CITY OF PINELLAS PARK

Staff Report

Community Development Department
Planning & Development Services Division

I. APPLICATION DATA

A. Case Number: WAV-0920-00006

B. Location: 8040 and 8060 Bryan Dairy Road

C. Request: Waiver from Section 18-1533, for the requirement of a buffer wall in the Type 'D' Landscape Buffer along the southwestern property line.

D. Applicant: Chris Weedle with Aurora Civil Engineering

E. Agent: Michael Knight with Aurora Civil Engineering

F. Legal Ad Text: Waiver from the requirement of a buffer wall in the Type 'D' Landscape Buffer along the southwest property line.

G. Public Hearings:
City Council Hearing Date: November 12, 2020
Advertising Date: October 28, 2020

II. BACKGROUND INFORMATION

A. Site Area: 6.53 acres

B. Property History: Multiple building permits have been applied for between the early 1990s and 2018.

C. Existing Use: Industrial

D. Proposed Uses: Industrial (No Change)

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.*

3. Staff Analysis:
The existing industrial use is considered a primary use in the IL land use designation and meets the purpose and intent of the land use.

F. <u>Zoning District</u>: *"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 existing industrial use is permitted 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.

G. <u>Flood Zone</u>: The property is located in FEMA Flood Zone X, which includes areas of minimal flood hazard, and is determined to have less than a 0.2 percent chance of flooding each year.

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

I. <u>Vicinity Characteristics</u>:

	Zoning	Land Use	Existing Use
North	"E-1" Employment-1 (County)	E - Employment (County)	Young-Rainey Star Center
South	"M-1" Light Industrial (City) & "RPD" Residential Planned Development (County)	IL - Light Industrial (City) & TU - Transportation/Utilities	Industrial Use, Railroad, & Bayou Club Golf Course
East	"M-1" Light Industrial (City)	IL - Light Industrial (City)	Industrial Use
West	"M-1" Light Industrial (City)	IL - Light Industrial (City)	Bank and Industrial Use

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. <u>Comprehensive Plan Policies</u>:

1. Relevant Policies:
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 abutting other "M-1" Light Industrial properties to the east, west, and south. A 100 foot railroad right-of-way in the County's jurisdiction, zoned "RPD" Residential Planned Unit Development, abuts the southwest corner of the property. On the other side of the railroad right-of-way is a residential neighborhood (the Bayou Club) which is also zoned RPD and in the County's jurisdiction.

A Type 'D' landscape buffer is required per Code along the southwestern property line where M-1 zoning abuts residential zoning. The applicant is requesting a waiver from the requirement of an eight foot high masonry wall, which is part of the Type 'D' landscape buffer.

Staff finds that the light industrial use on the subject property will not impact the residential neighborhood due to the fact that a railroad runs between them, along with a 45 foot wide drainage easement which is heavily vegetated, and a 140 acre (MOL) golf course on the other side of the railroad right-of-way.

Therefore staff finds that the required eight foot high masonry wall along the southwest property line is unnecessary and recommends a six foot high solid fence be required in place of the wall.

B. <u>Land Development Code Standards</u>:

1. Key Standards:

Sec. 18-1533.16. - REQUIRED PERIMETER LANDSCAPE BUFFERS.

(A) APPLICABILITY. All development shall provide buffer landscaping along the non-street perimeters of the lot according to Table 18-1533-2, below. For purposes of this Section, buffer landscaping shall consist of a combination of trees; shrubs; ground cover, and/or lawn grass. Additional landscaping materials may be incorporated provided these basic components are included.

(B) GUIDE TO USE OF THE TABLE. To use the table, locate the appropriate zoning district on the left side of the table of the property to be developed. Next, identify the zoning of the abutting property to each side of the subject property. The number or letter located at the intersection of the corresponding row and column indicates the required landscaping standard applicable for the abutting property (see the notes to the table). Depending upon the zoning of the adjacent property, the buffering may be different along each property line. In any case where this Section conflicts with the standard landscaping requirements, the requirements of this Section shall govern. In addition, buffer landscaping required in this Section may be utilized to fulfill the requirements of the landscaping requirements in Sections 18-1533.15 and 18-533.17.

(C) If the abutting property is zoned PUD, the buffer landscaping standards to be applied shall be the same standards applied to that zoning district in Table 18-1533-2 that is the most similar in development to the subject PUD parcel.

TABLE 18-1533-2 PERIMETER LANDSCAPE BUFFER REQUIREMENTS

ZONING OF DEVELOPING PROPERTY	ZONING OF ADJACENT PROPERTY																						
	F	RE	RR	R-1	R-2	R-3	R-4	R-5	R-6	T-1	T-2	ROR	MXD	TC	CN	GO	B-1	CH	M-1	IH	P	OS	PRES
F	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	3
RE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	3
RR	1	1	1	1	1	1	1	1	1	1	1	1	B	B	B	B	B	B	B	B	1	3	3
R-1	1	1	1	1	1	1	A	B	B	B	B	B	B	B	B	B	B	B	B	B	1	3	3
R-2	1	1	1	1	1	1	A	B	B	B	B	B	B	B	B	B	B	B	B	B	1	3	3
R-3	1	1	1	1	1	1	A	B	B	B	B	B	B	B	B	B	B	B	B	B	1	3	3
R-4	A	A	A	1	1	1	1	A	A	A	A	A	B	B	B	B	B	B	B	B	1	3	3
R-5	B	B	B	B	B	B	A	A	A	B	B	B	B	B	B	B	B	B	B	B	1	3	3

ZONING OF DEVELOPING PROPERTY	ZONING OF ADJACENT PROPERTY																						
	F	RE	RR	R-1	R-2	R-3	R-4	R-5	R-6	T-1	T-2	ROR	MXD	TC	CN	GO	B-1	CH	M-1	IH	P	OS	PRES
R-6	B	B	B	B	B	B	A	A	A	B	B	B	B	B	B	B	B	B	B	B	1	3	3
T-1	B	B	B	B	B	B	A	A	A	1	A	B	B	B	B	B	B	B	B	B	1	3	3
T-2	B	B	B	B	B	B	A	A	A	A	1	B	B	B	B	B	B	B	B	B	1	3	3
ROR	A	A	A	B	B	B	B	B	B	B	B	1	1	1	A	A	A	B	B	B	1	3	3
MXD	A	A	B	B	B	B	B	B	B	B	B	1	1	1	A	A	A	B	B	B	1	3	3
TC	B	B	B	B	B	B	B	B	B	B	B	1	1	1	A	A	A	B	B	B	1	3	3
CN	B	B	B	B	B	B	B	B	B	B	B	A	A	A	1	A	A	B	B	B	1	3	3
GO	C	C	C	C	C	C	C	C	C	C	C	B	A	A	A	1	A	B	B	B	1	3	3
B-1	C	C	C	C	C	C	C	C	C	C	C	B	A	A	A	A	1	B	B	B	1	3	3
CH	C	C	C	C	C	C	C	C	C	C	C	B	B	B	B	B	B	1	B	B	1	3	3
M-1	D	D	D	D	D	D	D	D	D	D	D	C	C	C	B	B	B	B	1	1	1	3	3
IH	D	D	D	D	D	D	D	D	D	D	D	C	C	C	B	B	B	B	1	1	1	3	3
P	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
OS	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	1	1	1
PRES	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	1	1	1

