

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A "MUPUD" MIXED USE PLANNED UNIT DEVELOPMENT OVERLAY WITH UNDERLYING "P" PUBLIC ZONING ON 23.717 ACRES OF LAND LOCATED AT 8900 US HIGHWAY 19 NORTH AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (PUD-1021-00013; Belleair Development, LLC)

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**WHEREAS**, the City Council has been petitioned to consider a "MUPUD" Mixed Use Planned Unit Development for the development of 23.717 acres; and

**WHEREAS**, the City Council has determined that it is in the public interest to authorize and approve a MUPUD master plan with underlying "P" Public District Zoning for the property located at 8900 US Highway 19 North; and

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

**SECTION ONE:** That the MUPUD Master Plan and supporting documentation for the "MUPUD" Mixed Use Planned Unit Development, attached hereto as **Exhibit "B"** dated September 11, 2020, and prepared by Belleair Development, LLC, are hereby adopted for the purpose of controlling development on the 23.717 acres parcel of land described as follows:

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

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

**EXHIBIT "B" - MASTER PLAN**

And, that the following conditions of approval be adopted:

1. Development controls are established through the development order, consisting of the application, staff report and preliminary and final site plans along with any accompanying text or graphics that constitute land development regulations applicable to the subject site. The submitted site plan, prepared by Belleair Development, LLC, and last revised September 11, 2020 and as may be directed by City Council to revise as a result of their review, shall be accepted as the controlling site plan for the development. All regulations not addressed in the site plan and supporting documentation shall default to the Code in effect at the time of "MUPUD" Mixed Use Planned Unit Development adoption.
2. Upon written request prior to the expiration of a development phase, the Planning and Development Services Director may approve an extension up to one year.

**SECTION THREE:** That the City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan

and elements thereof adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

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

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

PUBLISHED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

FIRST READING \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PUBLIC HEARING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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Sandra L. Bradbury  
MAYOR

ATTEST:

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Diane M. Corna, MMC  
CITY CLERK

**EXHIBIT "A"**

Legal Description

GENERALLY LOCATED WEST OF US HIGHWAY 19, AT THE INTERSECTION OF MAINLANDS BOULEVARD, BEING FURTHER DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, AND 4 INCLUSIVE, BLOCK 1, BOARDWALK IN PINELLAS PARK, PLAT BOOK 99, PAGES 10 AND 11, PINELLAS PARK, FLORIDA.

AND

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF PINELLAS, LYING IN SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE N.00°03'57"W. ALONG THE WEST LINE OF SAID SECTION 22 FOR 739.02 FEET TO THE PERMANENT REFERENCE MONUMENT MARKING THE SOUTHWEST CORNER OF BOARDWALK IN PINELLAS PARK SUBDIVISION AS RECORDED IN PLAT BOOK 99, PAGES 10 AND 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N.00°03'57"W. ALONG SAID WEST LINE AND THE WEST LINE OF SAID SUBDIVISION FOR 220.00 FEET TO THE NORTHWESTERLY SOUTHWEST CORNER OF LOT 3, BLOCK 1, OF SAID SUBDIVISION AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING N.00°03'57"W. ALONG SAID WEST LINES ALSO BEING THE WEST LINES OF LOTS 3, 2 AND 1, BLOCK 1 OF SAID SUBDIVISION FOR 855.54 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE 46TH STREET NORTH AS DEDICATED ON SAID SUBDIVISION; THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID 46TH STREET NORTH, THE FOLLOWING COURSES, N.89°56.03"E. FOR 15.00 FEET; THENCE N.00°03'57"W. FOR 300.88 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 19, 200 FOOT WIDE: THENCE S.31°56'24"E. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, ALSO BEING THE EASTERLY LINE OF LOTS 1, 2, 3 AND 4 OF SAID BLOCK 1 FOR 1620.82 FEET TO THE PERMANENT REFERENCE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE S.89°56'03"W. ALONG THE SOUTH LINE LOTS 4 AND 3 OF SAID SUBDIVISION FOR 850.88 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF 46TH STREET NORTH; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES, N.00°03'57"W. FOR 220.00 FEET; THENCE S.89°56'03"W. FOR 20.00 FEET TO THE POINT OF BEGINNING.

