



I. APPLICATION DATA

- A. **Case Number:** PSP-0920-00012 and VAR-0920-00040
- B. **Location:** Parcel # 22-30-16-30374-000-0207
- C. **Request:** Preliminary Site Plan approval for M-1 zoned property which functionally abuts a residentially zoned property. Parking variance to reduce the required parking from 133 spaces to 116 spaces.
- D. **Applicant:** Scott Gilner with Kimley Horn and Associates, Inc.
- E. **Agent:** Kimley Horn and Associates, Inc.
- F. **Legal Ad Text:** Preliminary Site Plan approval for M-1 zoned property and a parking variance to reduce the required parking.
- G. **Public Hearings:**
City Council Hearing Date: October 8, 2020
Advertising Date: September 23, 2020

I. BACKGROUND INFORMATION

- A. **Site Area:** 12.45 acres (542,283 square feet)
- B. **Property History:** The property was platted in 1987 as part of the Gateway Centre Business Park Plat (Book 97, pages 1-13).
- C. **Existing Use:** Vacant Industrial
- D. **Proposed Use:** Industrial Warehouse
- E. **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); 1 Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.

Locational Characteristics - This category is generally appropriate to locations with sufficient size to encourage an industrial park arrangement, as well as integrated industrial/mixed use projects, with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses; and serviced by the arterial and thoroughfare highway network, as well as mass transit.

Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 178 trips per day per acre. Traffic impacts for industrial/mixed use projects shall be determined based on the composition and density/intensity of the specific project.

Density/Intensity Standards – Shall include the following:

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.

Other Standards – Shall include the following:

Industrial Uses Adjacent to Residential Categories – An appropriate buffer, as determined by the City except for an industrial/mixed use project requiring the submission of a master plan as outlined below, shall be provided in and between the Industrial Limited category and an adjoining Residential classification.

Acreage Limitations for Non-Industrial Secondary Uses that Are Not Part of a Master Development Plan – Institutional; Transportation/Utility; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Agricultural Uses – shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses, consistent with the Countywide Plan Rules.

3. Staff Analysis:

The proposed warehouse use is considered a primary use in the IL land use designation and meets the purpose and intent of the designation. Additionally, the proposed development meets the locational characteristics and does not exceed the allowable FAR or lot coverage requirements.

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

1. Zoning District Purpose / Intent:

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

Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Industrial Limited (IL) or Community Redevelopment District (CRD) Land Use Plan Map Categories.

2. Staff Analysis:

The proposed warehouse is a permitted use within the "M-1" zoning district and meets the purpose and intent of the district. Additionally, the current "M-1" zoning is consistent with the future land use of IL.

Per Sec. 18-1524.4 of the Land Development Code, 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."

G. Flood Zone: The property is located in FEMA Flood Zones X and AE. Zone X includes areas of minimal flood hazard, and is determined to have less than a 0.2 percent chance of flooding each year. Zone AE includes areas subject to a one percent or greater annual chance of flooding in any given year.

H. Evacuation Zone: This property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

I. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	"M-1" Light Industrial	Industrial Limited (IL)	Cintas Uniform Services
South	"M-1" Light Industrial	Industrial Limited (IL)	Polypack LTD Partnership
East	"M-1" Light Industrial	Industrial Limited (IL)	Fedex Ship Center / Florida National Guard
West	"RPUD" Residential Planned Unit Development	Residential Urban (RU)	The Mainlands (Residential)

II. 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.1.16.1

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.

2. Staff Analysis:

The subject property is located adjacent to residential to the west and industrial to the north, east, and south. The proposed development meets the City's minimum buffer requirements along the west property line, which functionally abuts the Mainlands subdivision. Additional buffering from the residential neighborhood is provided with a 30 foot right-of-way easement to the west, in addition to the lake located on Mainlands' property between the right-of-way easement and residential homes.

The proposed warehouse is compatible with the adjacent properties to the north, east, and south, all of which have M-1 zoning and light industrial uses (see page 3, Vicinity Characteristics). Staff finds the proposed warehouse will create growth opportunities for the City and is not likely to adversely affect neighboring properties.

B. Land Development Code Standards:

1. Key Standards:

Sec. 18-1524.1. - STATEMENT OF INTENT.

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

Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Industrial Limited (IL) or Community Redevelopment District (CRD) Land Use Plan Map Categories.

Sec. 18-1524.2. - LAND USE AND DENSITY/INTENSITY REGULATIONS.

(A) For lots located within the Industrial Limited (IL) Land Use Plan Map category, public/semi-public, commercial recreation, commercial/business services, temporary lodging, transportation/utility and agricultural uses shall not exceed maximum area of five (5) gross acres. Retail commercial, personal service, office support and transfer/recycling uses shall not exceed a maximum of three (3) gross acres. Any such use, alone or when added to existing abutting or functionally abutting like uses in the same category, shall require a Land Use Plan Map amendment which shall include such use and all contiguous like uses. Secondary residential uses are only permitted pursuant to the requirements set forth in (C) below.

(B) A planned industrial/mixed use project that exceeds fifty (50) gross acres in area may include secondary public/semi-public, retail commercial, personal/business service, commercial recreation, and Temporary Lodging uses subject to the following:

- 1. Secondary nonresidential uses, alone or in combination, shall not comprise more than twenty five (25) percent of the area of the project which shall be governed by a MUPUD master development plan. (see Sec. 18-1529.11) Where the property included in the master development plan is adjacent to or within five hundred (500) feet of another municipal or unincorporated county jurisdiction, the master development plan shall be submitted to that adjoining jurisdiction for review and comment.*
- 2. The secondary non-industrial uses shall be integral to, oriented within, and function as part of, the mixed use project as distinct from freestanding unrelated out-parcel type uses.*

(C) An industrial/mixed use project which comprises not less than one hundred (100) gross acres under common control through a DRI development order or MUPUD master conceptual plan may include secondary residential uses subject to the following:

- 1. Such residential component shall not:*
 - (a) Comprise more than twenty-five (25) percent of the area of the DRI or MUPUD master conceptual plan within the jurisdiction of the City of Pinellas Park.*
 - (b) Be located within the Coastal High Hazard Area.*
 - (c) Be located within the sixty-five (65) decibel Day-Night Sound Level area as identified on the St. Petersburg-Clearwater International Airport Noise Contours map, April 1996 by Greiner, Inc. and as adopted by Pinellas County in Ordinance Number 97-58.*
 - (d) Be permitted to transfer density to other Land Use Plan Map categories outside of the approved master development plan area.*
 - (e) Be permitted to use density averaging outside the master development plan area.*
- 2. The secondary residential use that is part of a planned industrial/mixed use project shall be subject to a MUPUD master development plan and DRI development order providing unified control of the entire project.*
- 3. The master development plan required for industrial/mixed use projects that includes residential use shall, upon Planning and Zoning Commission review and preliminary approval by City Council, be submitted to the Pinellas Planning Council (PPC) for review and recommendation*

to the County-wide Planning Authority (CPA). The CPA may approve, approve with conditions, or deny the master development plan; which action shall require a majority plus one vote of the entire CPA if such action is contrary to the PPC recommendation. City Council shall not approve a final site plan or issue a development order other than as is consistent with the action of the CPA.

4. Where the property included in the master development plan is adjacent to or within five hundred (500) feet of an adjacent municipal or county jurisdiction, the master development plan shall be submitted to that adjoining jurisdiction at the same time that it is submitted to the PPC/CPA for review and comment by that adjoining jurisdiction.
5. The master development plan shall include sufficient information to demonstrate that the secondary use components are integrated with the other uses in the project. The master development plan shall also include sufficient information to demonstrate to the PPC and CPA the relationships between, and compatibility of the industrial, secondary non-industrial and residential uses within and adjacent to the project. Criteria used to determine an acceptable, integrated industrial/mixed use project that includes residential use shall include:
 - (a) An appropriate justification for the residential component, including consideration of the following:
 - (1) Functional relationship between the residential component and anticipated demand for housing created by the remainder of the development proposal;
 - (2) Phasing or sequencing of the project to coordinate residential construction with the anticipated demand for and timing of the nonresidential portion of the project;
 - (3) Contributory nature of the employment created and the percentage of the wages paid over and above the average Metropolitan Statistical Area (MSA) wage;
 - (4) Adequacy of infrastructure in relationship to the phasing and scale of the project.
 - (b) An appropriate buffer in and between the residential component of the master planned industrial/mixed use project and adjoining plan categories or uses in those categories. This buffer requirement will consider the following:
 - (1) The nature and characteristics of the adjoining nonresidential use(s), including noise, air, odor, and visual operating characteristics.
 - (2) The distance from and elevation of the adjoining nonresidential use, including the intervening land form, building or structural opaque barrier, and type and dimensions of landscape buffer.
 - (3) Any county ordinance that regulates the setback of residential uses from a county-owned solid waste disposal facility.
 - (c) Development of the project shall proceed in a manner that is substantially consistent with the CPA approved master development plan. Any amendment required to maintain that consistency shall all be reviewed by the PPC and approved by the CPA.

Sec. 18-1524.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "M-1" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use as determined by the Zoning Director shall be permitted in the same manner (i.e. permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted.

In any case where an "M-1" parcel abuts or functionally abuts a residential or mixed use zoning district, City Council shall review and approve a preliminary site plan in accordance with the procedures and requirements of Section 18-1540. City Council may require the developer to install additional buffering in order to reduce or eliminate the adverse impact of the proposed industrial use upon the adjacent residential or mixed use zoned property.

Land Use	Approval Type	Conditions
MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES		
Warehouses	P	

Sec. 18-1524.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred fifty (150) feet.
4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to the adoption of these regulations may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty (20) feet.
2. Secondary Front Yard Setback: Ten (10) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Five (5) feet, ten (10) feet is required if abutting a residential zoning district.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent. Refer to Section 18-1530.18 for maximum lot coverage allowances for master stormwater retention/detention ponds.

