

RESOLUTION NO. 20-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, VACATING AN APPROXIMATELY 406 FEET LONG PORTION OF RIGHT-OF-WAY KNOWN AS 69<sup>TH</sup> COURT LOCATED OVER PORTIONS OF LOTS 2 THROUGH 11, EVERGREEN SUBDIVISION, AS RECORDED IN PLAT BOOK 136, PAGES 15 AND 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE. (VAC0620-0009, WAMOMAN, Inc.)

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**WHEREAS**, the City of Pinellas Park has received a petition to vacate an approximately 406 foot long right-of-way known as 69<sup>th</sup> Court located over portions of lots 2 through 11, Evergreen Subdivision, as recorded in Plat Book 136, Pages 15 and 16, public records of Pinellas County, Florida; and

**WHEREAS**, the City Council has been advised that all parcels abutting 69<sup>th</sup> Court ("the property") are currently under contract for purchase by Home Depot U.S.A., Inc.

**WHEREAS**, the City Council has determined that if Home Depot, Inc. purchases the property, said right-of-way will serve no useful purpose and it will be in the general interest of the public that the same be vacated.

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

**SECTION ONE:** That the following described portion of right-of-way over and under, above, across, and through the following described real property be and the same are hereby vacated:

THE PORTION OF LAND LEGALLY DESCRIBED IN **EXHIBIT "A"**, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

**SECTION TWO:** Provided the Closing on the property with Home

Depot U.S.A., Inc. in completed no later than September 30, 2020, then the vacation of the right-of-way shall become effective and proceed without further action by the City of Pinellas Park. If the closing is not completed by September 30, 2020, this resolution shall be of no effect and no further action by the City of Pinellas Park shall be necessary.

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.

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Sandra L. Bradbury  
MAYOR

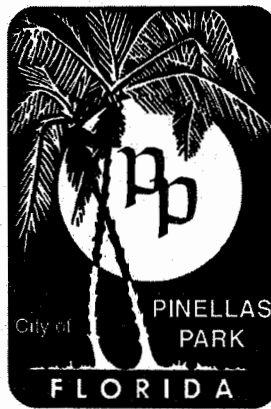
ATTEST:

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Diane M. Corna, MMC  
CITY CLERK

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

July 28, 2020

Mr. Nick Colonna  
Planning & Development Services Director  
City of Pinellas Park  
P. O. Box 1100  
Pinellas Park, Florida 33780-1100

**RE: City Document #20-149**  
**Vacation Resolution VAC0620-0009, WAMOMAAAN, INC.**

Dear Mr. Colonna:

Attached is a revised Resolution for the vacation of 69th Court North. I have spoken with the property owner's attorney, Denis Cohrs, and he has agreed with the revised language contained in the attached Resolution. I know that attorney Cohrs had also forwarded the proposed Resolution to counsel for Home Depot U.S.A., Inc., but I have not heard anything further from them. As far as I am concerned, this item is ready to be heard by City Council, and I would approve of the attached Resolution as to form and correctness.

Very truly yours,

Lauren C. Rubenstein  
Assistant City Attorney

cc: Doug Lewis, City Manager  
Diane M. Corna, MMC, City Clerk  
Patrick Murphy, Deputy City Manager  
Benjamin Ziskal, Community Development Administrator

LCR/dh

20-149.07282020.LNC.Vac Res VAC0620-0009 Wamomaan Inc



PRINTED ON RECYCLED PAPER



## I. APPLICATION DATA

- A. **Case Number:** PSP-0620-00009, VAC-0620-00009
- B. **Location:**
1. **Address:** 114<sup>th</sup> Ave N and 69<sup>th</sup> Ct N
  2. **Parcel Number:** 18-30-16-26522-000-0001, 0020, 0030, 0040, 0050, 0060, 0070, 0080, 0090, 0100, and 0110
- C. **Request:** Request for preliminary site plan approval for an 18,000 square foot rental operations facility with outdoor storage in the M-1 Zoning District adjacent to residential and to vacate platted ingress/egress and utility easements in the area of 69<sup>th</sup> Court and part of the Evergreen Subdivision, Plat Book 136, Pages 15 and 16.
- D. **Applicant:** Wamomaan Inc.
- E. **Agent:** Matt Femal, Kimley-Horn and Associates
- F. **Legal Ad Text:** Request for preliminary site plan approval for an 18,000 square foot rental operations facility with outdoor storage in the M-1 Zoning District adjacent to residential and to vacate platted ingress/egress and utility easements in the area of 69<sup>th</sup> Court and part of the Evergreen Subdivision. Plat Book 136, Pages 15 and 16.
- G. **Public Hearings:**  
Planning & Zoning Hearing Date: August 6, 2020  
Advertising Date: July 15, 2020  
  
City Council Hearing Date: August 13, 2020  
Advertising Date: July 29, 2020

## II. BACKGROUND INFORMATION

- A. **Site Area:** 285,643 square feet / 6.56 acres
- B. **Property History:**
1. **Land Use Plan or Zoning Amendments:** None.
  2. **Previous Permits and Development:** The proposed project and easement vacation are located within the Evergreen Subdivision plat. The plat was approved in 2009 and comprises 11 lots with easements to provide access and utilities to the lots. Ten of the lots will be combined for this project negating the need for the easements. The 11<sup>th</sup> lot was previously developed with frontage on 114<sup>th</sup> Ave N and is not a part of this development.
  3. **Previous Variances, Waivers:** None.
- C. **Existing Use:** Vacant.
- D. **Proposed Uses:** Equipment repair facility with outdoor storage.

**E. Current 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 proposing to operate a construction tool and equipment repair and distribution facility with outdoor storage where equipment will be kept when not in use. The subject property is zoned M-1, Light Industrial, where repair and distribution operations are a permitted use. Additionally, outdoor storage is a permitted use subject to buffering requirements.

Staff finds that the proposed use is consistent with the "M-1" Zoning District.

**F. Current 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 has components of a primary use and a secondary use in the IL Future Land Use category. The storage and distribution components are a primary use, while the repair component is a secondary service use. The applicant is proposing a FAR of less than 0.07 and an ISR of 0.66.

Staff finds that the proposed use and development is consistent with the IL Future Land Use category.

**G. Flood Zone:** The property is located in Flood Zone X-Shaded, which is a moderate-risk flood zone.

**H. Evacuation Zone:** A majority of 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. The western side of the site in the area of the existing ponds is in Evacuation Zone C.

**I. Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	RPUD/M-1	RU/IL	Single-family, The Parts House
<b>South</b>	M-1	IL	EcoPoxy, EMW Laser
<b>East</b>	M-1	IL	Florida Chemical Laboratories
<b>West</b>	M-1	IL	Garelick Manufacturing

**III. APPLICABLE CRITERIA / CONSIDERATIONS**

**A. Comprehensive Plan Policies:**

**1. Relevant Policies:**

*POLICY LU.1.2.2*

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

*POLICY LU.1.2.4*

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

*POLICY LU.1.3.1*

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

*POLICY LU.1.4.3*

*Avoid the vacation of public easements that affect the existing or future use of the public easement.*

*POLICY LU.1.16.1*

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

*POLICY LU.1.16.2*

*Prohibit industrial development that pollutes the environment and is not compatible with surrounding land use and zoning.*

*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.*

*POLICY T.1.4.1*

*Avoid the vacation of rights-of-way, alleys, or easements if they serve a purpose, provide principal or secondary access to a parcel.*

**2. Staff Analysis:**

The proposed rental equipment repair facility with outdoor storage is a light industrial use adjacent to existing residential development. The portion of the site adjacent to residential will feature landscaping, an eight foot tall concrete block wall, at least 30 feet of open space. The site is also laid out so that outdoor storage areas are as far away from the adjoining residential and are largely separated by the

building. The building itself is oriented so that office and enclosed storage areas are located closer to the adjoining residential and the work areas and bay doors are further away.