TABLE 18-1533-3 PERIMETER LANDSCAPE BUFFER SPECIFICATIONS

STANDARD	VUA BUFFER	BUFFER TYPE A	BUFFER TYPE B	BUFFER TYPE C	BUFFER TYPE D
MIN. BUFFER WIDTH	3 ft., but 5 ft. average	5 ft.	6 ft.	8 ft.	8 ft.
BUFFER PLACEMENT	Between VUA and lot lines and street lines	Parallel and abutting to the entire length of interior side and rear lot lines	Parallel and abutting to the entire length of interior side and rear lot lines	Parallel and abutting to the entire length of interior side and rear lot lines	Parallel and abutting to the entire length of interior side and rear lot lines
MINIMUM TREE REQUIREMENT ALONG STREET LINE (outside of CRA)	1/40 linear ft.	Not applicable	Not applicable	Not applicable	Not applicable

MINIMUM TREE REQUIREMENT ALONG INTERIOR PROPERTY LINES (outside of CRA)	*1/50 ft.*	*1/50 ft.*	*1/50 ft.*	*1/40 ft.*	*1/40 ft.*
MINIMUM TREE REQUIREMENT ALONG STREET LINE (inside of CRA)	*1/35 ft.*	*Not applicable*	*Not applicable*	*Not applicable*	*Not applicable*
MINIMUM TREE REQUIREMENT ALONG INTERIOR PROPERTY LINES (inside of CRA)	*1/50 ft.*	*1/35 ft.*	*1/35 ft.*	*1/35 ft.*	*1/35 ft.*
CONTINIOUS HEDGE REQUIRED?	*Yes*	*Yes*	*Yes**	*Yes**	*Yes**
MIN. PERCENT OF BUFFER LENGTH TO BE PLANTED WITH HEDGES (AT MATURITY)	*100%*	*100%*	*100%*	*100%*	*100%*
SOLID FENCE OR MASONRY WALL REQUIREMENT	*Not applicable*	*Not applicable*	*6 ft. in height*	*6 ft. in height*	*Masonry wall only, 8 ft. in height*
FENCE OR WALL PLACEMENT (prohibited in visibility triangle)	*Not applicable*	*Not applicable*	*Along lot line*	*Along lot line*	*Along lot line*
HEDGE ALLOWED IN LIEU OF FENCE OR WALL?	*Not applicable*	*Not applicable*	*Yes, if 6 ft. at time of planting and continuous 100% coverage*	*No*	*No*

2. **Staff Analysis:**
As aforementioned, the subject property is abutting other "M-1" Light Industrial properties to the east, west, and south. A 100 foot wide railroad right-of-way in the County's jurisdiction, zoned "RPD" Residential Planned Unit Development, abuts the southwest corner of the property. On the other side of the railroad right-of-way is a residential neighborhood (the Bayou Club) which is also zoned RPD and in the County's jurisdiction.

A Type 'D' landscape buffer is required per Code along the southwestern property line where M-1 zoning abuts residential zoning. Per Section 18-1533.16 of the Land Development Code, within a Type 'D' Buffer, an eight foot high masonry wall is required along the southwest property line. The applicant is requesting a waiver from the masonry wall requirement.

Staff finds that the light industrial use on the subject property will not impact the residential neighborhood due to the fact that a railroad runs between them, along with a 45 foot wide drainage easement which is heavily vegetated, and a 140 acre (MOL) golf course on the other side of the railroad right-of-way. (Refer to Exhibit K - Buffer Exhibit for reference.) Therefore staff finds that the required masonry wall is unnecessary and recommends a six foot high solid fence be required in place of the wall.

C. <u>Essential Services Review</u>:

The proposed request has been reviewed by all relevant departments/divisions. Staff has no objections to this request.

IV. SUMMARY

A. <u>Findings</u>:

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

1. The request meets all M-1 Zoning requirements per Section 18-1524 of the Land Development Code.

2. The landscape waiver request for the requirement of a buffer wall in the Type 'D' Buffer along the southwestern property line 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. <u>Staff Recommendation</u>:

Consistent with the above findings, staff recommends **APPROVAL** of case number WAV-0920-00006 with the following condition:

1. A six foot high solid fence shall be installed along the southwest property line.

Nick A. Colonna, AICP
Planning & Development Services Director

10-21-2020
Date

Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator

10/21/2020
Date

V. ACTION

<u>CITY COUNCIL</u>– MOVE TO:

A. APPROVE

B. APPROVE WITH THE FOLLOWING CONDITION(S):
   1. A six foot high solid fence shall be installed along the southwest property line.

C. DENY

....a waiver from section 18-1533-33, for the requirement of a buffer wall in the Type 'D' Landscape Buffer along the southwestern property line.

VI. ATTACHMENTS

Exhibit A: Waiver Request
Exhibit B: Affidavit of Ownership
Exhibit C: Site Plan
Exhibit D: Survey
Exhibit E: Legal Description
Exhibit F: Aerial Map
Exhibit G: Zoning Map
Exhibit H: Land Use Map
Exhibit I: Flood Insurance Rate Map
Exhibit J: Site Photos
Exhibit K: Buffer Exhibit

Exhibit A

AURORA
CIVIL ENGINEERING, INC.

September 21, 2020 15-161

Megan Montesino
Principal Planner
City of Pinellas Park
Planning & Development Services Division
6051 78th Avenue N.
Pinellas Park, FL 33781

Bryan Dairy West Corporate Center
BCH-1 LTD
Waiver Request for Masonry Buffer Wall

Dear Megan:

Aurora Civil Engineering, Inc. (Aurora) on behalf of BCH-1 LTD (the owner) respectfully requests a waiver to the requirement of adding a buffer wall to the existing developed parcel.

The Southwest property line abuts an existing 100' wide SCL railroad R/W. The railroad and property on the opposite side is in Unincorporated Pinellas County with a zoning of RPD. RPD is equivalent to a Residential Zoning District in the City of Pinellas Park.

According to Table 18-15333-2 Perimeter Landscape Buffer Requirements, the required landscape buffer is type "D". The Landscape Buffer Type "D" Specifications includes an 8 ft. in height masonry wall parallel and abutting to the entire length of interior side and rear lot lines of the properties in Residential Zoning District.

The waiver we are requesting is for the required 241.86 LF of 8 ft in height masonry wall along the southwestern property line (abutting the existing railroad).

Granting the requested waiver is reasonable considering the following factors:

- The site is an existing developed property.
- There is no new proposed on-site work.
- There is an existing 100' Railroad R/W between the residential property and the SW property line.
- There is an undeveloped 45' of access and drainage easements along the SW boundary,
- There is a detention pond (width varies 45'-85') between the 45' easement and the existing parking lot along the SW boundary.

Please contact me should you have any questions or if additional information is required.

Sincerely,

Aurora Civil Engineering, Inc.

Michael Knight, P.E.
Sr. PM

610 E. Morgan Street • Brandon, FL 33510-4607
813.643.9907

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

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

BCH-1, LTD

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

ADDRESS OR GENERAL LOCATION:

8060 Bryan Dairy Road, Largo Florida 33777

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

Exhibit A

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

Plat for a parcel split.

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

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

SIGNED (PROPERTY OWNER)

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 17 day of September, 20 20.