(D) MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.

1. Nonresidential: Three hundred (300) square feet.

(E) FLOOR AREA RATIO.

1. Fifty-five hundredths (0.55) in CRD.
2. Fifty-five hundredths (0.55) in IL.

(F) MAXIMUM BUILDING HEIGHT. Forty (40) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

Sec. 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.
3. *Functionally Abutting Residential or Mixed Use Zoning Districts:*
- (a) All noise generating mechanical equipment, including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed twenty-five (25) feet from the lot line closest to the residential property and shall exhaust away from said property to minimize the industrially generated noise; if buffered with a solid masonry wall, such equipment may be placed on the sides of the building (but not within required setbacks);
 - (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, or truck well shall be within twenty (20) feet of the front property line, nor shall the aforementioned be oriented toward said property; said loading area, loading dock, or truck well shall be screened from view from the public or private right-of-way by a six-foot high solid fence, wall, or landscape screen;
 - (d) No dumpster(s) shall be visible from the public or private right-of-way; said dumpster(s) shall be screened from view by a solid fence or wall six (6) feet in height (including gates); and
 - (e) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that a ten-foot wide landscaped buffer shall be maintained along the entire right-of-way of said property.
- (G) *Specific Locational Design Standards for Property Abutting or Functionally Abutting Residential or Mixed Use Zoning Districts and Proposed for Development or Redevelopment after November 1, 2010.* As in (F) above, all plans submitted for various permits and/or development orders on vacant parcels being developed or previously developed parcels being redeveloped after November 1, 2010, shall demonstrate conformance with the following design standards.
1. *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. Additionally,
 - (b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;
 - (c) Loading areas, loading docks, and/or shipping/receiving areas/facilities shall be screened from view by wing walls or recessed into the building. Where an intervening structure lies between the loading/unloading facilities and the residential lot(s), additional screening is not required.
 - (d) No outdoor storage area shall be permitted within ten (10) feet of abutting residential or mixed use district property lines. If the height of items proposed for outdoor storage exceeds the height of the eight (8) feet high buffer wall required on the perimeter by Section 18-1533, then additional visual screening with a material able to withstand the various destructive elements of subtropical weather (i.e. UV radiation, humidity, wind, heat) shall be required equal to the height of said storage. Said screening shall be maintained in good condition so as not to diminish its functionality or visual appearance. Vehicles and mobile equipment of extraordinary height need not be screened above a height of eight (8) feet. Additionally, activities within the outdoor storage areas shall be limited to the hours between 7:00 a.m. and 7:00 p.m.

- (e) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that one (1) tree shall be planted for every thirty (30) feet, or fraction thereof, within required buffers.
- (f) No dumpster shall be within five (5) feet of said property.
- 2. Functionally Abutting Residential or Mixed Use Zoning Districts.
 - (a) All noise generating mechanical equipment, including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed twenty-five (25) feet from the lot line closest to the residential property and shall exhaust away from said property to minimize the industrially generated noise.
 - (b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door.
 - (c) Loading areas, loading docks, and/or shipping/receiving areas/facilities shall be screened from view by wing walls or recessed into the building. Where an intervening structure lies between the loading/unloading facilities and the residential lot(s), additional screening is not required.
 - (d) No outdoor storage area shall be permitted within ten (10) feet of abutting or functionally abutting residential or mixed use district property lines. If the height of storage items exceeds the height of the eight (8) feet high buffer wall, then additional visual screening with a material able to withstand the various destructive elements of subtropical weather (i.e. UV radiation, humidity, wind, heat) shall be required equal to the height of said storage. Said screening shall be maintained in good condition so as not to diminish its functionality or visual appearance. Vehicles and mobile equipment of extraordinary height need not be screened above a height of eight (8) feet. Additionally, activities within the outdoor storage areas shall be limited to the hours between 7:00 a.m. and 7:00 p.m.
 - (e) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that a ten-foot wide landscaped buffer shall be maintained along the entire right-of-way of said property.
 - (f) No dumpster(s) shall be visible from the public or private right-of-way; said dumpster(s) shall be screened from view by a solid fence or wall six (6) feet in height (including gates) and shall not be placed within five (5) feet of the property line.

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

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

(D) INDUSTRIAL AND MANUFACTURING USES.

- 3. Warehousing: One (1) per seven hundred fifty (750) SF of GFA.

Sec. 18-1532.10. - OFF-STREET LOADING SPACE REQUIREMENTS.

- (A) OFF-STREET LOADING REQUIRED. Except as otherwise provided in this Section, when any building that is erected, structurally altered to the extent of increasing the floor area by fifty (50) percent or more, or converted in use, accessory off-street loading spaces shall be provided where required in accordance with Subsection (B) below.
- (B) Any commercial or industrial building, including retail, restaurant, wholesale, warehouse, repair, general service, manufacturing, industrial or other use, but excluding office use, having ten thousand (10,000) SF of GFA or greater, and requiring the receipt and distribution by vehicles of materials and merchandise, shall have at least one (1) permanently maintained off-street parking/loading space for the first ten thousand (10,000) SF of GFA and one (1) additional permanently maintained parking/loading space for each additional twenty thousand (20,000) SF of GFA.
- (C) Uses that require specialized loading areas for the purpose of discharging and accepting passengers shall demonstrate the adequacy of the loading and unloading spaces designated for this purpose, including but not limited to, hospital emergency rooms (ambulances) and schools (school buses).
- (D) The City may waive the requirement for a loading zone if the developer/owner submits approvable plans and stipulates in a form acceptable to the City Attorney, that no portion of such building in excess of ten thousand (10,000) SF of GFA shall at any time be used for any single business activity.
- (E) To insure conformance with this provision, the City Building Official shall file a copy of said document under the license address file of the subject building and not issue any new licenses or business tax

receipts for any business in excess of ten thousand (10,000) SF of GFA at said address unless provisions for adequate off-street loading space have been secured.

- (F) DIMENSIONS. Each off-street parking/loading space shall have a minimum length of twenty-five (25) feet which shall be increased to and fifty-five (55) feet when required to accommodate tractor-trailers; minimum width of, twelve (12) feet; and minimum vertical clearance of fourteen (14) feet.*
- (G) DESIGN. Off-street loading spaces shall be located so as not to hinder the movement of vehicles and pedestrians over a sidewalk, street or alley.*
- (H) Any commercial or industrial building with less than ten thousand (10,000) SF of GFA shall provide sufficient receiving space on the property, as determined through site plan review, so as not to hinder the movement of vehicles and pedestrians over a sidewalk, street, or alley.*
- (I) Off-street loading facilities in areas zoned M-1 or IH shall not be located directly across the street from any residential district.*

Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.

- (A) A variance from the terms of this Article shall not be granted unless and until a written application for a variance is submitted demonstrating:*
 - 1. That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and*
 - 2. That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and*
 - 3. That the special conditions and circumstances do not result from the actions of the applicant; and*
 - 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and*
 - 5. That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and*
 - 6. That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*
- (B) Nonconforming uses of neighboring lands, nonconforming buildings in the same zoning district, and adjacency to other zoning district(s) with different permitted uses and development standards shall not be considered grounds for the issuance of a variance.*

2. Staff Analysis:

The proposed warehouse is compatible with the adjacent properties to the north, east, and south, all of which have M-1 zoning and light industrial uses (see page 3, Vicinity Characteristics). The property functionally abuts residential to the west.

The applicant is requesting a variance for relief from the off-street parking requirement of 133 parking spaces. The applicant is proposing to provide 116 parking spaces for staff. In total, the development will provide 399 parking spaces, but 283 of spaces will be for delivery vehicles associated with the business.

The proposed development meets the City's minimum buffer requirements along the west property line. Additional buffering is provided by a 30 foot right-of-way easement, in addition to the lake located on the Mainlands property between the right-of-way easement and residential homes.

The proposed facility would function on a 24 hour, 7 day a week schedule, but staff finds that the project would have little impact on the residential neighborhood to the west due to the significant buffer between the subject property and the residential neighborhood.

Staff finds that granting the variance to reduce the amount of required parking spaces should not adversely affect the surrounding properties.

C. Essential Services Review:

The proposed request has been reviewed by all relevant departments/divisions. Staff noted that the property has been illegally subdivided in the past and the lot must now be re-platted. Staff also noted that a large amount of the vegetation on the west side of the property is an invasive species (Brazilian Pepper) and will

need to be removed. Finally, staff recommended that the applicant pay close attention to potential impacts of light spillage from the parking lot and vehicle noise on the residential area to the west.

III. SUMMARY

A. Findings:

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

1. The proposed use and development meets all M-1 Zoning requirements per Section 18-1524 of the Land Development Code.
2. The variance request for reduction of required parking should not create adverse impacts to the neighborhood or abutting properties.
3. The development proposal is consistent with the applicable Goals, Objectives and Policies of the Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case numbers PSP-0920-00012 and VAR-0920-00040 with the following conditions:

1. The property has been illegally subdivided in the past and the lot must now be re-platted.
2. Invasive species on the property must be removed per Section 18-414 of the Land Development Code.
3. Lighting at or near the property lines must be shielded to reduce spillover.


Nick A. Colonna, AICP
Planning & Development Services Director

9-16-2020
Date


Benjamin J. Ziskal, AICP, CECD
Community Development Administrator

9/17/2020
Date

IV. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

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

....of a Preliminary Site Plan for an M-1 zoned property which is functionally abutting a residentially zoned property, and a parking variance to reduce the required parking spaces from 133 spaces to 116 spaces.