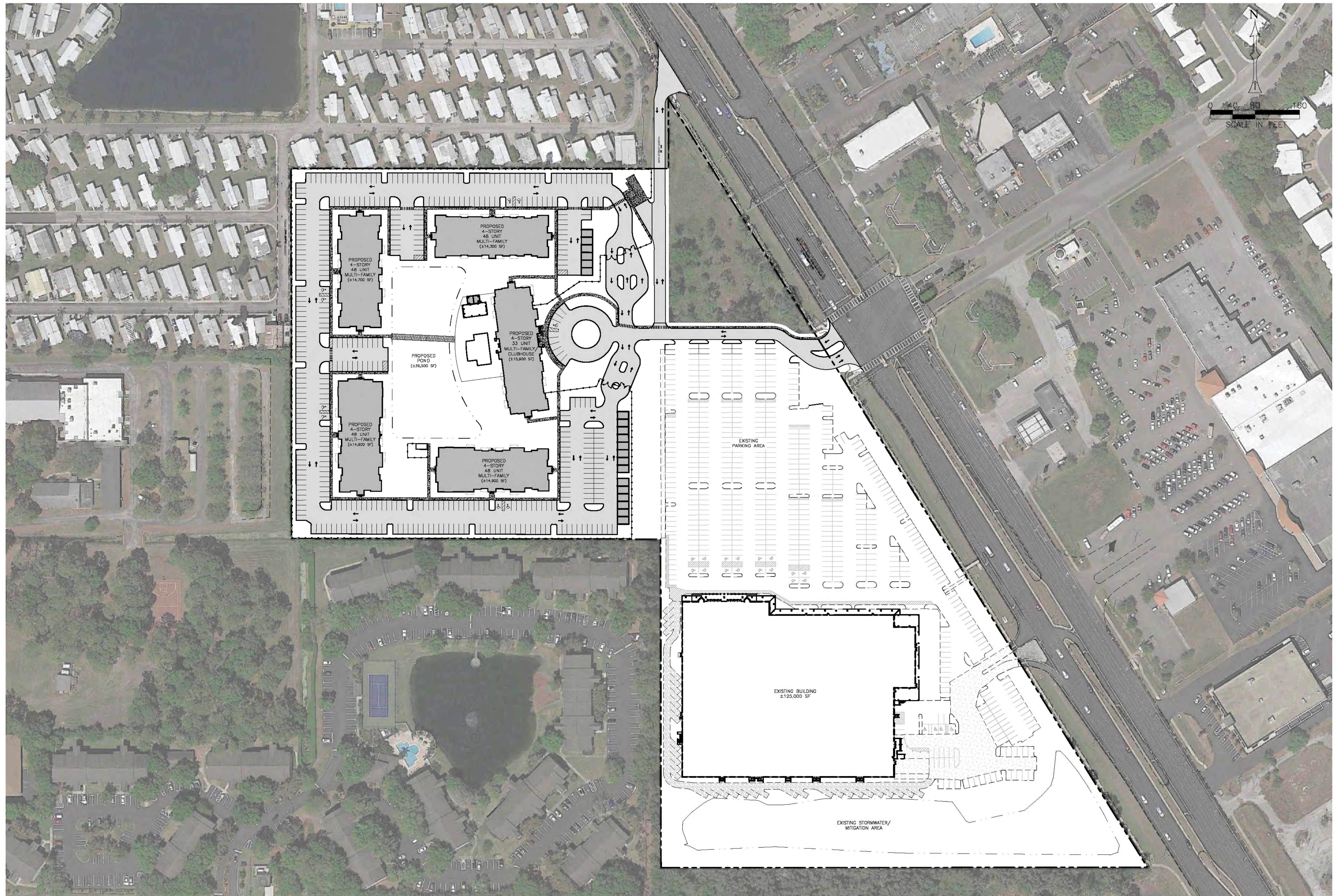
**EXHIBIT "B"**

MASTER PLAN

(Prepared by Belleair Development, LLC)