By Robert C. Webster, II Managing Partner
(Name of person acknowledging and title of position)

who is personally known to me or who has produced

(Type of identification)

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

Notary Public State of Florida
Deborah L Boyer
My Commission GG 968548
Expires 05/26/2021

Notary Public, Commission No. GG 968548

Deborah L. Boyer

(SEAL ABOVE)

(Name of Notary typed, printed or stamped)

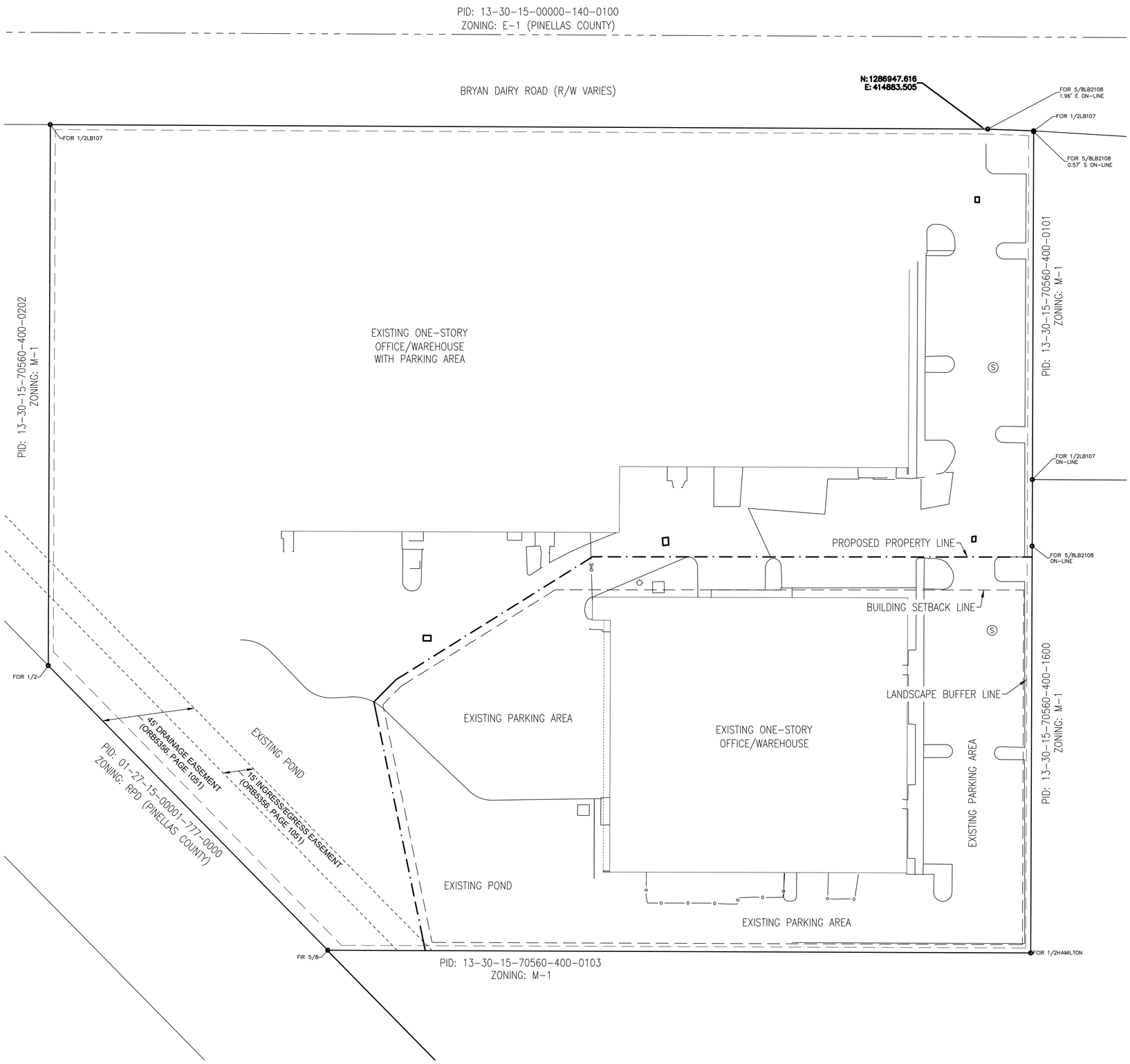
EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF LOTS 1 AND 2, PINELLAS GROVES, RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING THE SAME PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 9506, PAGE 108 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 15 EAST; THENCE S00°09'28"W ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 555.16 FEET; THENCE N89°46'37"W, A DISTANCE OF 372.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°46'37"W, A DISTANCE OF 426.10 FEET; THENCE N44°27'19"W ALONG THE NORTH RIGHT OF WAY OF SEABOARD COASTAL RAILROAD, A DISTANCE OF 241.86 FEET; THENCE N00°13'06"E, A DISTANCE OF 328.09 FEET; THENCE S89°43'41"E ALONG THE SOUTH RIGHT OF WAY OF BRYAN DAIRY ROAD, A DISTANCE OF 566.27 FEET; THENCE S87°59'01"E ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 29.82 FEET; THENCE S00°12'38"W, A DISTANCE OF 498.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 283311.57 SQUARE FEET OR 6.504 ACRES, MORE OR LESS.



EXISTING SITE DATA:
PROPERTY ACREAGE: 6.6 ±AC
PARCEL ID: 13-30-15-70560-400-0201
SECTION 13 / TOWNSHIP 30S / RANGE 15E
ADDRESS: 8040 BRYAN DAIRY ROAD, PINELLAS PARK
CURRENT ZONING: LIGHT INDUSTRIAL (M-1)
LAND USE CODE: IL
PROPOSED USE: NO CHANGE
LATITUDE: 27° 52' 17.8464"
LONGITUDE: -82° 44' 59.3484"

MAX FAR: 0.55 (0.32 EXISTING)
MAX ISR: 0.75 (0.77 EXISTING)
MAX BLDG HEIGHT: 40'

MINIMUM BUILDING SETBACKS:
FRONT: 20'
SIDE: 5'/10' IF ABUTTING A RESIDENTIAL ZONING DISTRICT
REAR: 5'/10' IF ABUTTING A RESIDENTIAL ZONING DISTRICT

MINIMUM LANDSCAPE BUFFERS:
NORTH: 3', BUT 5' AVERAGE
SOUTH: 3', BUT 5' AVERAGE
EAST: 3', BUT 5' AVERAGE
WEST: 3', BUT 5' AVERAGE
SOUTHWEST: 8' TYPE "D" (ABUTTING A RESIDENTIAL ZONING DISTRICT/RAILROAD)

TOTAL BLDG FOOTPRINT: 2.08 AC. (32%) (ACCORDING TO PROPERTY APPRAISER)
ONSITE PAVEMENT: 2.98 AC. (45%) (ACCORDING TO 06-05-03 SURVEY)
TOTAL IMPERVIOUS: 5.06 AC. (77%)
TOTAL OPEN SPACE: 1.54 AC. (23%)

NORTH SITE DATA
PROPERTY ACREAGE: 4.59 ±AC
MAX FAR: 0.55 (0.31 EXISTING)
MAX ISR: 0.75 (0.77 EXISTING)

TOTAL BLDG FOOTPRINT: 1.40 AC. (31%) (ACCORDING TO PROPERTY APPRAISER)
ONSITE PAVEMENT: 2.11 AC. (46%) (ACCORDING TO 06-05-03 SURVEY)
TOTAL IMPERVIOUS: 3.51 AC. (77%)
TOTAL OPEN SPACE: 1.08 AC. (23%)

BUILDING FOOTPRINT ACCORDING TO PROPERTY APPRAISER:
STORE SALES: 11,788 SF
OPEN PORCH: 1,200 SF
OFFICE AVERAGE: 23,826 SF
CANOPY: 1,428 SF
BASE: 22,724 SF
TOTAL: 60,966 SF (1.4 AC)

PARKING REQUIREMENT: 1 SPACE PER 750 SF (WAREHOUSE) = 1/750 X 60,966 = 82 SPACES
EXISTING PARKING: 153 SPACES (INCLUDES 6 ACCESSIBLE)

