF A TEN-FOOT PUBLIC ALLEY, A DISTANCE OF 36.56 FEET; THENCE N0°15'41"E, A DISTANCE OF 2.50 FEET; THENCE N89°50'03"W, A DISTANCE OF 36.56 FEET; THENCE N0°15'41"E ALONG THE EAST LINE OF LOTS 19 AND 21 OF SAID REPLAT, A DISTANCE OF 102.40 FEET; THENCE N89°45'19"W ALONG THE NORTH LINE OF LOTS 19 AND 20 OF SAID REPLAT, A DISTANCE OF 73.02 FEET; THENCE N0°10'57"E ALONG THE EAST RIGHT OF WAY LINE OF 58TH STREET NORTH, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

PRIVATE DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS ARTISTRY AT PARK STATION, THAT IT GRANTS TO THE CITY OF PINELLAS PARK, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE RIGHT TO USE ALL UTILITY AND DRAINAGE EASEMENTS AS SHOWN. ANY MAINTENANCE, REPAIR, OR REPLACEMENT RESPONSIBILITY RELATING TO PIPES, STRUCTURES, RETAINING WALLS, AESTHETIC AND VEGETATION CONSIDERATIONS, IN AND UPON DRAINAGE EASEMENTS ARE A PRIVATE FUNCTION NEITHER ASSIGNED NOR ACCEPTED BY THE CITY OF PINELLAS PARK.

TRACT "A" IS DEDICATED TO THE ARTISTRY AT PARK STATION ASSOCIATION, INC FOR RECREATIONAL PURPOSES.
75TH TERRACE NORTH (20' PRIVATE RIGHT-OF-WAY TRACT) IS DEDICATED TO THE ARTISTRY AT PARK STATION ASSOCIATION, INC FOR INGRESS/EGRESS PURPOSES.

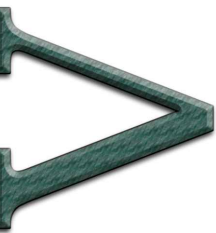
GENERAL EASEMENT STATEMENT FOR CONDOMINIUMS AND APARTMENT COMPLEXES

1. THERE IS HEREBY CREATED AN INGRESS AND EGRESS EASEMENT FOR FIRE AND EMERGENCY VEHICLES, PUBLIC OFFICIALS, UTILITY COMPANIES, AND THE CITY OF PINELLAS PARK, FOR SANITATION SERVICES AND UTILITY MAINTENANCE OVER AND ACROSS ALL PAVED SURFACES, LOCATED ON THE LANDS DESCRIBED HEREON.
2. NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS. UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

NOTE:

1. REFER TO ARTISTRY AT PARK STATION REPLAT FOR ADDITIONAL INFORMATION.

VICKSTROM ENGINEERING SERVICES, INC.



505 20th Avenue NE
St. Petersburg, FL 33704
Telephone No. (727) 894-0404
CA No. 30184

MUPUD APPLICATION
LOT LINE & EASEMENT LINE PLAN

ARTISTRY AT PARK STATION
PINELLAS PARK, FLORIDA 33781

CLIENT

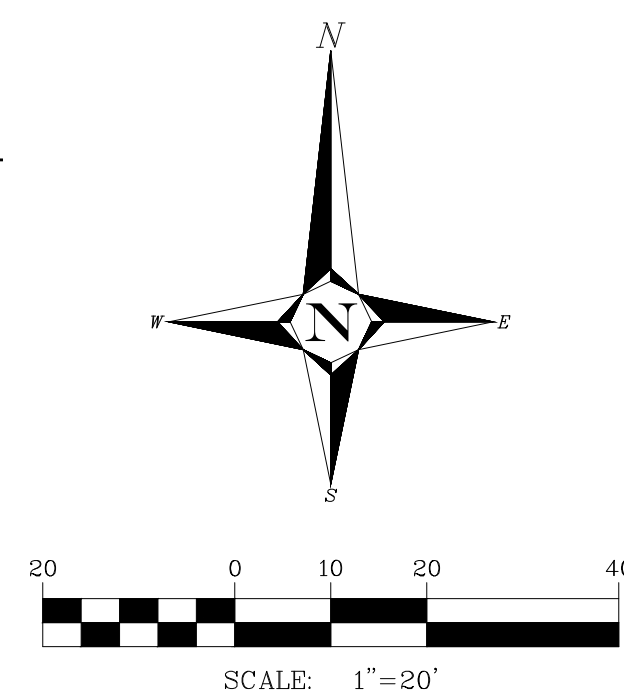
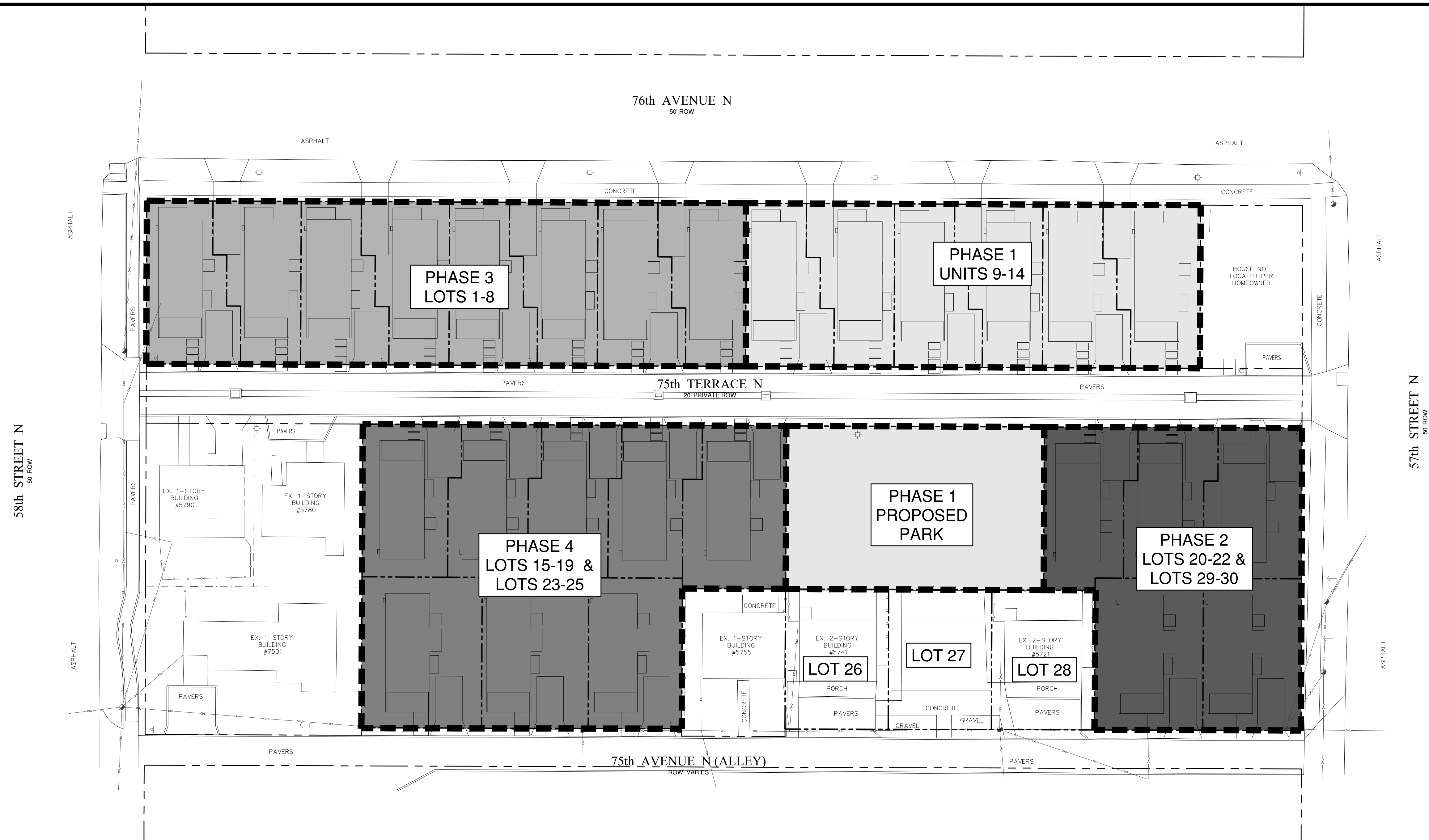
Namaste Homes, LLC
3020 49th Street North
St. Petersburg, Florida 33710
Telephone No. (727) 547-3610

REVISIONS:

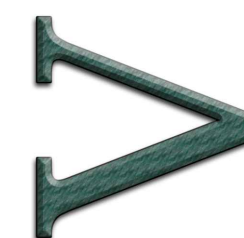
Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida

DATE:	03.19.20
SCALE:	1"=20'
DRN. BY:	KES
CHK'D. BY:	DMV
PROJ. No.	13418

Sheet C2



VICKSTROM ENGINEERING SERVICES, INC.



505 20th Avenue NE
St. Petersburg, FL 33704
Telephone No. (727) 894-0404
CA No. 30184

MUPUD APPLICATION
PHASING PLAN

ARTISTRY AT PARK STATION
PINELLAS PARK, FLORIDA 33781

CLIENT

Namaste Homes, LLC
3020 49th Street North
St. Petersburg, Florida 33710
Telephone No. (727) 547-3610

REVISIONS:

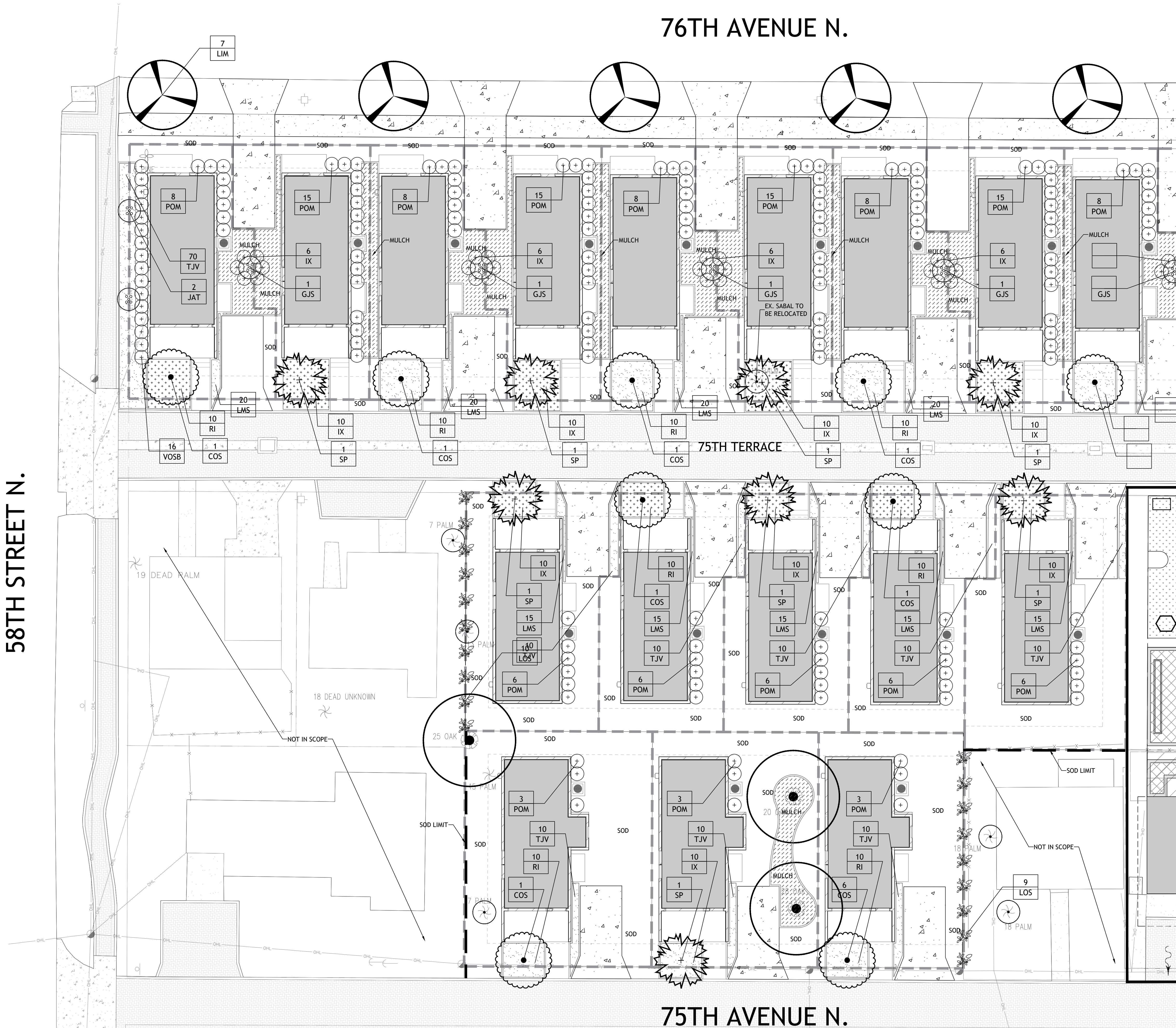
Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida

DATE:	03.19.20
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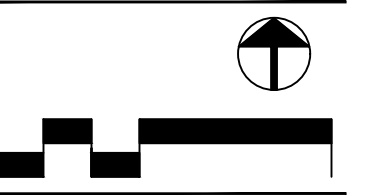
Sheet C4

58TH STREET N.

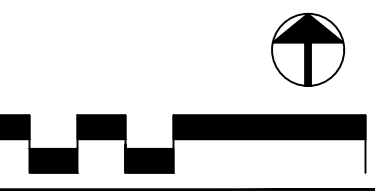
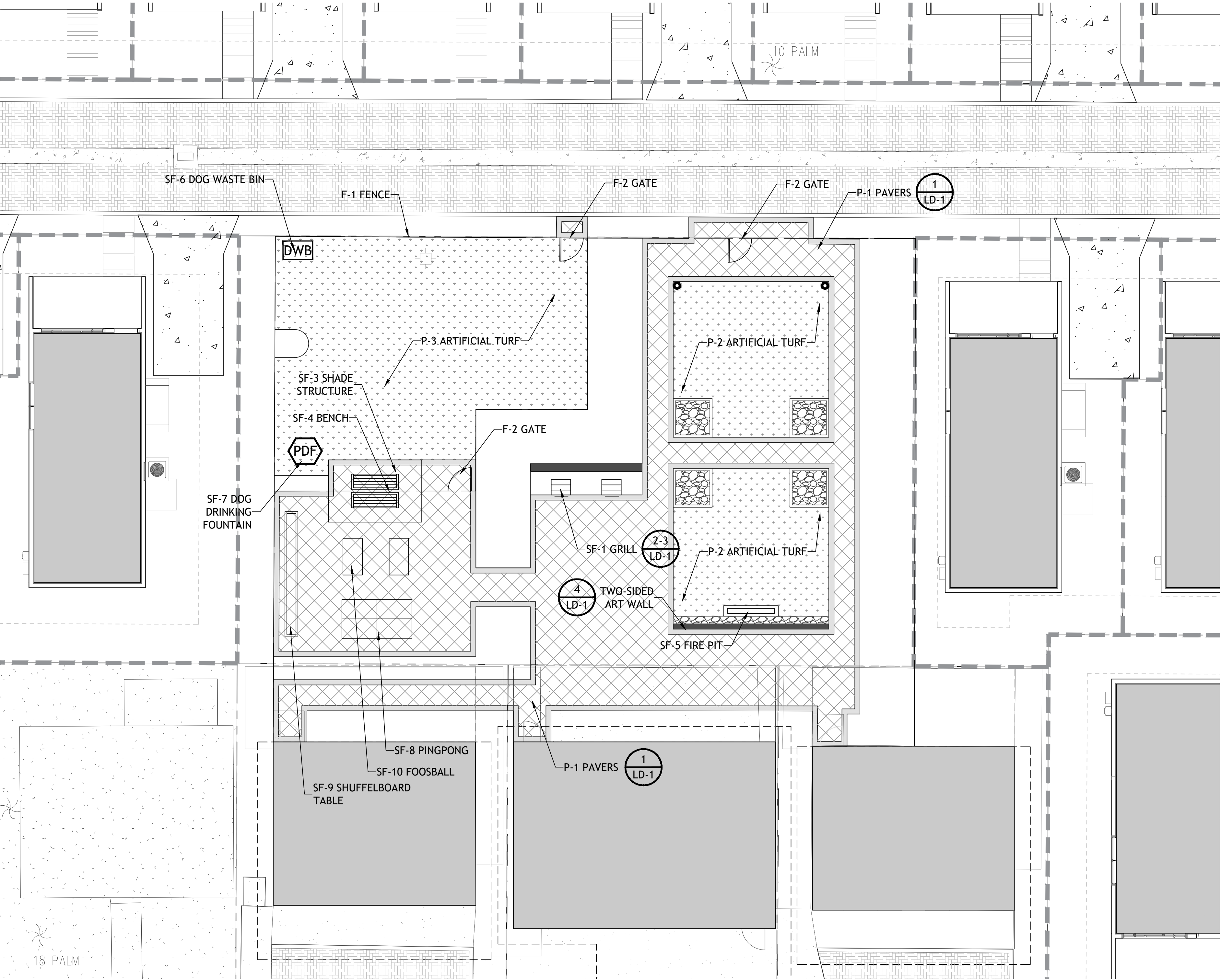
76TH AVENUE N.

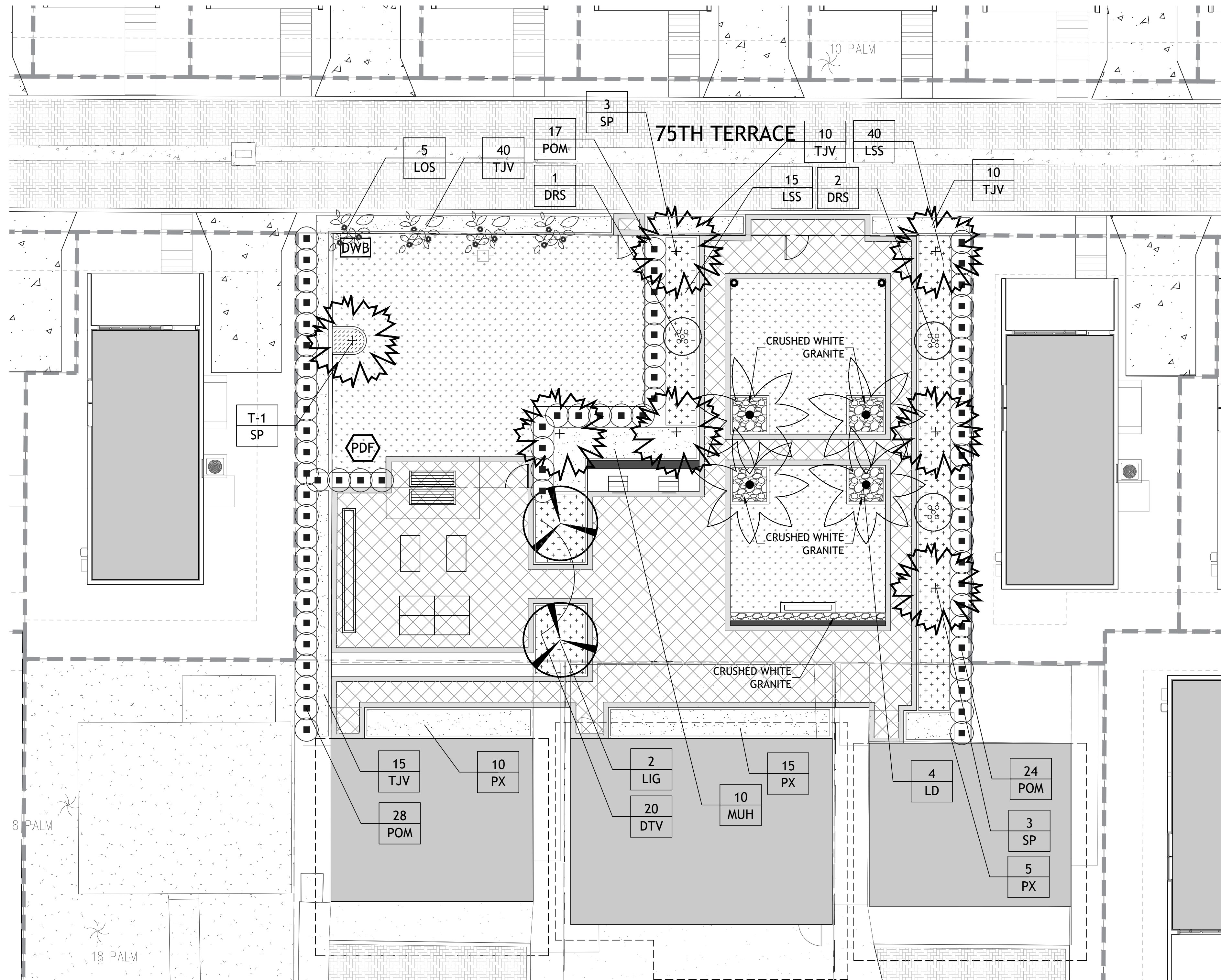


75TH AVENUE N.