Last Revised dated September 11, 2020





FOR  
8900 US HWY 19

**BELLEAIR DEVELOPMENT, LLC.**  
6654 78TH AVE NORTH, PINELLAS PARK, FL 33781 (727) 536-8686

REVIEWS

NEW VISIONS		
NO.	DATE	DESCRIPTION

**NATIVE**  
**engineering,pllc**  
P.O. BOX 2095

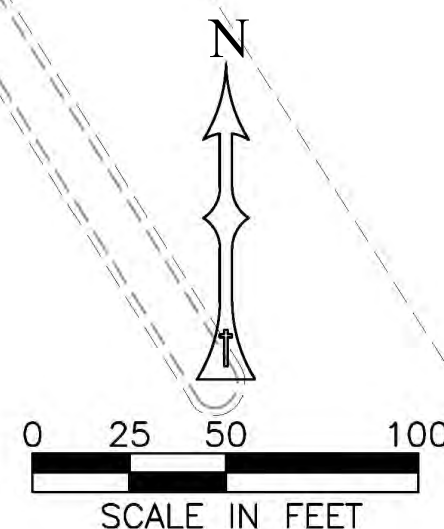
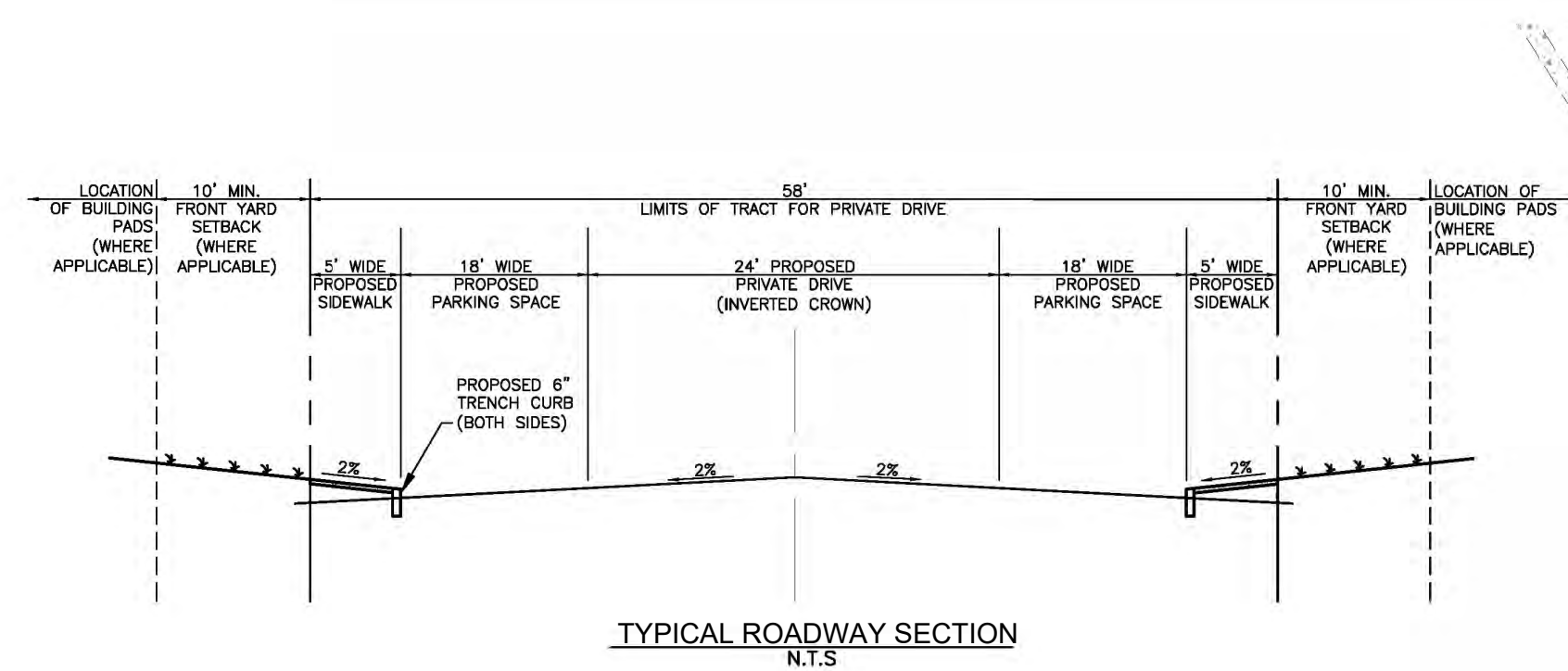
LAND O' LAKES, FL 34639  
(813) 536-2539  
CERTIFICATE OF  
AUTHORIZATION NUMBER: 287

SHEET NUMBER



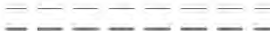



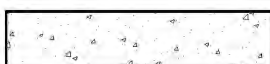
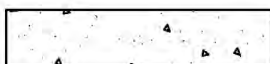