SOUTH SITE DATA
PROPERTY ACREAGE: 2.01 ±AC
MAX FAR: 0.55 (0.34 EXISTING)
MAX ISR: 0.75 (0.77 EXISTING)

TOTAL BLDG FOOTPRINT: 0.68 AC. (34%) (ACCORDING TO PROPERTY APPRAISER)
ONSITE PAVEMENT: 0.87 AC. (43%) (ACCORDING TO 06-05-03 SURVEY)
TOTAL IMPERVIOUS: 1.55 AC. (77%)
TOTAL OPEN SPACE: 0.46 AC. (23%)

BUILDING FOOTPRINT ACCORDING TO PROPERTY APPRAISER:
SERVICE PRODUCTION: 16,714 SF
OPEN PORCH: 480 SF
OFFICE AVERAGE: 8,348 SF
BASE: 4,157 SF
TOTAL BUILDING AREA: 29,699 SF (0.68 AC)

PARKING REQUIREMENT: 1 SPACE PER 750 SF (WAREHOUSE) = 1/750 X 29,699 = 40 SPACES
EXISTING PARKING: 80 SPACES (INCLUDES 1 ACCESSIBLE)

NORTH

SCALE: 1" = 30'

REVISIONS					
5	-	-	-	-	-
4	-	-	-	-	-
3	-	-	-	-	-
2	-	-	-	-	-
1	-	-	-	-	-
NO.	BY	DATE	DESCRIPTION		

DRAWN BY: FLORDELIZA DIMAKILING 09-21-2020
CHECKED BY: MICHAEL KNIGHT
APPROVED BY: MICHAEL KNIGHT
JOB NO.: 15-161

SITE PLAN

BRYAN DAIRY WEST
CORPORATE CENTER
BCH-1 LTD
5550 W. EXECUTIVE DRIVE, SUITE 550
TAMPA, FLORIDA 33609

CIVIL ENGINEERING
610 E. Morgan Street Brandon, FL 33510 (813)643-9907
MICHAEL H. KNIGHT
LICENSE NUMBER 76
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Michael H Knight
Digitally signed by Michael H Knight
Date: 2020.09.21 15:14:14 -04'00'

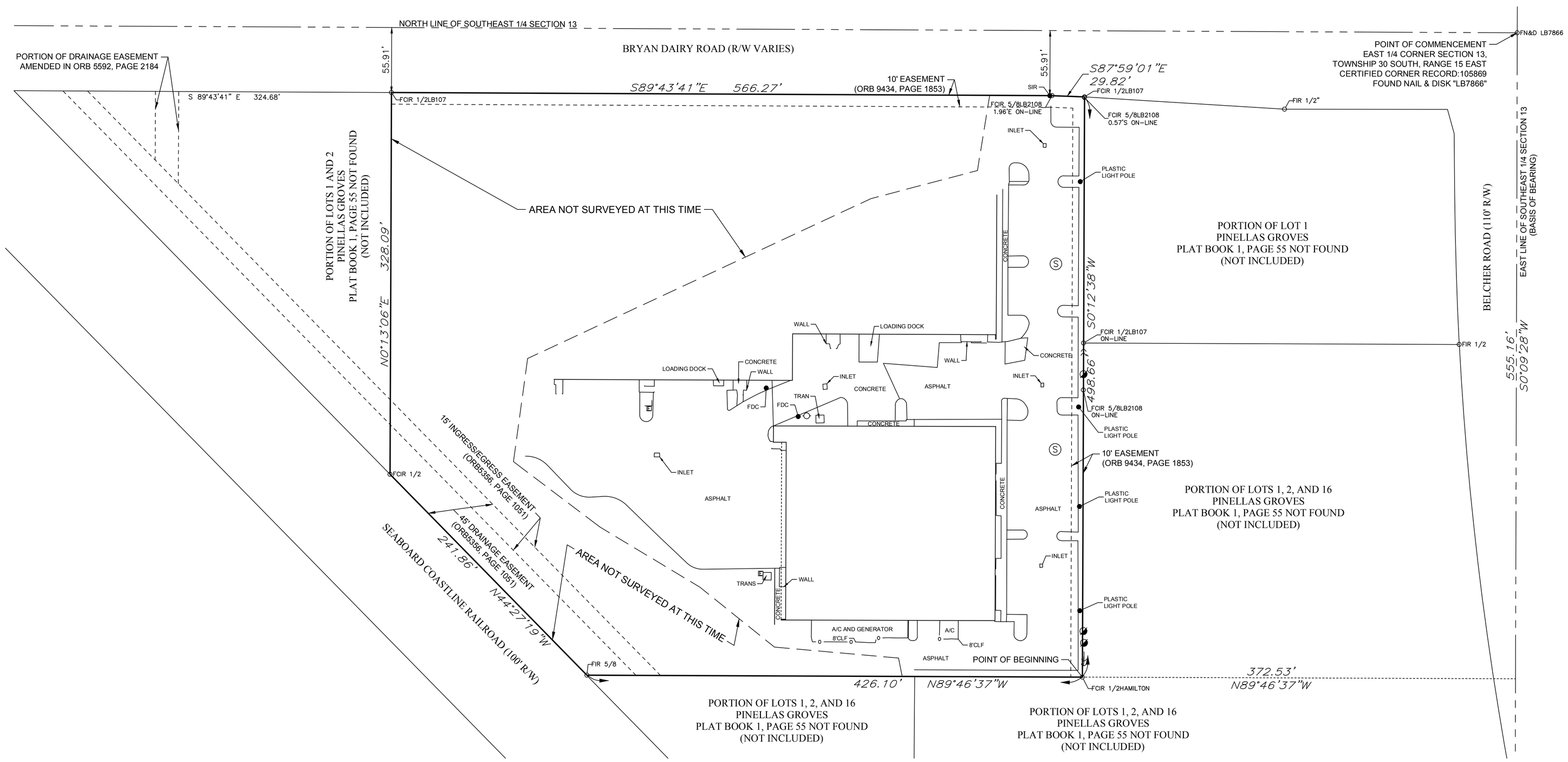
Exhibit C

1 of 1

File: P:\Projects\Varied Bryan Dairy West\Plans\Varied Bryan Dairy West, Plotted: 9/21/2020 2:19 PM by FLORDELIZA DIMAKILING, Saved: 9/21/2020 9:54 AM by FLOR

