

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN THE ZONING DISTRICT FROM HEAVY COMMERCIAL (CH) TO LIGHT INDUSTRIAL (M-1) FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 19 AND 126<sup>TH</sup> AVENUE AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART THEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (Z 2020-1, ESVLC LLC)

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

**WHEREAS**, the City of Pinellas Park, Florida, finds that it is in the public's interest to change the City's Official Zoning Map designation from Heavy Commercial (CH) to Light Industrial (M-1) for a certain parcel of land generally located at the southeast corner of US Highway 19 and 126<sup>th</sup> Avenue and more particularly described in Exhibit "A" attached hereto and made a part hereof; and

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

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

**SECTION ONE:** That the City Council of the City of Pinellas

Park hereby amends the City's Official Zoning Map and changes the following described property from Heavy Commercial (CH) to Light Industrial (M-1):

THAT PARCEL LEGALLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

**SECTION TWO:** That the City Council does hereby certify that this Ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Community Planning Act.

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THREE:** That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

**SECTION FOUR:** That this Ordinance shall become effective immediately upon approval hereof by the Countywide Planning Authority, unless challenged as hereinafter provided. If challenged within 30 days after adoption, the Ordinance shall not become effective until (i) the date that a final order is issued by the Administrative Law Judge through the State Division of Administrative Hearings finding the same to be in compliance in accordance with Section 163.3187, Florida Statutes, and (ii) the adoption of Ordinance \_\_\_\_ by the Countywide Planning Authority.

PUBLISHED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

FIRST READING \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

PUBLIC HEARING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
Sandra L. Bradbury  
MAYOR

ATTEST:

\_\_\_\_\_  
Diane M. Corna, MMC  
CITY CLERK



## CITY OF PINELLAS PARK

Community Development Department  
Planning & Development Services Division

# Staff Report

### I. APPLICATION DATA

A. **Case Number:** LUPA 2020-1, Z 2020-1

B. **Location:**

1. **Address:** 12575 US Hwy 19 N

2. **Parcel Number:** 08-30-16-70974-400-0201

C. **Request:** Request to change the Future Land Use category from Commercial General (CG) to Industrial Limited (IL) with a request to rezone from "CH" Heavy Commercial to "M-1" Light Industrial Zoning District to allow outdoor storage as a principal use on the property.

D. **Applicant:** ESVLC LLC

E. **Agent:** Harry and Leslie Michalek

F. **Legal Ad Text:** Request to change the Future Land Use category from Commercial General (CG) to Industrial Limited (IL) with a request to rezone from "CH" Heavy Commercial to "M-1" Light Industrial Zoning District at 12575 US Highway 19 N.

G. **Public Hearings:**

Planning and Zoning Commission Hearing Date: May 7, 2020  
Advertising Date: April 17, 2020

City Council Hearing Date: May 28, 2020  
Advertising Date: May 15, 2020

### II. BACKGROUND INFORMATION

A. **Site Area:** 95,396 square feet / 2.19 acres

B. **Property History:**

1. **Land Use Plan or Zoning Amendments:** The property was annexed in 1999 as part of Ordinance No. 2606 and was designated as Heavy Commercial (CH) Zoning and Commercial General (CG) Future Land Use at that time.

2. **Previous Permits and Development:** None since annexation.

3. **Previous Variances, Waivers:** None since annexation.

C. **Existing Use:** Contractor with storage yard.

D. **Proposed Uses:** Contractor with storage yard.

E. **Current Zoning District:** "CH" Heavy Commercial

F. **Proposed Zoning District:** "M-1" Light Industrial

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

*Section 18-1524. - "M-1" LIGHT INDUSTRIAL DISTRICT*

*Sec. 18-1524.1. - STATEMENT OF INTENT. The "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family dwellings, together with accessory uses and public facilities customary to or required for such an environment.*

**2. Staff Analysis:**

The applicant is requesting a zoning and land use amendment to allow outdoor storage on the property. Outdoor storage is a permitted use in the "CH" District if the Future Land Use category is IL. However, outdoor storage is limited to an accessory use and 35% of the lot coverage. The proposed "M-1" District would allow outdoor storage as a principal use. To rezone to "M-1", the Future Land Use category must be IL.

Staff finds that the proposed "M-1" Zoning District is consistent with the property to the south, several properties to the west of the subject property across U.S. Highway 19 and to the north of the subject property across 126<sup>th</sup> Avenue. The proposed "M-1" Zoning would also be compatible with abutting properties, which are zoned "M-1" and "CH" with higher intensity uses. As such, staff finds the proposed rezoning to "M-1" would be appropriate if the Future Land Use is also changed to "IL".

**G. Current Future Land Use:** Commercial General (CG)

**H. Proposed Future Land Use:** Industrial Limited (IL)

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

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

**2. Key Standards:**

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

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

**Density/Intensity** - Temporary Lodging Use – Shall not exceed: (1) fifty (50) units per acre; or (2) in the alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with Section 5.2.1.3 of the Countywide Plan Rules (2018).

**All Other Uses** – Shall not exceed a floor area ratio (FAR) of .65 nor an impervious surface ratio (ISR) of .85, except as provided for in the Countywide Plan Rules (2018). The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .39 and an ISR of .65.

**3. Staff Analysis:**

The proposed use, contractor shop and storage yard, is a primary use in the IL Future Land Use category. The applicant is not proposing to increase the current FAR or Impervious Surface Ratio on the property. The proposed rezoning to "M-1" requires the Future Land Use category to be IL.

Additionally, the subject property is located within a Pinellas County designated Target Employment Center overlay on the Countywide Plan Map, which is intended for areas developed or to be developed with employment uses of countywide significance. The proposed IL Future Land Use category is consistent with the Target Employment Center overlay designation.

The proposed IL Future Land Use category is compatible with the abutting property to the south and functionally abutting properties to the west of the subject property. As such, staff finds that the proposed change in Future Land Use to IL would be appropriate.