V. ATTACHMENTS

- Exhibit A:** Application with Legal Description
Exhibit B: Preliminary Site Plan
Exhibit C: Buffer Exhibit
Exhibit D: Survey
Exhibit E: Aerial Map
Exhibit F: Land Use Map
Exhibit G: Zoning Map
Exhibit H: Flood Insurance Rate Map

City of Pinellas Park, Florida

PROCEDURES FOR SUBMITTING AND PROCESSING APPLICATIONS FOR MISCELLANEOUS CASES

(Please retain this sheet for reference)

- Applications must be completed in full and submitted to the Planning and Development Services Division with filing fee and affidavit of ownership. Attach copy of survey if available. Applications will be processed and scheduled for the next available meeting, as required.

NON-REFUNDABLE FILING FEE

PRELIMINARY SITE PLAN APPROVAL* - ("M-1" OR "IH" use abutting or functionally abutting residential or mixed use zoning districts "T-2", "P", "OS", "PRES")	\$225.00
LANDSCAPE WAIVER*	\$225.00
ALCOHOLIC BEVERAGE WAIVER*	\$225.00
WAIVER OF SEPARATION REQUIREMENTS FOR CLUBS/LODGES*	\$225.00
RELEASE UNITY OF TITLE*	\$150.00 + Recording Fee
OTHER MISCELLANEOUS*	\$100.00
LOT LINE ADJUSTMENT	\$100.00 + Recording Fee
RECORDING FEES:	\$10.00 1 st Page
	\$8.50 each Additional Page

- City Council/Community Redevelopment Agency Action. For those requests requiring City Council/Community Redevelopment Agency action, marked with an asterisk (*) above, applications must be submitted a minimum of thirty-five (35) days prior to a regularly scheduled meeting of City Council/Community Redevelopment Agency. This time period allows for the review of applications by City departments and legal notification, when required. The City Council meets on the second and fourth Thursday of each month. The Community Redevelopment Agency meets on the fourth Tuesday of each month.
- For requests requiring City Council/Community Redevelopment Agency action, the applicant and/or agent **MUST** be present at all Public Meetings to furnish any further information.
- Applications must be submitted to the Planning and Development Services Division:

Planning and Development Services Division
Technical Services Building
6051 78th Avenue North
Pinellas Park, FL 33782
(727) 369-5663

The applicant understands that this application must be complete and accurate before a public hearing will be scheduled or advertised. Proof of ownership from a title company or a licensed Florida attorney, or a deed, may be required upon request.

MINIMUM REQUIREMENTS FOR APPLICATION

- Complete Application Form
- Affidavit of Ownership
- Application Fee (cash, check or money order payable to City of Pinellas Park). **NON-REFUNDABLE**
- Site Plan and supportive documents as required by Article 15 of the Land Development Code (18 copies folded to a maximum size of 8 ½" X 11") plus at least one plan provided in an 8 ½" X 11" format. For Lot Line Adjustments, please inquire about submittal requirements. (Maximum plan size for recording – 22" X 28")
- Projected Advertising Costs (see Planning and Development Services Division staff member for projected cost).
- Signed acknowledgement from all property owners whose property abuts the area in which the request could affect. (Required for Preliminary Site Plan Approval, Landscape Waivers, Alcoholic Beverage Waivers, and Waivers of Separation Requirements for Clubs/Lodges** only.)
- For lot line adjustments, a sealed survey is required. The revised deeds must be recorded with in the Public Records of Pinellas County.

**Additional data is required with this application. See Additional Information sheet.

City of Pinellas Park, Florida
APPLICATION FOR MISCELLANEOUS CASES

FOR OFFICE USE ONLY

CASE # MS PZ MEETING: _____ CC MEETING: _____
PLAT SHEET: _____ RELATED CASES: _____ RECEIPT NUMBER: _____
ZONING DISTRICT: _____ LAND USE DESIGNATION: _____ DATE RECEIVED: _____

REQUEST AND PROPERTY INFORMATION

REQUEST (CHECK ONE):

- ☒ Preliminary site plan approval ("M-1" & "IH" abutting or functionally abutting residential/mixed use zoning districts)
- _____ Preliminary site plan approval "T-2", "P", "OS", "PRES"
- _____ Alcoholic Beverage Waiver
- _____ Waiver of Separation Requirements for Clubs/Lodges
- _____ Landscape Waiver
- _____ Release of Unity of Title
- _____ Lot Line Adjustment
- _____ Other Miscellaneous

SPECIFIC REQUEST: Applicant request Preliminary Site Plan approval for an M-1 use abutting residential zoning.

GENERAL LOCATION OF PROPERTY OR ADDRESS: West corner of the Gateway Centre Parkway & MCI Drive intersection.

PROPERTY SIZE (Acreage / Square Feet): 12.45 AC

CURRENT USE (Number and Type of Buildings): Vacant Industrial Land - 0 Buildings

PARCEL NUMBER(S): 22-30-16-30374-000-0207

LEGAL DESCRIPTION: LOT _____, BLOCK _____, SUBDIVISION See attached metes and bounds legal.

OR METES AND BOUNDS DESCRIPTION (attach is lengthy):

OWNER/APPLICANT INFORMATION

PROPERTY OWNER: Huntley Properties, LLC PHONE: (727) 541 - 4005

ADDRESS/CITY/ZIP: 2033 W McDermott Dr., Suite 320-228, Allen, TX 75013-4694

AUTHORIZED AGENT: Scott W. Gilner, P.E. - Kimley-Horn and Associates, Inc. PHONE: (813) 635 - 5547

ADDRESS/CITY/ZIP: 655 N Franklin St, Suite 150, Tampa, FL 33602

OTHER REPRESENTATIVE: Tavistock Development Company, LLC PHONE: (407) 816 - 6581

ADDRESS/CITY/ZIP: 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, FL 32827

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Huntley Properties, LLC

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:

West corner of Gateway Centre Parkway and MCI Drive intersection.

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

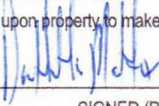
A portion of Parcel 2, Gateway Centre Business Park, according to the plat or map thereof as recorded in
Plat Book 97, Pages 1 through 13, public records of Pinellas County, Florida. Containing 12.449 acres, more or less.

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

Preliminary Site Plan for a proposed warehouse facility

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 affect such application.

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



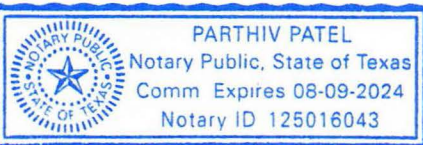
SIGNED (PROPERTY OWNER)



SIGNED (PROPERTY OWNER)


STATE OF FLORIDA TEXAS
COUNTY OF PINELLAS COLLEEN

The foregoing instrument was acknowledged before me this 09/01/2020
by DAWN HUNTLEY MATTOX (Date)
(Name of person acknowledging and title of position)



who is personally known to me or who has
produced TEXAS DRIVER LICENSE (Type of identification)
as identification and who did (did not) take an oath.

(SEAL ABOVE)


No. 125016043 Notary Public, Commission

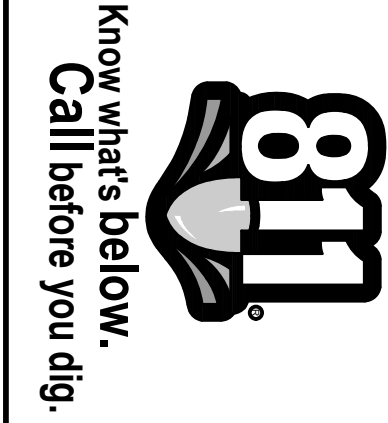
PARTHIV PATEL (Name of Notary typed, printed or stamped)

AS DESCRIBED BY GEOPOINT SURVEYING

DESCRIPTION: A portion of Parcel 2, Gateway Centre Business Park, according to the plat or map thereof as recorded in Plat Book 97, Pages 1 through 13, public records of Pinellas County, Florida, being more particularly described as follows:


COMMENCE at the Northwest corner of said Parcel 2, Gateway Centre Business Park, according to the plat or map thereof as recorded in Plat Book 97, Pages 1 through 13, public records of Pinellas County, Florida, thence along the West line of said Parcel 2, S.00°12'05"W., a distance of 437.24 feet to the Northwest corner of the Southwest 1/4 of Section 23, Township 30 South, Range 16 East; thence along the said West line of Parcel 2 and the West line of the said Southwest 1/4, S.00°11'58"W., a distance of 487.96 feet to the POINT OF BEGINNING; thence departing said West line, N.89°35'31"E., a distance of 598.17 feet to the West Right of Way line of Research Drive as recorded in said Plat Book 97, Pages 1 through 13; thence along said West Right of Way line the following four (4) courses and distances; (1) S.11°35'53"E., a distance of 65.98 feet; (2) Southeasterly, 391.14 feet along the arc of a non-tangent curve to the left having a radius of 982.94 feet and a central angle of 22°47'59" (chord bearing S.32°06'55"E., 388.57 feet); (3) S.43°30'55"E., a distance of 52.00 feet; and (4) Southerly, 75.98 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 87°03'47" (chord bearing S.00°00'59"W., 68.88 feet) to the North Right of Way of Gateway Centre Parkway as recorded in said Plat Book 97, Pages 1 through 13; thence along said North Right of Way line, Southwesterly, 308.51 feet along the arc of a reverse curve to the left having a radius of 1472.41 feet and a central angle of 12°00'19" (chord bearing S.37°32'44"W., 307.95 feet); thence departing said North Right of Way line, N.89°36'24"W., a distance of 668.69 feet to the afore said West line of Parcel 2; thence along said West line of Parcel 2, N.00°11'58"E., a distance of 735.64 feet to the **POINT OF BEGINNING**.


Containing 12.449 acres, more or less.