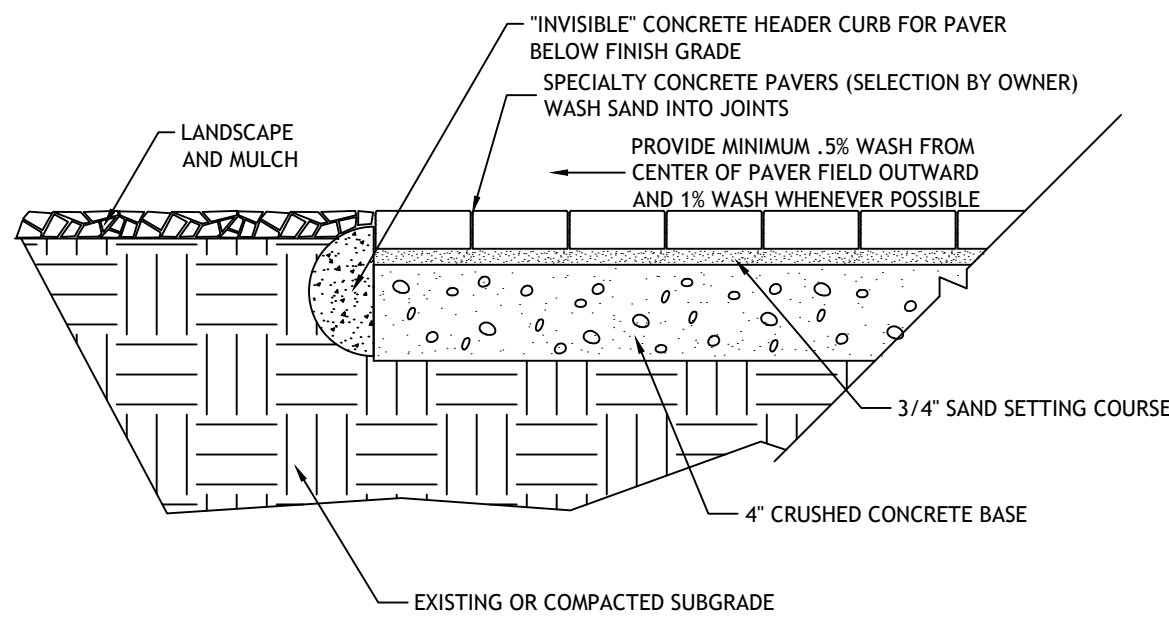




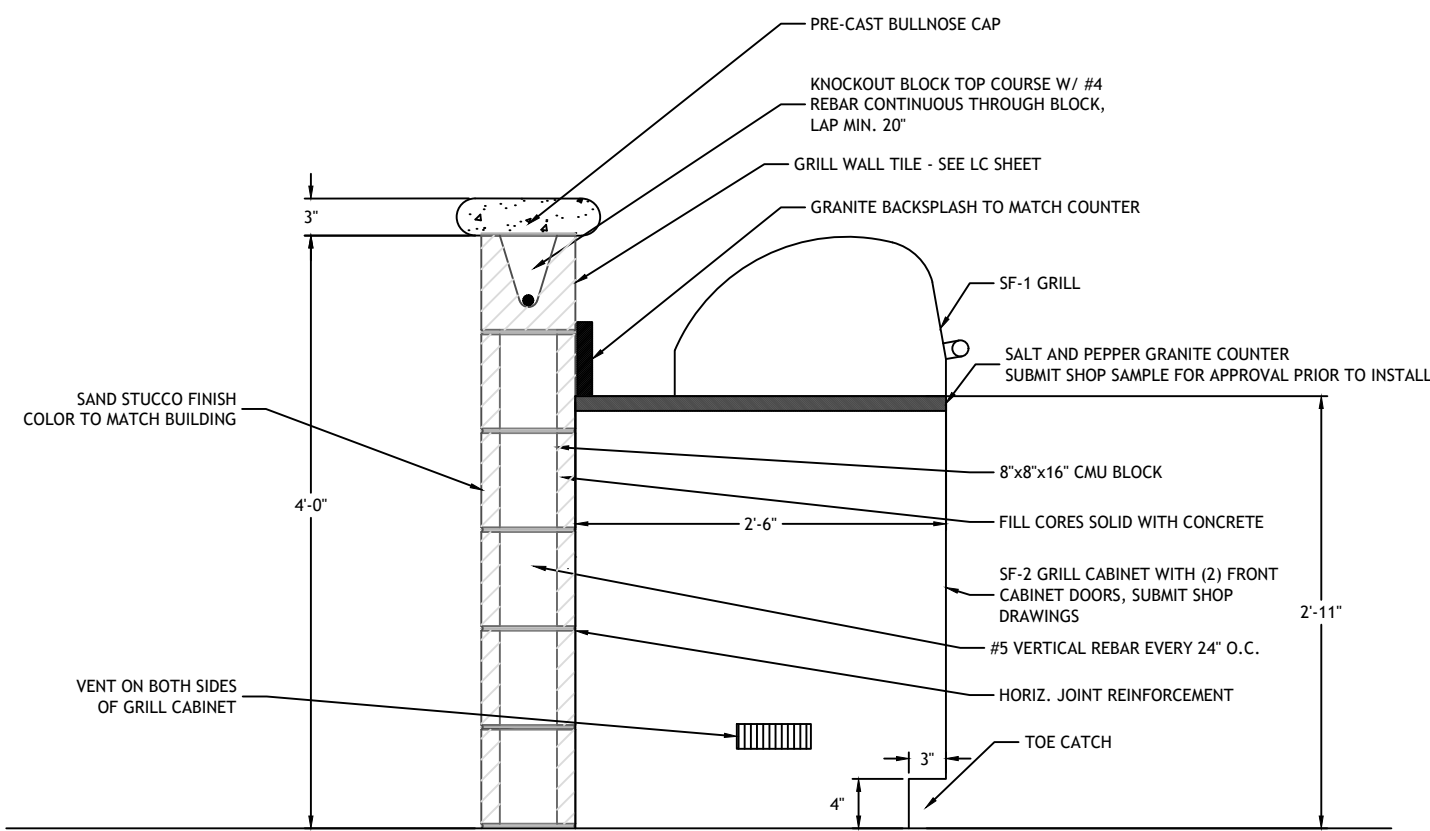




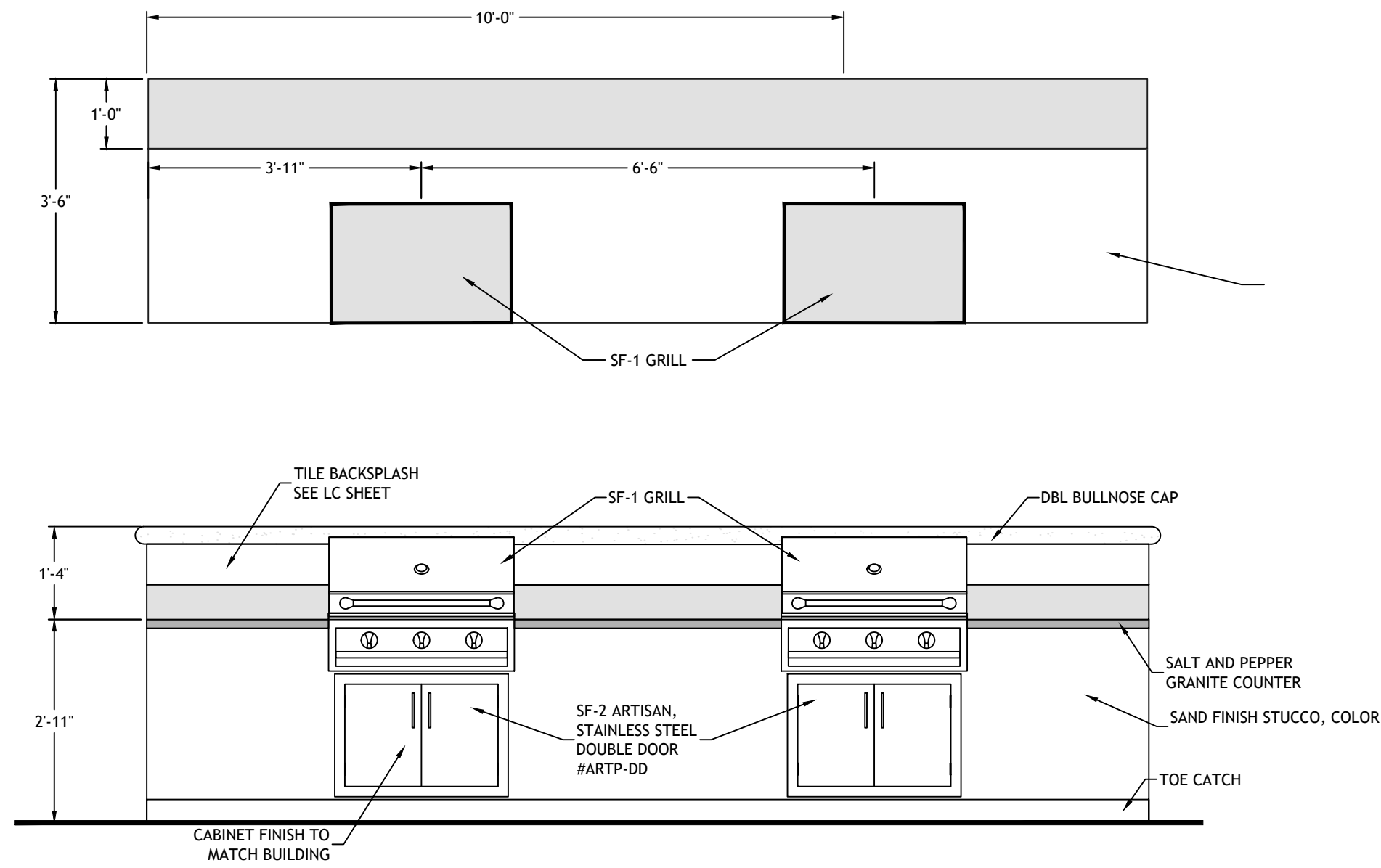
NOTES:
-SEE PAVER LEGEND FOR PAVER SPECIFICATIONS AND PATTERNS
-BEDDING SAND TO BE CONCRETE SAND, ALL BEDDING SAND TO CONFORM TO ASTM C33 OR CSA A23.1.
-NO MASONRY SAND, LIMESTONE SCREENINGS, CRUSHED SHELL OR STONE DUST WILL BE ACCEPTED AS AN ALTERNATE SAND SETTING MATERIAL.
-ALL SAND FOR JOINTS SHALL CONFORM TO ASTM C144.
-BEDDING SAND CAN BE USED FOR JOINTS UNLESS OTHERWISE SPECIFIED.



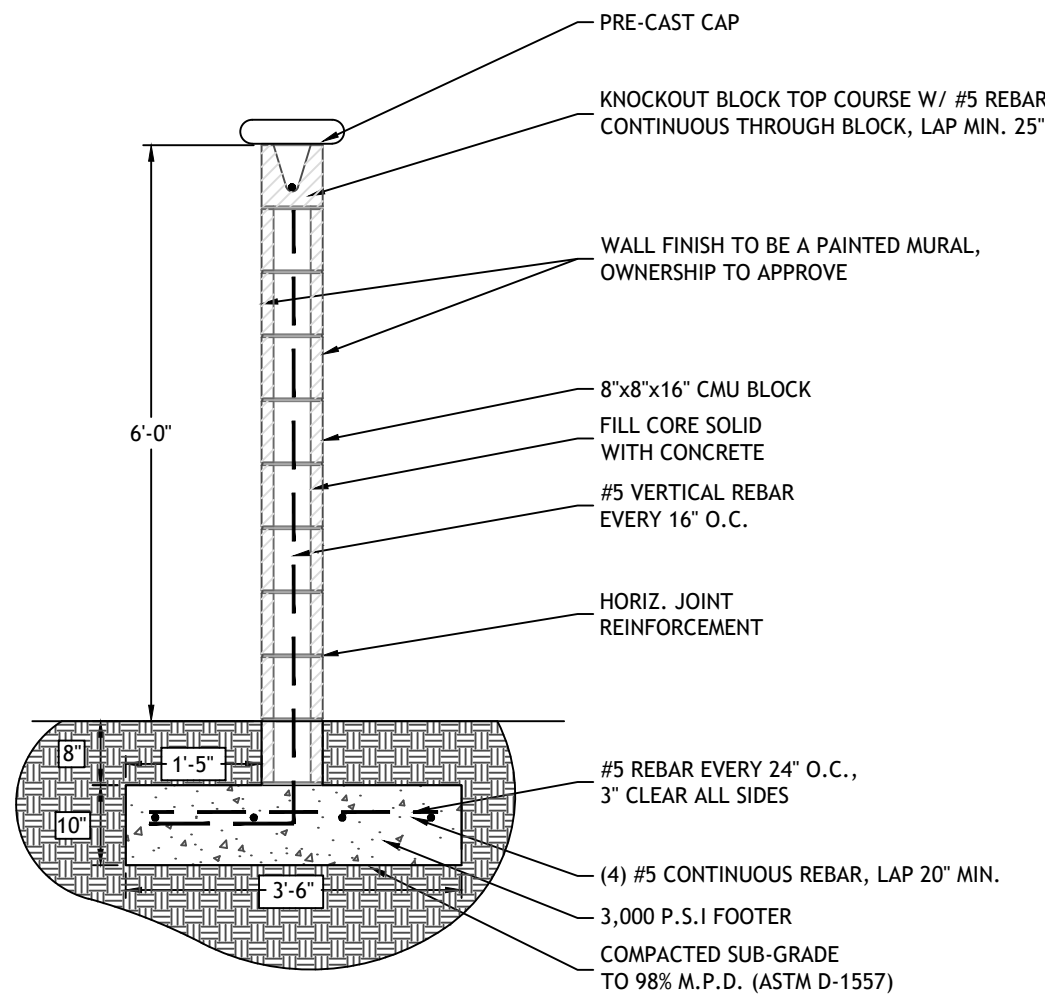
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LD-1
CONC. PAVER SECTION W/CRUSHED CONC. BASE
SCALE: N.T.S.



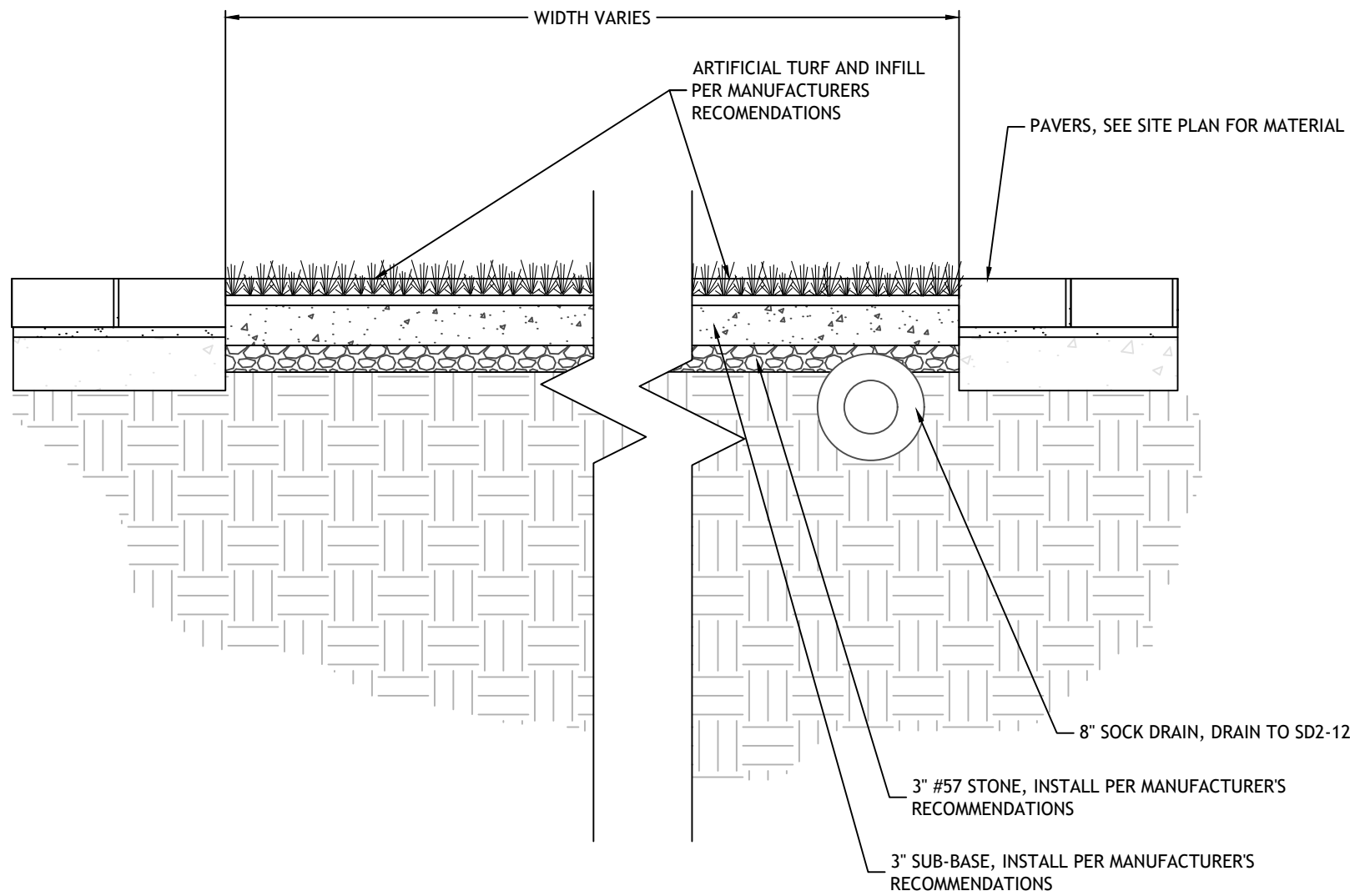
2
LD-1
GRILL SECTION
SCALE 3/4"=1'-0"



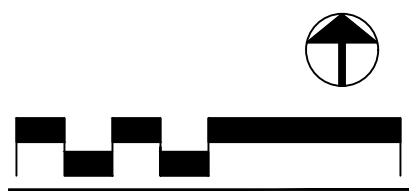
3
LD-1
GRILL PLAN AND ELEVATION
SCALE 1/2"=1'-0"



4
LD-1
6' CMU WALL DETAIL
SCALE 1/2"=1'-0"



5
LD-1
ARTIFICIAL TURF SECTION DETAIL
SCALE 1"=1'-0"



**DEVELOPMENT AGREEMENT
AND AGREEMENT FOR
PURCHASE AND SALE OF PROPERTY**

26th **THIS DEVELOPMENT AGREEMENT** (the "Agreement") is made and entered into this day of February, 2020, by and between the Pinellas Park Community Redevelopment Agency, a community redevelopment agency located in the City of Pinellas Park, ("Agency"), the City of Pinellas Park, Florida, a political subdivision of the State of Florida acting through its City Council, the governing body thereof ("City"), Namaste Homes, LLC, a Florida limited liability company, ("Namaste Homes") and Namaste 76, LLC, a Florida limited liability company ("Developer").

RECITALS:

A. The Agency is the owner of 23 parcels of land in the City of Pinellas Park located within the United Cottage Corporation Replat, Plat Book 26, Page 36, of the Public Records of Pinellas County ("UCC Replat"), generally located between 57th and 58th Street North and between the south right-of-way line of 76th Avenue North and the north right-of-way line of 75th Avenue North which is more particularly described in Exhibit "A", attached hereto and incorporated herein (the "Agency Property").

B. Developer is the owner of Lot 3 of the UCC Replat which is more particularly described in Exhibit "B", attached hereto and incorporated herein, ("Lot 3") (Lot 3 and the Agency Property are collectively referred to herein as the "Project Site").

C. The Project Site is subject to a development agreement dated January 3, 2011 between United Cottage Corporation, the City and the Agency (the "United Cottages Development Agreement").