The portion of 69<sup>th</sup> Court N proposed to be vacated is dead-end street serving ten lots that will all be combined and developed as one as part of this project. As a result, the portion of 69<sup>th</sup> Court N to be vacated serves no future purpose.

Staff finds that the proposed site plan and vacation of 69<sup>th</sup> Court N are consistent with the City's adopted Comprehensive Plan and will not negatively affect the public.

## **B. Land Development Code Standards:**

### **1. Key Standards:**

#### **SECTION 18-1524.5. - ADDITIONAL REGULATIONS.**

- (A) *FENCES. See Section 18-1530.10, "Fences, Walls and Hedges" for fence regulations and setbacks.*
- (B) *LANDSCAPING AND BUFFERING. See Section 18-1533, "Landscaping Regulations."*
- (C) *DUMPSTER ENCLOSURES (See Section 18-1530.20, "Dumpsters"), AND ALSO SUPPLEMENTAL USE REGULATIONS (See Section 18-1530, "Accessory Use and Supplementary District Regulations").*
- (D) *OFF-STREET PARKING AND LOADING. See Section 18-1532, "Parking and Loading Regulations."*
- (E) *PERFORMANCE STANDARDS. All uses shall be controlled to prevent the emission of smoke, particulate matter, odor, gases, radiation, noise, vibration, or pollution of any kind. Industries shall comply with all applicable standards for air and water quality and noise regulations; in such cases where agency standards conflict, the most stringent standards will apply.*
- (F) *PRELIMINARY SITE PLAN APPROVAL REQUIREMENTS. In any case where an "M-1" lot abuts or functionally abuts a residential or mixed use zoning district, City Council shall review and approve a preliminary site plan pursuant to the procedures and requirements of Section 18-1540, "Preliminary Site Plan Requirements." Additionally, the petitioner shall submit a letter detailing the type of development proposed, the hours of operation, and the characteristics of operation of the development, including the amount and type of traffic (passenger cars and heavy trucks) anticipated. All preliminary site plans, final site plans, engineering permits and architectural plans shall demonstrate conformance with the locational design standards in Section 18-1524(F) or (G) as appropriate. Minor amendments to site plans that remain consistent with these Locational Design Standards may be approved by the City Manager or his designee.*
  - 1. *Locational Design Standards. The preliminary site plan, final site plan and building plans shall show conformance with the following locational design standards:*
    - (a) *General Standards:*
      - (1) *Performance standards shall be as set forth in Section 18-1524.5 (E) above;*
      - (2) *Illumination shall be in accordance with the standards of Section 18-1503.15; and*
      - (3) *Any outdoor storage areas shall be in accordance with standards of Section 18-1530.11.*
  - 2. *Abutting Residential or Mixed Use zoning districts:*
    - (a) *All noise generating mechanical equipment including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed fifty (50) feet from the residential property line and shall exhaust away from said property to minimize the industrially generated noise;*
    - (b) *Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;*
    - (c) *No loading area, loading dock, truck well, or truck parking or storage area shall be within twenty (20) feet of said property, nor oriented toward said property;*
    - (d) *No outdoor storage shall occur within twenty (20) feet of said property;*
    - (e) *No dumpster shall be within twenty (20) feet of said property; and*

- (f) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, "Landscaping Regulations", except that one (1) tree shall be planted for every thirty (30) feet, or fraction thereof, within the required buffer.

#### **Article 18. Vacations of Rights-of-Way and Easements**

##### **Sec. 18-1801. - VACATIONS OF RIGHTS-OF-WAY AND EASEMENTS.**

Except as provided for by Article 1, Subdivision Code of Chapter 18, Land Development Code, the process for vacating rights-of-way and easements shall follow rules established by this Article.

##### **Sec. 18-1801.1. - GENERAL PROCEDURES FOR VACATIONS OF RIGHTS-OF-WAY OR EASEMENTS.**

- (A) Request for vacation of rights-of-way or easements shall be submitted to the Zoning Division on an application form provided by the City, along with the required filing fee. The applicant shall provide notice, by certified mail/return receipt requested, to all owners of property abutting the right-of-way or easement to be vacated, notifying said abutting property owners that the applicant has applied for the vacation of a right-of-way or easement and enclosing a copy of the application. The applicant shall provide documentation to the City that he has complied with the notice requirements herein. If the applicant is the sole owner of all abutting property, such proof shall not be required. In the event the certified notice has been refused or not retrieved by an abutting property owner, the applicant shall provide documentation thereof and shall send the notice to the said property owner by U.S. Mail.
- (B) The applicant shall include with the application utility releases from the affected telephone, electrical, gas and cable utilities, as well as the Pinellas Park Water Management District. In addition the City may require utility releases from other agencies which have jurisdiction on the property to be vacated.
- (C) The City may notify affected City divisions and departments of the application for vacation and request recommendations. The various reviewing divisions and departments shall review the request for vacation and provide recommendations to the City. The various reviewing divisions and departments shall consider whether the right-of-way or easement is needed for existing or future public use. In the review of the application for a right-of-way, the City shall assess whether or not all or part of the right-of-way should be retained or converted to an easement. In reviewing the request for the vacation of an easement, the City shall assess whether or not all or part of the easement should be retained.

##### **Sec. 18-1801.3. - RIGHTS-OF-WAY.**

- (A) The City Staff shall prepare a Staff report either recommending approval, approval with modification or denial of the vacation request. The request for the vacation shall be considered by the Planning and Zoning Commission at a public hearing. The date, time and place of the public hearing and identification of the case shall be advertised in a newspaper of general circulation in the City. The City Staff shall present a proposed resolution to the City Council. Public hearings shall be held on the application and proposed resolution, together with a first and final reading of the proposed resolution.
- (B) At least fifteen (15) days prior to the public hearing before the Planning and Zoning Commission, City Staff shall provide notice by U.S. Mail to all abutting property owners of the application for vacation and the date, time and place of the hearing. For purposes of this Section, notification shall be deemed complete upon mailing. The City shall also place an advertisement in a newspaper of general circulation in the City and post a sign on the right-of-way to be vacated, which provides notice of the time and date of the public hearing and identifies the case. Failure to post a sign or notify all of the abutting property owners, as shown on the records of the Pinellas Property Appraiser's Office, shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings and shall not affect any action or proceeding on the application for vacation.
- (C) At least seven (7) days prior to public hearing before City Council, City Staff shall provide notice by U.S. Mail to all abutting property owners of the application for vacation and the date, time and place of the hearing thereon. For purposes of this Section notification shall be deemed complete upon mailing. The City shall also place an advertisement in a newspaper of general circulation in the City and post a sign on the right-of-way to be vacated, which provides notice of the time and date of the public hearing and which identifies the case. Failure to post a sign or notify all of