PUD-2

S-T-R  
-30-16



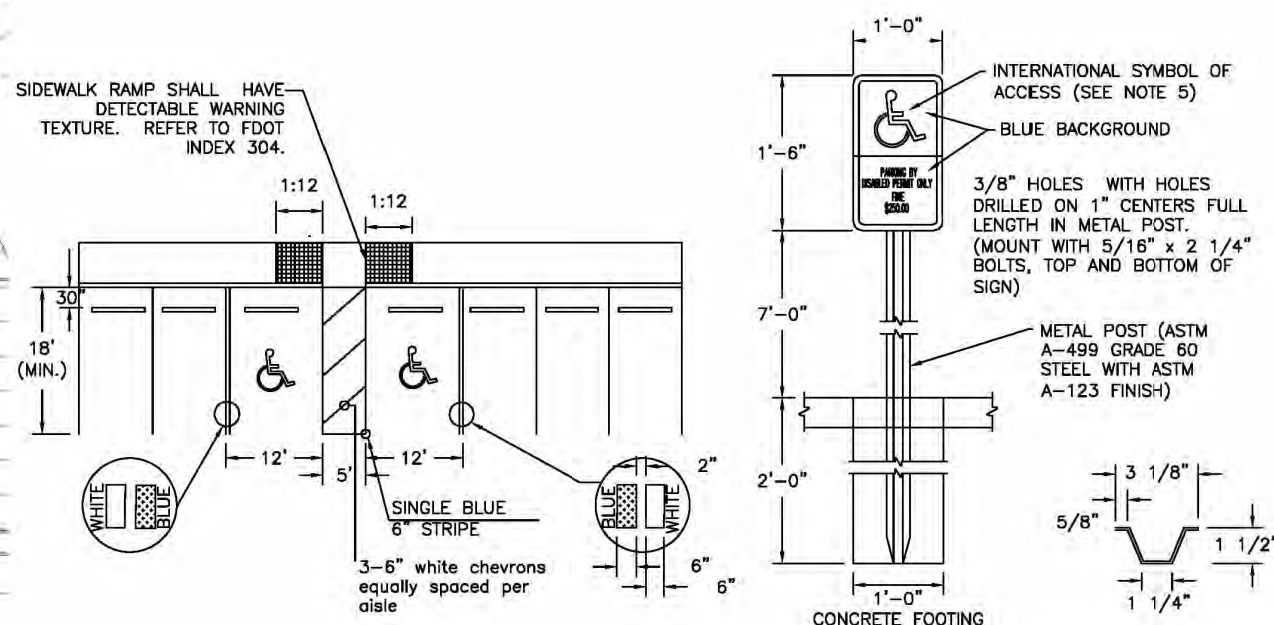
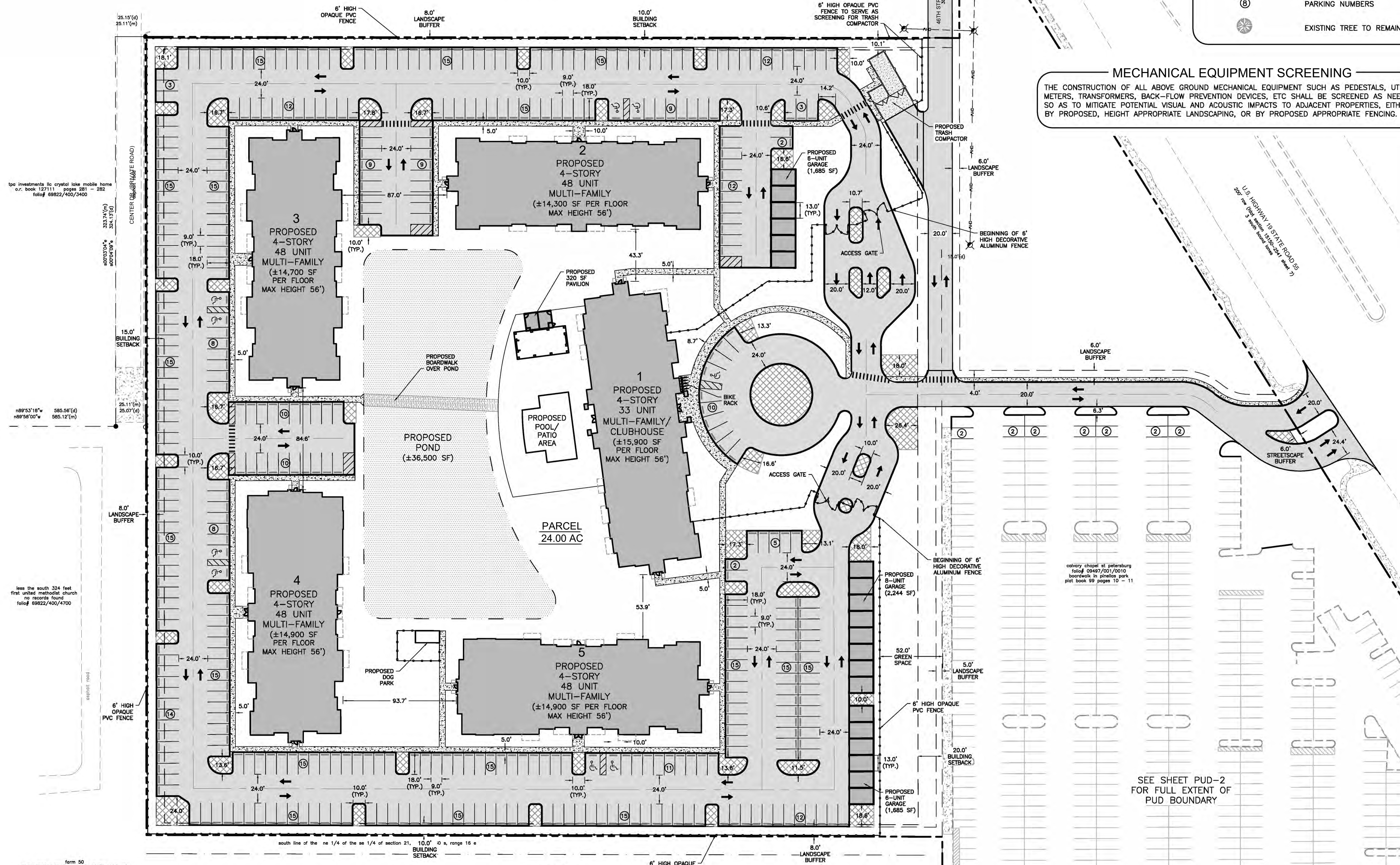