- I. **Flood Zone:** The eastern end of the property is located in Flood Zone AE, which is a high-risk flood zone. The remaining portions of the property are located in Flood Zones X-Shaded, which is a moderate-risk flood zone, and X, which is a low-risk flood zone.
- J. **Evacuation Zone:** This property is in Evacuation Zone B, which is the second level to evacuate in preparation for a storm. Zone B is evacuated when storm surge height is predicted to be up to 15 feet.

K. **Vicinity Characteristics:**

|       | Zoning      | Land Use | Existing Use                                   |
|-------|-------------|----------|--|
| North | M-1/CH-CPUD | IL       | Pinellas Comfort Systems, City Electric Supply |
| South | M-1/CH      | IL/CG    | Big Yellow Dumpster, Vacant                    |
| East  | CH          | CG       | FDOT Stormwater Pond                           |
| West  | M-1/CH      | IL       | Forty Millimeter Screen Printing               |

### III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Comprehensive Plan Policies:**

1. **Relevant Policies:**

*OBJECTIVE LU.1.16*

*Continue to provide for site plan review of all industrial development.*

*POLICY LU.1.16.1*

*Maintain a sufficient supply of industrial land with a minimum of adverse effects on abutting properties.*

*POLICY LU.1.16.3*

*Industrial uses shall be concentrated in suitable existing locations to prevent a spread of negative effects on the community.*

*POLICY LU.1.16.4*

*Industrial development shall be separated from adjacent incompatible uses, and from residential uses permitted under special area plans, by transition zones, landscaping, parks, open space, or other buffering areas, for the mutual protection of industrial and non-industrial land uses.*

2. **Staff Analysis:**

Under the current zoning of Heavy Commercial and Future Land Use of Commercial General, outdoor storage is not a permitted use. In response to code enforcement actions, the applicant is requesting a change to a combination of Future Land Use designation and Zoning district that will allow outdoor storage as a permitted use.

The site is surrounded by properties zoned Heavy Commercial and Light Industrial with Future Land Use designations of Commercial General and Industrial Limited, which is one step to the next level of intensity in the City's land use categories. The site is generally surrounded by high intensity commercial, light industrial and some heavy industrial. The nearest residential uses are an RV park located across US 19 and manufactured home communities about a quarter mile away. The site is located on a truck route identified by Forward Pinellas. Staff finds that the proposed request is consistent with the City's Comprehensive Plan.

**B. Land Development Code Standards:**

**1. Key Standards:**

**SECTION 18-1538. - AMENDMENTS TO THE LAND USE PLAN MAP**

**Sec. 18-1538.1. - AUTHORITY.**

The City Council shall have the authority to amend the Land Use Plan Map of the Comprehensive Plan in accordance with F.S. ch. 163, pt. II, and the following regulations.

**Sec. 18-1538.2. - PROCEDURE.**

The general procedure for the amendment of the Land Use Plan Map is as follows:

(A) **FILING OF APPLICATION.** Petitions for Land Use Plan Map amendments shall be filed on forms provided by the City and shall be submitted to the Zoning Division. Applications for map amendments of ten (10) or more acres or to a classification that permits ten (10) or more units per gross acre shall be accepted and processed twice per calendar year, with filing windows to be established by administrative policy. There shall be an application fee for each petition for Land Use Plan Map amendment. The amount of the fee shall be set by Resolution of the City Council, as may be amended from time to time. The application fee shall be paid upon filing of the application. Such applications may be filed by:

1. City Council.
2. City Manager.
3. Community Redevelopment Agency.
4. Any person(s) that own real property within the City.

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

(C) **PUBLIC HEARING PROCEDURE.**

1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency for purposes of F.S. ch. 163, pt. II.
2. The City Council shall hear the application during a public hearing and shall consider the recommendation of the Local Planning Agency in its decision to approve or deny the application. Approval of a map amendment application may incorporate voluntary and enforceable stipulations made by the applicant for the purpose of addressing amendment impacts on the community.
3. Amendments to the future land use plan map are considered legislative, and need not be subject to quasi-judicial hearing procedure.

**Sec. 18-1538.3. - REVIEW CRITERIA.**

Review and disposition of petitions for amendment to the Land Use Plan Map shall be based upon the consistency of the proposed amendment with the goals, objectives, and policies of the Comprehensive Plan.

**Section 18-1539. AMENDMENTS TO ARTICLE 15, "ZONING CODE" AND OFFICIAL ZONING MAP**

**Sec. 18-1539.1. - APPLICABILITY.**

The regulations, restrictions, and boundaries set forth in this Article 15 "Zoning Code" may from time to time be amended, supplemented, changed, or repealed in accordance with the following regulations.

**Sec. 18-1539.2. - PROCEDURE.**

(A) **APPLICATION FILING.** Petitions for amendment to Article 15 and the Official Zoning Map shall be filed on forms provided by the City and shall be submitted to the Zoning Division.

1. An application for amendment to the text of Article 15 may be filed only by the City Council or the City Manager. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to Article 15.
2. An application for amendment to the Official Zoning Map may be filed only by the City Council, City Manager, or by an owner of real property that is located within the City. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to the Official Zoning Map.