D. The Project Site has been identified by the Agency for redevelopment, and the Agency conducted a competitive solicitation process in 2018 through issuance of a Request for Proposals (RFP), seeking private sector developers to construct a project thereon.

E. In 2018, the RFP evaluation committee selected Namaste Homes as qualified and recommended to the Agency that the City Manager begin negotiations with Developer for redevelopment of the real property.

F. Developer is a subsidiary of Namaste Homes, LLC, and a single purpose entity established to own and develop the Project Site pursuant to the terms and conditions set forth in this Agreement for the development of 22 detached residential units and 5 live/work units, as defined herein (the "Project") in the Pinellas Park Redevelopment District ("Redevelopment District").

G. Pursuant to the Constitution of the State of Florida, Section 163.01, Florida Statutes, Part III, Chapter 163, Florida Statutes; Chapter 166, Florida Statutes, other applicable provisions of law, and ordinances and resolutions of the City and the Agency (collectively, the "Act"), the Agency has powers to enter into agreements and to convey real property for redevelopment purposes.

H. Under Section 163.3223 of the Florida Local Government Development Agreement Act, the City has adopted Section 18-1504.5 "Development Agreements," of the City Code of Ordinances (the "Code") establishing procedures and requirements to consider and enter

into Development Agreements.

I. Agency wishes to sell and Developer wishes to buy the Agency Property.

J. The Agency and the Developer proceeded with the preparation of a definitive Development and Purchase and Sale Agreement to set forth the respective duties and responsibilities of the parties pertaining to the conveyance of the Agency Property, and the design, development, construction and subsequent conveyance and maintenance of the Project on the Project Site.

K. The City and the Community Redevelopment Agency have determined that entering into this Development Agreement is in the best interest of the City and its Community Redevelopment District, by enhancing the objectives of development and redevelopment in the Redevelopment District area.

L. The Agency and the City have found that the terms of this Agreement are consistent with the Pinellas Park Comprehensive Plan, the Code, and the Pinellas Park Community Redevelopment Plan ("Plan").

M. At a duly called public meeting on December 10, 2019, the Agency approved this Agreement and authorized its execution by the appropriate officials of the Agency.

N. At a duly called public meeting on February 13, 2020, the City Council approved this Agreement and authorized its execution by the appropriate officials of the City.

STATEMENT OF AGREEMENT

In consideration of and in reliance upon the premises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto intending to be legally bound and in accordance with the Act, agree as follows:

SECTION 1. RECITALS.

The above recitals are true and correct and are a part of this Agreement.

SECTION 2. EFFECTIVE DATE AND DURATION OF THIS AGREEMENT.

2.1 "Effective Date" shall mean the date set forth in the first paragraph of this Agreement.

2.2 Unless otherwise terminated early or extended pursuant to this Agreement, the Term of this Agreement shall be the period commencing as of the Effective Date and end on the date which is thirty (30) years following the Effective Date (the "Expiration Date"). However, the obligations of the Developer pursuant to this Agreement will be completed much sooner.

SECTION 3. AUTHORIZED REPRESENTATIVE.

3.1 Each party has designated an Authorized Representative below to act on its behalf to the

extent of the grant of any authority to such representative. Written notice of the designation of any subsequent change in the Authorized Representative shall be given by the designating party to the other party in writing in accordance with the procedure set forth in Section 17 hereof.

3.2 The Developer does hereby provide notice that its initial Authorized Representative for the Project is Frederick Samson ("Developer's Authorized Representative").

3.3 The Agency does hereby provide notice that its initial Authorized Representative is the City Manager. The Agency's Authorized Representative, or his or her designee, shall be referred to herein as "Agency's Authorized Representative".

3.3 The City does hereby provide notice that its initial Authorized Representative is the City Manager. The City's Authorized Representative, or his or her designee, shall be referred to herein as "City's Authorized Representative".

SECTION 4. DESIGN, DEVELOPMENT AND USE OF PROJECT SITE.

4.1 Site Plan and Rendering. The Developer has prepared a site plan, a copy of which is attached hereto as Exhibit "C", that contemplates development of the Project consistent with this Agreement (the "Conceptual Site Plan"). The Developer has also prepared an architectural rendering of the Project design, which is attached hereto as Exhibit "D" (the "Rendering").

4.2 Zoning and Land Use.

- a. On the Effective Date, the zoning classification for the Project Site is Mixed Use Development District (MXD) and the Comprehensive Plan Future Land Use Designation is Community Redevelopment District (CRD). The Agency and the City recognize and acknowledge that the Project, as contemplated by this Agreement and the Conceptual Site Plan, is generally consistent with the United Cottages Development Agreement. However, the Project as contemplated in the Conceptual Site Plan requires certain changes to City development standards and requirements of the United Cottages Development Agreement that must be approved by the City.
- b. Setbacks shall be as approved by the Planned Unit Development.
- c. The Developer agrees to apply for a Planned Unit Development ("PUD") approval to resolve any discrepancies between the Proposed Project as contemplated by this Agreement and the Conceptual Site Plan and what is required by the City Code so as to ensure that the Proposed Project is deemed conforming upon expiration of all applicable development agreements.
- d. Consistent with the requirements of law and in order to facilitate development consistent with the schedule contemplated herein, the Agency agrees to work with the City to expedite review of the PUD application submitted by Developer, and as much as possible to run the review concurrent with the replat application.
- e. The failure of the replat or the PUD to be approved by the City shall constitute grounds for termination of this Agreement as provided in Section 12, and upon termination, the Agency shall refund the Deposit to Developer within thirty (30) days.

4.3 Community Redevelopment Plan. The Agency represents to the Developer and the Developer

acknowledges that as of the Effective Date of this Agreement, the provisions of the Community Redevelopment Plan ("Plan") pertaining to the Project Site are consistent with the Project as contemplated by this Agreement and the Conceptual Site Plan.

4.4 Modification of Conceptual Site Plan. The Parties recognize and agree that during the process of review and approval provided for in this Agreement, the design of the Project may be subject to change and modification as may be either agreed to by the Parties or required as provided herein or by the appropriate regulatory authority, and should any changes be necessary or desirable the Parties agree that they will act expeditiously and reasonably in reviewing and approving or disapproving any changes or modifications to the Project. The Developer and the City agree that during the term of this Agreement, any Material Change to the Conceptual Site Plan will be submitted to the Agency for approval. A Material Change is defined as any change where its scale and/or nature results in a development which is substantially different from the one which has been approved. The determination of whether a change, including a change to an architectural or design element shown in the Rendering, constitutes a Material Change shall be at the sole discretion of the Agency's Authorized Representative. The Agency agrees that during the term of this Agreement, any changes which are not Material Changes may be approved by the Agency's Authorized Representative. Changes to the interior design of the Units may be made by Developer.

4.5 Units.

- a. Developer agrees to construct on the Project Site twenty-two (22) detached residential dwellings ("Residential Units") and five (5) live/work units as defined below ("Live/Work Units") (collectively, the "Units"), consistent with the Conceptual Site Plan and Rendering, and in accordance with the Project Schedule below.
- b. A Live/Work Unit shall be designed to allow both a commercial/office component, which may be used for retail/showroom/gallery or any of the Allowed Uses, as defined below, and a residential component, which shall be used as a residential dwelling.
- c. Allowed Uses include business establishments that sell or lease goods and/or services directly to the consumer, including Personal Services, Repair Services, and Retail Services, all as defined in the Code. Allowed Uses also shall include Child Care Center, Type I, and Office, all as defined in the Code. The following uses are prohibited: All uses prohibited by the Plan or the Code; alcoholic beverage sales; medical or veterinary office; restaurant; nightclub; pharmacy; marijuana dispensary; telemarketing or call center.

4.6 Replat of Project Site. Developer shall apply to replat the Project Site in conformance with the lot plan described in the Conceptual Site Plan, and shall make all reasonable efforts to receive approval within 180 days of the Closing Date. Consistent with the requirements of law, the Agency agrees to work with the City to expedite review of the replat applications submitted by Developer to facilitate development consistent with the schedule contemplated herein.

4.7 Deed Restrictions.

- a. The Project contemplates that the Project Site will be replatted to provide for lots that will allow for minimum four (4) foot side yard setbacks. The remaining property within the Project Site will be deeded to a homeowners association, created to maintain the common open space, the open space owned by the individual homeowner outside the boundaries of the

Unit, and the exteriors of the Units.

- b. Covenants, conditions, and restrictions shall be imposed on the Project Site to facilitate the creation and powers of a homeowners association.
- c. Covenants, conditions, and restrictions of the homeowners association shall be imposed as a deed restriction on each Developed Lot and at time of sale to all third-party purchasers of such Developed Lot(s).
- d. The homeowners association will be responsible for maintenance and repair of the common property (including, but not limited to, lawns, landscaping, driveways, and any recreational areas), any open space owned by the individual homeowner outside the boundaries of the actual Unit, and maintenance and repair of the exteriors of the Units (including, but not limited to, painting, wall and window repairs, porch maintenance).
- e. The homeowners association will ensure that the common property will be retained as a recreational area for the benefit of the homeowners.
- f. The homeowners association will be authorized in its governing documents, pursuant to Florida Statutes, to assess homeowners annually, and if the homeowner fails to pay its assessment, to place a lien on the property and to bring an action either to foreclose on the lien or to recover a money judgment for the unpaid assessments.
- g. The homeowners association will remain active for a minimum of thirty (30) years and may be dissolved during the initial 30-year term only with the consent of the City.
- h. Upon recording of this fully executed Agreement, the City and Agency, to the extent of their authority, hereby release and discharge any and all restrictions and obligations imposed by the By-Laws of United Cottage Corporation ("By-Laws") as set forth in the United Cottages Development Agreement and its exhibits. Notwithstanding the foregoing release, in the event the restrictions set forth in the By-Laws are deemed valid and binding on the Project Site, such restrictions shall be subordinate to the terms of this Agreement, the PUD approval, the governing documents required by this Section 4.7, and any and all other restrictive covenants recorded in the Public Records of Pinellas County subsequent to the recording of the United Cottages Development Agreement.

4.8 Permits.

- a. Prior to construction, Developer must obtain, through the City's permitting process, site specific plan approval and building permits. The Conceptual Site Plan, Rendering and PUD Master Plan shall be the basis for and incorporated into the building permit applications and construction plans for each Unit (the "Project Plans"). The Agency's Authorized Representative is hereby delegated by the Agency to review the Project Plans for substantial compliance with the Conceptual Site Plan. The Agency's Authorized Representative shall have ten (10) business days to review the Project Plans. If the Agency's Authorized Representative finds the Project Plans submitted to the Agency by the Developer substantially comply with this Agreement, the Agency shall immediately notify the City of same and shall recommend the City proceed to process and review such Permits and Building Permits or licenses as are necessary for development of the Project. If the Agency's Authorized Representative determines that the

Project Plans do not substantially comply with this Agreement, the Agency's Authorized Representative shall immediately provide Developer with written notice of any objections or deficiencies, and Developer and Agency shall expeditiously, diligently and reasonably negotiate to resolve such objections.

- b. Consistent with the requirements of law, the Agency agrees to work with the City to expedite the review of all applications for approvals and permits submitted by Developer to the City in order to facilitate development consistent with the schedule contemplated herein. The Agency will further work with the City to ensure that all application and permitting fees which would normally be collected are waived and excused.
- c. Payment of the Pinellas County Transportation Impact fee, which is administered through the City, will be considered vested for the Project to the extent approved pursuant to the United Cottages Development Agreement.
- d. Any additions or changes made to the structures on Lots 26 and 28 (the "Cottage Parcels"), will be made consistent with the original design of the structures, and will meet local Code and building Code requirements for a live/work use.

4.9 Project Schedule.

- a. Developer shall commence vertical construction of the Project, defined as submitting applications for building permits for the first seven (7) Units, within twelve (12) months after the Closing Date.
- b. Developer shall have obtained a Certificate of Occupancy on the initial seven (7) units within 18 months of the Closing Date.
- c. Developer shall have Substantially Completed construction of all Units in accordance with the Conceptual Site Plan within five (5) years from the Closing Date. "Substantial Completion" shall mean that the external shell structure, including roof, windows and doors, of the unit has been constructed and approved by the City. Upon good cause, including, but not limited to, a substantial downturn in the market, and if the Developer has made reasonable development progression over the five (5) years, the Agency's Designated Representative may extend the period to complete development pursuant to Section 13.
- d. In the event that Developer has not Substantially Completed a Unit on a replatted lot within such time frame provided in Subsection c, above, such replatted lot shall be considered an "Undeveloped Lot". Such Undeveloped Lots shall be reconveyed by Developer back to the Agency pursuant to Section 9.
- e. The Developer, the Agency and the City acknowledge that the most efficient and economic development of the Project Site depends upon numerous factors, including market orientation and demand, and that generally it may be most economically beneficial to phase the project. Therefore, Developer shall develop the Project within four (4) phases, in accordance with Exhibit J in order to avoid a sporadic construction of the Project.
- f. Developer agrees to make all reasonable efforts to continue permitting and constructing Units consistently so as to avoid substantial gaps in construction between phases and to ensure

construction of the Project is completed as quickly as possible.

SECTION 5. BINDING OBLIGATIONS OF DEVELOPER.

5.1 The obligations under this Agreement shall be binding upon Developer, its successors or assigns. However, such Developer obligations shall not be binding on third party purchasers, or their successors or assigns, of one or more Developed Lots, as such term is defined below. Notwithstanding the foregoing, third party purchasers of one or more Developed Lots shall be obligated to comply with all recorded deed restrictions and governmental regulations governing such purchased Developed Lots.

5.2 Developer agrees to timely commence and pursue its evaluation of the Sale Parcel hereunder in good faith.

5.3 Developer agrees to apply and be permitted by the City to construct the Project in accordance with the Conceptual Site Plan, Rendering, PUD Master Plan and this Agreement.

5.4 At the time of development of the Project, Developer will submit such applications and documentation as are required by law and shall comply with the City's Code applicable at the time of development review, except for those items described herein and in the Conceptual Site Plan.

SECTION 6. BINDING OBLIGATIONS OF THE AGENCY.

6.1 The Agency shall deed to Developer, by Warranty Deed, all of its right, title and interest in the Agency Property pursuant to Section 8.

6.2 The Agency shall work with the City to promptly review site plans, construction plans and license applications for the Project Site, as the case may be, that are consistent with the Comprehensive Plan, the Code of Ordinances, Land Development Code, Florida Building Code, National Fire Protection Association (NFPA) and all other applicable codes, the Conceptual Site Plan, and this Agreement.

6.3 The Agency shall cooperate in good faith with Developer in Developer's evaluation of the Project Site and shall execute all documents or perform such other acts reasonably necessary to enable Developer to satisfactorily complete its evaluation of the Project Site within the Evaluation Period, as defined herein. Agency shall provide to Developer and its consultants any information or documents reasonably required by Developer and in Agency's or its consultant's possession which would assist Developer in such evaluation and preparation.

6.4 The Agency shall reaffirm in writing to Developer that the covenants, warranties and representations set forth herein are true and correct as of the Closing Date.

SECTION 7. PUBLIC FACILITIES TO SERVE DEVELOPMENT.

7.1 Agency and City, through the PUD Approval Process, will affirm that the available capacity of necessary public services, including but not limited to water, wastewater, solid waste, electric, and stormwater facilities, is sufficient to meet the level of service necessary to serve the Project. If capacity is not adequate, it shall constitute grounds for termination of this Agreement as provided in

Section 12, and upon termination, the Agency shall refund the Deposit to Developer within thirty (30) days.

SECTION 8. PROPERTY CONVEYANCE.

8.1 Agreement to Sell and Purchase. The Agency hereby agrees to sell and convey the Agency Property to Developer, and Developer hereby agrees to purchase the Agency Property from Agency, upon the terms and conditions set forth in this Section 8.

8.2 Purchase Price/Mortgage.

- a. Purchase Price. The Developer shall pay to the Agency as the purchase price for the Agency Property the sum of Six Hundred Ninety Eight Thousand and 00/100 Dollars (\$698,000.00), which amount reflects Four Hundred Four Thousand and 00/100 Dollars (\$404,000.00) for the existing vacant platted lots within the Agency Property and One Hundred Forty Seven Thousand and 00/100 Dollars \$147,000 for each of the Cottage Parcels.
- b. Deposit. At closing on the Agency Property, Developer shall pay Fifty Thousand and 00/100 Dollars (\$50,000.00) (the "Deposit") as a deposit towards the purchase price. The Deposit shall be non-refundable, except as provided in Sections 8.3.b. and 8.4.c.
- c. Mortgage. Contemporaneous with the closing, Developer shall grant to Agency a non-recourse mortgage on the Agency Property (the "Mortgage"), securing the payment and performance by Developer of its obligations to pay the Purchase Price in accordance with this Agreement, said mortgage being substantially in form and substance similar to that shown in Exhibit "E", attached hereto and incorporated herein. Developer shall bear all costs associated with preparation and recording of the Mortgage.
- d. Mortgage Payment and Partial Release. Upon completion of a Unit and sale of the underlying re-platted lot (the "Developed Lot") to a third party, Developer shall be entitled to a partial release of the subject Developed Lot from the Mortgage subject to the following terms and conditions:
 - i. No default shall exist in the performance of the obligations under this Agreement that remains uncured at the time of the closing; and
 - ii. At the closing of each of the subject Developed Lots, Developer shall cause the escrow agent overseeing the closing to pay to Agency an amount in cash equal to Thirteen Thousand One Hundred Eleven and 00/100 Dollars (\$13,111.00) (the "Release Price"); and
 - iii. Not less than one (1) day prior to the closing of the Developed Lot, Agency shall provide to the escrow agent overseeing such closing an original, executed partial release of the Mortgage as to the Developed Lot in form and substance similar to that shown in Exhibit "G", attached hereto and incorporated herein. Such partial release shall be held in escrow by the escrow agent and released upon payment of the Release Price to the Agency. The escrow agent for the closings of the Developed Lots shall be Fletcher Fischer Pollack P.L., or another escrow agent at the Developer's choosing.

- e. Payment for Cottage Parcels. At a date which is two years from the Closing Date, Developer shall make a payment to Agency in an amount equal Two Hundred Ninety-Four Thousand and 00/100 Dollars (\$294,000.00), which represents the price for the Cottage Parcels.
- f. Payment In Full. At a date which is three years from the Closing Date, Developer shall make a final balloon payment to Agency, in an amount which is equal to the remaining amount due under the Mortgage.

8.3 Site Evaluation.

- a. From and after the Effective Date hereof, Developer and its agents and representatives shall have a period of 30 days (the "Evaluation Period") in which to review any items provided by the Agency, and to review and examine the Agency Property, including entering upon the Agency Property for inspection, soil tests, examination, and such other matters and investigations as Developer deems necessary and appropriate. In this regard, no such examination will be deemed to constitute a waiver or a relinquishment on the part of Developer of its right to rely on the covenants, representations, warranties and agreements made by Agency or upon the agreements provided to Developer by Agency. Developer will restore any disturbance to the Agency Property caused by its acts and will hold Agency harmless and indemnify Agency from and against any and all damages and liability occasioned by any claim asserted against Agency caused by such examination, excluding all damages and liability as a result of (i) a pre-existing condition on the Agency Property, or (ii) the negligence and willful misconduct of the Agency.
- b. At any time prior to the expiration of the Evaluation Period, Developer may terminate this Agreement as provided in Section 12, if, in its sole discretion, Developer determines that the Agency Property or the contemplated development or construction thereon is not economically or otherwise acceptable to Developer. If the Developer terminates this Agreement prior to the end of the Evaluation Period, Agency shall refund the Deposit to Developer within thirty (30) days.

8.4 Title and Survey.

- a. Within ten (10) days after the Effective Date of this Agreement, the Agency shall furnish to Developer, at Agency's expense, a commitment for the issuance of an owner's policy of title insurance for the Agency Property, by Old Republic National Title Insurance Company, by its agent Fletcher Fischer Pollack, P.L. (collectively, "Title Company"), in the standard form adopted by the American Land Title Association, at no more than the promulgated rate, accompanied by one copy of all documents affecting the Agency Property which constitute exceptions to the commitment. This commitment shall be in the amount of the total Purchase Price of the Agency Property, shall show in Agency, a good and marketable title in fee simple, free and clear of all liens and encumbrances, in a form reasonably acceptable to Developer and shall be referred to hereinafter as the "Title Commitment".
- b. If the Title Commitment, any update thereof or subsequent title commitment or the survey delivered to Developer in connection with the Agency Property shows that the title is defective or unmarketable or that any part of the Agency Property is subject to liens, restrictions, easements, encroachments or encumbrances of any nature whatsoever,

Developer shall give written notice to the Agency within ten (10) business days of receipt of the title commitment of its objection to any unacceptable conditions of title. Developer shall give a reasonable time (not to exceed ten (10) business days from Agency's receipt of Developer's objections to title) within which to remedy or remove any such unacceptable conditions of title or to notify Developer of Agency's refusal to do so. Unless Developer gives Agency its written waiver of any such unacceptable condition of title, the failure of Agency to remedy or remove any such unacceptable condition of title shall constitute grounds for termination as provided in Section 12, and upon termination, the Agency shall refund the Deposit to Developer within thirty (30) days.