## LEGEND

	PROPERTY LINE
	PROPOSED CENTERLINE
	EXISTING EDGE OF PAVEMENT & BACK OF CURB
	PROPOSED EDGE OF PAVEMENT & BACK OF CURB
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED VEHICLE USE CONCRETE
	PROPOSED PEDESTRIAN CONCRETE
	PROPOSED INTERIOR LANDSCAPING
	PARKING NUMBERS
	EXISTING TREE TO REMAIN

## MECHANICAL EQUIPMENT SCREENING

THE CONSTRUCTION OF ALL ABOVE GROUND MECHANICAL EQUIPMENT SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC SHALL BE SCREENED AS NEEDED SO AS TO MITIGATE POTENTIAL VISUAL AND ACOUSTIC IMPACTS TO ADJACENT PROPERTIES, EITHER BY PROPOSED, HEIGHT APPROPRIATE LANDSCAPING, OR BY PROPOSED APPROPRIATE FENCING.



NOTES:

1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 p.s.i.
3. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOLS, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (300 mil. IN THICKNESS).
4. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE) SERIES B "2" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. SIGNS WILL BE COMPOUNDED WITH A YELLOW-ORANGE REFLECTIVE FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (REF. DTS. 5954, COLOR #15180).

## — SITE DATA

PIN NUMBER:	22-30-16-09497-001-0010
EXISTING ZONING:	P
EXISTING LAND USE:	CHURCH/VACANT
FUTURE LAND USE:	I
EXISTING FLOOD ZONE:	ZONE 'AE' & 'X' (EL 12') COMMUNITY PANEL #: 120251-0202 H; DATED: 08/18/09

DEVELOPMENT TYPE:	RESIDENTIAL
BUILDING USE:	MULTI-FAMILY
TOTAL PROPOSED UNITS:	225 UNITS

EXISTING PARKING CALCULATIONS:

REQUIRED PLACE OF WORSHIP PARKING:  
(1 SPACE PER 3 SEATS) 504 SPACES (1,510 SEATS /3)

REQUIRED SPACES:	504 SPACES
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EXISTING PARKING: 610 SPACES (20 HANDICAP SPACES)

EXISTING IMPERVIOUS SURFACE:

\*\*BUILDINGS 129,308 SF  
 \*PEDESTRIAN CONCRETE 16,755 SF  
 \*VEHICLE USE CONCRETE 23,985 SF  
 \*PAVEMENT (VUA) 228,149 SF  
 TOTAL EXISTING IMPERVIOUS: 398,197 SF = 9.141 AC (38%)  
 EXISTING POND/MITIGATION: 138,075 SF = 3.170 AC (13%)  
 OPEN SPACE: 509,429 SF = 11.695 AC (49%)  
 TOTAL AREA: 1,045,701 SF = 24.00 AC (±)

PROPOSED PARKING CALCULATIONS:

REQUIRED MULTI-FAMILY PARKING:  
(1.5 SPACES PER 1 BEDROOM UNIT) 170 SPACES (113 UNITS x 1.5)