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

(C) **PUBLIC HEARING PROCEDURE.**

1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency when required by F.S. ch. 163, pt. II. The Planning and Zoning Commission shall submit written reasons for its

*recommendations, and its determinations related to the application review criteria listed in Section 18-1539.3, "Review Criteria", below.*

2. *The City Council shall hear the application during a separate public hearing and shall consider the recommendation of the Local Planning Agency if applicable in its decision to approve or deny the application.*
  3. *Public hearings for map amendments shall be conducted pursuant to the quasi-judicial procedures set forth in Resolution No. 94-65 unless otherwise determined by the City Attorney. Public hearings for text amendments are legislative in nature, and are not subject to quasi-judicial procedures.*
- (D) *BURDEN OF PROOF. The applicant shall bear the burden of demonstrating, by competent substantial evidence, that the evidence on the record demonstrates that a map amendment should be granted.*
- (E) *ADOPTION. Amendments to the Official Zoning Map and to Article 15 shall be by Ordinance of the City Council.*

**Sec. 18-1539.3. - REVIEW CRITERIA.**

- (A) *For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.*
- (B) *For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:*
1. *Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.*
  2. *Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.*
  3. *Whether the amendment will constitute a grant of special privilege to an individual owner.*
  4. *Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.*
  5. *Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.*
  6. *Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.*
  7. *Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.*
  8. *Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.*
  9. *Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.*
  10. *Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.*

**2. Staff Analysis:**

This Staff Report is being prepared for the City Council under their authority to amend the Future Land Use Map of the Comprehensive Plan and the Official Zoning Map based on the application by the property owner with proper public notice for the public hearings required by these sections.

The Code requires amendments to the Future Land Use Map to be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. Staff finds that the proposed amendment is consistent, as provided above.

For amendments to the Official Zoning Map, the Code provides a list of criteria to guide the City Council's decision. Staff finds the following concerning those criteria:

1. The proposed map amendments are compatible with the existing and planned uses in the area;
2. The proposed use of the property will comply with the requirements of the M-1 zoning district;
3. There is no special privilege to be granted;



4. This is an occupied site and the City of Pinellas Park Public Works Department has expressed no concerns over the availability of services for the proposed use;
5. Vehicular access to the site is from 126<sup>th</sup> Avenue and is located at the intersection of US Highway 19. There are sidewalks along the US Highway 19 frontage road;
6. Schools and parks are not required for light industrial uses, but mass transit is available along US Highway 19 as well as Bryan Dairy/118<sup>th</sup> Avenue;
7. The Zoning District boundaries are appropriate based on locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected;
8. Access to the property is limited for customer based retail and services uses permitted within the existing Heavy Commercial zoning district where primarily employee based traffic of light industrial uses is more appropriate;
9. The site is not located within designated wetland areas; and,
10. Staff finds that the proposed request is consistent with the Comprehensive Plan.

**C. Essential Services Review:**

The requested Future Land Use Map and Zoning Map amendments have been reviewed by all relevant departments/divisions. No negative concerns were raised with regard to the proposed amendments. Permits will be needed for the wall required by City Code. Multiple code violations have been noted including pallets and trash/debris that are not associated with normal business operation are on site as well as materials located within the right-of-way.

**IV. SUMMARY**


**A. Findings:**

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


1. The subject property is 2.19 acres in size and located at the southeast intersection of US Highway 19 and 126<sup>th</sup> Avenue;
2. The subject property is currently zoned "CH" Heavy Commercial with a Future Land Use designation of Commercial General (CG);
3. The applicant is requesting to amend the Official Zoning Map and Future Land Use Map to "M-1" Light Industrial and Industrial Limited (IL) respectively; and,
4. The requested map amendments are consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan as well as the regulations of the Land Development Code.

**B. Staff Recommendation:**

Consistent with the above findings, staff recommends **APPROVAL** of case numbers LUPA 2020-1 and Z 2020-1.

  
 Nick A. Colonna, AICP  
 Planning & Development Services Director

3-26-20  
 Date

  
 Benjamin J. Ziskal, AICP, CEoD  
 Community Development Administrator

3/24/20  
 Date

**V. ACTION**

**PLANNING AND ZONING COMMISSION – MOVE TO:**

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):

1. Verify all current code violations are addressed

**C. RECOMMEND DENIAL**

of a request to change the Future Land Use category from Commercial General (CG) to Industrial Limited (IL) with a request to rezone from "CH" Heavy Commercial to "M-1" Light Industrial Zoning District.

**VI. ATTACHMENTS**

**Exhibit A: Applications**

**Exhibit B: Aerial Map**

**Exhibit C: Future Land Use Map**

**Exhibit D: Zoning Map**

**Exhibit E: FIRM Map**

**Exhibit F: Site Photos**



## **ADDENDUM**

**Case Number:** Z 2020-1

**Location:** 12575 US Hwy 19 N

### **PLANNING AND ZONING COMMISSION**

On July 2, 2020, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of case number Z 2020-1.

### **VI. ACTION**

**CITY COUNCIL– MOVE TO:**

**1: APPROVE**

**2: APPROVE WITH CONDITIONS**

**3: DENY**

...a request to rezone from “CH” Heavy Commercial to “M-1” Light Industrial Zoning District.



## Rezoning Application

City of Pinellas Park  
Planning and Development Services  
6051 78<sup>th</sup> Avenue North  
Pinellas Park, FL 33781  
(727) 369-5831

## FOR OFFICE USE ONLY

CASE #Z 2020-1

Date Received: \_\_\_\_\_

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

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

Receipt Number: 247102

Land Use Designation: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Public Meetings Required: Yes No

Dates: PZ: \_\_\_\_\_ CRA/CC: \_\_\_\_\_

## REQUEST AND PROPERTY INFORMATION

Specific Request: CHANGE ZONING TO ALLOW FOR OUTSIDE STORAGE

General Location of property or address: \_\_\_\_\_

Property Size: \_\_\_\_\_

Current Use: LANDSCAPE BUSINESS

Parcel Number(s): \_\_\_\_\_

Legal Description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

or

Mets and Bounds Description (attach if lengthy):