SECTION 13 TOWNSHIP 30 SOUTH RANGE 15 EAST

CITY OF TAMPA HILLSBOROUGH COUNTY FLORIDA



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

NOT TO SCALE

FND	FOUND
FCIR	FOUND CAPPED IRON ROD (SIZE NOTED)
FCM	FOUND CONCRETE MONUMENT (SIZE NOTED)
FIP	FOUND IRON PIPE (SIZE NOTED)
FIR	FOUND IRON ROD (SIZE NOTED)
FN&D	FOUND NAIL & BRASS DISK
FPP	FOUND PINCHED PIPE (SIZE NOTED)
FRRS	FOUND RAILROAD SPIKE
SCIR	SET 1/2" CAPPED IRON ROD "LB 4513"
SN&D	SET NAIL & BRASS DISK "LB 4513"
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
(C)	CALCULATED
(R)	RECORDED
P/B	PLAT BOOK
PG	PAGE
BFP	BACKFLOW PREVENTER
DCV	DOUBLE CHECK VALVE
FFE	FINISH FLOOR ELEVATION
INV	INVERT
ORB	OFFICIAL RECORDS BOOK
R/W	RIGHT OF WAY
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
A/C	AIR CONDITIONER
BWF	BARB WIRE FENCE
CLF	CHAIN LINK FENCE
WDF	WOOD PANEL FENCE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
MES	MITERED END SECTION
FOC	FIBER OPTIC CABLE
OHE	OVERHEAD ELECTRIC
TRAN	TRANSFORMER
TP IR	TRAVERSE POINT IRON ROD
TP SN	TRAVERSE POINT SET NAIL
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
CB	CHORD BEARING
C	CHORD LENGTH
—CTV—	PAINT OR FLAG MARKING UG CABLE TELEVISION LINE
—E—	PAINT OR FLAG MARKING UG ELECTRIC
—FOC—	PAINT OR FLAG MARKING UG FOC
—G—	PAINT OR FLAG MARKING UG GAS LINE
—RCW—	PAINT OR FLAG MARKING UG RECLAIMED WATER
—S—	PAINT OR FLAG MARKING UG SANITARY SEWER
—T—	PAINT OR FLAG MARKING UG TELEPHONE LINE
—VZ—	PAINT OR FLAG MARKING UG VERIZON LINE
—W—	PAINT OR FLAG MARKING UG WATER LINE
	BENCHMARK
	BOLLARD/POST
	BURIED CATV MARKER POST
	CABLE TV BOX
	CONCRETE LIGHT POLE
	CONCRETE UTILITY POLE
	CLEANOUT
	DECORATIVE LIGHT
	ELECTRIC BOX
	ELECTRIC MANHOLE
	ELECTRIC METER
	FIBER OPTIC CABLE BOX
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	GAS MARKER POST
	GAS METER/REGULATOR
	GAS VALVE
	GREASE-TRAP MANHOLE
	GUY WIRE
	IRRIGATION CONTROL VALVE
	MAIL BOX
	METAL UTILITY POLE
	MONITOR WELL
	RECLAIMED WATER METER BOX
	RECLAIMED WATER VALVE
	ROOF DRAIN
	SANITARY MANHOLE
	SANITARY VALVE
	SIGN
	SOIL BORING LOCATION
	STORM OR DRAINAGE MANHOLE
	STREET LIGHT ACCESS BOX
	TELECOMMUNICATIONS MANHOLE
	TELEPHONE BOX
	TELEPHONE LINE MARKER POST
	TRAFFIC SIGNAL ACCESS BOX
	TRAFFIC SIGNAL POLE
	VERIZON ACCESS BOX
	WATER MANHOLE
	WATER VALVE
	WATER METER BOX
	WELL
	WOOD LIGHT POLE
	WOOD UTILITY POLE

LEGAL DESCRIPTION:
A PORTION OF LOTS 1 AND 2, PINELLAS GROVES, RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING THE SAME PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 9506, PAGE 108 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 15 EAST; THENCE S00°09'28"W ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 555.16 FEET; THENCE N89°46'37"W, A DISTANCE OF 372.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°46'37"W, A DISTANCE OF 426.10 FEET; THENCE N44°27'19"W ALONG THE NORTH RIGHT OF WAY OF SEABOARD COASTAL RAILROAD, A DISTANCE OF 241.86 FEET; THENCE N00°13'06"E, A DISTANCE OF 328.09 FEET; THENCE S89°43'41"E ALONG THE SOUTH RIGHT OF WAY OF BRYAN DAIRY ROAD, A DISTANCE OF 566.27 FEET; THENCE S87°59'01"E ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 29.82 FEET; THENCE S00°12'38"W, A DISTANCE OF 498.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 283311.57 SQUARE FEET OR 6.504 ACRES, MORE OR LESS.

NOTES:
1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
5. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
6. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND SIMILAR MATTERS OF TITLE.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. THE HORIZONTAL DATUM IS TIED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (GRID), WEST ZONE NORTH AMERICAN DATUM 1983, ADJUSTMENT 2011.
9. BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
10. BASIS OF BEARING IS THE EAST LINE OF SOUTHEAST 1/4 SECTION 13.

Revisions			
No.	Date	DESCRIPTION	BY
1			
2			
3			
4			

Project No. 200060
Field Book No.
Page No.

CREW CHIEF DMC
CHECKED BY KKM
DRAWN BY HEF NN

BOUNDARY SURVEY
BRYAN DAIRY WEST

PREPARED FOR: BCH-1,LTD

SURVEYOR'S CERTIFICATE
I hereby certify that this survey was prepared under my RESPONSIBLE CHARGE on the date(s) shown, and meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, FLORIDA ADMINISTRATIVE CODE pursuant to Section 472.027, FLORIDA STATUTES.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

9/16/20
DATE OF FIELD SURVEY

KYLE McCLUNG, LS 7177

SUNCOAST LAND SURVEYING, Inc.
111 FOREST LAKES BOULEVARD
OLDSMAR, FLA. 34677
(813) 831-8244
SLSURVEY@TAMPABAY.RR.COM

LB 4513

BOUNDARY – TOPOGRAPHIC – CONSTRUCTION STAKEOUT

Digitally signed by KYLE McCLUNG
Date: 2020.09.18 14:09:52 -04'00'

LEGAL DESCRIPTION:

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CONTAINING 283311.57 SQUARE FEET OR 6.504 ACRES, MORE OR LESS.

Aerial Map

Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way
- Unincorporated
- Parcel Lines