REQUIRED MULTI-FAMILY PARKING:  
(2 SPACES PER 2-3 BEDROOM UNIT) 224 SPACES (112 UNITS x 2)

REQUIRED MULTI-FAMILY PARKING:  
(3 SPACES PER 4 BEDROOM UNIT) 0 SPACES (0 UNITS x 4)

REQUIRED SPACES: 394 SPACES

9x18 SPACES PROVIDED:	420 SPACES
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12x18 HANDICAP SPACES PROVIDED:  
GARAGE SPACES PROVIDED:

PROPOSED PARKING:	449 SPACES
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TOTAL REQUIRED BID PARKING:	898 SPACES
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TOTAL PROVIDED BUS PARKING:	1,035 SPACES
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PROPOSED IMPERVIOUS SURFACE:

**\*\*BUILDINGS** ±80,634 SF  
**\*PEDESTRIAN CONCRETE** 14,687 SF  
**\*VEHICLE USE CONCRETE** 1,196 SF  
**\*PROPOSED PAVEMENT (VUA)** 165,444 SF  
 PROPOSED IMPERVIOUS: 261,961 SF = 6.014 AC (25%)  
 EXISTING IMPERVIOUS TO REMAIN: 358,653 SF = 8.234 AC (34%)  
 PROPOSED POND: 36,500 SF = 0.838 AC (4%)  
 EXISTING POND/MITIGATION: 104,525 SF = 2.340 AC (10%)  
 OPEN SPACE: 284,062 SF = 6.521 AC (27%)  
 TOTAL AREA: 1,045,701 SF = 24.00 AC (±)  
 F.A.R.: 429,734 SF/1,045,701 SF = 0.41  
 INTERIOR LANDSCAPING AREA: 14,161 SF/166,640 SF X 100 = 8.5%

\*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY

OWNER: CALVARY CHAPEL ST PETERSBURG

8900 US HIGHWAY 19 N  
PINELLAS PARK FL 33782-5810

**APPLICANT:** BELLEAIR DEVELOPMENT, LLC  
6654 78TH AVE N

PINELLAS PARK, FL 33781  
727-536-8686

SURVEYOR: ERROL AYUSO  
PROFESSIONAL SURVEYOR'S & MAPPER'S  
6269 PLAMA DEL MAR BOULEVARD S  
#302  
ST. PETERSBURG, FLORIDA 33715  
727-528-2399

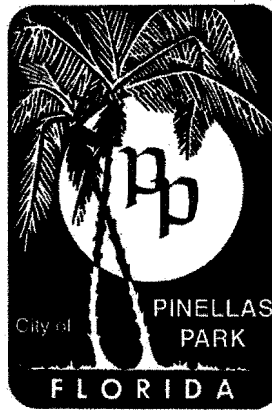
CONTRACTOR SHALL CALL  
SUNSHINE STATE ONE CALL OF FLORIDA, INC  
AT LEAST 48 HOURS PRIOR TO EXCAVATION  
1-800-432-4770



City of

# PINELLAS PARK

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



# FLORIDA

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

**Please Respond To:**

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

October 28, 2020

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

**RE: City Document #20-312**  
**Ordinance - PUD-1021-00013 - 8900 US Hwy 19**

Dear Ms. Lindquist:

I have received and reviewed the above-mentioned Ordinance for the property located at 8900 US Highway 19. Assuming the legal description contained in Exhibit A is correct, I would approve of the Ordinance as to form and correctness.

Very truly yours,

James W. Denhardt  
City Attorney

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

JWD/cb

20-312.10282020.LEL.Ordinance-PUD-1021-00013 - 8900 US Hwy 19.wpd



PRINTED ON RECYCLED PAPER





## CITY OF PINELLAS PARK

# Staff Report

Community Development Department  
Planning & Development Services Division

### I. APPLICATION DATA

A. **Case Number:** PUD-1021-00013 and CU-1021-00050

B. **Location:**

1. **Address(es):** 8900 US HIGHWAY 19 N
2. **Parcel Number(s):** 22-30-16-09497-001-0010

C. **Request:** Approval for a Mixed Use Planned Unit Development (MUPUD) to develop 225 multi-family dwellings on the northwest portion of the property. Conditional Use approval for multi-family dwellings in the "P" (Public) Zoning District.

D. **Applicant(s):** Carlos Yepes, Belleair Development

E. **Agent(s):** N/A

F. **Legal Ad Text:** Approval for a Mixed Use Planned Unit Development (MUPUD) and Conditional Use approval for multi-family dwellings in the "P" (Public) Zoning District.