TAX RECORDS ATTACHED

## OWNER/APPLICANT INFORMATION

|   |                                |
|---|--------------------------------|
| Property Owner: <u>ESVLC LLC</u>  | Phone: <u>813-220-2601</u>     |
| Mailing Address (include city, state, zip code): <u>12575 US HWY 19 N CLEARWATER FL 33764</u> | Attn to: <u>HARRY MICHALEK</u> |
| Email Address: <u>PROT@F@TAMPABAY.FL.COM</u>  |                                |
| Authorized Agent Name: _____  | Relationship to Owner: _____   |
| Email Address: _____  | Phone: _____                   |
| Authorized Agent Address (include city, state, zip code): _____                               |                                |

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

Signature of Property Owner

Signature of Agent

City of Pinellas Park, Florida  
APPLICATION FOR LAND USE PLAN MAP AMENDMENT

FOR OFFICE USE ONLY

CASE # LUPA 2020-1 P&Z MEETING: \_\_\_\_\_ CC/CRA MEETING: \_\_\_\_\_  
PLAT SHEET: \_\_\_\_\_ RELATED CASES: \_\_\_\_\_ RECEIPT NUMBER: 247202  
ZONING DISTRICT: \_\_\_\_\_ LAND USE DESIGNATION: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

REQUEST AND PROPERTY INFORMATION

SPECIFIC REQUEST: WE WOULD LIKE TO HAVE OUR ZONING CHANGED  
TO ALLOW OUTSIDE STORAGE. CURRENTLY ITS 4800 GENERAL  
CG to LIW ESVLC LLC WAREHOUSE  
GENERAL LOCATION OF PROPERTY OR ADDRESS: 12575 US HWY 19 N  
CLEARWATER FL 33764

PROPERTY SIZE (Acreage / Square Feet): \_\_\_\_\_  
CURRENT USE (Number and Type of Buildings): LANDSCAPE 7935 HEATED SF  
1 BUILDING 10,152 GROSS SF

PARCEL NUMBER(S): \_\_\_\_\_  
LEGAL DESCRIPTION: LOT \_\_\_\_\_, BLOCK \_\_\_\_\_, SUBDIVISION PINELLAS GROVES  
OR METES AND BOUNDS DESCRIPTION (attach if lengthy): \_\_\_\_\_

OWNER/APPLICANT INFORMATION - PLEASE PRINT CLEARLY

PROPERTY OWNER: ESVLC LLC PHONE: 813 220-2601  
MAILING ADDRESS/CITY/ZIP: 12575 US HWY 19 N ATTN TO: HARLEN MICHALEK  
CLEARWATER FL 33764 (PLEASE PROVIDE CONTACT NAME)  
AUTHORIZED AGENT: \_\_\_\_\_ PHONE: ( ) \_\_\_\_\_  
MAILING ADDRESS/CITY/ZIP: \_\_\_\_\_  
OTHER REPRESENTATIVE: \_\_\_\_\_ PHONE: ( ) \_\_\_\_\_  
MAILING ADDRESS/CITY/ZIP: \_\_\_\_\_

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

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

~~ROBERT MICHAEL~~  
LESLIE MICHAEL

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

ADDRESS OR GENERAL LOCATION

12575 US HWY 19 N CLEARWATER FL 33764

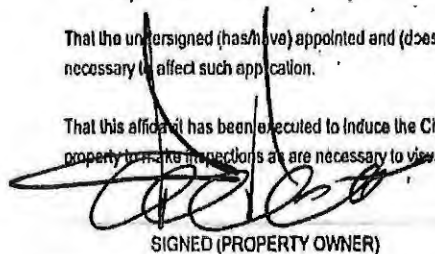
LEGAL DESCRIPTION OF PROPERTY. Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:

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

REQUEST ZONING CHANGE FROM 4800 GENERAL WAREHOUSE  
TO, ALLOW OUTSIDE STORAGE

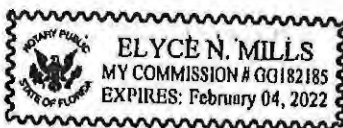
3. That the undersigned (has/have) appointed and (does/do) appoint \_\_\_\_\_ as (his/their) agent(s) to execute any petitions or other documents necessary to affect such application.

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

  
SIGNED (PROPERTY OWNER)

  
SIGNED (PROPERTY OWNER)

STATE OF FLORIDA  
COUNTY OF Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me this 11/7/2020  
(Date)

By Leslie Michael  
(Name of person acknowledging and if not present)

who is personally known to me or who has produced FL Drivers License  
(Type of Identification)  
as identification and who did (did not) take an oath

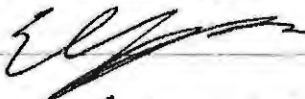
  
Elyce Mills  
Notary Public, Commission # GG182185  
Name of Notary typed, printed or stamped)

Exhibit "A"

Legal Description

GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 19 AND 126<sup>TH</sup> AVENUE, BEING FURTHER DESCRIBED AS FOLLOWS:

PINELLAS GROVES SE 1/4, PART OF LOTS 3 & 4 DESCRIBED AS FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 RUN WEST 990.00 FEET (S) & 30.00 SOUTH FOR THE POINT OF BEGINNING; THENCE SOUTH 133.04 FEET; THENCE WEST 284.48 FEET; THENCE NORTHWEST ALONG ROAD 80.45 FEET; THENCE NORTHEAST 65.43 FEET; THENCE EAST 82.19 FEET; THENCE NORTH 11.08 FEET AND EAST 206.71 FEET TO THE POINT OF BEGINNING;

AND

PINELLAS GROVES SE 1/4, PART OF LOT 2 DESCRIBED AS FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 RUN WEST 660.00 FEET (S) & SOUTH 15 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 158.04 FEET; THENCE WEST 230.00 FEET THENCE SOUTH 25.00 FEET; THENCE WEST 100.00 FEET; THENCE NORTH 173.04 FEET; THENCE EAST 330.00 FEET TO THE POINT OF BEGINNING.