- c. Within thirty (30) days after closing, Agency shall furnish to Developer, at Agency's expense, a standard ALTA Marketability Form B-1970 (Rev. 10/17/70 and Rev. 10/17/84) owner's policy of title insurance based on the Title Commitment. Such policy will be issued by the title company that issued the Title Commitment, will be in the amount of the Purchase Price and will insure Developer's fee simple title, as the case may be, to the Agency Property. Agency shall pay the premium charged for the issuance of any owner's policy of title insurance to the extent of the Purchase Price showing Developer as the fee simple owner of the Agency Property.
- d. The Developer shall employ a surveyor licensed by the State of Florida to prepare a current survey of the Agency Property. In the event the survey shows any encroachments of any improvement upon, from or onto the Agency Property or shows any other matter of survey which is objectionable to Developer, in Developer's sole discretion, then Developer shall provide Agency with written notice, within twenty (20) days of receipt of the survey, of such defect and the same shall be deemed a title defect and shall be treated as an objection to title by Developer as provided under Section 8.4 unless Developer gives Agency its written waiver of such unacceptable condition of title.

8.5 Closing.

- a. Provided all conditions to conveyance of the Agency Property to the Developer have been satisfied, Developer shall purchase the Agency Property on or before ninety (90) days from the Effective Date (the "Closing Date"). The Parties may mutually agree to change the Closing Date, provided however that in no instance shall the Closing Date occur later than 150 days after the Effective Date.
- b. At closing, the Agency shall convey to Developer by special warranty deed, in the form attached hereto as Exhibit "H", title in fee simple to the Agency Property, free and clear of any and all liens, encumbrances, conditions, easements, assessments, restrictions except those permitted in this Agreement and the following Permitted Exceptions:
 - i. Real estate taxes for the year of closing and subsequent years that are a lien but not yet due and payable.
 - ii. Comprehensive land use planning, zoning and building ordinances, regulations and requirements adopted by governmental or municipal authority having jurisdiction.
 - iii. Those additional exceptions as contained in the Title Commitment which Developer, in its sole and absolute discretion, has elected to accept.

- c. At closing, the Agency shall execute and deliver to Developer and Title Company an Affidavit of No Liens in a form satisfactory to Title Company and Developer, so as to cause Title Company to remove the "gap," unrecorded easements and other standard exceptions from the Title Commitment including the construction liens and parties in possession.
- d. At closing, the Agency shall deliver to Title Company and Developer a certified copy of the organic document (e.g., the ordinances and resolutions) and all amendments thereto, that legally formed Agency and/or pursuant to which Agency holds title to the Agency Property, along with evidence satisfactory to Title Company of Agency's authority to execute and deliver the documents necessary or advisable to consummate the transaction contemplated hereby.
- e. At closing, the Agency shall deliver an endorsement to the Title Commitment required herein and such further instruments as may be required by Developer, Developer's counsel or the Title Company to vest in Developer title of the Agency Property as provided herein, all at Agency's expense.
- f. At closing, Developer shall deposit into escrow a fully completed, executed Reconveyance Deed, as provided in Section 9 herein.
- g. At closing, Developer shall execute and deliver to Agency a non-recourse mortgage for the Purchase Price.
- h. Agency shall pay all special assessments and taxes, interest and penalties levied against the Agency Property prior to the Closing Date.
- i. Agency shall pay for all recording fees, documentary stamps and transfer taxes, if any, for the deed, and for the preparation of all Agency closing documents, lien releases and title curative instruments, its own attorney's fees, the premiums for the owner's title insurance policy, and all other Agency closing costs and expenses.
- j. Closing shall be conducted at the law offices of Fletcher Fischer Pollack, P.L., St Petersburg, Florida, or elsewhere by mutual agreement.

8.6 Possession. Possession of the Agency Property shall pass to Developer upon completion of the closing.

8.7 Covenants, Warranties and Representations. Agency hereby covenants, warrants and represents to Developer that:

- a. The title of Agency to the Agency Property hereby sold is absolute, good and marketable and free and clear of all liens and encumbrances except for the Permitted Exceptions.
- b. There are no legal proceedings pending, threatened or contemplated against Agency or the City in any court, tribunal or administrative agency which affect the Agency Property or which give or will give rise to any claims or liens against the Agency Property or affect Agency's right to transfer the Agency Property.

- c. There are no rights of possession, use, rights of first refusal or otherwise to the Agency Property outstanding in third persons by reason of unrecorded leases, land contracts, sale contracts, options or other documents.
- d. No work has been performed or is in progress on or at the Agency Property and no materials have been furnished to Agency or the Agency Property or any portion thereof which after closing could give rise to any mechanics', materialmen, or other liens, and at the closing, Agency shall furnish to Developer an affidavit attesting to the absence of any such liens or rights to liens.
- e. No assessment for public improvements or otherwise has been made against the Agency Property which remain unpaid, including without limitation, any special assessments or those for construction of water, sewer, gas and electric lines, nor have any been proposed.
- f. Agency has no information or knowledge of any change contemplated in the applicable laws, ordinances or restrictions, or any judicial or administrative action, or any action by adjacent land owners or natural or artificial conditions upon the Agency Property which would prevent, limit, impede or make more costly the present or proposed use of the Agency Property.
- g. From and after the date hereof, Agency shall refrain from (1) making any material changes on or about the Agency Property; (2) creating and incurring or permitting to exist any mortgage, lien, pledge or other encumbrance in any way affecting the Agency Property; or (3) committing any waste or nuisance on the Agency Property.
- h. From and after the date hereof, and at any time prior to transfer of title to Developer, Agency shall not grant, sell or convey any interest in the Agency Property, including easements or rights of way, to any person, corporation (public or private), governmental body or political subdivision without the written permission of Developer.
- i. Compliance with Environmental Law. Agency has: (i) materially complied with all applicable Environmental Law; and (ii) not received any notice of alleged outstanding violation of Environmental Law, nor does Agency have knowledge of any facts or circumstances that could constitute such a violation. To the best of Agency's knowledge, there are no Hazardous Substances on, above, within, underneath or in groundwater underlying the Agency Property which exceed applicable standards under any Environmental Law.
- j. For purposes of this Agreement, "Hazardous Substances" means any substance or material: (a) identified in Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §9601, as the same may be amended from time to time; or (b) determined to be toxic, a pollutant or contaminant, under Federal, state or local statute, law, ordinance, rule or regulation or judicial or administrative order or decision, as same may be amended from time to time, including but not limited to (i) hazardous wastes as identified pursuant to the Resource Conservation and Recovery Act, 42 U.S.C. §6901, et seq., as the same may be amended from time to time, or (ii) pollutants, petroleum and petroleum products as defined in either Chapter 403 or Chapter 376, Florida Statutes, as the same may be amended from time to time.

- k. For purposes of this Agreement, "Environmental Law" means any Federal, state or local statutory or common law relating to pollution or protection of the environment, including without limitation, any common law of nuisance or trespass, and any law or regulation relating to emissions, discharges, releases or threatened releases of Hazardous Substances into the environment (including without limitation, ambient air, surface water, groundwater, land surface or subsurface strata) or otherwise relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport or handling of Hazardous Substances.
- l. Agency has no knowledge of any adverse fact relating to the physical condition of the Agency Property or any portion thereof which has not been specifically disclosed in writing to Developer, including without limitation landfills, hazardous wastes, fault lines, sinkholes or other geological conditions or adverse soil conditions.
- m. Agency has no knowledge that any commitments have been made to any governmental authority, utility company, school board, church or other religious body, homeowners' association, or any other organization, group or individual relating to the Agency Property which would impose an obligation upon Developer or its successors or assigns to make any contributions or dedications of money or land or to construct, install or maintain any improvements of a public or private nature on or off the Agency Property, other than as provided in this Agreement.
- n. There are no facts known to Agency materially affecting the value of the Agency Property which are not readily observable by Developer or which have not been disclosed to Developer or identified by Developer in its site investigation.
- o. There exists no known violation of any requirement or condition to current zoning or land use classifications applicable to the Agency Property.
- p. The Agency Property is not included in any national, state, county or municipal historic registry or similar classification, nor does the Agency Property include any historical or archeological artifacts.
- q. The Agency has full power and authority to enter into this Agreement and consummate the transactions contemplated hereby and neither this Agreement nor the consummation of the transactions contemplated hereby will constitute a violation of any order, rule, regulation, agreement or instrument or any charter or organizational documents to which the Agency is subject. No further approvals or consents by third parties or governmental bodies are required in order for the Agency to enter into this Agreement and consummate the transactions contemplated hereby.
- r. The covenants, representations and warranties of the Agency as contained herein shall be true and correct as of the Closing Date and shall survive the closing of this transaction.

SECTION 9. RECONVEYANCE.

9.1 Pursuant to Section 4.9.c herein, Developer shall have Substantially Completed construction of the Project within the timeframe provided herein. At Closing, a deed of reconveyance from Developer to the Agency, being substantially in form and substance similar to that shown in Exhibit "I", shall be

executed and delivered to the Escrow Agent to hold in accordance with the terms of an Escrow Agreement, in the form attached hereto and incorporated herein as Exhibit "F" until Developer provides evidence to the Agency of satisfaction of the construction requirement. The Agency shall then notify the Escrow Agent in writing that the substantial completion requirement has been satisfied and the Escrow Agent shall thereafter mark the deed as cancelled and return the escrowed deed to the Developer.

9.2 If the Agency has determined that the Project has not been substantially completed, and after the Developer is provided ninety (90) days' notice and an opportunity to provide evidence that the Project has been substantially completed and has failed to do so to the satisfaction of the Agency, then the Agency may at its discretion advise the Escrow Agent in writing that the substantial completion requirement has not been satisfied. The written instructions shall include the correct legal descriptions for any Undeveloped Lots subject to reconveyance. Upon receipt of the written instructions, the Escrow Agent shall, at the direction of the Agency, proceed to record the Reconveyance Deed with the correct legal descriptions in the Public Records of Pinellas County, Florida. Developer hereby consents to such recording by Escrow Agent. The Agency acknowledges that the Undeveloped Lot(s) being reconveyed to the Agency may be subject to outstanding liens of record. The Agency further acknowledges that the Agency shall be responsible for Escrow Agent fees and recording costs associated with effectuation of this Section 9. This section shall survive closing and termination of this Agreement.

9.3 Upon reconveyance of Undeveloped Lot(s) to the Agency pursuant to this Section 9, this Agreement shall terminate as provided in Section 12.

SECTION 10. ASSIGNMENT

10.1 Assignment of all or any of Developer's rights under this Agreement, or the transfer of any ownership in the Developer's legal entity, shall require the approval of Agency and City. Prior to any assignment or proposed assignment of its rights hereunder, Developer shall give written notice thereof to Agency and City. Upon any permitted assignment hereunder, references in this Agreement to Developer shall mean the Permitted Assignee where the context so requires, subject to all applicable conditions governing the effectiveness of the rights granted under this Agreement and so assigned. No assignment of Developer's rights hereunder shall be effective unless and until the Permitted Assignee enters into a written agreement accepting the assignment and assuming all of Developer's obligations under this Agreement and copies of such written agreement are delivered to Agency. Except as specifically permitted herein, Developer's rights hereunder shall not be assignable.

SECTION 11. INDEMNIFICATION.

11.1. Indemnification by the Developer. The Developer agrees to indemnify, defend and hold harmless, the Agency, its respective agents, officers, or employees from any and all liabilities, damages, penalties, judgments, claims, demands, costs, losses, expenses or attorneys' fees through appellate proceedings, for personal injury, bodily injury, death or property damage arising out of, or by reason of any act or omission of the Developer, its agents, employees or contractors arising out of, in connection with or by reason of, the performance of any and all services contemplated by this Agreement, or which are alleged to have arisen out of, in connection with or by reason of, the performance of any and all services contemplated by this Agreement, or which are alleged to have arisen out of, in connection with, or by reason of, the performance of such services, provided however that Developer's indemnity obligations herein shall not apply to occurrences, acts or omissions arising from the sole negligence or intentional misconduct of Agency's officers, agents and employees. The Developer's indemnity

obligations herein shall survive the Termination Date, but shall apply only to occurrences, acts, or omissions that arise on or before the Termination Date.

11.2 Indemnification by the Agency.

- a. To the extent permitted by law, specifically including Section 768.28, Florida Statutes, and any insurance coverage available to the Agency, the Agency agrees to indemnify, defend and hold harmless, the Developer, its respective, officers, and employees from any and all liabilities, damages, penalties, judgments, claims, demands, costs, losses, expenses or attorneys' fees through appellate proceedings, for personal injury, bodily injury, death or property damage arising out of, or by reason of, any act or omission of the Agency, its respective agents or employees arising out of, in connection with or by reason of, the performance of any and all obligations of the Agency contemplated by this Agreement, or which are alleged to have arisen out of, in connection with or by reason of, the performance of any and all obligations of the Agency contemplated by this Agreement, or which are alleged to have arisen out of, in connection with, or by reason of, the performance of such obligations.
- b. To the extent permitted by law, specifically including Section 768.28, Florida Statutes, and any insurance coverage available to the Agency, the Agency shall indemnify, defend and hold harmless the Developer, its officers and employees from any and all liabilities, damages, costs, penalties, judgments, claims, demands, losses, or expenses (including, but not limited to, actual attorneys' fees and engineering fees) arising from or attributable to any breach by the Agency, as the case may be, of any covenants, representations or warranties contained herein.
- c. The Agency's indemnity obligations under this Section 11 shall survive the Termination Date, but shall only apply to occurrences, acts or omissions that arise on or before the Termination Date. The Agency's indemnity hereunder is not and shall not be interpreted as an insuring agreement between or among the parties to this Agreement, but is in addition to and not limited by any insurance policy provided that said obligation shall not be greater than that permitted and shall be limited by the provisions of Section 768.28, Florida Statutes, or any successor statute thereto.
- d. Nothing contained herein shall be deemed to be any waiver or extension of the Agency's sovereign immunity liability limits pursuant to Florida Statutes Section 768.28.

11.3 Indemnification by the City.

- a. To the extent permitted by law, specifically including Section 768.28, Florida Statutes, and any insurance coverage available to the City, the City agrees to indemnify, defend and hold harmless, the Developer, its respective, officers, and employees from any and all liabilities, damages, penalties, judgments, claims, demands, costs, losses, expenses or attorneys' fees through appellate proceedings, for personal injury, bodily injury, death or property damage arising out of, or by reason of, any act or omission of the City, its respective agents or employees arising out of, in connection with or by reason of, the performance of any and all obligations of the City contemplated by this Agreement, or which are alleged to have arisen out of, in connection with or by reason of, the performance of any and all obligations of the City contemplated by this Agreement, or which are alleged to have arisen out of, in connection with, or by reason of, the performance of such obligations.

- b. To the extent permitted by law, specifically including Section 768.28, Florida Statutes, and any insurance coverage available to the City, the City shall indemnify, defend and hold harmless the Developer, its officers and employees from any and all liabilities, damages, costs, penalties, judgments, claims, demands, losses, or expenses (including, but not limited to, actual attorneys' fees and engineering fees) arising from or attributable to any breach by the City, as the case may be, of any covenants, representations or warranties contained herein.
- c. The City's indemnity obligations under this Section 11 shall survive the Termination Date, but shall only apply to occurrences, acts or omissions that arise on or before the Termination Date. The City's indemnity hereunder is not and shall not be interpreted as an insuring agreement between or among the parties to this Agreement, but is in addition to and not limited by any insurance policy provided that said obligation shall not be greater than that permitted and shall be limited by the provisions of Section 768.28, Florida Statutes, or any successor statute thereto.
- d. Nothing contained herein shall be deemed to be any waiver or extension of the City's sovereign immunity liability limits pursuant to Florida Statutes Section 768.28.

11.4. Limitation of Indemnification.

Notwithstanding anything to the contrary contained herein, with respect to the indemnification obligations of the parties as set forth in Sections 12.1, 12.2 and 12.3, the following shall apply:

- a. The indemnifying party shall not be responsible for damages that could have been, but were not, mitigated by the indemnified party;
- b. The indemnifying party shall not be responsible for that portion of any damages caused by the negligent or willful acts or omissions of, or the breach of any representations or warranties contained herein by, the indemnified party; and
- c. There shall be no obligation to indemnify hereunder in the event that the indemnified party (1) shall have effected a settlement of any claim without the prior written consent of the indemnifying party, or (2) shall not have subrogated the indemnifying party to the indemnified party's rights against any third party by an assignment to the indemnifying party of any cause or action against such third party.

11.5 Termination of Agency's or City's Liability

Any liability of the Agency or the City, including any obligation for indemnification, shall terminate as to any Developed Lot that is assigned or sold to a third party at the time of such sale, and shall terminate as to any other parcels that may still be owned by the Developer but not sold, at the time a Certificate of Occupancy is granted for such other parcels. Such terminations shall only apply to occurrences, acts or omissions that arise after the sale of such parcel to a third party or after the issuance of the Certificate of Occupancy. Neither the City nor the Agency shall have any liability to any third party purchaser pursuant to any terms of this Agreement, or to the Developer as to any units or lots once such units have been granted a Certificate of Occupancy. Such termination of liability to the third party purchaser or the Developer shall only apply to occurrences, acts or omissions that arise after the sale of such parcel to a third party or after the issuance of the Certificate of Occupancy.

SECTION 12. TERMINATION.

Failure of a party to this Agreement to timely fulfill its obligations set forth in this Agreement may serve as a basis for termination of this Agreement by the other party. Prior to termination, the terminating party shall provide not less than 90 days written notice to the other party and an opportunity for the other party to cure such failure to fulfill its obligation(s) hereunder.

SECTION 13. EXTENSION.

13.1 If Developer is unable to complete construction of the Units within the time set forth in the Project Schedule herein, Developer may receive an extension of up to two (2) years to complete construction of the Units. Developer shall notify Agency and City of such request for extension in writing. Such notice must set forth in detail the reasons and causes of delay and must be filed with the Agency and City no less than sixty (60) days prior to the Expiration Date. The Agency, in its sole discretion, may decide whether or not to grant such extension request.

13.2 If the delay is due to an Force Majeure event or condition, Developer shall be entitled to an extension of time only for the number of days of delay due solely to the occurrence of the event or condition causing such delay and only to the extent that any such occurrence actually delays that party from proceeding with its rights, duties and obligations under this Agreement affected by such occurrence.

SECTION 14. ADDITIONAL TERMS AND CONDITIONS

14.1 During the term of this Agreement, for any Developed Lots that have been sold to third party purchasers or which are still owned by the Developer but have been granted Certificates of Occupancy, the Project Site shall be not be subject to subsequently adopted Land Development Regulations of the City that would restrict the development of the parcel as contemplated herein, unless:

- a. They are not in conflict with the laws and policies governing this Agreement and do not prevent development of the land uses, intensities, or densities in the Agreement;
- b. They are essential to the public health, safety, or welfare, and expressly state that they shall apply to the development that is subject to this Agreement;
- c. They are specifically anticipated and provided for in this Agreement;
- d. The Agency demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement.
- e. The Agreement is based on substantially inaccurate information provided by the Developer.

SECTION 15. COMPLETION OF AGREEMENT.

Upon the completion of performance of this Agreement or its revocation or termination, a statement evidencing such completion, revocation or termination shall be signed by the parties hereto and recorded in the official records of the County.

SECTION 16. COMPLIANCE WITH LAW.

The failure of this Agreement to address any particular permit, condition, term or restriction shall not relieve Developer from the necessity of complying with the law governing such permitting requirements, conditions, terms or restrictions.

SECTION 17. NOTICES.