G. **Public Hearings:**

**Planning & Zoning Commission Meeting:** December 3, 2020

**Advertising Date:** November 11, 2020

**City Council Meeting (1<sup>st</sup> Reading of PUD):** January 14, 2021

**City Council Meeting (2<sup>nd</sup> and Final Reading):** January 28, 2021

**Advertising Date:** January 8, 2021

### II. BACKGROUND INFORMATION

A. **Site Area:** 23.72 Acres

B. **Property History:**

1. **Land Use Plan or Zoning Amendments:** A request for a Planned Unit Development (PUD) overlay with a Master Plan for the construction of 239 multi-family dwellings (including 44 affordable units) with a request to rezone from "P" (Public) to "B-1" (General Commercial) was denied by the City Council on June 11, 2020.
2. **Previous Permits and Development:** In 2009, Calvary Chapel of St. Petersburg, Inc. purchased the subject property from two different entities. The property was combined with the lot on which the Calvary Chapel church building is located.
3. **Previous Variances and Waivers:** None as it pertains to the subject property.



C. **Existing Use:** Place of Worship.

D. **Proposed Use:** Mixed Use Planned Unit Development (MUPUD) with multi-family dwelling units and the existing Place of Worship.

E. **Current Land Use:** INSTITUTIONAL - I

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

*It is the purpose of this category to depict those areas of the City that are now used, or appropriate to be used, for public/semi-public institutional purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.*

2. **Key Standards:**

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

**Primary Uses** – Public Educational Facilities; Private Schools; Colleges; Hospital; Medical Clinic; Church, Religious Institution; Cemetery; Funeral Home/Mortuary; Social/Public Service Agency; Child Day Care; Fraternal, Civic Organization; Municipal Office Building; Courthouse; Library; Public Safety Facility; Emergency Medical Service Building; Convention Center

**Secondary Uses** - Residential; Residential Equivalent; Recreation/Open Space; Transportation/Utility; Ancillary Non-Residential.

**Locational Characteristics** - This category is generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

**Traffic Generation Characteristics** – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 192 trips per day per acre. Where the specific type of proposed use is known, one of the following subcategories within the Institutional category and their corresponding traffic generation rates may be used to calculate estimated traffic impact:

**Educational Facilities** –114 vehicles trips per day per acre.

**Medical Facilities** –173 vehicles trips per day per acre.

**Religious/Civic Facilities** –104 vehicles trips per day per acre.

**Municipal/Public Facilities** –835 vehicles trips per day per acre.

**Other** –67 vehicles trips per day per acre.

**Density/Intensity Standards** - Shall include the following:

**Residential Use** - Shall not exceed twelve and one-half (12.5) dwelling units per acre.

**Residential Equivalent Use** – Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 12.5 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impact shall be the equivalent of 2.5 beds per dwelling unit.

**All Other Uses** – Shall not exceed a floor area ratio (FAR) of 0.65, except for hospital use, which shall not exceed 1.0 within any single jurisdiction, subject to and based on the bonus provision set forth in Section 2.3.3.10 of the Countywide Plan Rules (2018), nor exceed an impervious surface ratio (ISR) of 0.85. The standard for the purpose of



establishing relative intensity and potential impacts shall be a FAR of 0.39 and an ISR of 0.65.

**3. Staff Analysis:**

The proposed MUPUD, which would include 225 multi-family dwellings (proposed) and a place of worship (existing), is consistent with the use characteristics of the Institutional land use designation and meets the purpose and intent of the designation. Additionally, the proposed development meets the locational characteristics, density and intensity, and does not exceed the FAR or lot coverage requirements set in the Comprehensive Plan.

**F. Current Zoning District: "P" PUBLIC**

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

*The "P" (Public) District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of public and semi-public facilities. Such uses are to be individually reviewed and approved by the City Council, or if located within the Community Redevelopment Area, review and approval by the Community Redevelopment Agency, to insure design and use compatibility with the surrounding area.*

*Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Institutional (I), Transportation/Utility (T/U), Recreation/Open Space (R/OS), Preservation (P) or Community Redevelopment District (CRD).*

**2. Staff Analysis:**

The proposed use of multi-family dwellings is considered a conditional use within the "P" zoning district and meets the purpose and intent of the district. The applicant is proposing a MUPUD overlay to include the existing Place of Worship on-site. Additionally, the "P" zoning district is compatible with the Industrial (I) land use.

**G. Flood Zone:** The property is located in Flood Zones X, X-Shaded, and AE-12. The majority of the development would be located in AE-12, which is a high risk flood zone.