**EXHIBIT "A"****08-30-16-70974-400-0201**[Compact Property Record Card](#)[Tax Estimator](#)**Updated December 28, 2019**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

| Ownership/Mailing Address <a href="#">Change Mailing Address</a> | Site Address                           |
|--|--|
| ESV LLC<br>12575 US HIGHWAY 19 N<br>CLEARWATER FL 33764-7209     | 12575 US HIGHWAY 19 N<br>PINELLAS PARK |

[Property Use:](#) 4800 (General Warehouse)

Total Heated SF: 7,935 Total Gross SF: 10,152

[\[click here to hide\] Legal Description](#)

PINELLAS GROVES SE 1/4, SEC 8-30-16 THAT PART OF LOT 2 LYING WITHIN 163.04FT OF N LINE OF SE 1/4 OF SEC TOGETHER WITH THAT PART OF W 100FT OF SD LOT 2 LYING WITHIN S 25FT OF N 188.04FT OF SE 1/4 OF SEC & THAT PART OF LOT 3 LYING WITHIN 178.04FT OF N LINE OF SE 1/4 OF SEC LESS RD R/WS

| <a href="#">File for Homestead Exemption</a> |      |      | 2019 Parcel Use                       |
|--|------|------|---------------------------------------|
| Exemption                                    | 2019 | 2020 |                                       |
| Homestead:                                   | No   | No   | Homestead Use Percentage: 0.00%       |
| Government:                                  | No   | No   | Non-Homestead Use Percentage: 100.00% |
| Institutional:                               | No   | No   | Classified Agricultural: No           |
| Historic:                                    | No   | No   |                                       |

**Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)**

| Most Recent Recording | <a href="#">Sales Comparison</a> | <a href="#">Census Tract</a> | Evacuation Zone<br>(NOT the same as a FEMA Flood Zone) | Flood Zone<br>(NOT the same as your evacuation zone)     | Plat Book/Page |
|-----------------------|----------------------------------|------------------------------|--|--|----------------|
| 17693/2646            | <a href="#">Sales Query</a>      | 121030245122                 | B  | <a href="#">Compare Preliminary to Current FEMA Maps</a> | 1/55           |

**2019 Interim Value Information**

| Year | <a href="#">Just/Market Value</a> | <a href="#">Assessed Value / Non-HX Cap</a> | <a href="#">County Taxable Value</a> | <a href="#">School Taxable Value</a> | <a href="#">Municipal Taxable Value</a> |
|------|-----------------------------------|---|--------------------------------------|--------------------------------------|---|
| 2019 | \$415,000                         | \$415,000                                   | \$415,000                            | \$415,000                            | \$415,000                               |

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

| Year | <a href="#">Homestead Exemption</a> | <a href="#">Just/Market Value</a> | <a href="#">Assessed Value</a> | <a href="#">County Taxable Value</a> | <a href="#">School Taxable Value</a> | <a href="#">Municipal Taxable Value</a> |
|------|-------------------------------------|-----------------------------------|--------------------------------|--------------------------------------|--------------------------------------|---|
| 2018 | No                                  | \$404,000                         | \$404,000                      | \$404,000                            | \$404,000                            | \$404,000                               |
| 2017 | No                                  | \$392,000                         | \$392,000                      | \$392,000                            | \$392,000                            | \$392,000                               |
| 2016 | No                                  | \$380,000                         | \$380,000                      | \$380,000                            | \$380,000                            | \$380,000                               |
| 2015 | No                                  | \$370,000                         | \$370,000                      | \$370,000                            | \$370,000                            | \$370,000                               |
| 2014 | No                                  | \$348,800                         | \$348,800                      | \$348,800                            | \$348,800                            | \$348,800                               |
| 2013 | No                                  | \$355,000                         | \$355,000                      | \$355,000                            | \$355,000                            | \$355,000                               |
| 2012 | No                                  | \$370,000                         | \$370,000                      | \$370,000                            | \$370,000                            | \$370,000                               |
| 2011 | No                                  | \$375,000                         | \$375,000                      | \$375,000                            | \$375,000                            | \$375,000                               |
| 2010 | No                                  | \$425,000                         | \$425,000                      | \$425,000                            | \$425,000                            | \$425,000                               |
| 2009 | No                                  | \$490,000                         | \$490,000                      | \$490,000                            | \$490,000                            | \$490,000                               |
| 2008 | No                                  | \$530,000                         | \$530,000                      | \$530,000                            | \$530,000                            | \$530,000                               |
| 2007 | No                                  | \$540,000                         | \$540,000                      | \$540,000                            | N/A                                  | \$540,000                               |
| 2006 | No                                  | \$528,800                         | \$528,800                      | \$528,800                            | N/A                                  | \$528,800                               |
| 2005 | No                                  | \$450,000                         | \$450,000                      | \$450,000                            | N/A                                  | \$450,000                               |
| 2004 | No                                  | \$410,000                         | \$410,000                      | \$410,000                            | N/A                                  | \$410,000                               |
| 2003 | No                                  | \$335,000                         | \$335,000                      | \$335,000                            | N/A                                  | \$335,000                               |
| 2002 | No                                  | \$328,700                         | \$328,700                      | \$328,700                            | N/A                                  | \$328,700                               |
| 2001 | No                                  | \$318,000                         | \$318,000                      | \$318,000                            | N/A                                  | \$318,000                               |
| 2000 | No                                  | \$316,200                         | \$316,200                      | \$316,200                            | N/A                                  | \$316,200                               |
| 1999 | No                                  | \$169,600                         | \$169,600                      | \$169,600                            | N/A                                  | \$169,600                               |
| 1998 | No                                  | \$167,400                         | \$167,400                      | \$167,400                            | N/A                                  | \$167,400                               |
| 1997 | No                                  | \$162,200                         | \$162,200                      | \$162,200                            | N/A                                  | \$162,200                               |
| 1996 | No                                  | \$165,100                         | \$165,100                      | \$165,100                            | N/A                                  | \$165,100                               |