*the abutting property owners, as shown on the records of the Pinellas Property Appraiser's Office shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings and shall not affect any action or proceeding on the application for vacation.*

*(D) A vacation resolution, requiring a public hearing first and final reading, shall be presented to City Council for their action. City Council may take action on the Resolution upon conclusion of the first reading and public hearing.*

## **2. Staff Analysis:**

The proposed rental equipment repair facility with outdoor storage is in the M-1, Light Industrial Zoning District and is located adjacent to existing residential development. The residential area is along the west half of the northern property line of the subject site. The M-1 District has a specific set of requirements for development located adjacent to residential. The preliminary site plan must be reviewed and approved by the City Council. In regards to Section 18-1524.5(F)(2) the proposed site plan demonstrates the following:

- a. The building and associated mechanical equipment is located at least 108 feet south of the adjoining residential properties.
- b. Any overhead doors on the building are located on the eastern portion of the building and across from existing light industrial development to the north.
- c. No development other than the required wall and landscaping is proposed within 20 feet of the adjoining residential properties.
- d. The proposed outdoor storage is located primarily on the south and east sides of the building and well beyond the minimum of 20 feet from the residential properties.
- e. The dumpster will be 37 feet from the residential properties.
- f. Landscaping will comply with the code to include one tree for every 30 feet, a continuous hedge and an eight foot tall masonry wall along the adjacent residential properties.

The Land Development Code (LDC) does not include any criteria pertaining to the approval or denial for applications to vacate easements. The LDC does, however, include the above referenced Sections that detail the process by which such vacations may be applied for and processed, including notification and public hearings.

Staff finds the proposed preliminary site plan and vacation are consistent with the requirements of the Land Development Code.

## **C. Essential Services Review:**

The requested vacation and preliminary site plan have been reviewed by all relevant departments/divisions. No comments were provided. Separately of these approvals, new easements will be required to provide a turnaround area for 69<sup>th</sup> Court N prior to entering the gated portion of the site.

# **IV. SUMMARY**

## **A. Findings:**

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

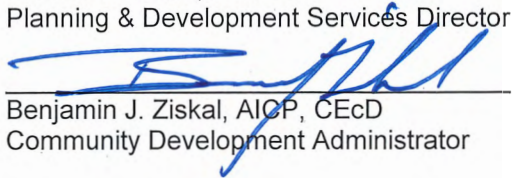
1. The subject property is zoned "M-1" Light Industrial and is adjacent to residentially zone property to the northwest requiring preliminary site plan approval;
2. The site will be buffered from abutting residential per code requirements;
3. The requested map amendments are consistent with the Goals, 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 PSP-0620-00009 and VAC-0620-00009.



Nick A. Colonna, AICP  
Planning & Development Services Director



Benjamin J. Ziskal, AICP, CEcD  
Community Development Administrator

7-22-2020

Date

7/23/2020

Date

## V. ACTION

### PLANNING AND ZONING COMMISSION – MOVE TO:

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

... of a request for preliminary site plan approval for an 18,000 square foot rental operations facility with outdoor storage in the M-1 Zoning District adjacent to residential and to vacate platted ingress/egress and utility easements in the area of 69<sup>th</sup> Court and part of the Evergreen Subdivision, Plat Book 136, Pages 15 and 16.

## 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



## Vacation of Easements/R.O.W. Application

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

### OFFICE USE ONLY

CASE # V **VAC0620-0009**

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

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

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

Receipt Number: \_\_\_\_\_

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

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

Utility releases: \_\_\_\_\_

Required Public Meetings:

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

### REQUEST AND PROPERTY INFORMATION

General Location of property or address:

69th Court and 114th Avenue

#### Reason for Vacation Request:

The proposed development is within an area previously dedicated as an ingress/egress and utility easement for a 60' wide private road (69th Court) running through the property. Applicant is requesting vacation of a portion of the existing easement. A portion of the easement is to remain to provide access to the property. Applicant will dedicate a new access easement to create a hammerhead turn around at the end of the portion of 69th Court that is to remain. Applicant is requesting the following language be added:

The City of Pinellas Park approves the vacation of 69th Court ingress/egress and utility easement ("Approvals") and such Approval shall continue for two (2) years from the date hereof; however, such Approvals shall not become effective until the closing of the purchase of the property by Home Depot, Inc. (the "Closing") is completed. If the Closing is not completed within three (3) months, then the condition is not met and the Approval shall terminate and be rescinded without further action by the City of Pinellas Park. If the Closing is completed within three (3) months, then the vacation of the 69th Court ingress/egress and utility easement shall become effective and proceed without further action by the City of Pinellas Park.

Parcel Number(s):

18-30-16-26522-000-0001

Exact legal description of the property to be vacated must be submitted. Please contact a registered surveyor for legal description and survey.

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

(attach if lengthy):

See attached easement vacation legal description and sketch.

### OWNER/APPLICANT INFORMATION

Property Owner: WAMOMAAAN, INC.	Phone:
Mailing Address (include city, state, zip code): 50 Coe Rd, Unit 328, Belleair, FL 33756	Attn:
Email Address:	
Authorized Agent Name: Matthew R. Femal, P.E. - Kimley-Horn and Associates, Inc.	Relationship to Owner: Project EOR
Email Address: matt.femal@kimley-horn.com	Phone: (813) 620-1460
Authorized Agent Address (include city, state, zip code): 655 N Franklin Street, Suite 150, Tampa, FL 33602	

**\*\*Provide utility releases prior to submitting application. \*\***

# AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

WAMOMAN, INC.

being first duly sworn, depose(s) and say(s):

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:

69th Court and 114th Avenue

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

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Evergreen Subdivision, according to the map or plat thereof as recorded  
in Plat Book 136, Pages 15 and 16, Public Records of Pinellas County, Florida. Containing 285,643 square feet  
or 6.56 acres, more or less.

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida (NATURE OF REQUEST):  
Proposed Home Depot Rental Operations Facility (ROF) including easement vacation.

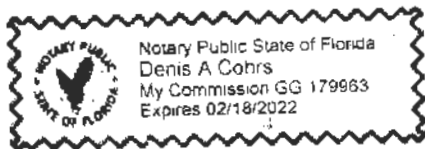
3. That the undersigned (has/have) appointed and (does/do) appoint Kimley-Horn and Associates, Inc. as their agent(s) to execute any petitions or other documents necessary to effect such application.

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



(SEAL ABOVE)

The foregoing instrument was acknowledged before me this June 1, 2020

by Rudolph Swoboda, President (Date)  
(Name of person acknowledging and title of position)

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

as identification and who did (did not) take an oath.