188.1 0 94.04 188.1 Feet

1: 2,257

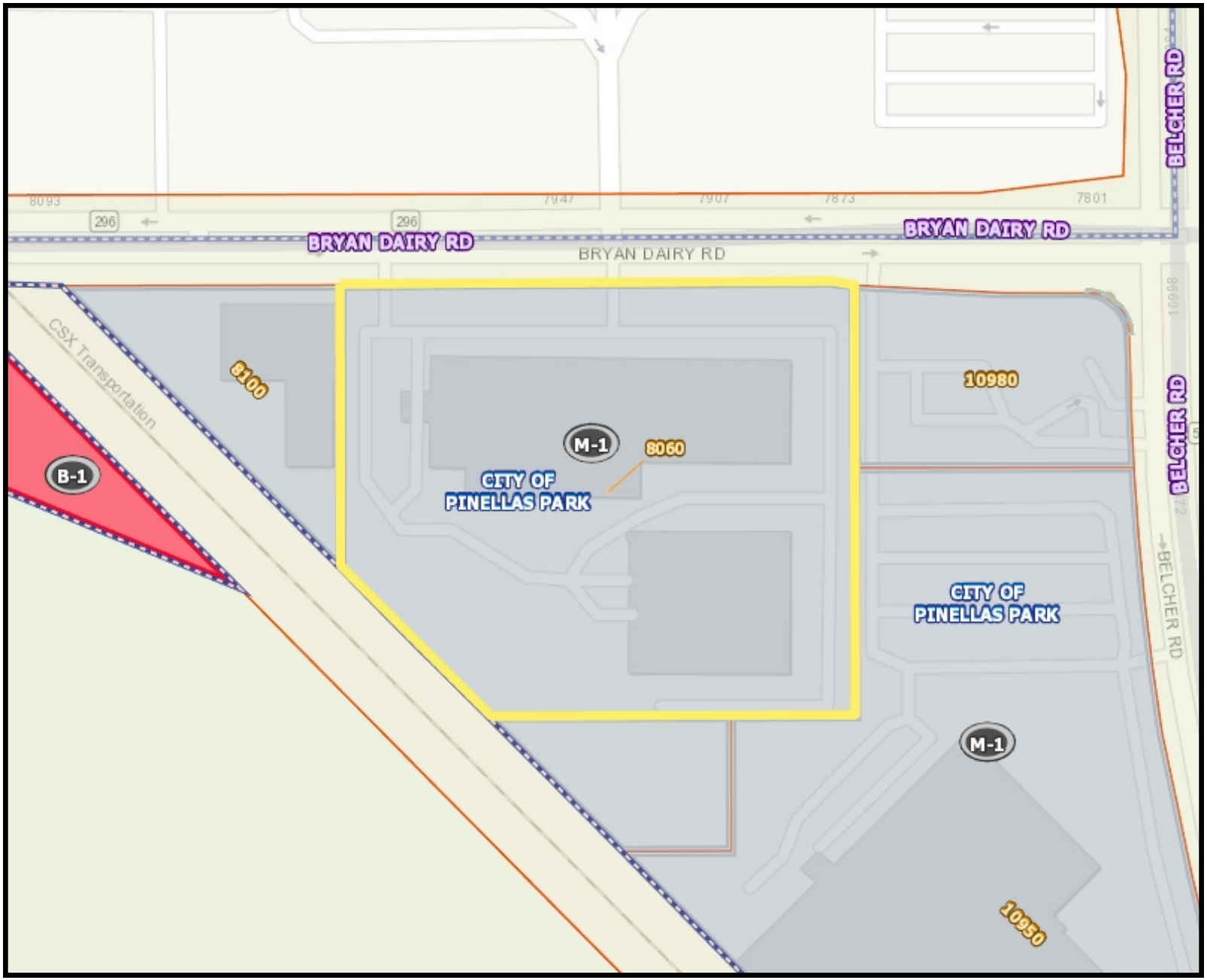
WGS_1984_Web_Mercator_Auxiliary_Sphere

NORTH

Notes:

Exhibit F

Zoning Map



188.1 0 94.04 188.1 Feet

1: 2,257

WGS_1984_Web_Mercator_Auxiliary_Sphere

NORTH

Notes:

Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way

Zoning Borders

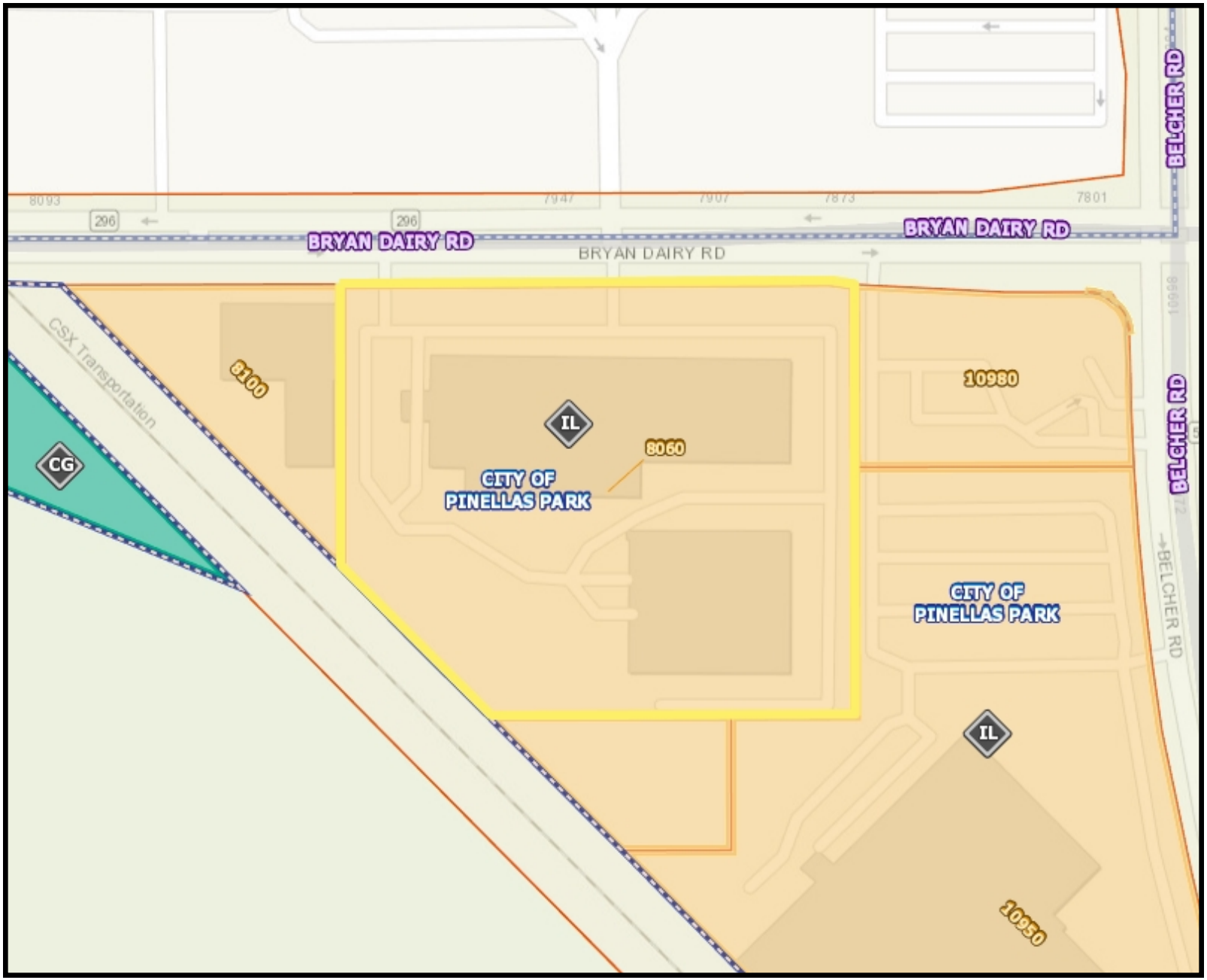
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CI
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUD
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Open Space - O/S
- Public - P
- Preservation - PRES.
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RP
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2
- Town Center - TC

Zoning Fill

- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CI
- Farm - F

Exhibit G

Land Use Map



188.1 0 94.04 188.1 Feet

1: 2,257

WGS_1984_Web_Mercator_Auxiliary_Sphere

NORTH

Notes:

Legend

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

Land Use Borders

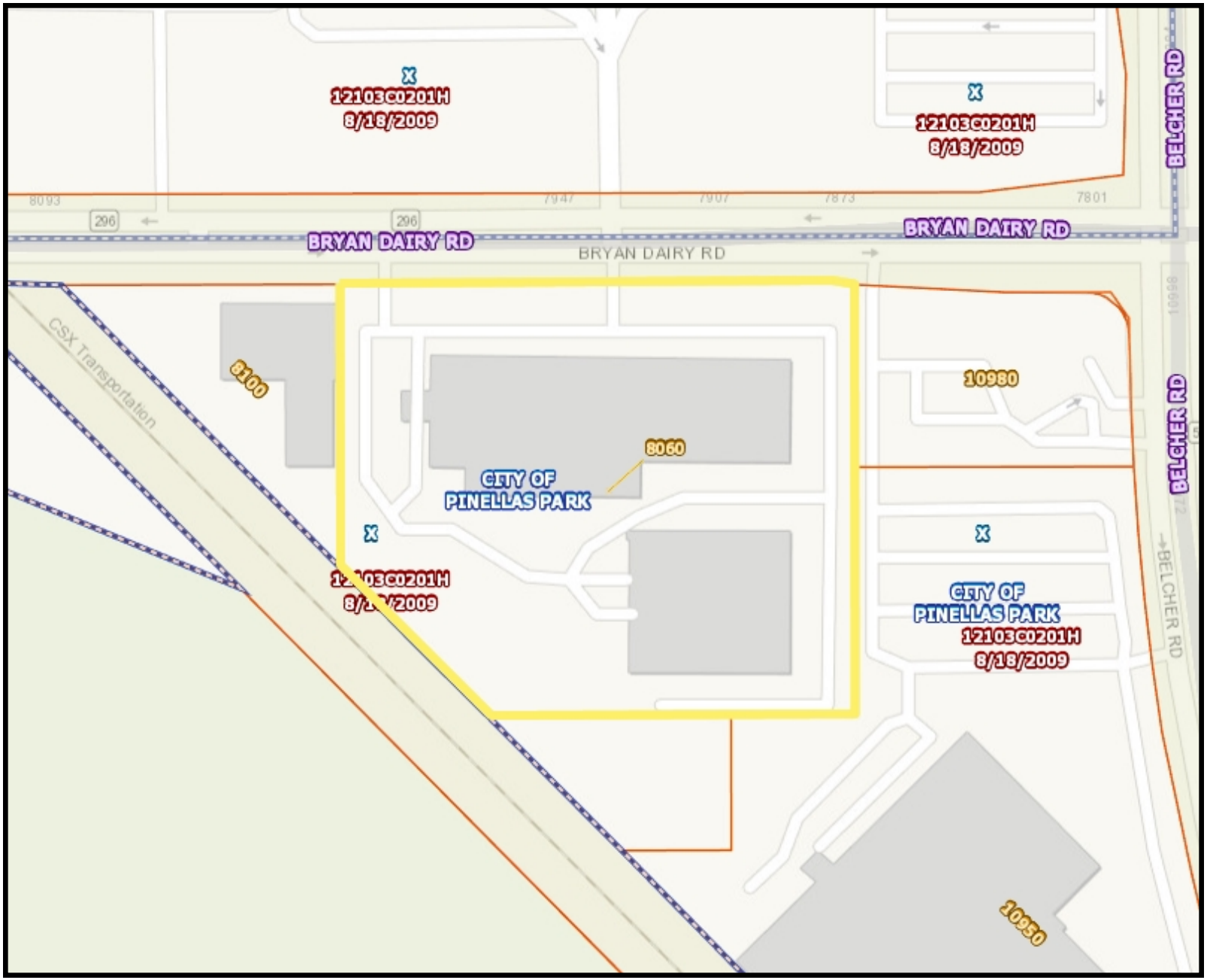
- Commercial General - CG
- Commercial General (Residential Medium) - CG(R
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Residential/Open Space - R/OS
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - 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
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Recreation/Open Space - R/OS
- Residential Facilities High - RFH
- Residential Low - RL
- Residential Low Medium - RLM

Exhibit H

Flood Insurance Rate Map



188.1 0 94.04 188.1 Feet

1: 2,257

WGS_1984_Web_Mercator_Auxiliary_Sphere

NORTH

Notes:

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

Exhibit I

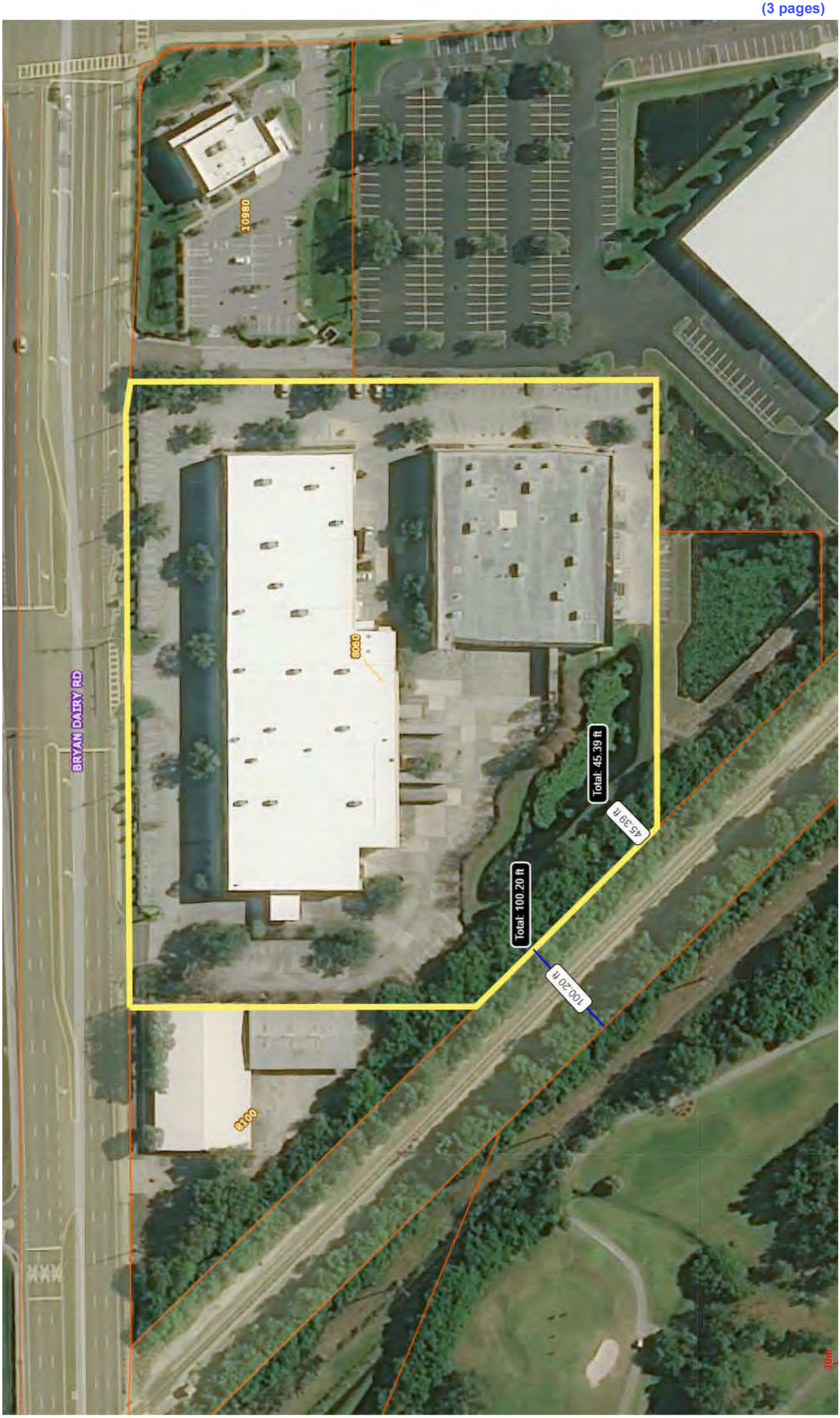
Exhibit J
(2 Pages)