**2019 Tax Information****2019 Tax Bill**Tax District: **PP**

2019 Final Millage Rate

20.2920

Do not rely on current taxes as an estimate following a change in ownership. A

**Ranked Sales [\(What are Ranked Sales?\)](#) [See all transactions](#)**

| Sale Date   | Book/Page    | Price     | O/U | V/I |
|-------------|--------------|-----------|-----|-----|
| 21 Aug 2012 | 17693 / 2646 | \$435,000 | M   | I   |
| 1980        | 05070 / 1496 | \$24,000  | U   |     |



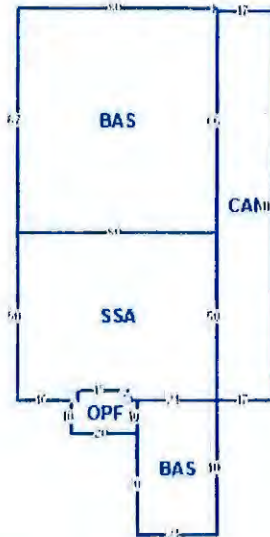
significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

| 2019 Land Information    |           |  |            |            |                   |                       |
|--------------------------|-----------|--|------------|------------|-------------------|-----------------------|
| Seawall: No              | Land Size |  | Unit Value | Units      | Total Adjustments | Adjusted Value Method |
| Warehouse Stor/Dist (48) | 0x0       |  | 4.25       | 95266.0000 | 1.0000            | \$404,880 SF          |

[click here to hide] 2020 Building 1 Structural Elements [Back to Top](#)

Site Address: 12575 US HIGHWAY 19 N

Building Type: Warehouses  
 Quality: Fair  
 Foundation: Continuous Footing  
 Floor System: Slab On Grade  
 Exterior Wall: Concrete Block  
 Roof Frame: Bar Joint/Rigid Frame  
 Roof Cover: Corrugated Metal  
 Stories: 1  
 Living units: 0  
 Floor Finish: Concrete Finish  
 Interior Finish: None  
 Fixtures: 4  
 Year Built: 1969  
 Effective Age: 46



[Compact Property Record Card](#)

Cooling: None

[Open plot in New Window](#)

#### Building 1 Sub Area Information

| Description   | Building Heated SF | Gross Area SF          |
|---|--------------------|------------------------|
| <a href="#">Canopy (only or loading platform) (CAN)</a> | 0                  | 1,972                  |
| <a href="#">Open Porch (OPF)</a>                        | 0                  | 245                    |
| <a href="#">Store Sales (SSA)</a>                       | 2,955              | 2,955                  |
| <a href="#">Base (BAS)</a>                              | 4,980              | 4,980                  |
| Total Building Heated SF: 7,935                         |                    | Total Gross SF: 10,152 |

#### [click here to hide] 2020 Extra Features

| Description | Value/Unit | Units    | Total Value as New | Depreciated Value | Year |
|-------------|------------|----------|--------------------|-------------------|------|
| CARPORT     | \$5.00     | 1,200.00 | \$6,000.00         | \$6,000.00        | 1996 |
| ASPHALT     | \$1.75     | 5,000.00 | \$8,750.00         | \$8,750.00        | 0    |
| FENCE       | \$15.00    | 1,300.00 | \$19,500.00        | \$7,800.00        | 1969 |
| CANOPY      | \$10.00    | 676.00   | \$6,760.00         | \$6,760.00        | 1990 |

#### [click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

| Permit Number | Description | Issue Date | Estimated Value |
|---------------|-------------|------------|-----------------|
|---------------|-------------|------------|-----------------|

No Permit Data Found







If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)



# Aerial Map



## Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- Rights of Way
- Unincorporated
- Parcel Lines

188.1 0 94.04 188.1 Feet

1: 2,257

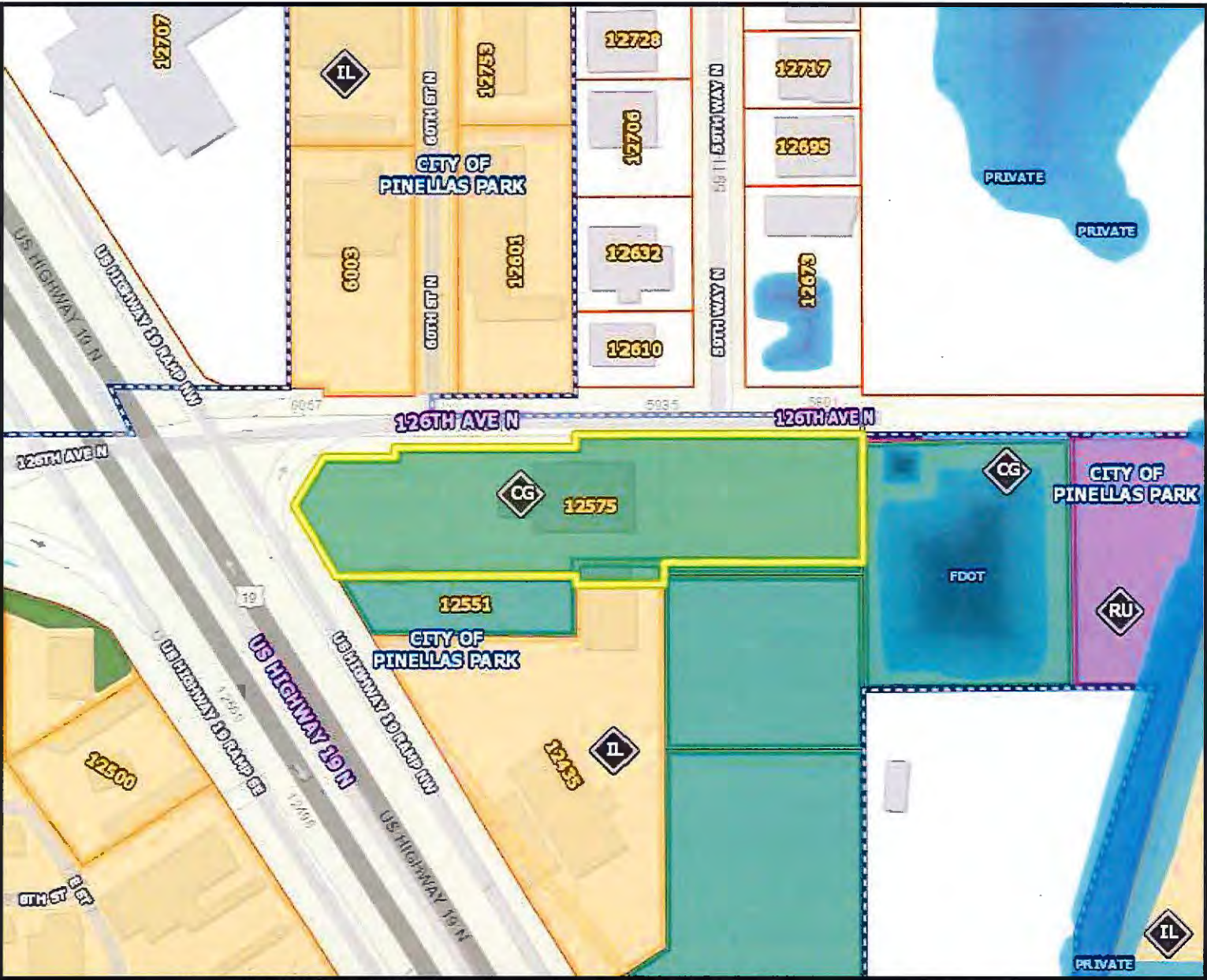
Notes:

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere





Future Land Use Map



188.1 0 94.04 188.1 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

1: 2,257



Notes:

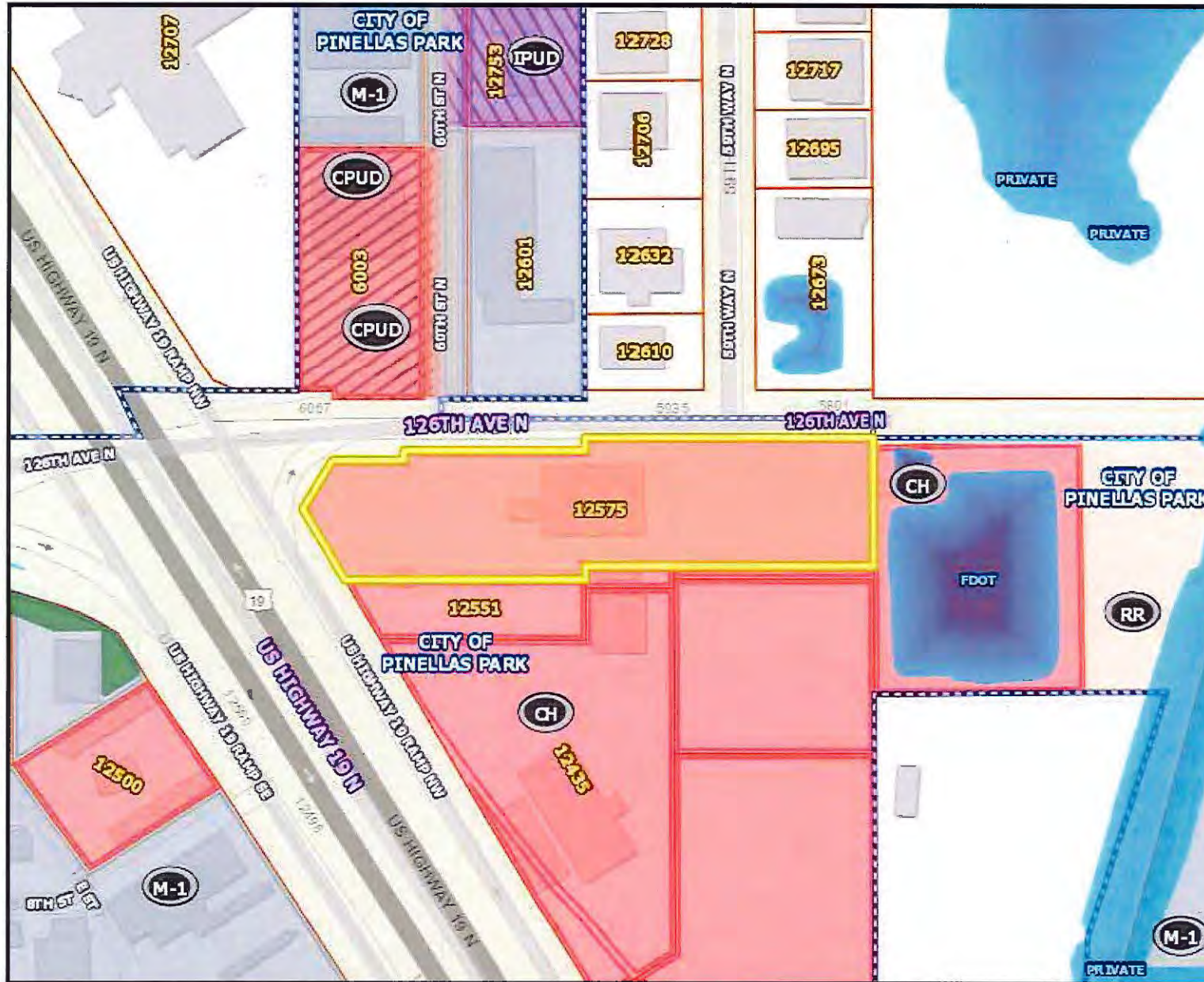
Legend

- 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

Exhibit C



# Zoning Map



## Legend

- Master Address Points
- Centerlines
- Private Roads
- Channels
  - Channel
  - Ditch
- Waterbodies
  - DRY
  - WET
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way
- Zoning Borders
  - General Commercial - B-1
  - Heavy Commercial - CH
  - Commercial Neighborhood - CN
  - Commercial Planned Unit Development - 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