  
Notary Public, Commission  
No. \_\_\_\_\_

\_\_\_\_\_  
(Name of Notary typed, printed or stamped)

**LEGAL DESCRIPTION and SKETCH**  
THIS IS NOT A SURVEY

**LEGAL DESCRIPTION**

A PORTION 69TH COURT, A PLATTED INGRESS / EGRESS AND UTILITY EASEMENT AS SHOWN ON EVERGREEN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 15 AND 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

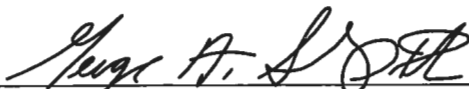
COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, EVERGREEN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 15 AND 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN N00°04'42"E ALONG THE WEST BOUNDARY OF 69TH COURT OF SAID PLAT, A DISTANCE OF 80.24 FEET; THENCE CONTINUE ALONG 69TH COURT ON A CURVE TO THE RIGHT WITH AN ARC OF 251.53 FEET, A RADIUS OF 160.00 FEET, CHORD BEARING N45°06'20"E A DISTANCE OF 226.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE BOUNDARY OF 69TH COURT FOR THE FOLLOWING COURSES; (1) RUN S89°51'29"E, A DISTANCE OF 336.06 FEET; (2) THENCE RUN N00°03'37"E, A DISTANCE OF 70.00 FEET; (3) THENCE RUN S89°51'30"E, A DISTANCE OF 40.00 FEET; (4) THENCE RUN S00°03'37"W, A DISTANCE OF 200.00 FEET; (5) THENCE RUN N89°51'30"W, A DISTANCE OF 40.00 FEET; (6) THENCE RUN N00°03'37"E, A DISTANCE OF 70.00 FEET; (7) THENCE RUN N89°51'29"W, A DISTANCE OF 336.21 FEET; THENCE DEPARTING FROM THE BOUNDARY OF 69TH COURT, RUN N00°12'25"E, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

**PREPARED FOR**

HOME DEPOT U.S.A., INC.

**SHEET 1 OF 3**

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.



GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 180044C	DATE SURVEYED: 1-29-2020
DRAWING FILE: 180044C.DWG	DATE DRAWN: 2-19-2020
LAST REVISION: N/A	X REFERENCE: 180044B



**GEORGE A. SHIMP II  
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE D

PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

M.A.  
LB 1834

SECTION . . . 18 . . . , TOWNSHIP . . . 30 . . . SOUTH, RANGE . . . 16 . . . EAST, . . . . . PINELLAS . . . . . COUNTY, FLORIDA

## LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

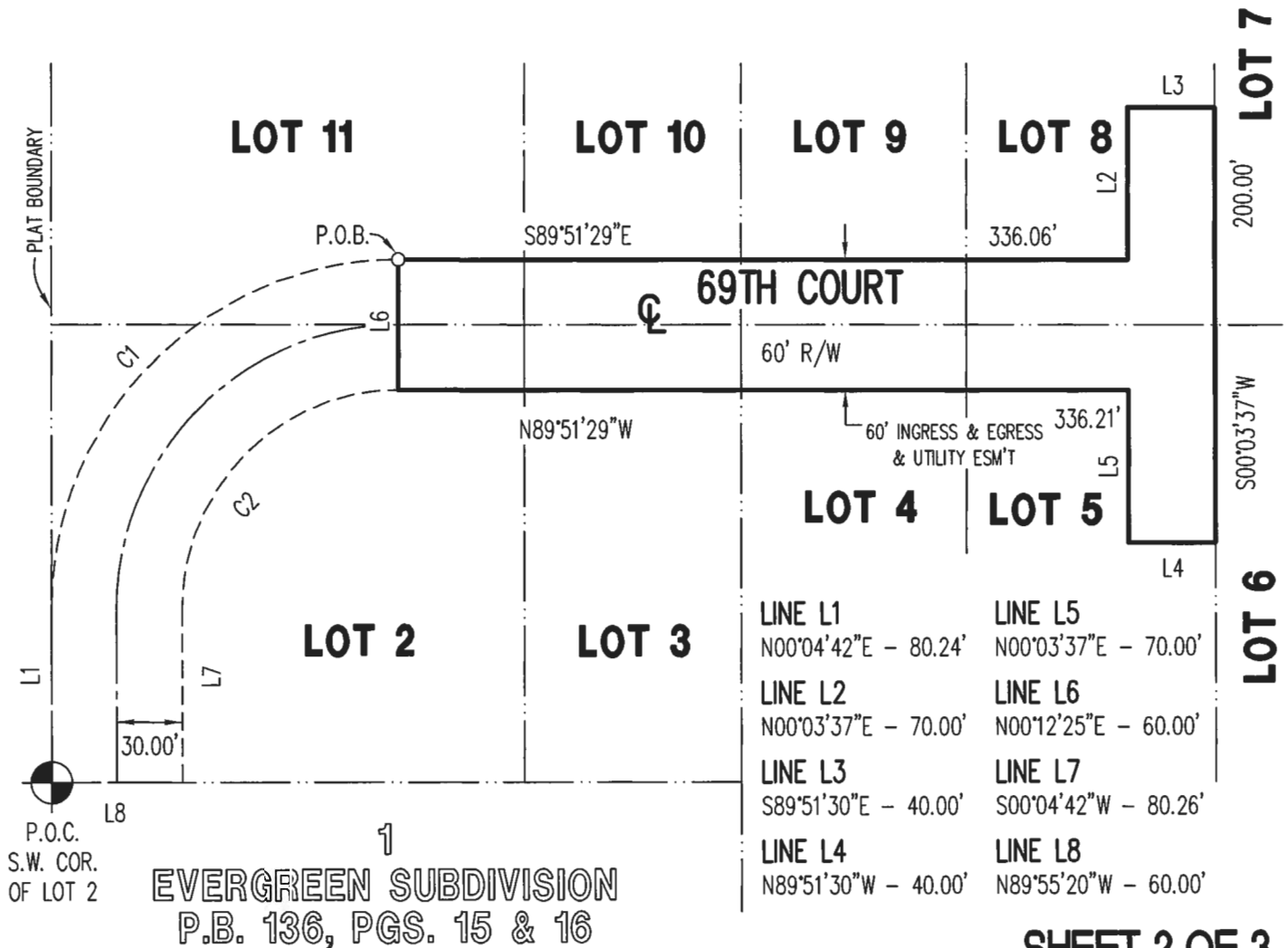
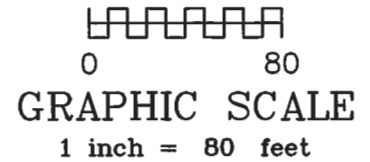