Notices and communications required or desired to be given under this Agreement shall be given to the parties by hand delivery, by nationally recognized overnight courier service such as Federal Express, or by certified mail, return receipt requested, addressed as follows (copies as provided below shall be required for proper notice to be given):

If to Agency: Pinellas Park Community Redevelopment Agency
5141 78th Avenue North
Pinellas Park, Florida 33781
Attn: Doug Lewis, City Manager
dlewis@pinellas-park.com

With copy to: James W. Denhardt, City Attorney
Law Offices of James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
denhardtlaw@aol.com

If to City: City of Pinellas Park
5141 78th Avenue North
Pinellas Park, Florida 33781
Attn: Doug Lewis, City Manager
dlewis@pinellas-park.com

With copy to: James W. Denhardt, City Attorney
Law Offices of James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
denhardtlaw@aol.com

If to Developer: Namaste 76, LLC
3020 49th Street North
St. Petersburg, FL 33710
Attn: Frederic Samson
fsamson@mynnw.net

With copy to: Fletcher Fischer Pollack P.L.
433 Central Ave., Suite 401
St. Petersburg, FL 33701
Attn: Anne Pollack, Esq.
apollack@ffplegal.com

Properly addressed, postage prepaid, notices or communications shall be deemed delivered and

received on the day of hand delivery, the next business day after deposit with an overnight courier service for next day delivery, or on the third (3rd) day following deposit in the United States mail, certified mail, return receipt requested. The parties may change the addresses set forth above (including the addition of a mortgagee to receive copies of all notices), by notice in accordance with this Section.

SECTION 18. RIGHT TO CURE; MINOR NON-COMPLIANCE

18.1 Developer will not be deemed to have failed to comply with the terms of this Agreement until it shall have received notice from the Agency of the alleged non-compliance and until the expiration of a reasonable period after receipt of such notice to cure such non-compliance. Whether the time period has been reasonable shall be based on the nature of the non-compliance and shall be determined in the sole judgment of the Agency's Authorized Representative, reasonably exercised.

18.2. Developer will not be deemed to have failed to comply with the terms of this Agreement in the event such non-compliance, in the judgment of the Agency's Authorized Representative, reasonably exercised, is of a minor or inconsequential nature.

SECTION 19. COVENANT OF COOPERATION.

The parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement and in achieving the completion of the redevelopment of the Project Site.

SECTION 20. APPROVALS.

Whenever an approval or consent is required under or contemplated by this Agreement, such approval or consent shall not be unreasonably withheld, delayed or conditioned. All such approvals and consents shall be requested and granted in writing.

SECTION 21. ENTIRE AGREEMENT.

This Agreement (including any and all Exhibits attached hereto all of which are a part of this Agreement to the same extent as if such Exhibits were set forth in full in the body of this Agreement), constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. There are no written or verbal agreements or warranties that either party can rely upon other than as may be contained in the four corners of this Agreement, including the Exhibits.

SECTION 22. MISCELLANEOUS PROVISIONS.

22.1 Waivers. No failure of a party to this Agreement to insist upon the strict performance of a term, covenant or agreement contained in this Agreement, nor any failure by the that party to exercise any right or remedy under this Agreement, and no acceptance of full or partial payment during the continuance of any default by another party shall constitute a waiver of any such term, covenant or agreement or a waiver of any such right or remedy the party may have against the other party.

22.2 **Force Majeure**. Neither of the parties hereto shall be liable to the other for any failure, delay or interruption in the performance of any of the terms, covenants or conditions of this

Agreement due to causes beyond the control of that party, including without limitation strikes, boycotts, labor disputes, embargoes, shortages of materials, acts of God, acts of the public enemy, acts of superior governmental authority, weather conditions, floods, riots, rebellion, sabotage or any other circumstance for which such party is not responsible.

22.3 Construction. The titles, captions and section numbers in this Agreement are inserted for convenient reference only and do not define or limit the scope or intent and should not be used in the interpretation of any section, subsection or provision of this Agreement. Whenever the context requires or permits, the singular shall include the plural, and plural shall include the singular and any reference in this Agreement to Developer includes Developer's successors or assigns. This Agreement was the production of negotiations between representatives for the parties and the language of the Agreement should be given its plain and ordinary meaning and should not be construed against any party hereto. If any term or provision of this Agreement is susceptible to more than one interpretation, one or more of which render it valid and enforceable, and one or more of which would render it invalid or unenforceable, such term or provision shall be construed in a manner that would render it valid and enforceable.

22.4 Agreement Binding Upon Successors. Except as provided in Section 5.1 herein as related to third party purchasers of Developed Lots, and with the limitations of liability of the Agency or the City as to third party purchasers contained herein, this Agreement shall be binding upon and extend to the successors and assigns of the respective parties hereto.

22.5 Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance is declared invalid or unenforceable, the remainder of this Agreement, including any valid portion of the invalid term or provision and the application of such invalid term or provision to circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and shall with the remainder of this Agreement continue unmodified and in full force and effect. Notwithstanding the foregoing, if such responsibilities of any party thereto to the extent that the purpose of this Agreement or the benefits sought to be received hereunder are frustrated, such party shall have the right to terminate this Agreement upon fifteen (15) days' written notice to the other parties.

22.6 Venue. Venue for any action arising under this Agreement or any amendment or renewal shall be in Pinellas County, Florida.

22.7 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflict of laws principles of such state.

22.8 Agreement as Complete Integration; Amendments. This Agreement is intended as the complete integration of all understandings between the parties. No prior or contemporaneous addition, deletion or other amendment hereto shall have any force or effect whatsoever, unless embodied herein in writing, except as to the PUD Master Plan and the United Cottages Development Agreement dated January 25, 2011. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a written amendment to this Agreement executed by the parties.

22.9 Good Faith and Fair Dealings. The Agency, the City and Developer acknowledge and agree that in the implementation, interpretation and enforcement of this Agreement, the parties shall apply commercially reasonable standards of good faith and fair dealing.

22.10 Counterparts. This Agreement may be executed in counterparts, all of which together shall continue one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES ON THE FOLLOWING PAGE]


IN WITNESS WHEREOF, the parties have hereto executed this Agreement the date and year first above written.

AGENCY

Pinellas Park Community Redevelopment Agency,

a community redevelopment agency located in the City of Pinellas Park

BY: 

 Patricia Johnson, Chairperson

Approved as to Form and Correctness:


James W. Denhardt, City Attorney

CITY

City of Pinellas Park,

a political subdivision of the State of Florida acting through its City Council, the governing body thereof

BY: 

Sandra Bradbury, Mayor

Approved as to Form and Correctness:


James W. Denhardt, City Attorney

WITNESSES:

Print Name:

Jennifer Carfagno

Nichole Strickland

Print Name: Nichole Strickland

DEVELOPER

Namaste 76, LLC,
a Florida limited liability company

By:

Frederic Samson

Title:

Manager

NAMASTE HOMES

Namaste Homes, LLC,
a Florida limited liability company

WITNESSES:

Print Name:

Jennifer Carfagno

Nichole Strickland

Print Name: Nichole Strickland

By:

Frederic Samson

Title:

President

EXHIBIT "A"
AGENCY PROPERTY

EXHIBIT "B"
LOT 3

EXHIBIT "C"
CONCEPTUAL SITE PLAN

EXHIBIT "D"
RENDERING

EXHIBIT "E"
MORTGAGE

EXHIBIT "F"
ESCROW AGREEMENT

EXHIBIT "G"
PARTIAL RELEASE

EXHIBIT "H"
SPECIAL WARRANTY DEED

EXHIBIT "I"
RECONVEYANCE DEED

EXHIBIT "J"
CONSTRUCTION PHASING PLAN

EXHIBIT "A"
AGENCY PROPERTY LEGAL DESCRIPTION

LOTS 1, 2, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 22, 23, 24, 26, 27, 28, 29, 30, LESS THE SOUTH 2.5' OF LOTS 22, 24, 26, 27, 28, 29, 30, UNITED COTTAGE CORPORATION REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 36, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

EXHIBIT "B"
Lot 3 Legal Description

Lot 3 and the West 1 foot of Lot 4, United Cottage Corporation Replat, according to the Plat thereof as recorded in Plat Book 26, page(s) 36, of the Public Records of Pinellas County, Florida.

revision	by
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	



KLAR and KLAR
architects inc.
28473 U.S. 30 N.
PINEHILLS PARK, FL 33761
727-798-5420

ARTISTRY AT PARK STATION

PINEHILLS PARK, FL

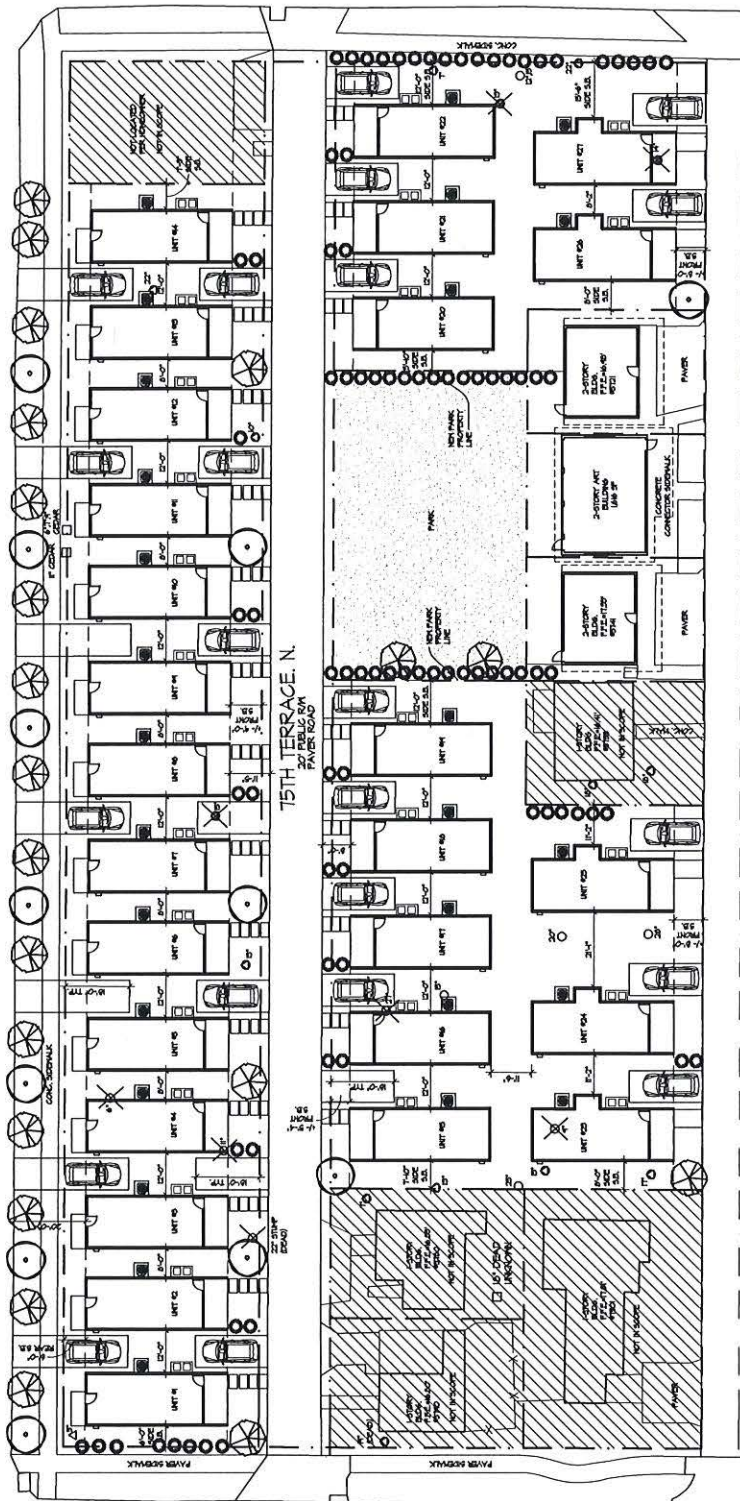
DESIGNED BY: Robert S. Klar
DRAWN BY: Steven L. Klar

AA 0002221
Preliminary
2-Story
4/14/14
Drawn: EP/SK
Sheet:

SPI

01

76TH AVE. N.
50' PUBLIC R/W
ASPHALT ROAD



SCHEMATIC SITE PLAN



PUBLIC ALLEY
PAVER ROAD



"BUILDING A NEW WORLD"

50TH ST. N.
50' PUBLIC R/W
ASPHALT ROAD

15TH TERRACE N.
50' PUBLIC R/W
PAVER ROAD



PINELLAS PARK, FL

ARTISTRY AT PARK STATION | FRONT SITE PERSPECTIVE

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architects inc.



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NAMASTÉ
HOMES
"BUILDING A NEW WORLD"



PINELLAS PARK, FL

ARTISTRY AT PARK STATION | REAR SITE PERSPECTIVE

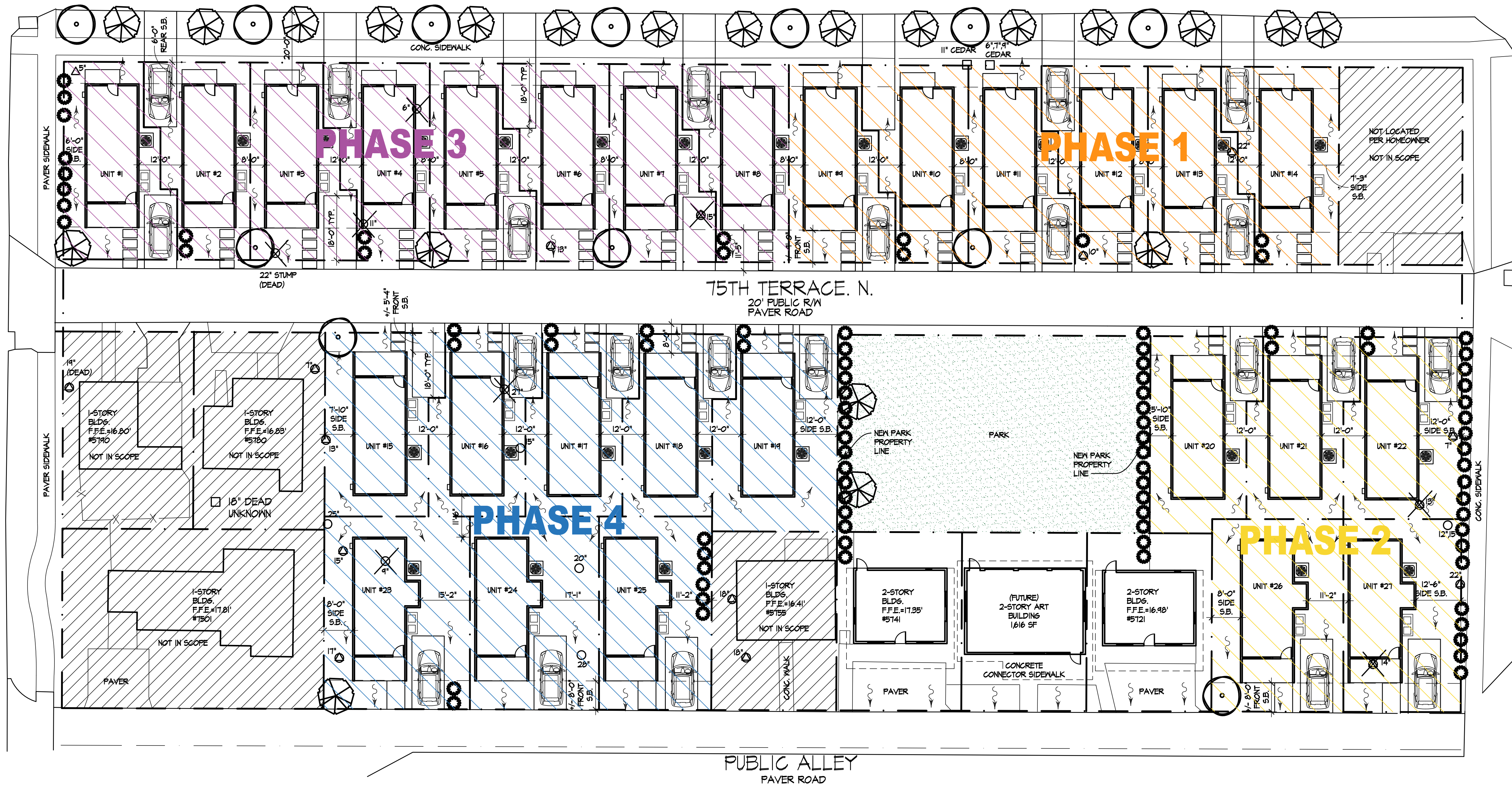
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"BUILDING A NEW WORLD"

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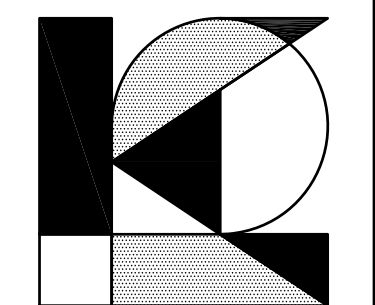


PHASING PLAN
1/16" = 1'-0"

	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4

revision	by

klar and klar



architects inc.

28473 u.s. 19 n.
clearwater, fl 33761

727-799-5420

ARTISTRY AT PARK STATION

PINELLAS PARK, FL

American Institute of Architects
member firm

☐ Roberta S. Klar
☒ Steven L. Klar

AA 0002321

☒ Preliminary
☐ Permitting Set
☐ Construction Set

Date: 12/5/19

Drawn: EP/SK

Sheet:

PHI

Of:

Exhibit E

Return to:

*Fletcher Fischer Pollack, P.L.
433 Central Avenue
Suite 401
St. Petersburg, Florida 33701
(813) 898-2828*

MORTGAGE

THIS INDENTURE, made as of the ____ day of _____, 20__, by and between **Namaste 76, LLC** ("Mortgagor"), and **Pinellas Park Community Redevelopment Agency**, a community redevelopment agency located in the City of Pinellas Park, whose address is 5141 78th Avenue North, Pinellas Park, Florida 33781 ("Mortgagee"). (Wherever used herein the terms 'Mortgagor' and 'Mortgagee' shall include singular and plural, all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of trustees, partnerships, corporations, limited liability companies community development districts and other governmental entities or entities other than natural persons.)

WHEREAS, Mortgagor entered into a certain Development Agreement and Agreement for Purchase and Sale of Property ("Development Agreement") by and between Mortgagor and Mortgagee; and

WHEREAS, this Mortgage is granted to secure the performance, by Mortgagor, of certain obligations, in accordance with the terms of said Development Agreement.

NOW, THEREFORE, for and in consideration of the premises and the Development Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Mortgagor, and in order to secure the performance of the obligations as set forth in the Development Agreement, Mortgagor by these presents does hereby grant, bargain, sell, alien, remise, convey and confirm unto Mortgagee, the property situate in Pinellas County, Florida, more particularly described as follows:

See **Exhibit "A"** attached hereto and incorporated herein by reference,

TOGETHER with any and all right, title and interest of Mortgagor in and to the above described real property, and in addition the following rights and interests applicable to the Property if and to the extent that they exist and are now owned or hereafter acquired by Mortgagor: (a) all the improvements now or hereafter erected on the Property ("the Improvements"), and all easements, rights, appurtenances, rents, royalties, mineral, oil

and gas rights and profits, water, water rights, and water stock, all equipment, fixtures and other articles of personal property (the "Personal Property") all of which shall be deemed to be and remain a part of the Property covered by this Mortgage and all of the foregoing; (b) all rights, title and interest of the Mortgagor in and to the land lying in the streets, roads, or alleys adjoining to the above-described Property; (c) all contract rights pertaining to the ownership and/or operation of the Property, Improvements or Personal Property; (d) all rights to tie into and use and enjoy the Association common areas and amenities and all project infrastructure within or serving the Property; and (e) any and all awards now or hereafter made for the taking of the property mortgaged hereby, or any part thereof (including any easement) by the exercise of the power of eminent domain.

The foregoing being hereafter collectively referred to as the "Property".

TO HAVE AND TO HOLD the Property and every part thereof unto the Mortgagee, its successors and assigns forever for the purposes and uses herein set forth.

And Mortgagor covenants that Mortgagor is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property; that Mortgagor warrants and will defend generally the title to the Property against all claims and demands; and that the Property is free and clear of all encumbrances, and certain taxes for various years, and thereafter, and agreements, easements, restrictions, reservations, covenants and conditions of public record.

1. COMPLETION OF IMPROVEMENTS.

This Mortgage is executed and delivered to secure the obligations set forth by the Mortgagor in favor the Mortgagee for the purpose of acquiring the Property to construct thereon multiple residential units on platted lots, hereinafter collectively called "Improvements". The Mortgagor shall make or cause to be made the Improvements in accordance with the terms of the Development Agreement.