GRAPHIC SCALE IN FEET

0 20 40 80





LEGEND


	PROPERTY
	FENCE LINE
	BUFFER L/R
	BUILDING
	PROPOSED
	SPACES


1. THIS SITE PLAN BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, EROSION CONTROL, OR OTHER REGULATORY REQUIREMENTS, HAVE BEEN MET. THE ABOVE REQUIREMENTS CAN AFFECT THE LOCATION OF THIS SITE.
2. CONTRACTORS SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF RESTRICTIONS, EXIST PROPOSED TRAILS, DROPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING FOOTPRINTS.
3. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY DATED 12/10/2023.
5. STORMWATER MASTER PERMIT APPROVED FOR TREATMENT AND ATTENUATION OF SITE. MASTER PERMIT NUMBER: 46909/058, 060.
6. THIS PROPERTY IS LOCATED IN ZONE "X" AND ZONE "XG" (E. = 170' PER THE FEMA FLOOD INSURANCE RATE MAP "COMMUNITY PLAN NO. 12103/20230418").
7. ELEVATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE IN REFERENCE TO NAVD83.

LEERT TO CONTRACTOR: THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR SHALL INCLUDE CONSIDERATION FOR THIS ISSUE WHEN PERFORMING GRADING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS FOR ADDITIONAL INFORMATION. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

LEERT TO CONTRACTOR:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE WHEN PERFORMING GRADING OPERATIONS. ALL GRADING CONTRACTORS SHALL BE REQUIRED TO OBTAIN A LICENSED PROFESSIONAL ENGINEER'S LETTER OF RECOMMENDATION TO CONTROL, MONITOR, OR TREAT ANY GROUNDWATER. REFER TO MASTER SITE SPECIFICATIONS, ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> C400 </div>	<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> SHEET NUMBER </div>	<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> PROJECT NO. 145154001 </div>	<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> DATE 09/01/2020 </div>	GATEWAY CENTRE - PARCEL K	PRELIMINARY SITE PLAN	SCALE AS NOTED	DESIGN ENGINEER: SCOTT W. GILNER, P.E.	 <p>© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602 PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM CA 0000696</p>			
				GATEWAY CENTRE PKWY MCI DR		DRAWN BY KM / IZ	FL LICENSE NUMBER 63945				
				CITY OF PINELLAS PARK		CHECKED BY SWG	DATE:		No.	REVISIONS	DATE

C100	SHEET NUMBER	PROJECT NO. 145154001	DATE 09/07/2020	GATEWAY CENTRE - PARCEL K		OVERALL SITE PLAN	SCALE AS NOTED	DESIGN ENGINEER: SCOTT W. GILNER, P.E.	<div><p>© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602 PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM CA 00000696</p></div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										</
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SURVEORS NOTES:

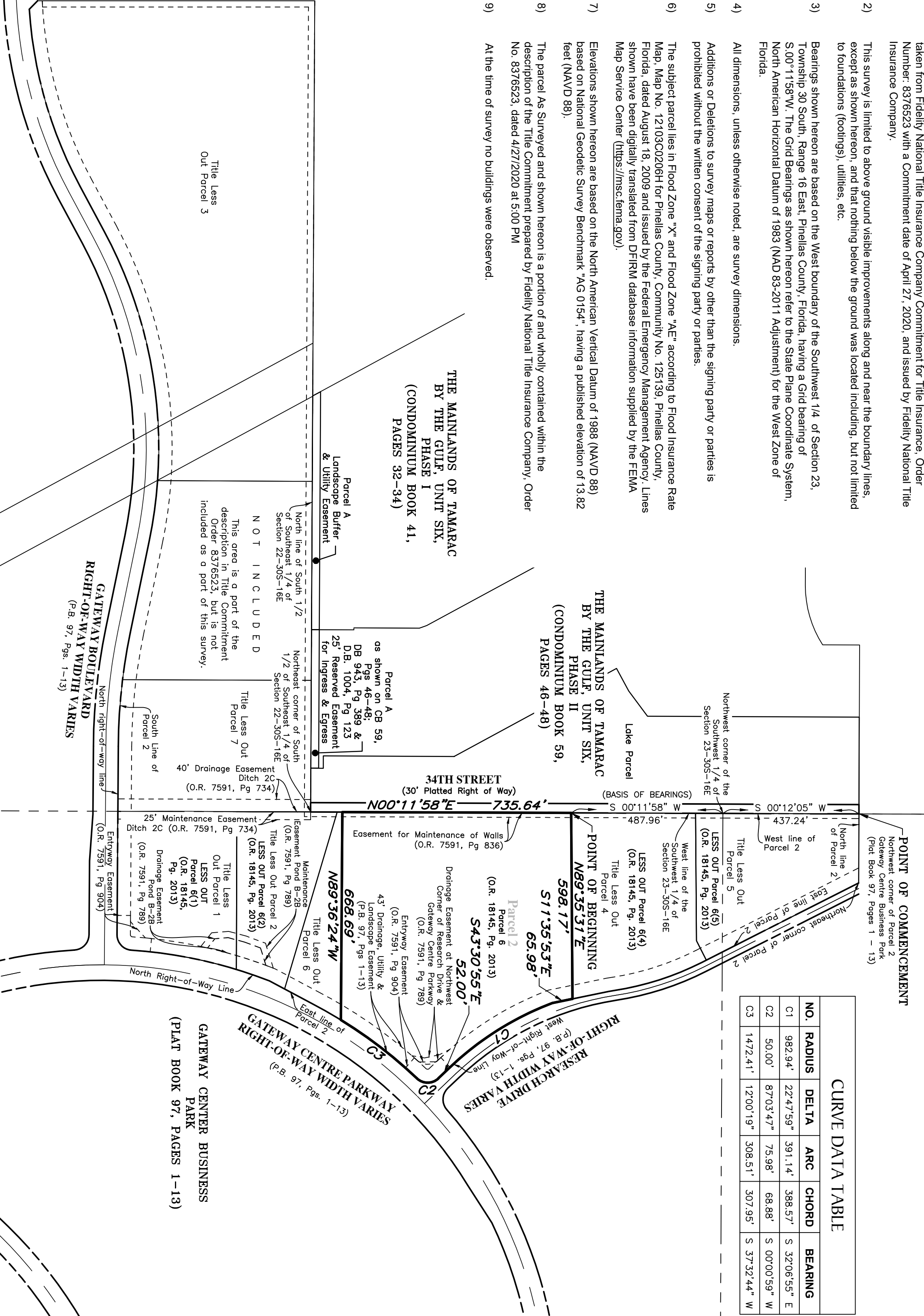
- 1) Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Fidelity National Title Insurance Company Commitment for the Insurance, Order Number 8376523 with a Commitment date of April 27, 2020, and issued by Fidelity National Title Insurance Company.
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Bearings shown hereon are based on the West boundary of the Southwest 1/4 of Section 23, Township 30 South, Range 16 East, Pinellas County, Florida, having a Grid bearing of S 00°11'58"TW. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 4) All dimensions, unless otherwise noted, are survey dimensions.
- 5) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 6) The subject parcel lies in Flood Zone "X" and Flood Zone "AE" according to Flood Insurance Rate Map, Map No. 12103C0208H for Pinellas County, Community No. 125193, Pinellas Agency, Florida, dated August 18, 2009 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFRM database information supplied by the FEMA Map Service Center (<https://mssc.fema.gov/>).
- 7) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88) based on National Geodetic Survey Benchmark, AIG 0154, having a published elevation of 13.92 feet (NAVD 88).
- 8) The parcel As Surveyed and shown hereon is a portion of and wholly contained within the description of the Title Commitment prepared by Fidelity National Title Insurance Company, Order No. 8376523, dated 4/27/2020 at 5:00 PM.
- 9) At the time of survey no buildings were observed.

SCHEDULE B-II TITLE COMMITMENT NOTE:

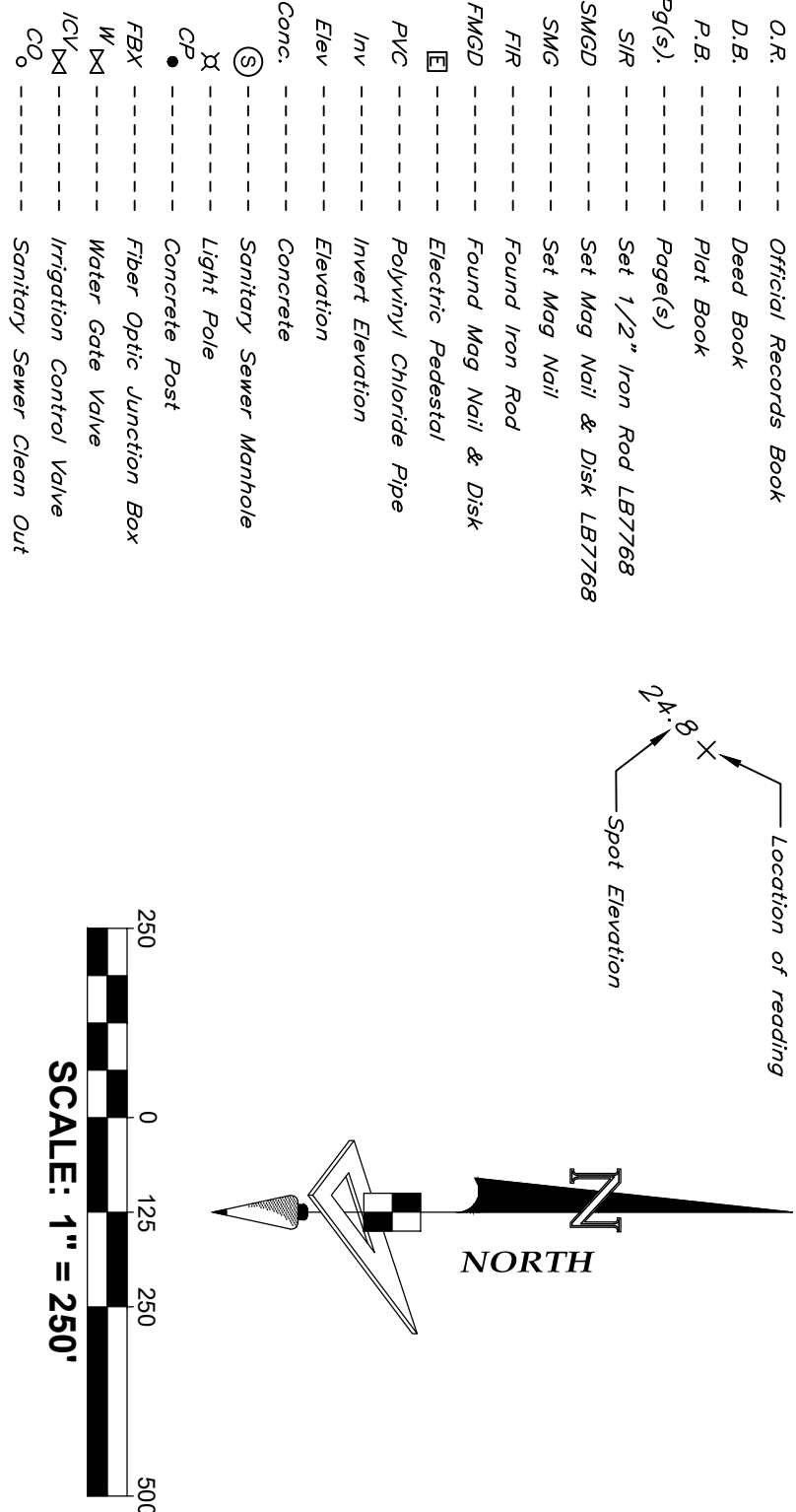
- Items 1-4. (Not a Matter of Survey)
- Item 5. Easement in favor of Florida Power Corporation recorded in Official Records Book 3186/C Page 680. (Does Not Affect Said Parcel)
- Item 6. (Not a Matter of Survey)
- Item 7. Notice of Adoption of a Development Order regarding the DRI in Pinellas Park recorded in Official Records Book 6391, Page 386 (Our parcel is encompassed by this instrument, not plotable). Notice of Development Order Amendment recorded in Official Records Book 7884, Page 189 (Does Not Affect Said Parcel). Notice of Amendment of Development Order recorded in Official Records Book 6312, Page 100 (Unable to review Exhibit B-1, as it is not a matter of survey). Notice of Amendment of Development Order recorded in Official Records Book 6557, Page 225 (Does not Affect Said Parcel). Agreement Regarding Gateway Centre Development Order recorded in Official Records Book 8862, Page 226 (Affects said parcel, Not Plotable). Notice of Adoption of an Amended Development Order recorded in Official Records Book 16473, Page 586 (Affects said parcel, unable to review Exhibit A, not provided to this survey). Agreement Regarding Development Rights recorded in Official Records Book 17216, Page 1065 (Affects said parcel, not plotable).
- Item 8. Terms, conditions, covenants, restrictions, easements, master agreements, reservations, leases, rules, bylaws, assessments and/or fees and other provisions which may be contained in and established by the Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 6391, Page 411 (Affects said parcel, not plotable), as amended by Amendment to Declaration recorded in Official Records Book 7065, Page 335 (Affects said parcel, not plotable). Second Amendment to Declaration recorded in Official Records Book 11867, Page 1132 (Does not affect said parcel). Third Amendment to Declaration recorded in Official Records Book 11566, Page 1994 (Does not affect said parcel). Fourth Amendment to Declaration recorded in Official Records Book 11566, Page 1994 (Does not affect said parcel). Fourth

SCHEDULE B-II CONTINUED:

- Item 9. Easement Agreement for Drainage and Utilities recorded in Official Records Book 6447, Page 2143 (Affects said property, establishes temporary easements that are blanket in nature, not plotable), and the Amendment thereto recorded in Official Records Book 6531, page 446 (Affects said property, adds permanent easements that are blanket in nature, not plotable). Release recorded in Official Records Book 10096, page 2381 (Affects said parcel, eliminates the temporary blanket easement over Parcel 2, of Plat Book 97, Pages 1-13; not plotable).
- Item 10. Gandy Access and 28th Street Realignment Easement Agreement recorded in Official Records Book 6488, Page 1470 (Does not affect said parcel) as affected by Amendment to Gandy Access and 28th Street Realignment Easement Agreement as recorded in Official Records Book 6531, Page 448 (Affects said property, includes rights of ingress/egress easement, as shown hereon).
- Item 11. Conditions and Easement as set forth on the plat of GATEWAY CENTRE BUSINESS PARK, recorded in Plat Book 97, Pages 1 through 13, inclusive. (Affects said parcel, as shown hereon).
- Item 12. Sanitary Sewer Treatment Agreement recorded in Official Records Book 6833, Page 2093. (Affects said property by establishing how the municipalities (the City of St. Petersburg and the City of Pinellas Park) will operate and maintain the sewer system within the Gateway Centre Development, Not plotable)
- Item 13. Drainage, Utility and Maintenance Easement between Braewood Development Corp., a Texas corporation dba Gateway Centre Joint Venture, Pinellas Park Water Management District, the City of Pinellas Park, Florida, a municipal corporation, and Gateway Centre Property Owners Association, Inc., a Florida not-for-profit corporation, recorded in Official Records Book 8862, Page 226 (Affects said parcel, as shown hereon).



LEGEND



AS DESCRIBED BY GEOPONT SURVEYING

DESCRIPTION: A portion of Parcel 2, Gateway Centre Business Park, according to the plat or map thereof as recorded in Plat Book 97, Pages 1 through 13, public records of Pinellas County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Parcel 2, Gateway Centre Business Park, according to the plat or map thereof as recorded in Plat Book 97, Pages 1 through 13, public records of Pinellas County, Florida, thence along the West line of said Parcel 2, S 00°11'58"TW, a distance of 437.24 feet to the Northwest corner of Parcel 2, thence along the West line of said Parcel 2, S 00°11'58"TW, a distance of 487.96 feet to the POINT OF BEGINNING, thence departing said West line N 89°35'31"E, a distance of 598.17 feet to the West Right of Way line of Research Drive as recorded in said Plat Book 97, Pages 1 through 13, thence along said West Right of Way line the following four (4) courses and distances: (1) S 11°35'53"E, a distance of 65.98 feet; (2) Southeasterly, 381.1 feet along the arc of a non-tangent curve to the left having a radius of 982.94 feet and a central angle of 122°47'59" (chord bearing S 32°06'55"E, 388.57 feet); (3) S 43°30'55"E, a distance of 50.00 feet; and (4) Southerly, 75.98 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 87°03'47" (chord bearing S 00°00'59"W, 68.86 feet) to the North Right of Way of Gateway Centre Parkway as recorded in said Plat Book 97, Pages 1 through 13, thence along said North Right of Way line the following four (4) courses and distances: (1) S 00°11'58"TW, a distance of 437.24 feet to a central angle of 127°00'19" (chord bearing S 37°32'44"W, 307.95 feet); thence departing said North Right of Way line N 89°38'24"W, a distance of 668.89 feet to the above said West line of Parcel 2; thence along said West line of Parcel 2, N 00°11'58"E, a distance of 735.64 feet to the POINT OF BEGINNING.

Containing 12.449 acres, more or less.

DESCRIPTION (TAKEN FROM TITLE COMMITMENT NO. 8376523)

PARCEL 2, GATEWAY CENTRE BUSINESS PARK, AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PART LYING WITHIN THE FOLLOWING DESCRIBED SEVEN (7) TRACTS OF LAND TO-WIT:

- (1) A PARCEL OF LAND BEING A PORTION OF PARCEL 2, GATEWAY CENTRE BUSINESS PARK, AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE RUN SOUTH 00°12'09" WEST, A DISTANCE OF 237.01 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, THE FOLLOWING FIVE COURSES: (1) SOUTH 69°47'51" EAST, 807.29 FEET TO A POINT ON A CURVE; (2) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST, RADIUS 1482.41 FEET, DELTA 0°03'52", ARC 343.48 FEET; (3) CHORD BEARING N 00°11'58"E, 437.24 FEET TO A POINT ON A CURVE; (4) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 1482.41 FEET, DELTA 0°04'20"37", ARC 112.38 FEET; CHORD BEARING SOUTH 19°11'40" WEST, CHORD 112.36 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, 55.31 FEET, TO A POINT ON A CURVE; (4) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 1482.41 FEET, DELTA 0°04'20"37", ARC 112.38 FEET; CHORD BEARING SOUTH 19°11'40" WEST, CHORD 112.36 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, 51.90 FEET, TO A POINT ON A CURVE; (5) NORTH 00°12'09" EAST, 382.86 FEET; TO THE AFOREMENTIONED POINT OF BEGINNING.
- (2) A PARCEL OF LAND BEING A PORTION OF PARCEL 2, GATEWAY CENTRE BUSINESS PARK, AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE RUN SOUTH 00°12'09" WEST, A DISTANCE OF 237.01 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, THE FOLLOWING SIX (6) COURSES: (1) NORTH 00°12'09" EAST, 88.57 FEET; (2) SOUTH 73°25'11" EAST, 598.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GATEWAY CENTRE PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY LINE, (3) SOUTH 69°47'51" EAST, 807.29 FEET TO A POINT ON A CURVE; (4) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST, RADIUS 1482.41 FEET, DELTA 0°03'52", ARC 343.48 FEET; (5) CHORD BEARING N 00°11'58"E, 437.24 FEET TO A POINT ON A CURVE; (6) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 1482.41 FEET, DELTA 0°04'20"37", ARC 112.38 FEET; CHORD BEARING SOUTH 19°11'40" WEST, CHORD 112.36 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, 55.31 FEET, TO A POINT ON A CURVE; (4) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 1482.41 FEET, DELTA 0°04'20"37", ARC 112.38 FEET; CHORD BEARING SOUTH 19°11'40" WEST, CHORD 112.36 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, 51.90 FEET, TO A POINT ON A CURVE; (5) NORTH 00°12'09" EAST, 382.86 FEET; TO THE AFOREMENTIONED POINT OF BEGINNING.
- (3) A TRACT OF LAND BEING A PORTION OF PARCEL 2, GATEWAY CENTRE BUSINESS PARK, AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE HALF (S 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE RUN ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, NORTH 89°43'13" WEST, A DISTANCE OF 1063.36 FEET TO THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING, THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 00°16'47" WEST, 489.32 FEET; (2) TO A POINT ON A CURVE AND THE NORTH RIGHT-OF-WAY LINE OF GATEWAY CENTRE BOULEVARD, THENCE (2) ALONG SAID RIGHT-OF-WAY LINE, RADIUS 1422.41 FEET, DELTA 32°17'08", ARC 825.89 FEET, CHORD BEARING SOUTH 77°55'37" WEST, 818.75 FEET, TO A POINT OF TANGENCY; (3) CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 61°47'09" WEST, 166.89 FEET, TO A POINT OF CURVE, THENCE (4) CONCAVE TO THE NORTHWEST HAVING A RADIUS 1382.00 FEET, DELTA 24°31'18", ARC 586.76 FEET, CHORD BEARING SOUTH 74°02'42" WEST, 587.22 FEET; THENCE (5) LEAVING SAID RIGHT-OF-WAY LINE OF GATEWAY CENTRE BOULEVARD AND RUN NORTH 44°59'47" WEST, 38.20 FEET TO THE EAST RIGHT-OF-WAY LINE OF 40TH STREET NORTH, THENCE (6) ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°00'13" EAST, 880.72 FEET; THENCE (7) LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00°00'13" EAST, 880.72 FEET, TO THE AFOREMENTIONED POINT OF BEGINNING.
- (4) A PORTION OF PARCEL 2, GATEWAY CENTRE BUSINESS PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS

SURVEYORS CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTIMETERS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b), 8, 11, 13, & 19 of Table A thereof. The field work was completed on June 13, 2010.

GEOPONT SURVEYING, INC.

CERTIFIED TO:

Tavistock Development Company, LLC, a Florida limited liability company.
Fidelity National Title Insurance Company

Charles M. Arnett
Florida Professional Surveyor and Mapper # 6884

DESCRIPTION (TAKEN FROM TITLE COMMITMENT NO. 8376523) CONTINUED:

OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID PARCEL 2, AS A POINT OF REFERENCE, THENCE ALONG THE WEST LINE OF SAID PARCEL 2, THE FOLLOWING TWO COURSES: S 00°11'44" W, 437.31 FEET; THENCE S 00°11'44" W, 437.31 FEET; THENCE N 89°35'31"E, 598.17 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 2; THENCE ALONG EAST LINE OF SAID PARCEL 2, THE FOLLOWING FOUR COURSES: S 26°51'52" E, 16.53 FEET TO A POINT OF CURVATURE; THENCE 288.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 938.94 FEET, CHORD BEARING AND DISTANCE OF S 17°49'37" E, 294.98 FEET, AND A CENTRAL ANGLE OF 18°04'29" TO A POINT OF REVERSE CURVE; THENCE 19.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.94 FEET, CHORD BEARING AND DISTANCE OF S 09°21'16" E, 19.14 FEET, AND A CENTRAL ANGLE OF 07°07'47" TO A POINT ON A NON-TANGENT LINE; THENCE S 11°35'53"E, 1162.62 FEET; THENCE LEAVING SAID EAST LINE OF SAID PARCEL 2, S 89°35'24" W, 688.08 FEET TO 09° E, 400.02 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

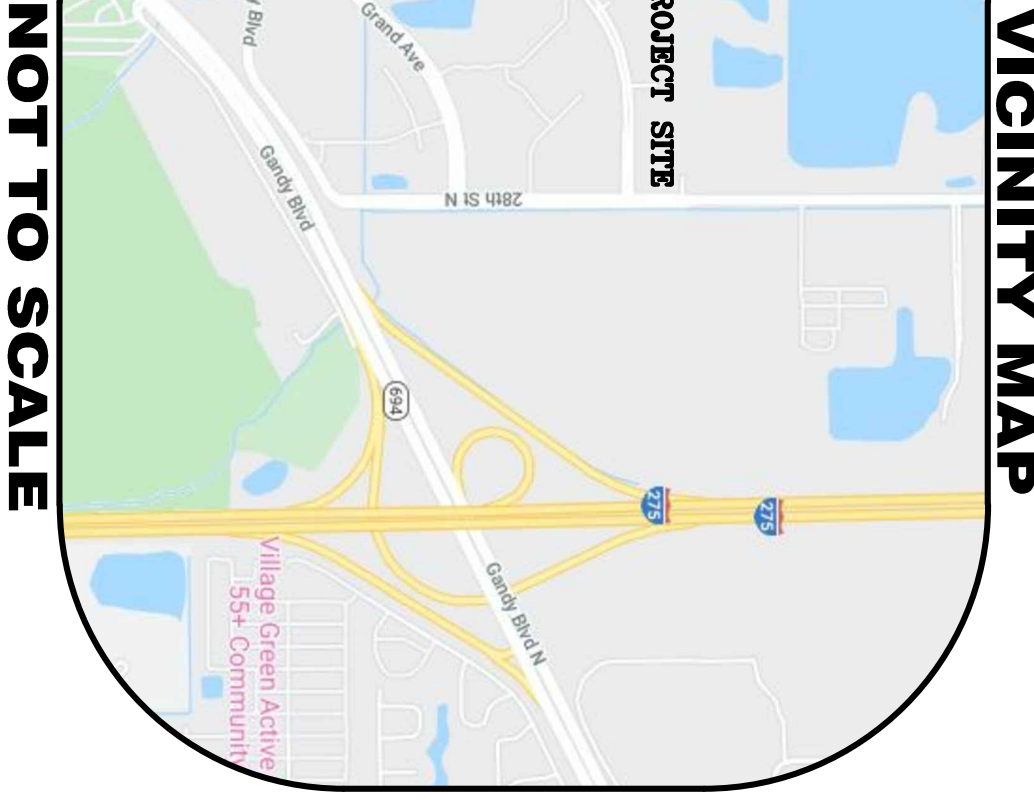
(5) A PORTION OF PARCEL 2, GATEWAY CENTRE BUSINESS PARK, AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 2, THENCE ALONG THE WEST LINE OF SAID PARCEL 2, THE FOLLOWING TWO COURSES: S 00°11'44" W, 437.31 FEET; THENCE S 00°12'09" W, 88.19 FEET; THENCE LEAVING SAID WEST LINE OF SAID PARCEL 2, N 89°35'24" E, 409.55 FEET; THENCE N 83°09'05" E, 70.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 2; THENCE ALONG EAST LINE OF SAID PARCEL 2, THE FOLLOWING FOUR COURSES: S 26°51'52" E, 16.53 FEET TO A POINT OF CURVATURE; THENCE 288.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 938.94 FEET, CHORD BEARING AND DISTANCE OF S 17°49'37" E, 294.98 FEET, AND A CENTRAL ANGLE OF 18°04'29" TO A POINT OF REVERSE CURVE; THENCE 19.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.94 FEET, CHORD BEARING AND DISTANCE OF S 09°21'16" E, 19.14 FEET, AND A CENTRAL ANGLE OF 07°07'47" TO A POINT ON A NON-TANGENT LINE; THENCE S 11°35'53"E, 1162.62 FEET; THENCE LEAVING SAID EAST LINE OF SAID PARCEL 2, S 89°35'24" W, 688.08 FEET TO 09° E, 400.02 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

(6) A PORTION OF PARCEL 2, GATEWAY CENTRE BUSINESS PARK, AS RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 2, AS A POINT OF REFERENCE, THENCE SOUTH 60°11'44" WEST ALONG A PORTION OF SAID PARCEL 2, 2.65 FEET; THENCE S 00°11'44" W, 437.31 FEET; THENCE S 00°12'09" W, 88.19 FEET; THENCE LEAVING SAID WEST LINE OF SAID PARCEL 2, N 89°35'24" E, 409.55 FEET; THENCE N 83°09'05" E, 70.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 2; THENCE ALONG EAST LINE OF SAID PARCEL 2, THE FOLLOWING FOUR COURSES: S 26°51'52" E, 16.53 FEET TO A POINT OF CURVATURE; THENCE 288.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 938.94 FEET, CHORD BEARING AND DISTANCE OF S 17°49'37" E, 294.98 FEET, AND A CENTRAL ANGLE OF 18°04'29" TO A POINT OF REVERSE CURVE; THENCE 19.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.94 FEET, CHORD BEARING AND DISTANCE OF S 09°21'16" E, 19.14 FEET, AND A CENTRAL ANGLE OF 07°07'47" TO A POINT ON A NON-TANGENT LINE; THENCE S 11°35'53"E, 1162.62 FEET; THENCE LEAVING SAID EAST LINE OF SAID PARCEL 2, S 89°35'24" W, 688.08 FEET TO 09° E, 400.02 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