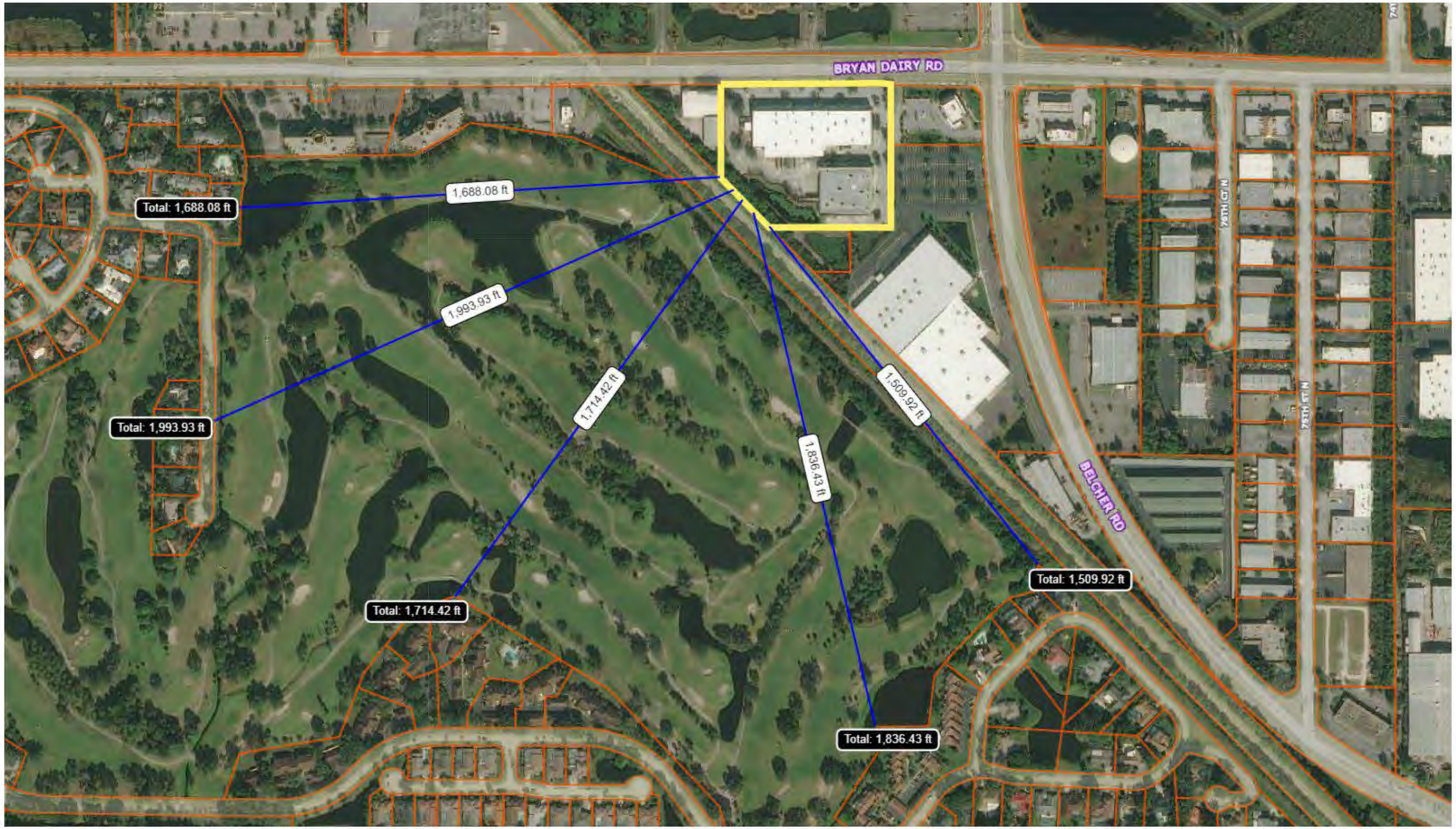
Site Photos

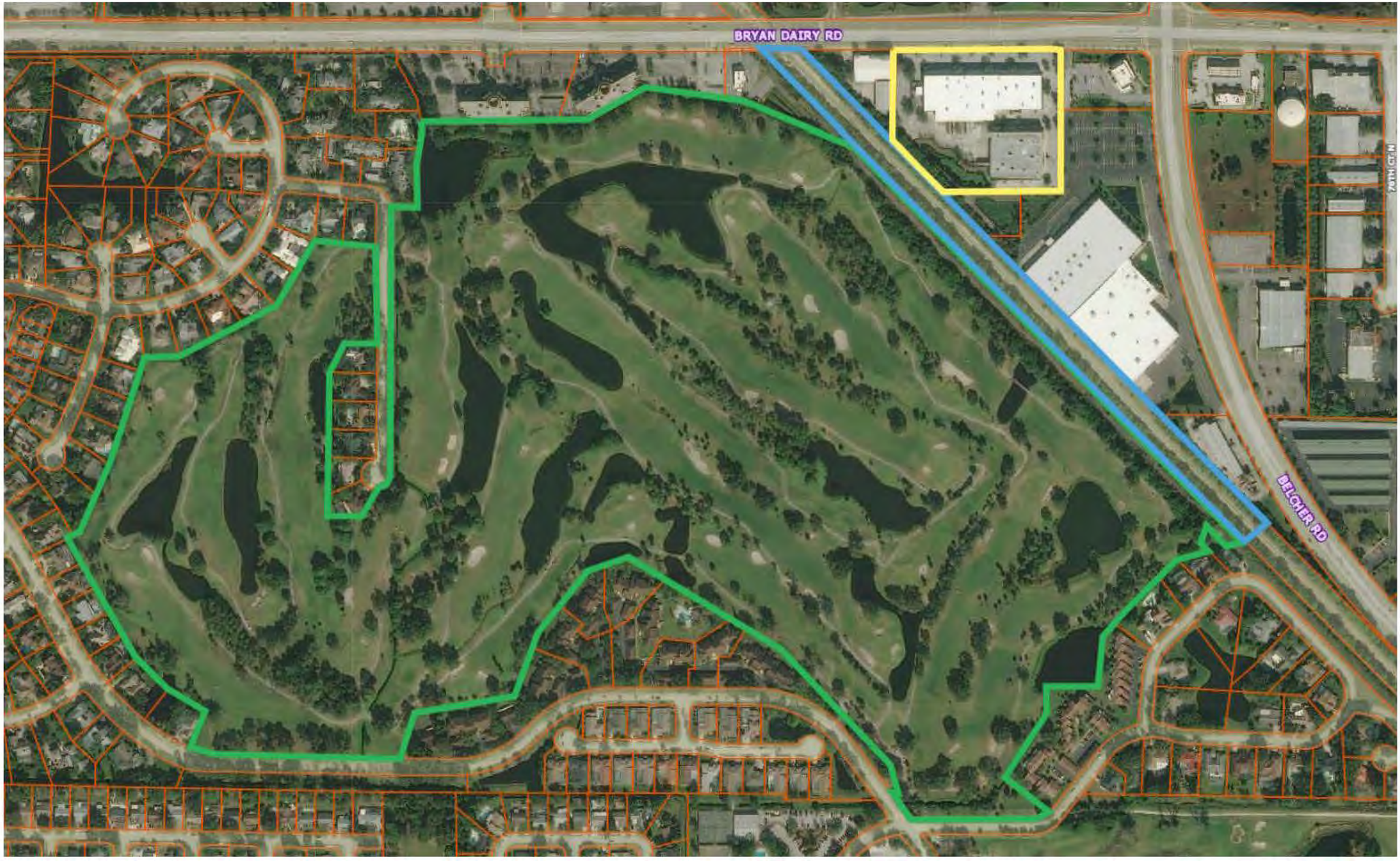
NO OUTLET
TRUCKS MUST
EXIT TO RIGHT
TERMINIX

NO OUTLET

Exhibit K
(3 pages)




BRYAN DAIRY RD
BELCHER RD
76TH CT N
75TH ST N
1,688.08 ft
Total: 1,688.08 ft
1,993.93 ft
Total: 1,993.93 ft
1,714.42 ft
Total: 1,714.42 ft
1,836.43 ft
Total: 1,836.43 ft
1,509.92 ft
Total: 1,509.92 ft


BRYAN DAIRY RD
BELCHER RD
76TH CT N