So long as no default shall exist in the payment or performance of the obligations under the Development Agreement, the Mortgagor shall have the right to develop, plat, sell and convey, all or any part of the Property. All platted Lots and Properties sold to parties unrelated to the Mortgagor shall be released from the Mortgage at the closing of the sale of such Lot(s) or Property, provided no default shall exist in the payment or performance of the obligations under the Development Agreement that remains uncured at the time of the closing.

Mortgagor shall maintain the Property in good condition and repair and shall not permit, commit or suffer any material waste, impairment or deterioration thereto.

2. CHARGES AND LIENS.

The Mortgagor will not voluntarily create, or permit or suffer to be created or to exist, on or against the Property or any part thereof, any lien superior to the lien of this Mortgage, exclusive of the lien or liens to which this Mortgage is expressly subject, and will keep and maintain the

same free from the claims of all parties supplying labor and/or materials which will enter into the construction or installation of the Improvements.

3. COVERAGE OF INSURANCE POLICIES.

The Mortgagor will keep all buildings, other structures and improvements insured against loss by fire and other hazards, casualties and contingencies in such amounts and manner and for such periods as may be required by the Mortgagee; all such insurance policies must include standard fire and extended coverage in amounts not less than necessary to comply with the coinsurance clause. All such insurance shall be carried by companies approved by the Mortgagee, and all policies shall be in such form and shall have attached hereto loss payable clauses in favor of the Mortgagee and any other parties as shall be satisfactory to the Mortgagee. In the event of loss or damage to the Mortgaged Property, the Mortgagor will give to the Mortgagee immediate notice, as provided herein, and the Mortgagee may make and file proof of loss if not made otherwise promptly by or on behalf of the Mortgagor. Unless Mortgagor and Mortgagee otherwise agree in writing, insurance proceeds shall be applied to restoration or repair, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired.

4. MUNICIPAL ORDINANCES.

The Improvements and all plans and specifications shall comply with the Development Agreement and all applicable municipal ordinances, regulations and rules made or promulgated with lawful authority.

5. SUBORDINATION.

THIS IS A FIRST MORTGAGE. If Mortgagor, or Mortgagor's lender, provides the Mortgagee with notice that such lender is providing construction financing for construction of a Unit on a platted Lot, then the Mortgagee shall execute such documents or instruments as are reasonably required to subordinate this Mortgage to any institutional construction and/or development financing of Mortgagor associated with such construction (the "Unit Subordination"). Such Unit Subordination shall only be provided with respect to individual lots on which Units to be financed with such construction financing will be built.

6. DEFAULT.

The occurrence of any one of the following events shall constitute an Event of Default:

- (i) The Mortgagor shall fail to honor an obligation(s) of the Development Agreement following notice from the Agency and Mortgagor has not timely satisfied or cured the obligation(s) within a ninety (90) day cure period; or
- (ii) The Mortgagor shall fail to honor any other covenant herein and shall have failed to cure such covenant default following ninety (90) days notice thereof.

Upon the occurrence of any Event of Default, the Mortgagee shall have the right to pursue all legal and equitable remedies for default provided for under the Development Agreement, whether or not such rights and remedies are granted by this Mortgage, or may institute foreclosure proceedings against the Property under the terms of this Mortgage and any applicable state or federal law.

7. PARTIAL RELEASE.

Upon the written request of the Mortgagor and payment in accordance with the terms of the Development Agreement, the Mortgagee agrees that it will release from the lien and operation of this Mortgage the individual Lots upon the closing of the sale of such Lot(s) or Property, provided no default shall exist in the payment or performance of the obligations under the Development Agreement that remains uncured at the time of the closing.

8. ASSOCIATIONS.

The Mortgagee acknowledges that the Mortgagor intends to subject the Property to covenants conditions and restrictions governed by an association (the "Association"). The Mortgagee agrees to sign any consents, joinders and any other documentation relating to the Association as reasonably requested by the Mortgagor.

9. NOTICES.

All notices, requests, consents and other communications under or in connection with this Mortgage ("Notices") shall be in writing and shall be delivered, mailed by Certified U.S. Mail, Return Receipt Requested, postage prepaid, or overnight delivery service, to the parties, as follows:

If to Mortgagor:	Namaste 76, LLC 3020 49th Street North St. Petersburg, FL 33710 Attn: Frederic Samson fsamson@mynnw.net
With copies to:	Fletcher Fischer Pollack P.L. 433 Central Ave., Suite 401 St. Petersburg, FL 33701 Attn: Anne Pollack, Esq. apollack@ffplaw.com

If to Mortgagee: Pinellas Park Community Redevelopment Agency
5141 78th Avenue North
Pinellas Park, Florida 33781
Attn: Doug Lewis, City Manager
dlewis@pinellas-park.com

With copies to: James W. Denhardt, City Attorney
Law Offices of James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
denhardtlaw@aol.com

Any Notice may also be sent by facsimile or electronic mail, provided that, on the same date, a copy of the Notice is mailed by Certified U.S. Mail, Return Receipt Requested, postage prepaid, or deposited with overnight delivery service. Any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices received after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Mortgage would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for each party may deliver notice on behalf of the represented party. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

10. CAPTIONS.

The captions of this Mortgage are for convenience only and shall not be construed as defining or limiting the scope or intent of the provisions hereof.

11. SUCCESSORS AND ASSIGNS.

This Mortgage and all covenants, agreements, terms, and conditions herein contained shall be binding upon and inure to the benefit of the Mortgagor, and, to the extent permitted by law, every subsequent owner of the Mortgaged Property and shall be binding upon and inure to the benefit of the Mortgagee and its assigns. The word "Mortgagee" shall include any person, corporation, or other party who may from time to time be the holder of this Mortgage.

12. SEVERABILITY.

The invalidity or unenforceability of any one or more provisions of this Mortgage shall not affect the validity or enforceability of the remaining portions of this Mortgage, or any part of this Mortgage not held to be invalid or unenforceable.

13. ATTORNEY FEES.

In the event that a party is required to enforce this Mortgage by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

14. GOVERNING LAW; CONSENT TO JURISDICTION AND VENUE.

(a) The terms and provisions of this Mortgage shall be governed by the laws of Pinellas County, State of Florida (the “**Property Jurisdiction**”).

(b) Mortgagor agrees that any controversy arising under or in relation to this Instrument may be litigated in the Property Jurisdiction. The state and federal courts and authorities with jurisdiction in the Property Jurisdiction shall have jurisdiction over all controversies that shall arise under or in relation to the Mortgage. Mortgagor irrevocably consents to service, jurisdiction, and venue of such courts for any such litigation and waives any other venue to which it might be entitled by virtue of domicile, habitual residence or otherwise.

15. TIME IS OF THE ESSENCE.

Mortgagor acknowledges that time is of the essence for each time and date specifically set forth herein.

[The remainder of this page is blank. Continued on next page.]

IN WITNESS WHEREOF, the Mortgagor has caused this instrument to be duly executed as of the day and year first above written.

Witnesses:

Witness Signature

Printed name: _____

Witness Signature

Printed name: _____

Mortgagor:

NAMASTE 76, LLC

By: _____

Frederick Samson, Manager

Date Signed: _____, 20__

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by Frederic Samson, as the Manager of Namaste 76, LLC the Mortgagor herein, who [____] is personally known to me or [____] has produced _____ as identification.

AFFIX NOTARY STAMP OR SEAL

Print Name: _____

Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description of the Property

LOTS 1, 2, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 22, 23, 24, 26, 27, 28, 29, 30, LESS THE SOUTH 2.5' OF LOTS 22, 24, 26, 27, 28, 29, 30, UNITED COTTAGE CORPORATION REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 36, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

EXHIBIT "F"

ESCROW AGREEMENT

THIS ESCROW AGREEMENT ("Escrow Agreement") is made and entered into this _____ day of _____, 20__, by and between the Pinellas Park Community Redevelopment Agency, a community redevelopment agency located in the City of Pinellas Park, ("Agency"), the City of Pinellas Park, Florida, a political subdivision of the State of Florida acting through its City Council, the governing body thereof ("City"), Namaste Homes, LLC, a Florida limited liability company, ("Namaste Homes"), Namaste 76, LLC ("Developer"), a Florida limited liability company, and Fletcher Fischer Pollack, P.L. ("Escrow Agent").

WITNESSETH:

WHEREAS, pursuant to its Request for Proposals issued in 2018, the Agency has entered into a definitive Development Agreement and Agreement for Purchase and Sale of Property with Developer ("Development Agreement") setting forth the terms and conditions by which Developer may purchase from Agency and develop the real property more particularly described on Exhibit "A" attached hereto and incorporated herein ("Agency Property");

WHEREAS, Developer has agreed to deposit the sum of Fifty Thousand and 00/100 Dollars (\$50,000.00) (the "Escrowed Funds") in escrow with the Escrow Agent as the security deposit required for the purchase and sale of the Agency Property under the terms of the Development Agreement;

WHEREAS, Developer has agreed to deposit a reconveyance deed in escrow with the Escrow Agent under the terms of the Development Agreement;

WHEREAS, Escrow Agent is an Attorney at Law in the State of Florida, is independent of Developer, and is duly qualified to act as escrow agent;

WHEREAS, the parties have requested that the Escrow Agent act as escrow agent in accordance with the terms of this Escrow Agreement and Escrow Agent has agreed to do so.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.
2. Definitions. Except as otherwise expressly provided in this Escrow Agreement, the capitalized terms herein shall have the meanings given them in the Development Agreement.
3. Deposit of Funds. Simultaneously with the execution of this Escrow Agreement, Developer has delivered fifty thousand and 00/100 Dollars (\$50,000.00) ("Escrowed Funds") to the Escrow Agent. Escrow Agent hereby acknowledges receipt of the Escrowed Funds and agrees to hold same in escrow for the parties under the terms of this Escrow Agreement. All funds held in escrow shall be placed in a non-interest-bearing account. The Escrowed Funds shall be applied to the Purchase Price of the Property as set forth in the Development Agreement at closing of the Agency Property, unless Developer is in default under the Development Agreement, or unless this Escrow Agreement is terminated pursuant to Section 3(d) hereof.

4. Disbursement of Deposit from Escrow. The Escrowed Funds shall be disbursed as follows:

(a) Unless otherwise disbursed as provided herein, the Escrowed Funds shall be paid to Agency at closing and shall be credited to the Purchase Price.

(b) In the event either party is in default under the terms of the Development Agreement, within ninety (90) days after receipt of notice of such default given by the non-defaulting party to Escrow Agent with copies to all parties set forth in Section 10 hereof, expiration of all notice and cure periods set forth in the Development Agreement, and receipt of all wiring instructions or other documentation necessary to deliver the Escrowed Funds, Escrow Agent shall promptly deliver the Escrowed Funds to the party entitled to the Deposit in accordance with the terms of the Development Agreement.

(c) If a conflict shall have arisen as to the default described in subparagraph (b) above, upon receipt by the Escrow Agent of (i) joint written instructions signed by Developer and by the Agency directing payment of all or a portion of the Escrowed Funds, or (ii) a final judgment or order of a court of competent jurisdiction directing the payment of all or a portion of the Escrowed Funds held hereunder, the Escrow Agent shall promptly deliver to the person or persons specified, out of the escrow created hereunder and in the manner specified in the instructions, judgment or order, the amount or amounts of Escrowed Funds specified in such instructions, judgment or order, and the Escrow Agent shall thereupon be relieved and discharged from any responsibility or obligation with respect to such amount or amounts of the Escrowed Funds delivered in accordance with this Escrow Agreement.

(d) Notwithstanding the provisions of subparagraph (c) above, in the event a dispute should arise regarding the Escrowed Funds, the Escrow Agent shall have the right, in its sole discretion, to deposit with the registry of any State court located in the Pinellas County, Florida, the amount remaining in escrow. In such a case, the Escrow Agent shall implead Developer and the Agency in any such action filed with the court.

5. Deposit of Reconveyance Deed. Simultaneously with the execution of this Escrow Agreement, Developer has delivered the fully completed and executed Reconveyance Deed provided for under the terms of the Development Agreement. Escrow Agent hereby acknowledges receipt of the Reconveyance Deed and agrees to hold same in escrow for the parties under the terms of this Escrow Agreement.

6. Action on Reconveyance Deed.

(a) Destruction of Reconveyance Deed. If the Agency has determined that the Project has been Substantially Completed in accordance with the Development Agreement, Agency shall provide written notification of same to Escrow Agent, as provided for in the Development Agreement, and Escrow Agent shall mark the Reconveyance Deed as cancelled and return the escrowed deed to the Developer.

(b) Recording of Reconveyance Deed. If the Agency has determined that the Project has not been Substantially Completed in accordance with the Development Agreement, Agency shall provide written confirmation to Escrow Agent: that it has provided Developer with ninety (90) days' notice and an opportunity to provide evidence that the Project has been substantially completed; that the Developer has failed to do so to the satisfaction of the Agency; and that the Substantial Completion requirement has not been satisfied. The written instructions shall include the correct legal descriptions for any Undeveloped Lots that are subject to reconveyance. Upon receipt of such written instructions, Escrow Agent shall proceed to record the Reconveyance Deed with the correct legal descriptions, together with any mortgage or lien satisfactions, in the Public Records of Pinellas County, Florida. Agency agrees that it shall be responsible for Escrow Agent fees and recording costs associated with effectuation of this provision.

7. (a) Except as set forth in this Escrow Agreement or as may be agreed to in writing by Developer, Agency, City and Escrow Agent, Escrow Agent shall have no obligation to take any action or perform any act other than to receive and hold the Escrowed Funds and the Reconveyance Deed and to disburse same in accordance with the terms and conditions of this Escrow Agreement.

(b) Escrow Agent agrees to perform the duties herein required of it to the best of its ability and in such manner that the interests of Developer and Agency may be adequately and effectively protected. Escrow Agent shall not be answerable, liable or accountable except for its own bad faith, willful misconduct or negligence.

(c) Escrow Agent shall not be under any obligation to take any action toward the execution or enforcement of the rights or interests of Developer or Agency under the Development Agreement, whether on its own motion or on the request of any other person or entity, whether or not a party hereto. Escrow Agent is authorized to act on any document believed by it in good faith to be genuine and to be executed by the proper party or parties and will incur no liability by so acting. Agency and Developer agree to indemnify and hold harmless Escrow Agent from any and all claims, actions, damages, demands and judgments from or to Agency, Developer, or third parties, arising out of any act or omission of Agency or Developer and not caused by bad faith, willful misconduct or negligence of Escrow Agent.

(d) Escrow Agent shall be obligated to perform only such duties as are herein set forth, and no implied duties or obligations shall be read into this Escrow Agreement.

(e) Agency and Developer acknowledge that the Escrow Agent has represented the Developer in the context of the transactions described in the Development Agreement and herein and may be representing the Developer in different transactions in the future. In the event of a dispute regarding performance of the Escrow Agent pursuant to these escrow instructions and under the Development Agreement, the Escrow Agent may assign its obligations hereunder to an unrelated third party provider of escrow services approved by the Agency, and thereafter may continue to represent Developer, at Developer's option, including, without limitation, representation of Developer with regard to a dispute over the disposition of escrowed documents.

(f) Should Escrow Agent receive or become aware of conflicting demands or claims with respect to this Escrow Agreement, the Escrowed Funds, any documents identified herein, or the rights of any party hereto, Escrow Agent shall be entitled to refuse to comply with any such demand or claim, and in the event of such demand or claim, Escrow Agent shall deliver the Escrowed Funds to the registry of the appropriate court, whereupon Escrow Agent shall be relieved of any further duties or obligations hereunder.

8. This Escrow Agreement is to be performed in the State of Florida and shall be governed by and construed in accordance with the laws of the State of Florida.

9. This Escrow Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto, provided that Escrow Agent shall not assign its rights, duties or obligations hereunder in whole or in part without the prior written consent of the Agency and Developer, and any such assignment without said consent shall be void.

10. Notices and communications required or desired to be given under this Agreement shall be given to the parties by hand delivery, by nationally recognized overnight courier service such as Federal Express, or by certified mail, return receipt requested, addressed as follows (copies as provided below shall be required for proper notice to be given):

To Escrow Agent: Fletcher Fischer Pollack P.L.
433 Central Ave., Suite 401
St. Petersburg, FL 33701
Attn: Anne Pollack, Esq.
apollack@ffplaw.com

To Agency: Pinellas Park Community Redevelopment Agency
5141 78th Avenue North
Pinellas Park, Florida 33781
Attn: Doug Lewis, City Manager
dlewis@pinellas-park.com

With copy to: James W. Denhardt, City Attorney
Law Offices of James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713

If to Developer: Namaste 76, LLC
3020 49th Street North
St. Petersburg, FL 33710
Attn: Frederic Samson
fsamson@mynnw.net

With copy to: Fletcher Fischer Pollack P.L.
433 Central Ave., Suite 401
St. Petersburg, FL 33701
Attn: Anne Pollack, Esq.
apollack@ffplaw.com

11. If any clause, provision or section of this Escrow Agreement shall be ruled invalid or unenforceable by any court of competent jurisdiction, the invalidity or unenforceability of such clause, provision or section shall not affect any of the remaining clauses, provisions or sections hereof.

12. This Escrow Agreement contains all of the escrow instructions to Escrow Agent and shall not be modified or supplemented without the written approval of Agency, Developer and Escrow Agent.

13. All personal pronouns used in this Escrow Agreement whether used in the masculine, feminine or neuter gender, shall include all other genders, and the singular shall include the plural and vice versa.

14. Developer and Agency hereby authorize, direct and request Escrow Agent to invest and reinvest the Escrowed Funds in such savings accounts, certificates of deposit, repurchase obligations, money-market funds or such other forms of investments as the Escrow Agent may determine in its sole discretion.

15. This Escrow Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original instrument and all of such counterparts shall constitute one and the same agreement.

16. Time is of the essence of this Escrow Agreement.

IN WITNESS WHEREOF, Developer, Agency and Escrow Agent acting by and through their respective duly authorized and empowered officers and representatives, have executed and sealed this Escrow Agreement the day and year first written.

AGENCY:

PINELLAS PARK COMMUNITY
REDEVELOPMENT AGENCY,
a community redevelopment agency located in the City
of Pinellas Park

By: _____

Chairperson

Approved as to form:

Attest:

James W. Denhardt, City Attorney

City Clerk

AGENCY

**Pinellas Park Community Redevelopment
Agency,**

a community redevelopment agency located in the
City of Pinellas Park

WITNESSES:

BY: _____

Name: _____

Title: _____

Approved as to Form and Content:

James W. Denhardt, City Attorney

CITY

City of Pinellas Park,

a political subdivision of the State of Florida
acting through its City Council, the governing
body thereof

WITNESSES:

BY: _____

Name: _____

Title: _____

Approved as to Form and Content:

James W. Denhardt, City Attorney

CITY

City of Pinellas Park,

a political subdivision of the State of Florida
acting through its City Council, the governing
body thereof

WITNESSES:

BY: _____

Name: _____

Title: _____

Approved as to Form and Content:

James W. Denhardt, City Attorney

DEVELOPER

Namaste 76, LLC,

a Florida limited liability company

WITNESSES:

By: _____

Name: _____

Title: _____

NAMASTE HOMES

Namaste Homes, LLC,

a Florida limited liability company

WITNESSES:

By: _____

Name: _____

Title: _____

DEVELOPER:

NAMASTE 76, LLC

a Florida limited liability company

By: _____

Name: _____

Its: _____

ESCROW AGENT:

By: _____

EXHIBIT "A"
AGENCY PROPERTY LEGAL DESCRIPTION

LOTS 1, 2, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 22, 23, 24, 26, 27, 28, 29, 30, LESS THE SOUTH 2.5' OF LOTS 22, 24, 26, 27, 28, 29, 30, UNITED COTTAGE CORPORATION REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 36, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

A PARCEL CONTAINING 1.11 ACRES M.O.L.