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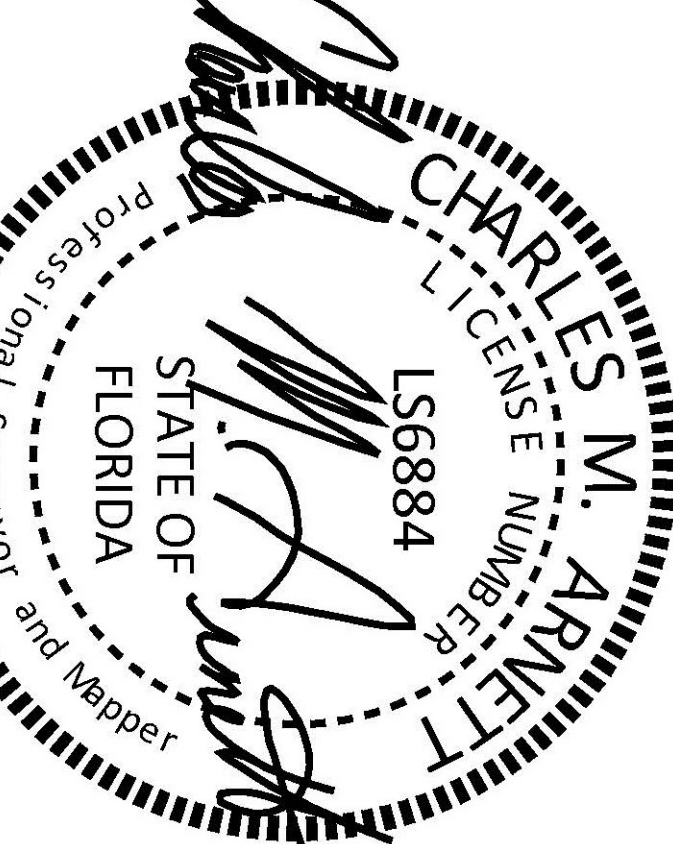


Boundary, Topographic, and Tree Location Survey

PREPARED FOR
Kimley-Horn
LOCATED IN
Pinellas County, Florida

213 Hobbs Street
Pinellas Park, FL 33588
www.geopointsurveying.com
Phone: (813) 248-5888
Fax: (813) 248-1876

SHEET NUMBER: 01 of 04



This item has been electronically signed and sealed by CHARLES M. ARNETT using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

any Access Easement between Braewood Development Corp., a Texas corporation dba Gateway Centre Joint Venture, Pinellas Park Water Management District, the City of Pinellas Park, Florida, a municipal corporation, and Gateway Centre Property Owners Association, Inc., a Florida not-for-profit corporation, recorded in Official Records Book 8862, Page 226 (Affects said parcel, as shown hereon).

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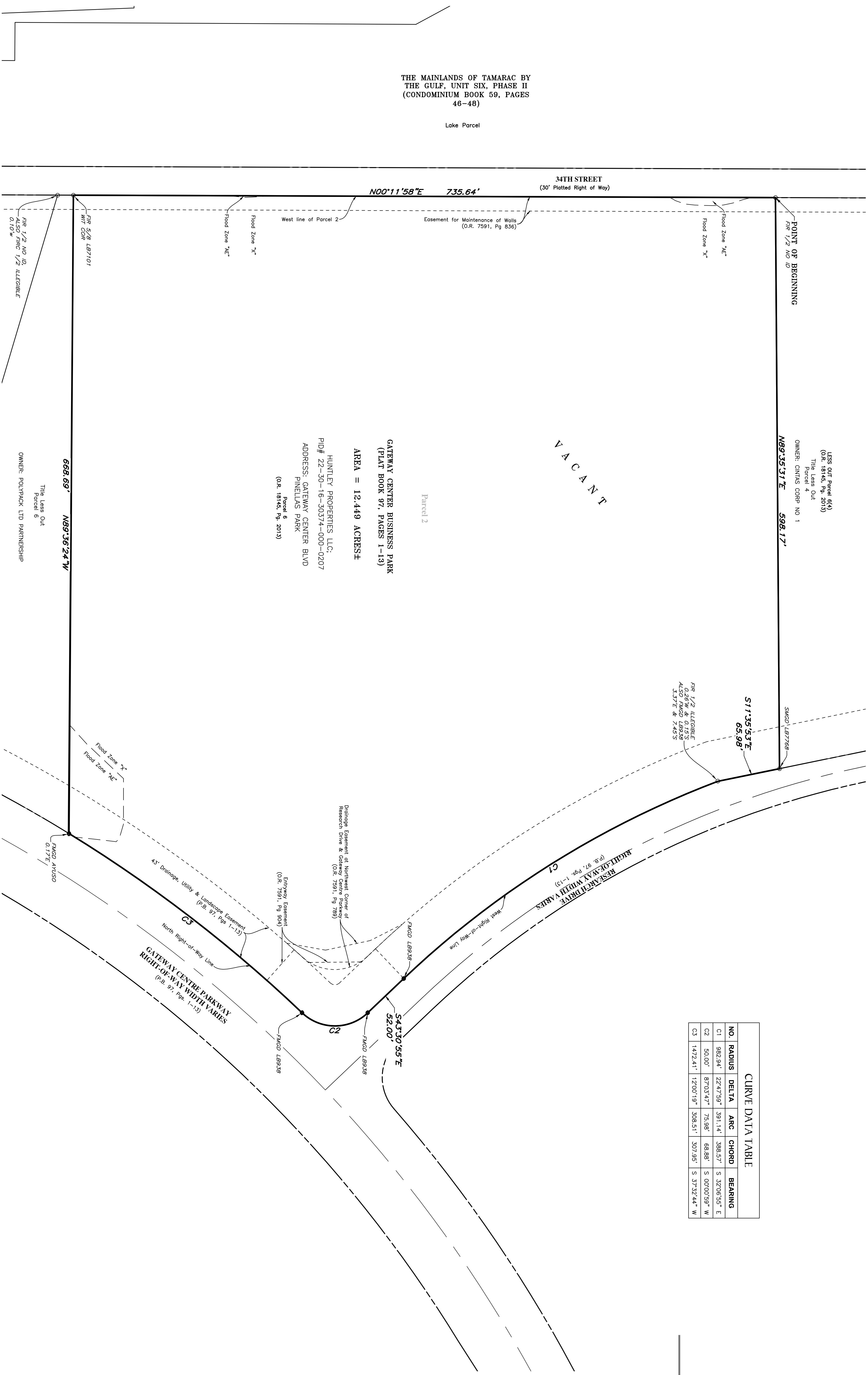
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any Access Eas



CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC CHORD	BEARING
C1	982.94'	22°47'59"	391.14'	S 32°06'55" E
C2	50.00'	87°03'47"	75.98'	S 00°00'59" W
C3	1472.41'	12°00'19"	308.51'	S 00°30'51" W

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC CHORD	BEARING
C1	982.94'	22°47'59"	391.14'	S 32°06'55" E
C2	50.00'	87°03'47"	75.98'	S 00°00'59" W
C3	1472.41'	12°00'19"	306.51'	S 07°32'44" W

50 0 25 50 100


SCALE: 1" = 50'

LEGEND

PROJECT: Gateway Carline Business Park - Parcel K		DATE OF LAST FIELD SURVEY June 13, 2010
PHASE: ATTA-TOPO		
DRAWN: JCM DATE: 6/16/20	CHECKED BY: MMC PLOTTED: CG FIELD BOOK: 32-2020-PAE-13 DATA FILE: GATEWAYA-BIT1809.CMT	
REVISIONS DATE DESCRIPTION DRAWN BY		
SEE SHEET NO. 1 FOR SURVEYORS CERTIFICATION		
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RASSED SEAL OF A FLORIDA LICENSED		

DATE OF LAST FIELD SURVEY: June 13, 2010	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED COUNSELOR AND TRAINER
--	--

boundary, Topographic, and Tree
Location Survey
PREPARED FOR
Kimley-Horn
LOCATED IN