### CURVE C1

RADIUS = 160.00'  
ARC = 251.53'  
CHORD = 226.42'  
CHD. BRG. = N45°06'20"E

### CURVE C2

RADIUS = 100.00'  
ARC = 157.19'  
CHORD = 141.50'  
CHD. BRG. = S45°06'37"W



SHEET 2 OF 3

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 180044C

DATE SURVEYED: 1-29-2020

DRAWING FILE: 180044C.DWG

DATE DRAWN: 2-19-2020

LAST REVISION: N/A

X REFERENCE: 180044B



M.A.  
LB 1834

**GEORGE A. SHIMP II  
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE D

PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

# LEGAL DESCRIPTION and SKETCH

## THIS IS NOT A SURVEY

### ABBREVIATIONS

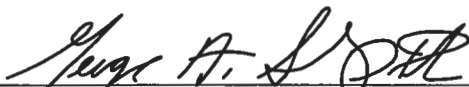
A = ARC LENGTH	FPP = FOUND PINCHED PIPE	PROP = PROPERTY
A/C = AIR CONDITIONER	FRM = FRAME	PSM = PROFESSIONAL SURVEYOR & MAPPER
AF = ALUMINUM FENCE	FZL = FLOOD ZONE LINE	PT = POINT OF TANGENCY
ALUM = ALUMINUM	GAR = GARAGE	PVM'T = PAVEMENT
ASPH = ASPHALT	G/E = GLASS ENCLOSURE	RAD = RADIUS
BFE = BASE FLOOD ELEVATION	HWF = HOG WIRE FENCE	R = RECORD
BLDG = BUILDING	HWL = HIGH WATER LINE	REF = REFERENCE
BLK = BLOCK	INV = INVERT	RES = RESIDENCE
BM = BENCH MARK	LB = LAND SURVEYING BUSINESS	RL = RADIAL LINE
BNDY = BOUNDARY	LFE = LOWEST FLOOR ELEV	RLS = REGISTERED LAND SURVEYOR
BRG = BEARING	LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER	RND = ROUND
BWF = BARBED WIRE FENCE	LS = LAND SURVEYOR	RNG = RANGE
C = CALCULATED	M = MEASURED	RRS = RAIL ROAD SPIKE
CB = CHORD BEARING	MAS = MASONRY	R/W = RIGHT-OF-WAY
CBS = CONCRETE BLOCK STRUCTURE	MES = MITERED END SECTION	SCM = SET CONCRETE MONUMENT
CHD = CHORD	MH = MANHOLE	S/E = SCREENED ENCLOSURE
CL = CENTERLINE	MHWL = MEAN HIGH WATER LINE	SEC = SECTION
CLF = CHAIN LINK FENCE	MSL = MEAN SEA LEVEL	SET N&D = SET NAIL AND DISK RLS# 2512
CLOS = CLOSURE	N&B = NAIL AND BOTTLE CAP	SIR = SET 1/2" IRON ROD RLS# 2512
COL = COLUMN	N&D = NAIL AND DISK	SQ = SQUARE
CONC = CONCRETE	N&T = NAIL AND TAB	SRF = SPLIT RAIL FENCE
CR = COUNTY ROAD	NGVD = NATIONAL GEODETIC VERTICAL DATUM	SR = STATE ROAD
C/S = CONCRETE SLAB	NO = NUMBER	STY = STORY
COR = CORNER	O/A = OVERALL	SUB = SUBDIVISION
COV = COVERED AREA	OHW = OVERHEAD WIRE(S)	S/W = SIDEWALK
D = DEED	OR = OFFICIAL RECORDS	TB = "T" BAR
DOT = DEPARTMENT OF TRANSPORTATION	O/S = OFFSET	TBM = TEMPORARY BENCH MARK
DRNG = DRAINAGE	P = PLAT	TC = TOP OF CURB
D/W = DRIVEWAY	PB = PLAT BOOK	TOB = TOP OF BANK
EL OR ELEV = ELEVATION	PC = POINT OF CURVE	TOS = TOE OF SLOPE
EOP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVE	TRANS = TRANSFORMER
EOW = EDGE OF WATER	PCP = PERMANENT CONTROL POINT	TWP = TOWNSHIP
ESM'T = EASEMENT	PG = PAGE	TYP = TYPICAL
FCM = FOUND CONCRETE MONUMENT	PK = PARKER KALON	UG = UNDERGROUND
FES = FLARED END SECTION	PL = PROPERTY LINE	UTIL = UTILITY
FIP = FOUND IRON PIPE	POB = POINT OF BEGINNING	WD = WOOD
FIR = FOUND IRON ROD	POC = POINT OF COMMENCEMENT	WF = WOOD FENCE
FL = FLOW LINE	POL = POINT ON LINE	WIF = WROUGHT IRON FENCE
FLD = FIELD	PP = POWER POLE	WIT = WITNESS
FND = FOUND	PRC = POINT OF REVERSE CURVATURE	WRF = WIRE FENCE
FOP = FOUND OPEN PIPE	PRM = PERMANENT REFERENCE MONUMENT	WV = WATER VALVE
FPC = FLORIDA POWER CORP.		

\*\*\* ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

\*\*\* OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

## SHEET 3 OF 3

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.



GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 180044C

DATE SURVEYED: 1-29-2020

DRAWING FILE: 180044C.DWG

DATE DRAWN: 2-19-2020

LAST REVISION: N/A

X REFERENCE: 180044B



M.A.  
LB 1834

**GEORGE A. SHIMP II  
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS  
3301 DeSOTO BOULEVARD, SUITE D  
PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256



2401 25<sup>th</sup> Street North (SP-15)  
St. Petersburg, FL 33713  
Chris.Pickens@duke-energy.com  
o: 727.893-9342

March 9, 2020

Matthew R. Femal, P.E.  
Kimley-Horn and Associates, Inc.  
655 N Franklin Street, Suite 150  
Tampa, FL 33602

**RE: *Approval of a partial vacation of a portion of the 69th Court (private road)  
Ingress/Egress/Utility Easement  
Section 18, Township 30 South, Range 16 East, Pinellas County, Florida  
Address: 69th Ct, Pinellas Park  
Parcel ID No.: 18-30-16-26522-000-0001; 18-30-16-26522-000-0020;  
18-30-16-26522-000-0110***

Matthew,

Please be advised that **DUKE ENERGY FLORIDA, LLC., d/b/a DUKE ENERGY** *Distribution Department* and *Transmission Department* have “**NO OBJECTIONS**” to the Approval of a portion of the 69th Court (private road) Ingress/Egress/Utility Easement, as shown on LEGAL DESCRIPTION AND SKETCH dated 2/19/2020, by George A. Shimp II and Associates, Incorporated, and attached hereto as Exhibit “A”, and as shown on LEGAL DESCRIPTION AND SKETCH dated 2/19/2020, by George A. Shimp II and Associates, Incorporated, and attached hereto as Exhibit “B”.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

*Chris Pickens*

Chris Pickens  
Research Specialist-Land Services  
Duke Energy Florida





Frontier Communications  
3712 W Walnut St.  
Tampa, FL USA 33607  
Office: (727) 462-1760  
Fax: (727) 562-1175  
Mobile: (941) 266-9218  
Email: [stephen.waidley@ftr.com](mailto:stephen.waidley@ftr.com)

3/2/2020

Attn: David Lerom  
Kimley-Horn  
655 N Franklin St, Suite 150  
Tampa, FL 33602  
[david.lerom@kimley-horn.com](mailto:david.lerom@kimley-horn.com)

RE: Vacation of Right-of-Way – 7003 114<sup>th</sup> Ave (69<sup>th</sup> Ct ROW)

Dear Mr. Lerom,

☐ Our records do not indicate that there are Frontier Communications facilities in the area of the Plat request as per the attachment provided.

☒ Frontier Communications has no objection to the above referenced request as per the attachment.

☐ Frontier Communications has facilities within the proposed vacate area. A recordable non-exclusive Easement in favor of Frontier will be required for Frontier Communications facilities to remain in the proposed vacated R.O.W.

☐ Frontier Communications has facilities in the area, which may be in conflict with your proposed construction plans. Please contact Sunshine 811 by dialing 811, 2 full business days prior to the start of your work to have these facilities located for you. Please take all necessary precautions to protect and avoid damage of these facilities during your construction.