PARTIAL RELEASE OF MORTGAGE

Notary Public

SCHEDULE A

The legal description will be completed at the time of reconveyance of lot(s)

EXHIBIT H

This Instrument Was Prepared By,
Record and Return To:

Anne Q. Pollack, Esq.
Fletcher Fischer Pollack P.L.
433 Central Ave., Suite 401
St. Petersburg, FL 33701

(RESERVED)

SPECIAL WARRANTY DEED

PINELLAS PARK REDEVELOPMENT AGENCY, a community redevelopment agency located in the City of Pinellas Park, Florida ("Grantor") for valuable consideration, receipt of which is hereby acknowledged, **DOES HEREBY GRANT TO, NAMASTE 76, LLC**, a Florida limited liability company, ("Grantee") the real property in the County of Pinellas, State of Florida, described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements thereon and all easements, rights of way, and other rights appurtenant thereto, subject, however, any lien for non-delinquent real property taxes and assessments and covenants, conditions, restrictions, easements, rights-of-way and servitudes of record.

OWNER/SELLER:

PINELLAS PARK REDEVELOPMENT AGENCY
a Community Redevelopment Agency

BY: _____

WITNESSES:

By: _____
Print Name: _____

By: _____
Print Name: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

This Special Warranty Deed was sworn to and acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____, as _____ of _____, He/She is personally known to me or has produced a _____ as identification.

NOTARY PUBLIC (Signature)

(Affix Notary Seal or Stamp)

(Printed Name) _____
My Commission Expires: _____

EXHIBIT "A"

LOTS 1, 2, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 22, 23, 24, 26, 27, 28, 29, 30, LESS THE SOUTH 2.5' OF LOTS 22, 24, 26, 27, 28, 29, 30, UNITED COTTAGE CORPORATION REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 36, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

EXHIBIT I

RECONVEYANCE DEED

This Instrument Was Prepared By,
Record and Return To:

Anne Q. Pollack
Fletcher Fischer Pollack P.L.
433 Central Avenue,
Suite 401
St. Petersburg, FL 33701

(RESERVED)

DEED

NAMASTE 76, LLC, a Florida limited liability company ("Grantor"), for valuable consideration, receipt of which is hereby acknowledged, does hereby grant to **PINELLAS PARK COMMUNITY REDEVELOPMENT AGENCY**, a community redevelopment agency located in the City of Pinellas Park, Florida ("Grantee"), that certain real property located in the City of Pinellas Park, County of Pinellas, State of Florida, as described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements thereon and all easements, rights of way, and other rights appurtenant thereto, subject, however, to liens for non-delinquent real property taxes and assessments and covenants, conditions, restrictions, easements, rights-of-way and servitudes of record.

WITNESS:

By: _____
Print Name: _____

By: _____
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

NAMASTE 76 LLC/BUYER:

NAMASTE 76, LLC,
a Florida limited liability company

By: _____

Print Name: _____
Title: _____

The Reconveyance Deed was sworn to and acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____, as _____ of _____. He/She is personally known to me or has produced a _____ as identification.

NOTARY PUBLIC (Signature)

(Affix Notary Seal or Stamp)

(Printed Name)
My Commission Expires:

EXHIBIT “A”

[To be inserted]

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (hereinafter referred to as "*Agreement*") is dated this 3rd day of January, 2010, effective as provided in Section 5 of this *Agreement*, and entered into between United Cottage Corporation, a Florida 501(c)3. Corporation, (hereinafter referred to as "*United Cottage Corporation*"), its successors and assigns, and each of the signatories to this *Agreement* owning individual lots or parcels within the area comprising the plat of United Cottage Corporation, as set forth in recital D. below, which unit owners have become parties to this *Agreement* by their execution thereof, as listed and summarized in Exhibit "A" attached hereto and incorporated herein, and with such additional unit owners who from time to time may become parties to this *Agreement* as provided for in this *Agreement*, by the execution of the form contained in Exhibit "E" attached hereto and incorporated herein (hereinafter referred to as "*Owners*"), the City of Pinellas Park, Florida, a political subdivision of the State of Florida acting through its City Council, the governing body thereof (hereinafter referred to as "*City*") and the Pinellas Park Community Redevelopment Agency, a community redevelopment agency located in the City of Pinellas Park, Florida, by and through its Board of Directors.

RECITALS:

- A. Sections 163.3220 – 163.3243, Florida Statutes, which set forth the Florida Local Government Development Agreement Act (hereinafter referred to as "*Act*"), authorizes the *City* to enter into binding Development Agreements with persons having a legal or equitable interest in real property located within the incorporated area of the *City*.
- B. Under Section 163.3223 of the *Act*, the *City* has adopted Section 18-1504.5 "Development Agreements," of the Land Development Code (hereinafter referred to as "*Code*"), establishing procedures and requirements to consider and enter into Development Agreements.
- C. *United Cottage Corporation* is the corporation and association owning the common elements within the plat described in paragraph D. below, which common elements specifically include, but are not necessarily limited to, the street and roadway area, the legal description of which is attached hereto and incorporated herein as Exhibit "B," as well as lots 27 and 28, more particularly described on Exhibit "C" attached hereto and incorporated herein.
- D. *Owners* are some of the individual title holders of the lots bounded by the Plat of United Cottage Corporation, to include *United Cottage Corporation* as the owner of Lot 27 and Lot 28, encompassing approximately 1.567 acres m.o.l. of real property (hereinafter referred to as "*Property*") generally located between 57th and 58th Streets North and between the south right of way line of 76th Avenue North and the north right of way line of 75th Avenue North, more particularly described in Exhibit

"D" attached hereto and made a part hereof, and to include United Cottage Corporation as the owner of the street.

E. The *Property* currently has a land use designation of (CRD) Community Redevelopment District and a zoning classification of "MXD" Mixed Use Development District.

F. *United Cottages Corporation* and *Owners* have requested the *City* to approve variances or waivers to the *Code* as appropriate concerning the following requirements, for all lots whose *Owners* are parties to this *Agreement* as depicted on Exhibit "A", or who subsequently become parties to this *Agreement* by their execution thereof on Exhibit "E":

- 1) A variance to parking requirements from two (2) parking spaces per dwelling unit to zero (0) parking spaces per unit.**
- 2) A variance to parking requirements of the *Code* requirement for any commercial use to zero (0) spaces.**
- 3) Side yard and secondary front yard setback requirements for lots from five (5) feet to four (4) feet.**
- 4) A variance to the front yard setback for all lots from twenty (20) feet to ten (10) feet. For redevelopment purposes the "front yard setback" shall be considered a "build-to" line that will establish a uniform building facade for each block. Stairs or ramps providing access to the finished floor elevations will be permitted to project no more than five (5) feet into the front yard. If necessary for utility relocations or other good purpose the City Manager may adjust the "build-to line" with notification to all affected property owners.**
- 5) A variance to the rear yard setback for all lots from fifteen (15) feet to (10) feet. As in 4 above, the City Manager may adjust the rear yard setback with notification to all affected property owners.**
- 6) A variance to lot coverage requirements from 75% to 90%.**
- 7) A variance to the minimum required floor area for single family detached residences from 1,000 square feet to 308 square feet. Commercial uses shall require a structure size of a minimum of 400 square feet.**
- 8) A variance to floor area ratio for commercial development from .45 to .55**
- 9) A waiver of landscaping requirements in their entirety, provided however, that any open ground areas shall be sodded or sewn for soil stabilization post**

construction and a minimum of one understory tree shall be established on each residential lot.

- 10) A waiver from the requirement that individual Owners would otherwise be required to install sidewalks at their own expense.
- G. The City, Community Redevelopment Agency, United Cottages Corporation and Owners have determined that it would be mutually beneficial to enter into a Development Agreement governing the matters set forth herein and have negotiated this Agreement in accordance with the Code and the Act.
- H. The City and the Community Redevelopment Agency have determined that entering into this Development Agreement is in the best interest of the City and its Community Redevelopment District, by enhancing the objectives of development and redevelopment in the Redevelopment District area.
- I. The City has found that the terms of this Agreement are consistent with the Pinellas Park Comprehensive Plan and the Land Development Code.

STATEMENT OF AGREEMENT

In consideration of and in reliance upon the premises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto intending to be legally bound and in accordance with the Act, agree as follows:

SECTION 1. RECITALS.

The above recitals are true and correct and are a part of this Agreement.

SECTION 2. INCORPORATION OF THE ACT.

This Agreement is entered into in compliance with and under the authority of the Code and the Act, the terms of which as of the date of this Agreement are incorporated herein by reference and made a part of this Agreement. Words used in the Agreement without definition that are defined in the Act or in the Code shall have the same meaning in this Agreement as in the Act and the Code.

SECTION 3. AREA AND LOTS SUBJECT TO THIS AGREEMENT.

The real estate subject to this Agreement is the Property of the Owners who are signatories to this Agreement, to include the two lots owned by United Cottage Corporation, and the street area owned by United Cottage Corporation.

In addition, any owners of lots within the plat of *United Cottage Corporation* who do not elect at this time to receive the benefits of or be bound by the terms of this *Agreement* and who therefore do not become parties to this *Agreement* as of its effective date, shall, nevertheless, be allowed to subsequently become parties to this *Agreement*, by entering into the agreement, a copy of which is attached hereto and incorporated herein as Exhibit "E" with the *City* as approved by the City Manager.

SECTION 4. OWNERSHIP.

All lots listed on Exhibit "A" are owned in fee simple by the Owners, with Lot 27 and Lot 28 owned as common elements by *United Cottage Corporation*.

SECTION 5. EFFECTIVE DATE/DURATION OF THIS AGREEMENT.

5.1 This *Agreement* shall become effective as provided for by the *Act*.

5.2 This *Agreement* shall continue in effect until terminated as defined herein but not to exceed twenty (20) years.

SECTION 6. DEVELOPMENT RESTRICTIONS.

6.1 Each lot shall be entitled to be developed with one single family detached residence which may function as a live-work unit as defined by the *Code* or, a business establishment limited to the following uses: personal service uses, specialty retail uses, delicatessen, bakery shop, bookstore, child care center, (Type I), coffee shop, florist, art gallery, home occupations, professional office, specialty and/or gift shop, tobacco and newstand, game or video rental shop or other similar use that, in the judgement of the City Manager, is low impact and compatible with the neighborhood.

6.2 Lots that have been previously combined by Unity of Title for development purposes may be separated for redevelopment purposes as provided either in the Unity of Title Covenant or as provided in the Land Development Code, provided no structures are built over the existing property lines.

6.3 Commercial signage shall be limited to one projecting or wall sign, with a maximum of 24 square inches of text or illustration on each side.

SECTION 7. BINDING OBLIGATIONS OF THE OWNERS AND UNITED COTTAGE CORPORATION.

7.1 The obligations under this *Agreement* shall be binding upon *United Cottage Corporation* and the Owners, their heirs, successors or assigns.

7.2 *United Cottage Corporation* and Owners shall deed to the *City*, by Warranty Deed, all of its right, title and interest in the private street identified as 75th Terrace, the legal

description of which is attached hereto and incorporated herein as Exhibit "B." Such transfer shall be accomplished immediately upon the execution of this Agreement and the reinstatement of the corporation *United Cottage Corporation*.

7.3 At the time of any redevelopment of any of the lots whose owners are parties to this Agreement, the Owners will submit such applications and documentation as are required by law and shall comply with the City's Code applicable at the time of development review, except for those items enumerated in recital F. above. The Owners shall be entitled to redevelopment with all of the variances and/or waivers listed in recital F. above. All structures shall comply with the Florida Building Code.

7.4 All existing single family detached structures are nonconforming uses and structures in the MXD Zoning District. Any expansion of said structures shall require review and approval by the Community Redevelopment Agency as is currently required by Code.

7.5 Upon demolition of existing primary structures, Owners shall apply and be permitted by the City to construct Katrina-like cottages similar to those examples provided in Exhibit "F" attached hereto and incorporated herein. The City Manager or his designee shall review architectural elevation drawings to confirm that the structure which is the subject of a building permit application comports with the Katrina-like architectural style as demonstrated in Exhibit "F." In addition and prior to the issuance of said certificate of occupancy, Owners shall install continuous skirting on and around the new structures, from finished grade to the bottom-most structural member, in order to inhibit access by vermin and pests. Small, removable sections of skirting are permissible for ease of access for maintenance. The variances and/or waivers granted herein shall only apply to those lots on which Katrina-like cottages are constructed.

7.6 *United Cottage Corporation* and Owners shall convey to City a 5-foot utility easement for each lot fronting on 75th Terrace for the purpose of underground installation of electric or other utilities and to include any above ground transformers or other items that may be necessary.

7.7 All signatories to this Agreement, as members of the surviving Board of Directors of *United Cottage Corporation* or as Owners of individual lots in *United Cottages* and *United Cottage Corporation*, and members of such association and shareholders of such corporation, and representing the majority in interest of the shareholders of *United Cottage Corporation*, individually and on behalf of such corporation, agree to take such steps as necessary to reinstate *United Cottage Corporation* with the Florida Secretary of State as an active corporate entity in the State of Florida. *United Cottage Corporation* and the individual signatories to this Agreement all agree that *United Cottage Corporation* shall enact whatever corporate resolutions or other motions that may be necessary or required to effectuate the purpose of this Agreement, to include the enactment and recording of any deed restrictions or the transfer of any real estate.

7.8 As to Lot 27 and Lot 28, legally described on Exhibit "C," *United Cottage Corporation* agrees that deed restrictions, acceptable to the City, shall, immediately upon the effective date of this Agreement, be imposed on such lots to require that any existing structures on such lots are immediately demolished, and that such lots are, within a period of six months of the effective date of this Agreement, sold and/or developed (defined as by obtaining building/development permits) for the construction of Katrina-like cottages similar to those provided in Exhibit "F," with completion of such Katrina-like cottages (as defined by receipt of a Certificate of Occupancy for use of such cottages) being accomplished within 18 months of the effective date of this Agreement. In the event such lots are not sold and/or developed within six months from the effective date of this Agreement, or construction is not completed, as defined herein, within 18 months of the effective date of this Agreement, then such lots shall be conveyed by *United Cottage Corporation* or the then current Owners to the City. In the event such lots are transferred to the City, the City shall reimburse any individual who has paid property taxes on such lots during the past ten (10) years (other than *United Cottage Corporation*) for the amount of property taxes paid.

7.9 The Owners of all lots agree that parking on the grass of such lots shall be prohibited. Parking shall be permitted on turfblock, pavers or other pervious or impervious type surface that provides a stabilized weight bearing surface to maintain the aesthetic qualities of the community.

7.10 The Owners of all lots agree to allow the City to install, at its expense and if it so desires, uniform street address signage on each lot or on the structure on each lot.

7.11 The conditions and requirements of this Agreement, pursuant to this Agreement or by deed restrictions enacted and recorded, may only be released or modified upon the approval of the City Council of the City of Pinellas Park and the Board of Directors of the *Pinellas Park Community Redevelopment Agency*.

SECTION 8. BINDING OBLIGATIONS OF THE CITY.

8.1 The City shall promptly review site, construction plans and license applications for the Property, as the case may be, that are consistent with the Comprehensive Plan, the Code of Ordinances, Land Development Code, Florida Building Code and this Agreement.

8.2 The City shall inspect existing underground utilities for sanitary sewerage, potable water and reclaimed water service, make improvements where deemed necessary, and shall accept maintenance responsibility for said services in perpetuity.

8.3 The City shall construct, at its expense, necessary improvements to the streets conveyed to the City by *United Cottages Corporation* and Owners, including stormwater drainage, and shall cause such street to be designated for one-way traffic.

8.4 The City shall, at its expense, establish underground electrical service throughout the Property, to include the installation of any transformers or other above ground fixtures in the easement areas provided for herein.

8.5 The City shall pay the cost for the Florida Secretary of State for the reinstatement fees necessary and appropriate in order to have the corporation, *United Colleges Corporation*, be reinstated and brought current and up to date, in order that such corporation can effectuate the transfers contemplated herein.

8.6 The City shall allow any signatory to this Agreement, at the time of its inception and including those who subsequently become parties to this Agreement by execution of the form set forth as Exhibit "E" herein, to develop or redevelop their lots with the variances and/or waivers as set forth in Recital F. above.

8.7 The location of mail receptacles shall be as ultimately determined by the United States Postal Service (USPS). If required, the City shall install a central mail kiosk for the residents/tenants of the subdivision on property owned by the City and developed as a parking lot generally located north of Park Boulevard and east of 58th Street.

8.8 The residents/tenants of the subdivision and their visitors/patrons shall be permitted to park operable, licensed vehicles on the City's parking lot generally located north of Park Boulevard and east of 58th Street for short term and overnight parking, but not for long term storage of vehicles.

SECTION 9. PUBLIC FACILITIES TO SERVE DEVELOPMENT.

Public facilities are adequate and available to serve the needs of the subdivision, and service will not result in a decline of service as established by the City's Comprehensive Plan.

SECTION 10. REQUIRED LOCAL GOVERNMENT PERMITS.

The required City development permits for redevelopment of the Property may include, without limitation, the following:

- A) Site plan approvals and associated utility licenses and engineering permits;
- B) Construction Plan approval(s), (site, engineering and architectural)
- C) Payment of Pinellas County transportation impact fees which are administered through the City. Each lot shall be vested for the impact of a single family detached residence. Any lot to be developed with a commercial use shall be liable for the difference between the fee for a single family detached residence and the established fee for the proposed commercial

development within the Community Redevelopment Area, as may be amended from time to time.

- D) Building permits.
- E) Certificates of occupancy.
- F) Business Tax Receipts as required for commercial land uses.

SECTION 11. CONSISTENCY.

The City finds that redevelopment of the *Property* is consistent with the terms of this *Agreement* which is consistent with the City of Pinellas Park Comprehensive Plan and Community Redevelopment Plan.

SECTION 12. TERMINATION.

If Owners' obligations set forth in this *Agreement* are not followed in a timely manner, as determined by the City Manager, after notice to Owners and an opportunity to be heard, existing permits shall be administratively suspended and issuance of new permits suspended until Owner has fulfilled its obligations. Failure to timely fulfill its obligations may serve as a basis for termination of this *Agreement* by the City, at the discretion of the City and after notice to Owner and an opportunity to be heard.

SECTION 13. ADDITIONAL TERMS AND CONDITIONS.

Except in the case of termination, until twenty (20) years after the date of this *Agreement*, the *Property* shall not be subject to subsequently adopted laws and policies unless:

- A) They are not in conflict with the laws and policies governing this *Agreement* and do not prevent development of the land uses, intensities, or densities in the *Agreement*;
- B) Substantial changes have occurred in pertinent conditions existing at the time of approval of this *Agreement*; or
- C) They are essential to the public health, safety, or welfare, and expressly state that they shall apply to the development that is subject to a development agreement;
- D) They are specifically anticipated and provided for in this *Agreement*;
- E) The City demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this *Agreement*;

- F) This *Agreement* is based on substantially inaccurate information provided by the Owners.

SECTION 14. COMPLIANCE WITH LAW.

The failure of this *Agreement* to address any particular permit, condition, term or restriction shall not relieve Owners from the necessity of complying with the law governing such permitting requirements, conditions, terms or restrictions.

SECTION 15. NOTICES.

Notices and communications required or desired to be given under this *Agreement* shall be given to the parties by hand delivery, by nationally recognized overnight courier service such as Federal Express, or by certified mail, return receipt requested, addressed as follows (copies as provided below shall be required for proper notice to be given):

If to City:

Michael Gustafson, City Manager
City of Pinellas Park
5141 78th Avenue North
Pinellas Park, Florida 33781

With copy to:

James W. Denhardt, City Attorney
Law Offices of James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713

If to *United Cottage Corporation*: United Cottage Corporation
c/o Nancy Hawkins
7751 58th Street
Pinellas Park, Florida 33781

If to any individual Owner:

Addressed to the Owner as depicted on Exhibit "A" attached hereto and incorporated herein, or to the then current owner of any such lot, as reflected by the Pinellas County Property Appraiser's records

Properly addressed, postage prepaid, notices or communications shall be deemed delivered and received on the day of hand delivery, the next business day after deposit with an overnight courier service for next day delivery, or on the third (3rd) day following deposit in the United States mail, certified mail, return receipt requested. The parties may change the addresses set forth above (including the addition of a mortgagee to receive copies of all notices), by notice in accordance with this Section.

SECTION 16. RIGHT TO CURE.

United Cottage Corporation and Owners will not be deemed to have failed to comply with the terms of this *Agreement* until *United Cottage Corporation and Owners* shall have received notice from the *City* of the alleged non-compliance and until the expiration of a reasonable period after receipt of such notice to cure such non-compliance. Whether the time period has been reasonable shall be based on the nature of the non-compliance and shall be determined in the sole judgment of the City Manager, reasonably exercised.

SECTION 17. MINOR NON-COMPLIANCE.

United Cottage Corporation and Owners will not be deemed to have failed to comply with the terms of this *Agreement* in the event such non-compliance, in the judgment of the City Manager, reasonably exercised, is of a minor or inconsequential nature.