188.1 0 94.04 188.1 Feet

1: 2,257

Notes:

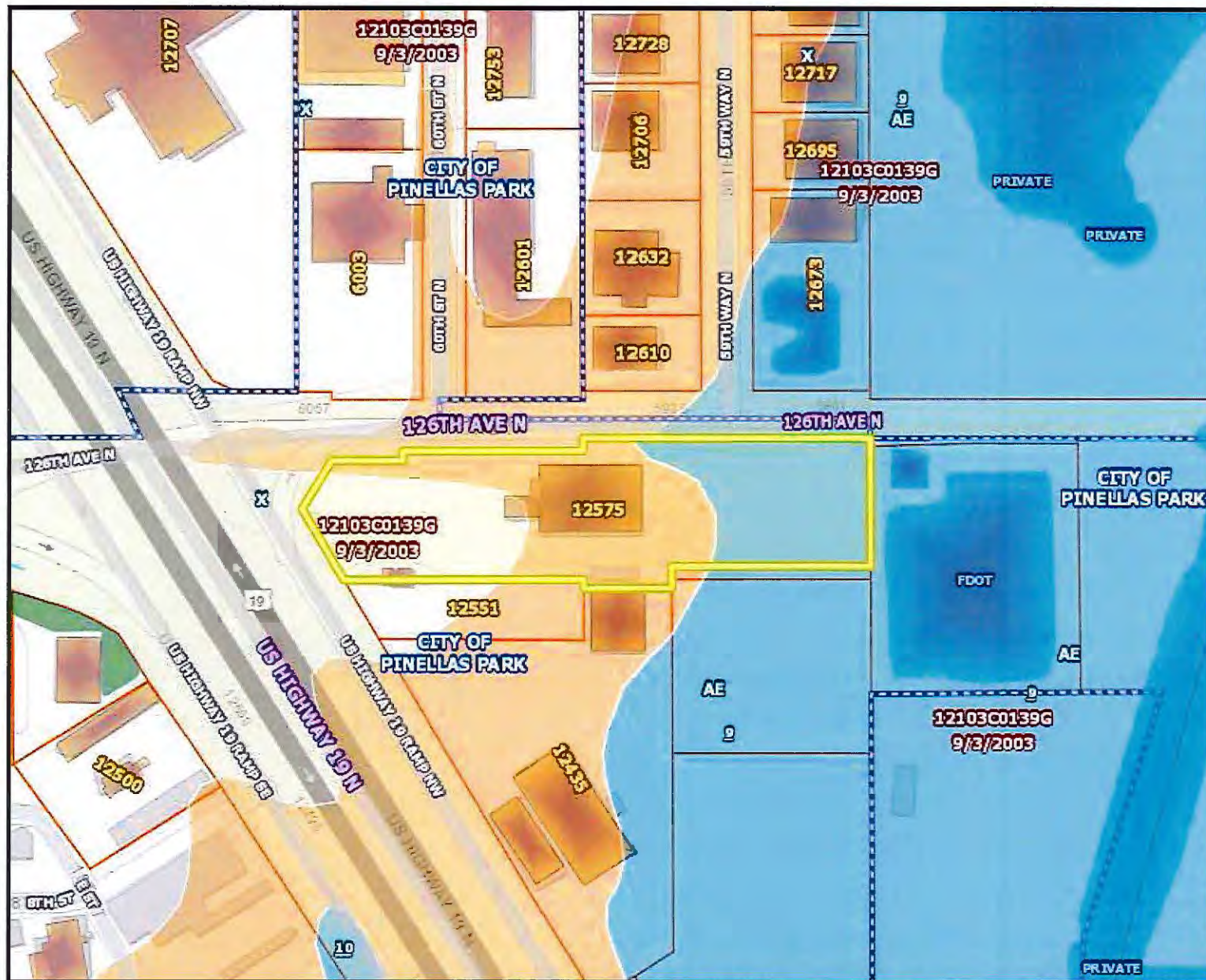


WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Exhibit D



# FIRM



## Legend

- Master Address Points
- Centerlines
- Private Roads
- Channels
  - Channel
  - Ditch
- Building Footprints
- Waterbodies
  - DRY
  - WET
- 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

188.1 0 94.04 188.1 Feet

1: 2,257

Notes:

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



Exhibit E







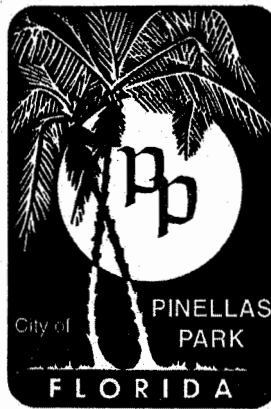




City of

# PINELLAS PARK

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



# FLORIDA

PHONE • (727) 369-0700  
FAX • (727) 544-7448

**Please Respond To:**

James W. Denhardt, City Attorney  
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

March 18, 2020

Mr. Derek Reeves  
Principal Planner  
City of Pinellas Park  
P. O. Box 1100  
Pinellas Park, Florida 33780-1100

**RE: City Document #20-053**  
**Ordinance Z 2020-1, 12575 US Highway 19**

Dear Mr. Reeves:

I have received and reviewed the above-referenced Ordinance pertaining to a Zoning Map Amendment for the property located at 12575 US Highway 19. Assuming that the legal description contained 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  
Benjamin Ziskal, Community Development Administrator  
Nick Colonna, Planning & Development Services Director

JWD/dh

20-053.03182020.LDR.Ord Z 2020-1 12575 US Hwy 19.wpd



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