☐ Frontier Communications has facilities in the area, which may be in conflict with your proposed construction plans. Please send a set of construction plans and references to the Frontier Communications Engineering Department in regards to the above project.

☐ Frontier Communications has facilities in the area of your proposed construction. Prepayment is required to markup a set of construction plans in order to confirm and accurately depict Frontier Communications facilities. There will also be a reimbursement of all costs required for relocation/adjustments of Frontier Communications facilities needed to accommodate the proposed construction project.

Please call me if you have any questions or need any additional information at (941) 266-9218.

Sincerely,

A handwritten signature in blue ink that reads "Stephen Waidley". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Stephen Waidley  
Frontier Communications  
Regional Rights of Way & Municipal Affairs Manager

**BOARD OF COUNTY  
COMMISSIONERS**

Jay J. Beyrouti

Dave Eggers

Pat Gerard

Charlie Justice

Janet C. Long

Karen Williams Seel

Kenneth T. Welch



March 3, 2020

Matthew R Femal, P.E.  
Kimley-Horn and Associates, Inc.  
655 N Franklin St. Suite 150  
Tampa, FL 33602  
(813) 620-1460

RE: Petition to Release:

Partial Easement: Located on 69<sup>th</sup> Court / Ingress / Egress / Utility Easement  
PID:18-30-16-26522-000-0001

Matthew,

Pinellas County Utilities has "No Objection" with the Easement petition to release. PCU does not have any utilities located within the request.

If you have any questions, please do not hesitate to contact me at (727) 464-8418.

Sincerely,

Raymond S Letts  
Engineering Specialist II  
Pinellas County Utilities

S:\Shared\Engineering\DRS\Easement Reviews\2020\69th Court Pinellas Park No Objection  
20200303.docx

Pinellas County Utilities  
14 S. Fort Harrison Ave.  
Clearwater, FL 33756  
Phone: (727) 464-4000  
Fax: (727) 464-3717  
[www.pinellascounty.org](http://www.pinellascounty.org)

**From:** Randy Roberts <randy@ppwmd.com>  
**Sent:** Tuesday, March 3, 2020 2:06 PM  
**To:** Lerom, David  
**Subject:** RE: 7003 114th Avenue - Easement Vacation

**Categories:** External

Mr. Lerom,

This property is outside the Pinellas Park Water Management District's jurisdiction; please let me know if you need any additional comments.

Regards,

Randal A. Roberts  
Exec. Director  
Pinellas Park Water Mgmt. District  
6460 35th St. N  
Pinellas Park, FL 33781-6221  
Tel: (727) 528-8022  
Fax: (727) 528-9444

---

**From:** Lerom, David <[David.Lerom@kimley-horn.com](mailto:David.Lerom@kimley-horn.com)>  
**Sent:** Monday, March 2, 2020 12:44 PM  
**To:** Randy Roberts <[randy@ppwmd.com](mailto:randy@ppwmd.com)>  
**Subject:** 7003 114th Avenue - Easement Vacation

Good afternoon Randy,

Attached please find a notice of easement vacation for the Ingress/Egress/Utility easement located on the property addressed 7003 114<sup>th</sup> Avenue in Pinellas Park, FL. The city requires a signed release in order to begin the easement vacation process. Can you please review and return a signed release if you have no objection to the easement vacation.

Thank you,

**David Lerom | Analyst**  
**Kimley-Horn** | 655 North Franklin Street, Suite 150, Tampa, FL 33602  
Direct: 813 635 5582 | Mobile: 813 957 3312 | [www.kimley-horn.com](http://www.kimley-horn.com)  
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Celebrating 10 years as one of FORTUNE's 100 Best Companies to Work For



March 19,2020

RE: vacation a portion of 69<sup>th</sup> court in Pine brook Estates phase 2 unit 6

XXX Bright House Networks has no objections.

\_\_\_\_\_ Bright House Networks has no objections provided easements for our facilities are Retained / granted

\_\_\_\_\_Bright House has no objections provided applicant bears the expense for relocation of any Bright House facilities to maintain service to customers affected by the proposed Vacate.

\_\_\_\_\_ In order to properly evaluate this request, Bright House will need detailed plans of facilities proposed for subject areas.

\_\_\_\_\_ Bright House has facilities within this area, which may conflict with subject project Please call 811 for locating. **SEE NOTES**

\_\_\_\_\_ Bright House requires 30 days written notice prior to construction start date to relocate their facilities.

**NOTES:**

Sincerely,  
Ted Bingham  
Bright House Networks  
Field Engineer  
Pinellas County  
727-329-2847



March 2, 2020

Matthew R Femal,  
Kimley-Horn and Associates, Inc  
655 N Franklin Street, Suite 150  
Tampa, FL 33602

**RE: 7003 114<sup>TH</sup> Ave N**

**Matthew,**  
**TECO/Peoples Gas has no facilities in the area around 7003 114<sup>TH</sup> Ave N. We have**  
**no objection to the vacation of the easement.**  
**Thanks**

If you need any additional information or need further assistance, I can be contacted at  
(727) 423-7124 or (727) 826- 3258.

Thank you,

A handwritten signature in blue ink, appearing to read "Ray Zwissler". The signature is stylized with a large "R" and "Z".

Ray Zwissler  
Construction Coordinator

**From:** Davis, Oterio <odavis2@wm.com>  
**Sent:** Monday, March 9, 2020 7:24 AM  
**To:** Lerom, David  
**Subject:** RE: 7003 114th Avenue - Easement Vacation

**Categories:** External

Waste Management has no objection to the applicant's request for the vacation of easement. Our services are not impacted at this location.

---

**From:** Lerom, David <[David.Lerom@kimley-horn.com](mailto:David.Lerom@kimley-horn.com)>  
**Sent:** Monday, March 2, 2020 12:49 PM  
**To:** Davis, Oterio <[odavis2@wm.com](mailto:odavis2@wm.com)>  
**Subject:** [EXTERNAL] 7003 114th Avenue - Easement Vacation

Good afternoon Oterio,

Attached please find a notice of easement vacation for the Ingress/Egress/Utility easement located on the property addressed 7003 114<sup>th</sup> Avenue in Pinellas Park, FL. The city requires a signed utility company release in order to begin the easement vacation process. Can you please review and return a signed utility release if you have no objection to the easement vacation.

Thank you,

**David Lerom | Analyst**

**Kimley-Horn** | 655 North Franklin Street, Suite 150, Tampa, FL 33602

Direct: 813 635 5582 | Mobile: 813 957 3312 | [www.kimley-horn.com](http://www.kimley-horn.com)

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

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**Recycling is a good thing. Please recycle any printed emails.**



March 17, 2020

David Lermo / Analyst  
Kimley-Horn  
655 North Franklin St.  
Suite 150, Tampa, FL 33602

Attn: David Lermo

Re: 7003 114<sup>th</sup> Ave.

Thank you for contacting Wide Open West (WOW!) with the subject request.

XXX WOW! has 'NO OBJECTION'

N/A In order to properly evaluate this request, WOW! will need detailed plans of facilities proposed for the subject area.

N/A WOW! maintains facilities within this area that conflict with the subject request. WOW! has no objections provided easements for our facilities are granted or applicant bears the entire expense for relocation of associated WOW! services.