SECTION 18. COVENANT OF COOPERATION.

The parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this *Agreement* and in achieving the completion of the redevelopment of the *Property*, however, nothing herein shall be construed as to require any individual lot owner to redevelop and each existing developed lot may continue as a legally established nonconforming lot subject to Section 18-1504.11 Nonconforming Lots.

SECTION 19. APPROVALS.

Whenever an approval or consent is required under or contemplated by this *Agreement*, such approval or consent shall not be unreasonably withheld, delayed or conditioned. All such approvals and consents shall be requested and granted in writing.

SECTION 20. COMPLETION OF AGREEMENT.

Upon the completion of performance of this *Agreement* or its revocation or termination, a statement evidencing such completion, revocation or termination shall be signed by the parties hereto and recorded in the official records of the County.

SECTION 21. ENTIRE AGREEMENT.

This *Agreement* (including any and all Exhibits attached hereto all of which are a part of this *Agreement* to the same extent as if such Exhibits were set forth in full in the body of this *Agreement*), constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof.

SECTION 22. CONSTRUCTION.

The titles, captions and section numbers in this Agreement are inserted for convenient reference only and do not define or limit the scope or intent and should not be used in the interpretation of any section, subsection or provision of this Agreement. Whenever the context requires or permits, the singular shall include the plural, and plural shall include the singular and any reference in this Agreement to Owners includes Owner's successors or assigns. This Agreement was the production of negotiations between representatives for the City and Owners and the language of the Agreement should be given its plain and ordinary meaning and should not be construed against any party hereto. If any term or provision of this Agreement is susceptible to more than one interpretation, one or more of which render it valid and enforceable, and one or more of which would render it invalid or unenforceable, such term or provision shall be construed in a manner that would render it valid and enforceable.

SECTION 23. PARTIAL INVALIDITY.

If any term or provision of this Agreement or the application thereof to any person or circumstance is declared invalid or unenforceable, the remainder of this Agreement, including any valid portion of the invalid term or provision and the application of such invalid term or provision to circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and shall with the remainder of this Agreement continue unmodified and in full force and effect. Notwithstanding the foregoing, if such responsibilities of any party thereto to the extent that the purpose of this Agreement or the benefits sought to be received hereunder are frustrated, such party shall have the right to terminate this Agreement upon fifteen (15) days notice to the other parties.

SECTION 24. GOVERNING LAW.

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflict of laws principles of such state.

SECTION 25. COUNTERPARTS.

This Agreement may be executed in counterparts, all of which together shall continue one and the same instrument.

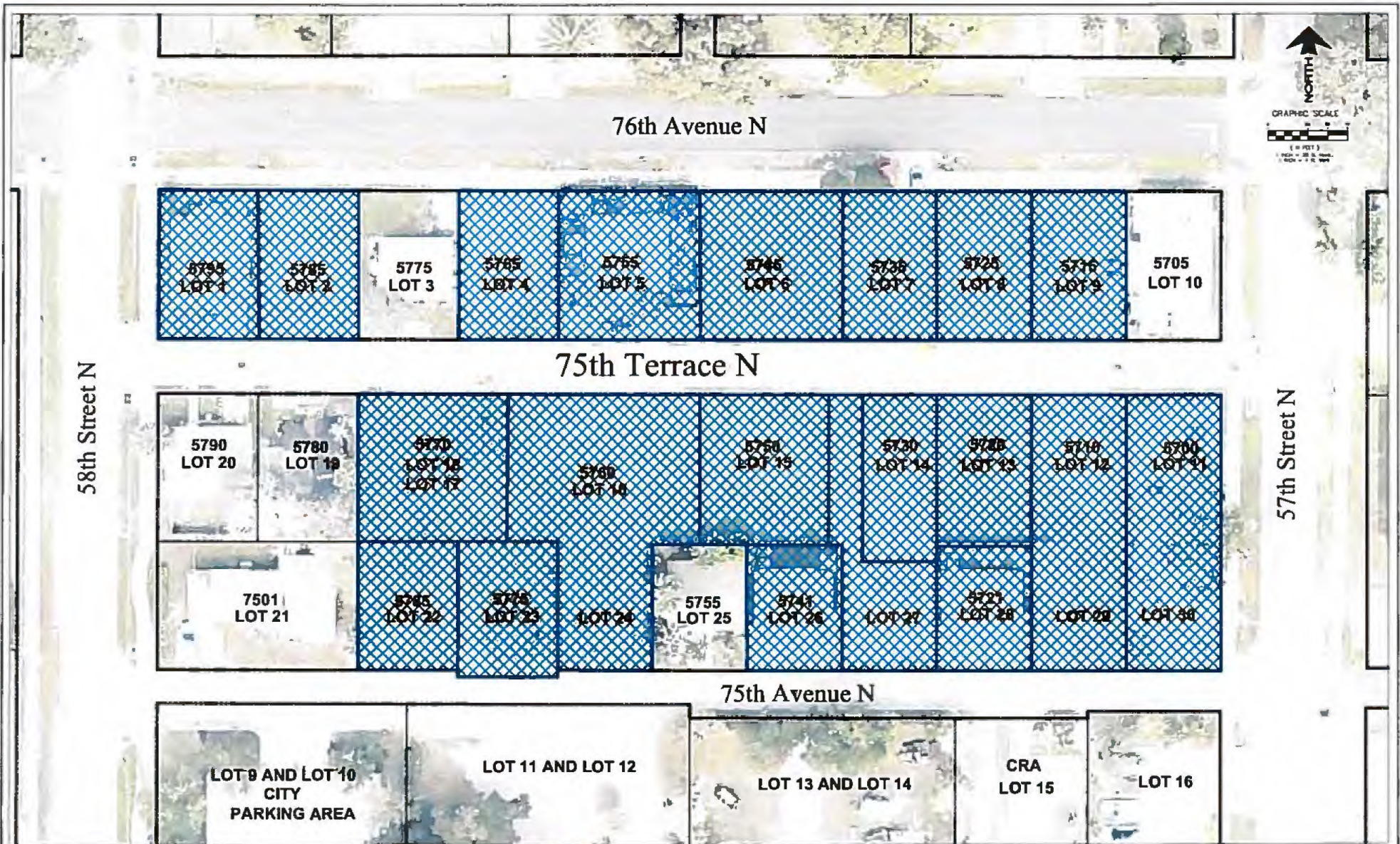
IN WITNESS WHEREOF, the parties have hereto executed this Agreement the date and year first above written.

Signed, sealed and delivered
in the presence of:

Sign

United Cottages Corporation

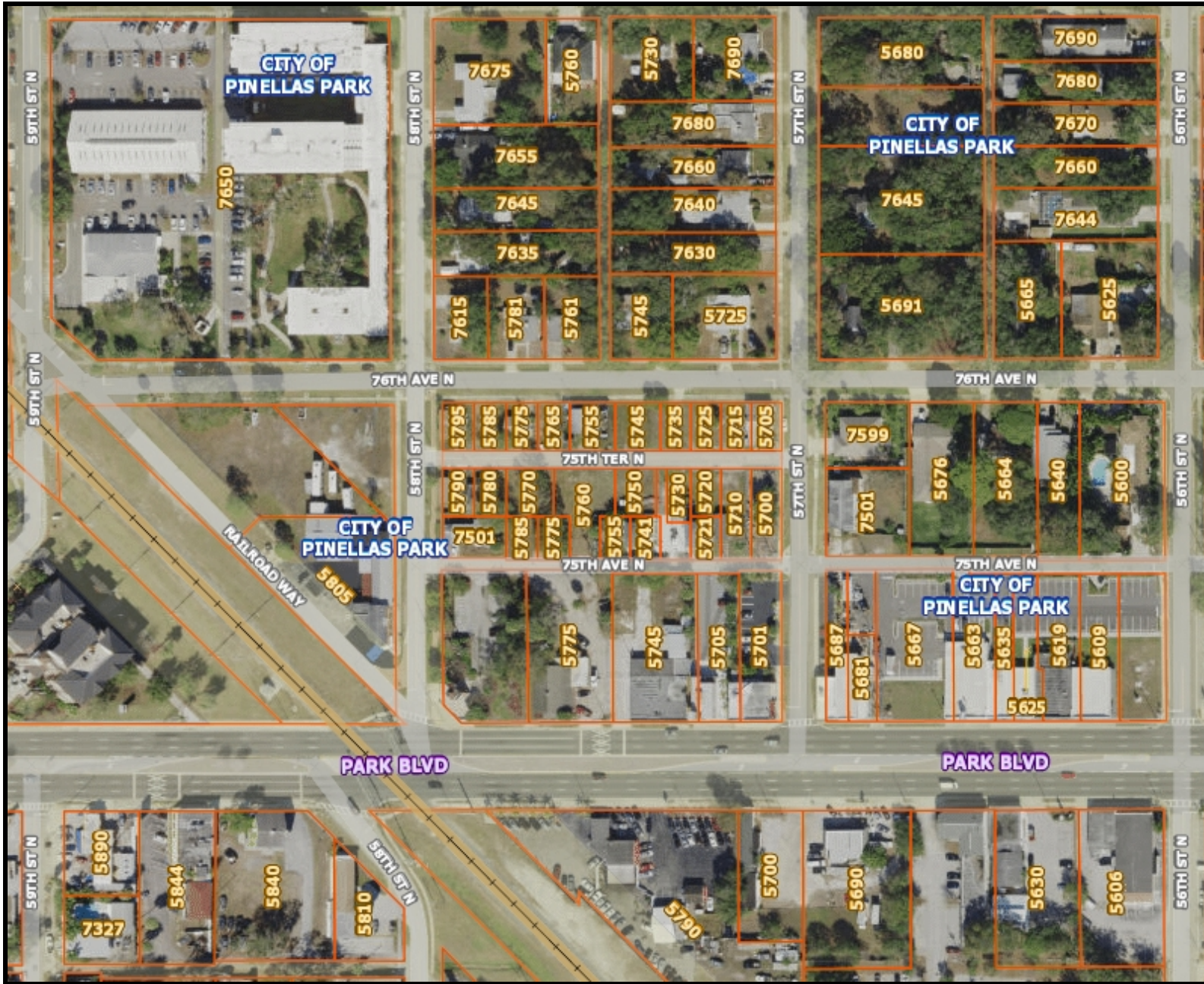
By: _____
Nancy Hawkins, President



<table><tr><td>NO.</td><td>REVISION</td><td>DATE</td></tr><tr><td>1</td><td>5755 75th Terrace N</td><td>7-27-18</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			NO.	REVISION	DATE	1	5755 75th Terrace N	7-27-18										 <p>PUBLIC WORKS DEPARTMENT CITY OF PINELLAS PARK, FLORIDA ENGINEERING SERVICES DIVISION</p>	UNITED COTTAGE CORP CRA PROPERTIES	<table><tr><td>SCALE:</td><td>1"=50'</td><td>DESIGNED BY:</td><td>CWB</td><td>DATE:</td><td>8-8-18</td></tr><tr><td>HORIZ</td><td>same</td><td>DRAWN BY:</td><td>CWB</td><td>DATE:</td><td>8-8-18</td></tr><tr><td>VERT</td><td>same</td><td>CHECKED BY:</td><td>JP</td><td>DATE:</td><td>8-8-18</td></tr></table>	SCALE:	1"=50'	DESIGNED BY:	CWB	DATE:	8-8-18	HORIZ	same	DRAWN BY:	CWB	DATE:	8-8-18	VERT	same	CHECKED BY:	JP	DATE:	8-8-18
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VERT	same	CHECKED BY:	JP	DATE:	8-8-18																																	
CITY OF PINELLAS PARK, FLORIDA					SHEET 1																																	

P.L.E. - L.A. Engineering & Planning, Inc. 11000 N. 11th St., Suite 200, Tampa, FL 33613-1100. Phone: (813) 988-1100. Fax: (813) 988-1101. Email: info@lapl.com

Aerial Map



Legend

- ✳ Master Address Points
- CSX Railroad Lines
- Centerlines
- Private Roads
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way
- Recent Activity
- Neighboring Cities
 - Town of Kenneth City
 - City of Largo
 - City of Seminole
 - City of St. Petersburg
- Unincorporated
- Parcel Lines

188.1	0	94.04	188.1 Feet
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1: 2,257

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere



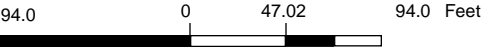
Exhibit E

Land Use Map



Legend

- Master Address Points
- 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



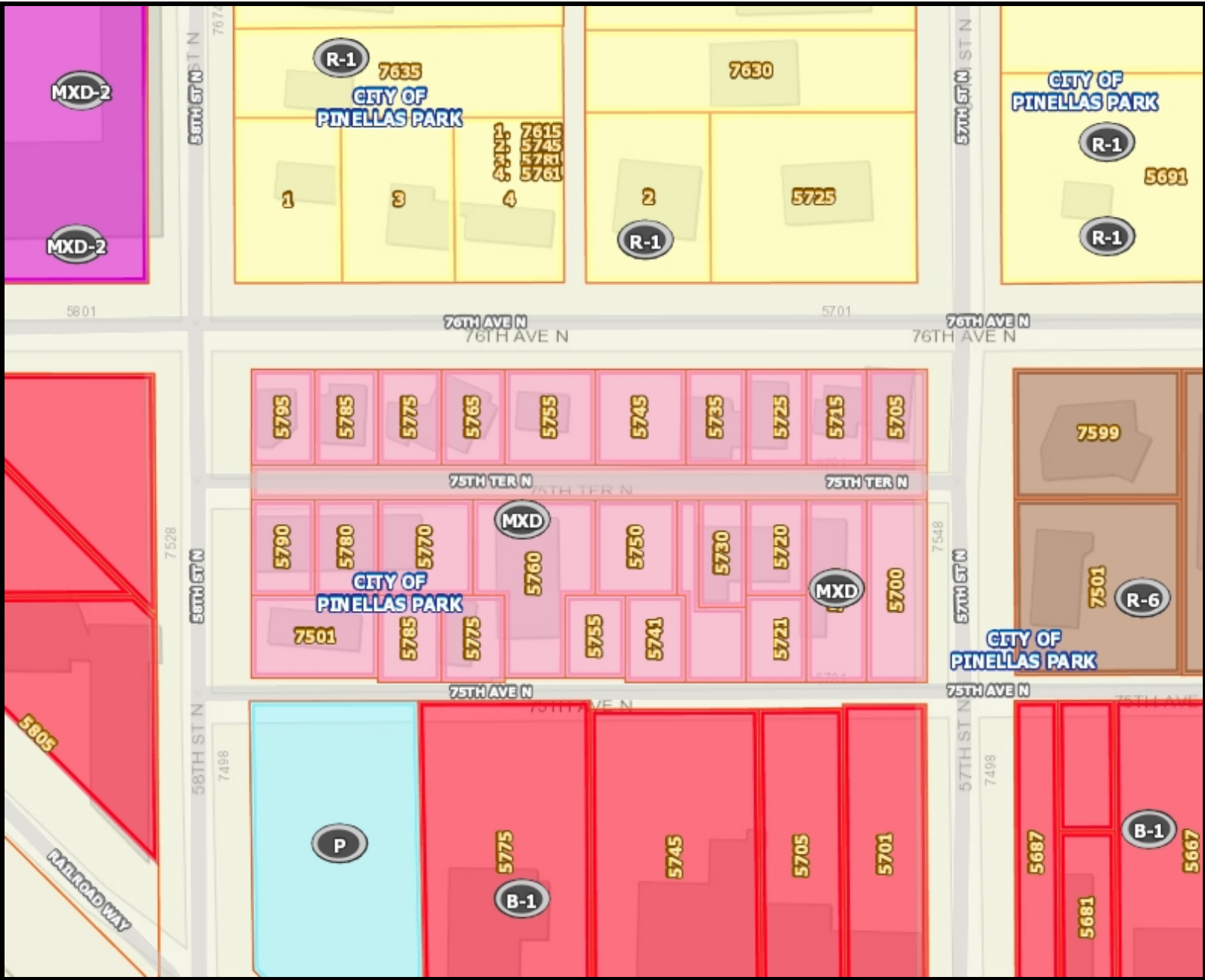
1: 1,128

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere



Zoning Map



94.0 0 47.02 94.0 Feet

1: 1,128

Notes:

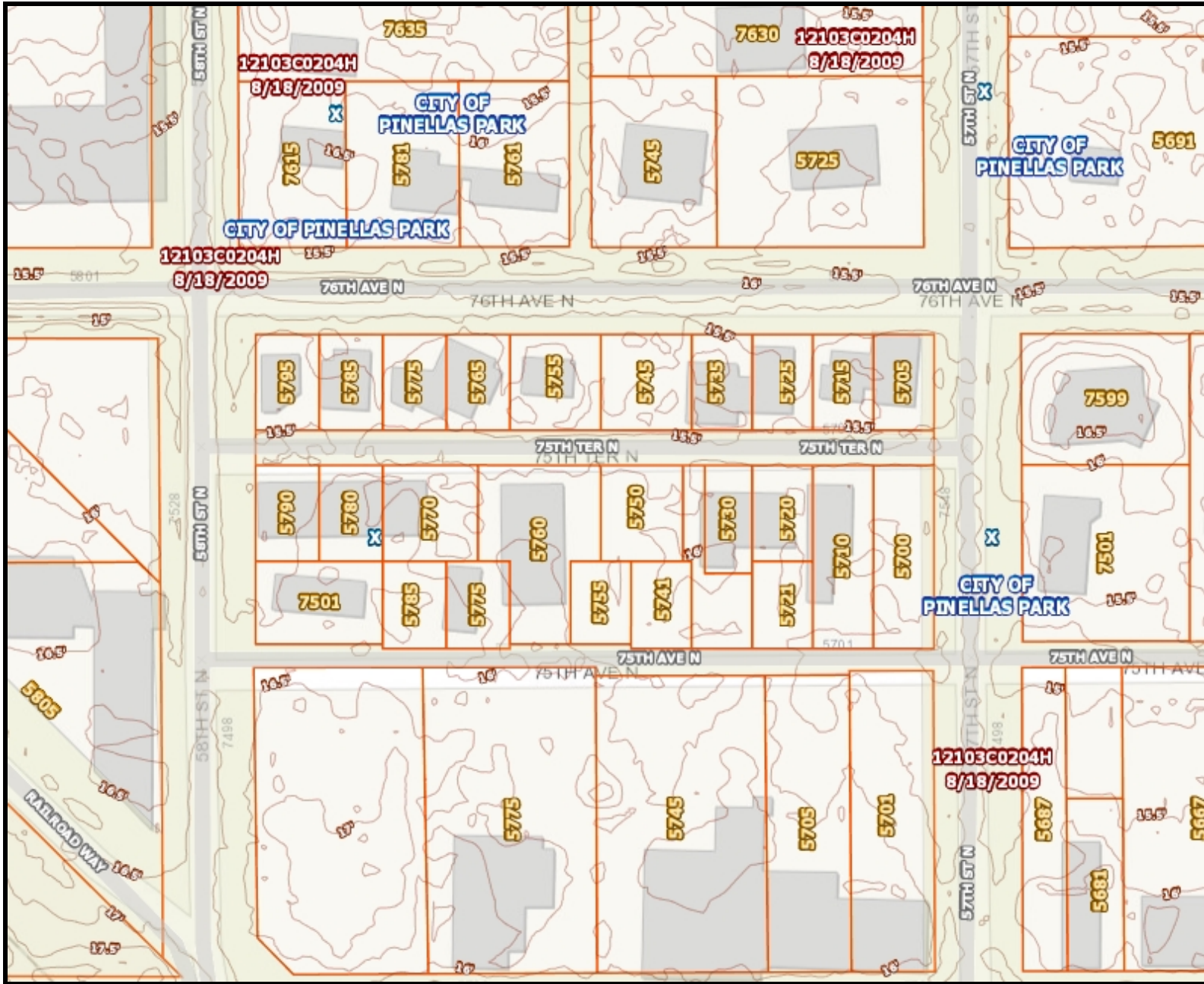
WGS_1984_Web_Mercator_Auxiliary_Sphere



Legend

- Master Address Points
- Centerlines
- Private Roads
- 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 - CI
- 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
- Zoning Fill
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CI

FIRM Map



94.0 0 47.02 94.0 Feet

1: 1,128

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere

NORTH

Legend

- ★ Master Address Points
- Centerlines
- < > Private Roads
- Topographic Information
- 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)
- Parcel Lines

Exhibit H

Site Photos