 **GeoPoint**
Surveying, Inc.

2113 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

SEE SHEET 1 FOR TITLE COMMITMENT NOTES,
SURVEYORS NOTES, LEGAL DESCRIPTION, AND
OVERALL BOUNDARY

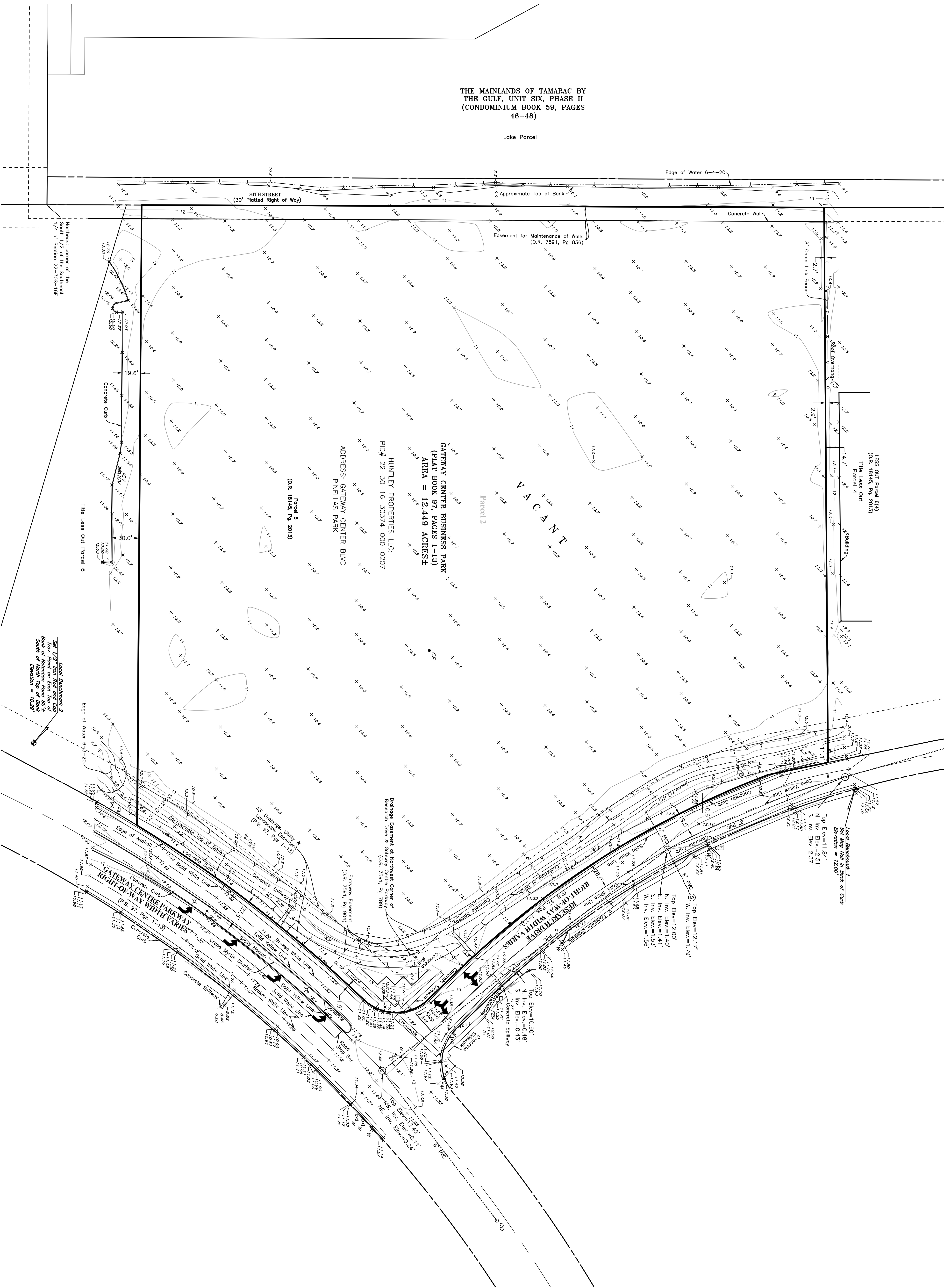
VERTICAL DATUM: NAVD88
Conversion from NAVD88 to NGVD29: -0.73'

Pinellas County, Florida

SHEET NUMBER: **02** of **04**

THE MAINLANDS OF TAMARAC BY
THE GULF, UNIT SIX, PHASE II
(CONDOMINIUM BOOK 59, PAGES
46-48)

Lake Parcel



HUNTLEY PROPERTIES, LLC;
GATEWAY CENTER BUSINESS PARK
(PLAT BOOK 97, PAGES 1-13)
AREA = 12.449 ACRES±

PID# 22-30-16-30374-000-0207

ADDRESS: GATEWAY CENTER BLVD
PINELLAS PARK

(O.R. 18145, Pg. 2013)

SEE SHEET 1 FOR TITLE COMMITMENT NOTES,
SURVEYOR'S NOTES, LEGAL DESCRIPTION, AND
OVERALL BOUNDARY

VERTICAL DATUM: NAVD88
Conversion from NAD83 to NAVD88: -0.73'

PROJECT: Gateway Centre Business Park - Parcel K	DATE OF LAST FIELD SURVEY: June 13, 2010
PHASE: ALTA-TOP	
DRAWN: JDM DATE: 6/16/20 CHECKED BY: MHC	
DESIGNED: JDM DATE: 6/16/20	
DATA FILE: GATEWAY-8111891.CGS	
REVISIONS	
DATE	DESCRIPTION

SEE SHEET NO. 1 FOR
SURVEYOR'S CERTIFICATION

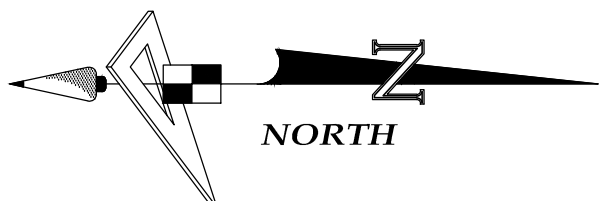
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SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
SURVEYOR AND MAPPER

Boundary, Topographic, and Tree
Location Survey
PREPARED FOR
Kimley-Horn
LOCATED IN
Section 23, Township 30 S., Range 16 E.
Pinellas County, Florida

GeoPoint
surveying, Inc.
213 Hobbs Street
Pinellas County, Florida 33548
www.geopointsurveying.com
Phone: (813) 248-8888
Fax: (813) 248-1876
SHEET NUMBER: 03 of 04

LEGEND

- O.R. ----- Official Record Book
- D.B. ----- Deed Book
- P.B. ----- Plat Book
- Pg(6). ----- Page(6)
- SIR ----- Set 1/2" Iron Rod L87768
- SMOD ----- Set Mag Nail & Disk L87768
- SIR ----- Set Mag Nail
- FR ----- Found Iron Rod
- FMOD ----- Found Mag Nail & Disk
- EW ----- Electric Feedestail
- PVC ----- Polyvinyl Chloride Pipe
- Inv ----- Invert Elevation
- Elev ----- Elevation
- Conc. ----- Concrete
- Sanitary Sewer Manhole
- Light Pole
- Concrete Post
- Fiber Optic Junction Box
- Water Gate Valve
- ICV ----- Irrigation Control Valve
- CO ----- Sanitary Sewer Clean Out
- Location of reading
- Spot Elevation



Aerial Map

- Legend
- Centerlines
 - Private Roads
 - Pinellas Park
 - Medical District
 - Community Redevelopment Area
 - Rights of Way
 - Recent Activity
 - Unincorporated
 - Parcel Lines



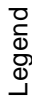
Notes:



1: 4,514

376.2 0 188.08 376.2 Feet

Legend



Notes:



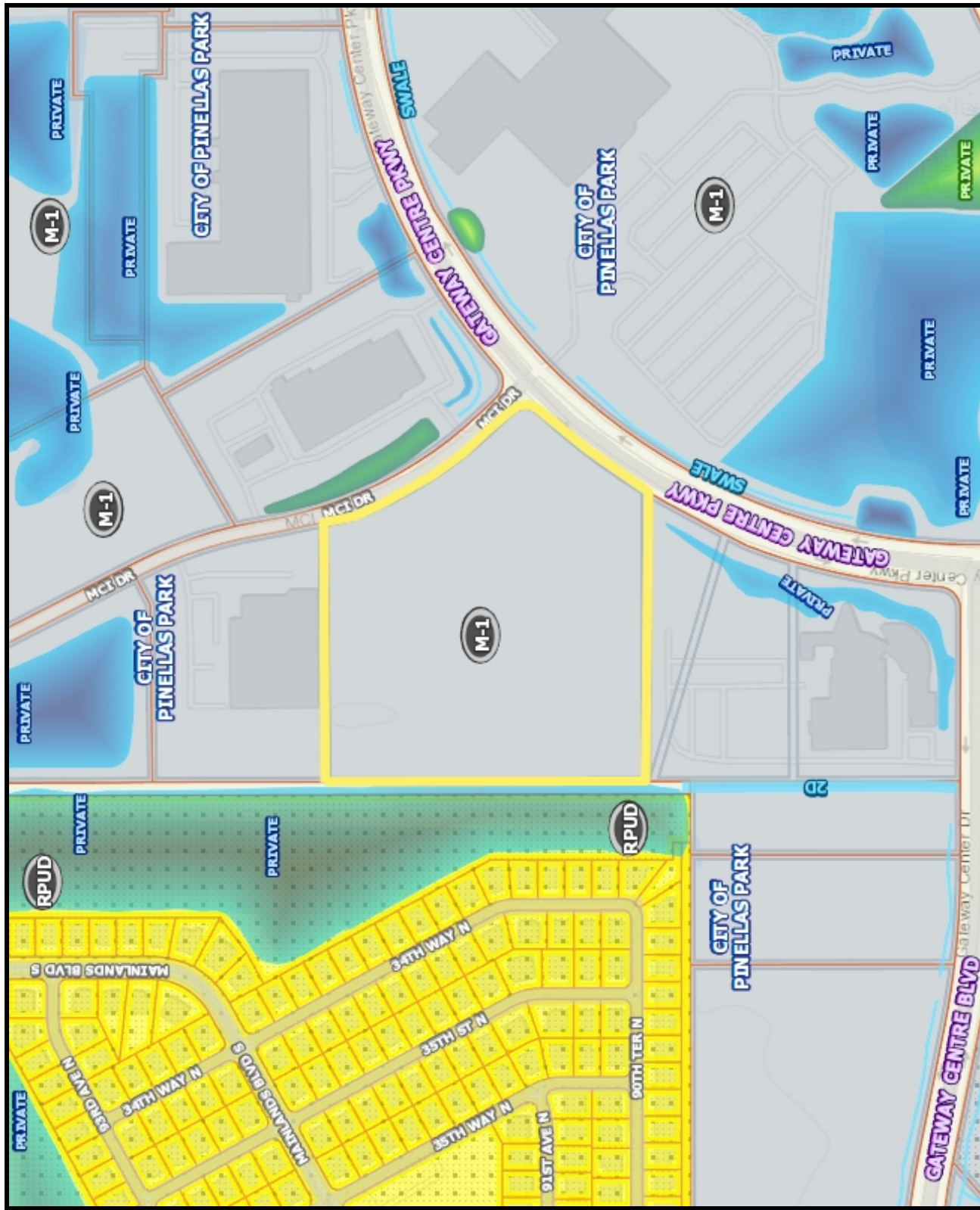
WGS_1984_Web_Mercator_Auxiliary_Sphere

Exhibit F

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

WGS_1984_Web_Mercator_Auxiliary_Sphere

NORTH

FIRM Map

Legend

- Master Address Points
- Centerlines
- Private Roads
- 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)
- Coastal High Hazard Area
- Parcel Lines



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1