N/A WOW! Does have Active Buried facilities within the project limits. To avoid conflicts, please call Sunshine State One Call of Fla. Inc. (811) for utility locates prior to construction.

Please refer any further questions and/or correspondence to:

WOW!  
Dave Hamlin  
Construction Project Coordinator  
3001 Gandy Blvd. N.  
Pinellas Park, FL 33782

Sincerely,

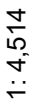
David E. Hamlin Jr.  
Construction Project Coordinator  
WOW!  
(727) 239-0156 Office  
(878) 409-8721 Cell

3001 Gandy Blvd N - Pinellas Park, FL 33782



### Legend

- ## Centerlines



Feet

188.08	
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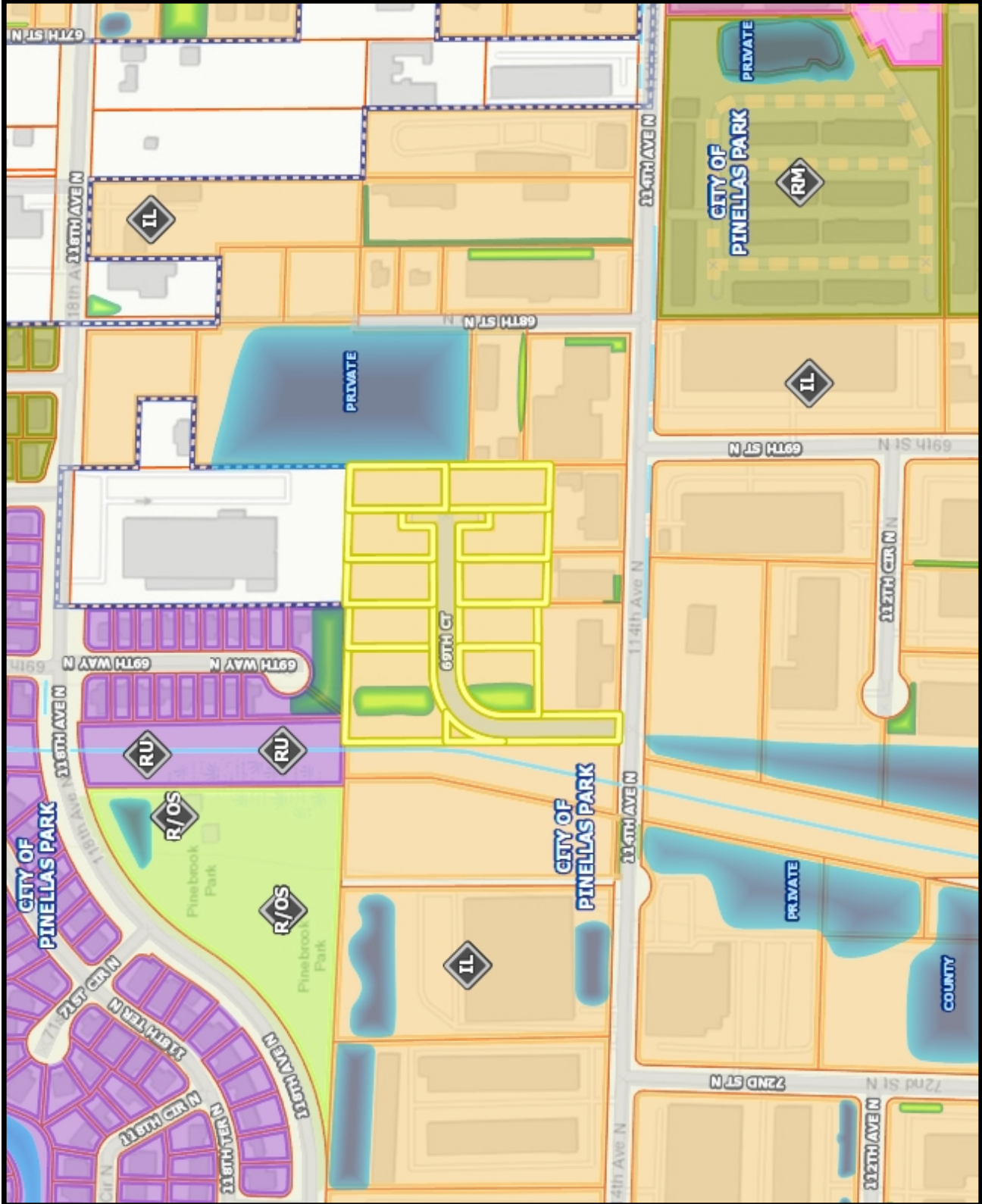
C

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere





Future Land Use Map



Legend

- Centerlines
- Private Roads
- Channels
  - Channel
  - Ditch
- Waterbodies
  - DRY
  - WET
- Pinellas Park
- Rights of Way
- Land Use Borders
  - Commercial General - CG
  - Commercial General (Residential Medium) - CG(R)
  - Commercial Neighborhood - CN
  - Community Redevelopment District - CRD
  - Industrial General - IG
  - Industrial Limited - IL
  - Institutional - INS
  - Preservation - P
  - Residential/Office/Retail - R/O/R
  - Residential/Office General - R/O/G
  - Residential/Open Space - R/O/S
  - Residential Low - RL
  - Residential Low Medium - RLM
  - Residential Medium - RM
  - Residential Suburban - RS
  - Residential Urban - RU
  - Residential Urban (Commercial General) - RU(CG)
  - Residential Urban (Residential Low) - RU(RL)
  - Transportation/Utility - T/U
- Land Use Fill
  - Commercial General - CG
  - Commercial General (Residential Medium) - CG(R)
  - Commercial Neighborhood - CN
  - Commercial Recreation - CR
  - Community Redevelopment District - CRD
  - Industrial General - IG
  - Industrial Limited - IL
  - Institutional - INS
  - Preservation - P

Notes:



1: 4,514

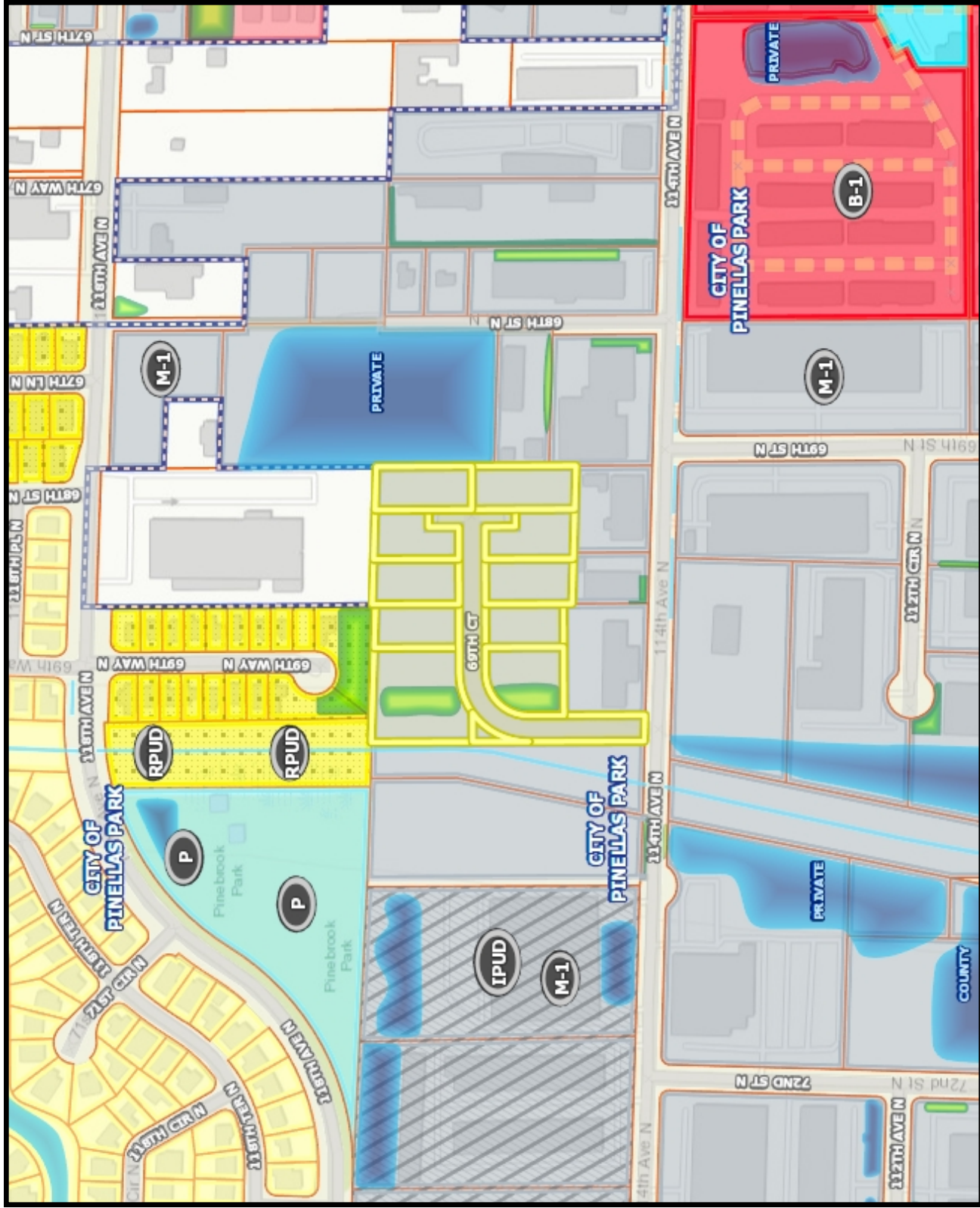
376.2 0 188.08 376.2 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

# Zoning Map

## Legend

- Centerlines
- Private Roads
- Channels
  - Channel
  - Ditch
- Waterbodies
  - DRY
  - WET
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way
- Zoning Borders
  - General Commercial - B-1
  - Heavy Commercial - CH
  - Commercial Neighborhood - CN
  - Commercial Planned Unit Development - CPUD
  - 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 - RPUD
  - Rural Residential - RR
  - Mobile Home Subdivision - T-1
  - Mobile Home Park - T-2
  - Town Center - TC



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet

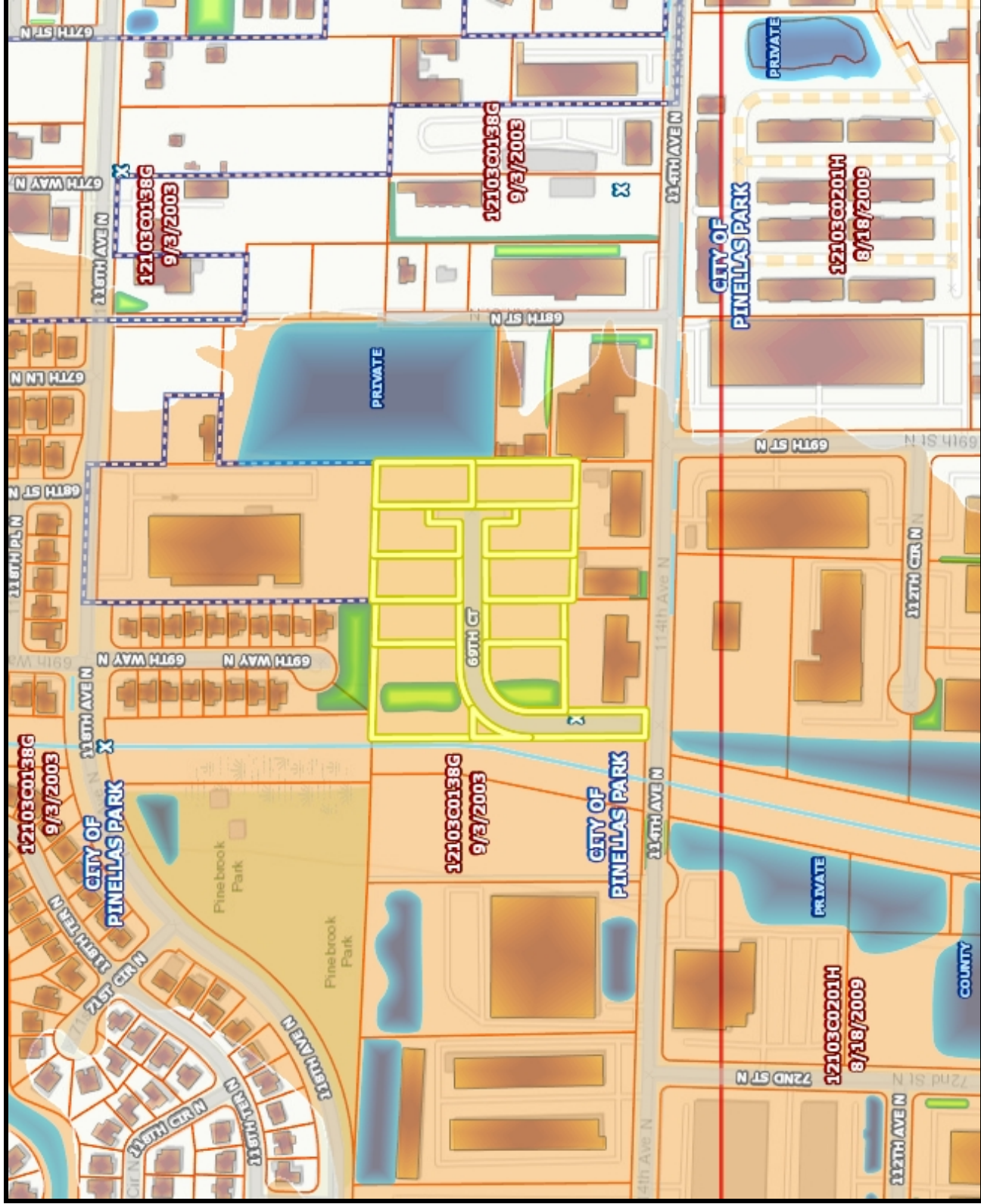




# FIRM

## Legend

- 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, AH, VE)
- 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)
- Floodway (AE)
- Parcel Lines



Notes:

1: 4,514

376.2 0 188.08 376.2 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere







View of 69<sup>th</sup> Ct from 114<sup>th</sup> Ave



View of 69<sup>th</sup> Ct looking west along lots 2-11





View of existing T-turn looking north



View of existing T-turn looking south





View of 69<sup>th</sup> Ct looking east along lots 2-11



View of southern retention area