**H. Evacuation Zone:** The 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	T-2	RLM	Mobile Home Park
South	R-5 / PRES	RM / P	Apartments / Preservation
East	B-1	CG	Commercial
West	T-2 / R-4 / R-5	RLM / RM	Mobile Home Park / Church / Apartments

**III. APPLICABLE CRITERIA / CONSIDERATIONS**

**A. Comprehensive Plan Policies:**

**1. Relevant Policies:**

*GOAL LU.1 Provide for the organization of land uses and development to meet the physical, social, and economic needs of the present and future population in a planned*



and orderly manner that will maintain or improve the quality of the natural and man-made environment.

*OBJECTIVE LU.1.12 The City shall continue to encourage innovative land development techniques, including planned unit developments and other mixed use development and redevelopment techniques, in order to achieve the following objectives:*

- a. Encourage development that is compatible with the natural environment and the overall vision of the community.*
- b. Provide vibrant and safe walkable areas.*
- c. Concentrate growth in relatively discrete areas that are compatible with the community character.*
- d. Place housing in proximity to employment opportunities, services, and amenities.*
- e. Establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit.*
- f. Establish well-designed urban environments that create vibrant, livable places.*
- g. Provide locations that create a range of housing opportunities and choices, including the provision of affordable housing.*
- h. Provide urban areas that incorporate well-designed open and public spaces.*
- i. Encourage a pattern of land use that is more efficient in the use of energy and reduces the emission of greenhouse gases.*

*POLICY LU.1.13.2 Promote, through the use of development regulations, innovative designs, variety of housing types and densities, clustering of units, supportive accessory uses, transportation alternatives, optimal use of landscaping and buffering, and a system of active and passive open space.*

*POLICY LU.1.13.6 Encourage infill residential development that is consistent and compatible with surrounding land uses.*

*POLICY LU.1.14.2 Encourage the use of transfers of development rights (TDRs), Planned Unit Developments, and other innovative development techniques to support mixed use development and livable communities.*

*GOAL H.1 Provide safe, sanitary, and decent housing in a variety of types, sizes, locations and costs to meet the needs of current and future residents regardless of race, ethnic or national origin, religion, sex, age, disability, income, or familial status.*

*OBJECTIVE H.1.1 The City will support the provision of an adequate supply of dwelling units in a variety of types, locations and costs to meet the current and projected housing needs of all residents.*

*POLICY H.1.1.2 Through utilization of Planned Unit Developments, subdivision regulations, and other provisions of the Land Development Code, the City shall continue to encourage innovative housing development techniques that contribute to livability, mobility, cost efficiency, sustainability, and sound construction principles.*

*POLICY H.1.2.2 Continue to encourage the use of transfers of development rights (TDRs), Planned Unit Developments, and other innovative development techniques to support mixed use development and livable communities.*

*POLICY H.1.3.5 Encourage mixed use development, density transfers, density bonuses, Planned Unit Development, and other innovative methods to reduce impediments to affordable housing development.*

## **2. Staff Analysis:**

The current Future Land Use of Institutional (I) is consistent with the adopted Comprehensive Plan and is compatible with adjacent and surrounding land uses.



The proposed MUPUD is encouraged and supported by various Objectives and Policies of the adopted Comprehensive Plan. Specifically, the proposed development is compatible with the overall vision of the community; will concentrate growth in a relatively discreet area connecting to, but not fully adjacent to the US Highway 19 corridor; will place housing in proximity to the employment opportunities, services and amenities along the US Highway 19 corridor; and, will be consistent and compatible with surrounding development.

**B. Land Development Code Standards:**

**1. Key Standards:**

**SECTION 18-1526. - "P" PUBLIC DISTRICT**

**Sec. 18-1526.1. - STATEMENT OF INTENT.**

*The "P" Public District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of public and semi-public facilities. Such uses are to be individually reviewed and approved by the City Council, or if located within the Community Redevelopment Area, review and approval by the Community Redevelopment Agency, to insure design and use compatibility with the surrounding area.*

*Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Institutional (I), Transportation/Utility (T/U), Recreation/Open Space (R/OS), Preservation (P) or Community Redevelopment District (CRD).*

**Sec. 18-1526.2. - DENSITY REGULATIONS.**

*The maximum density permitted in this district is twelve and one-half (12.5) dwelling units per net acre with Institutional (I) land use or Community Redevelopment District (CRD) land use.*

*Hospital development (I Institutional Land Use) is subject to a FAR (floor area ratio) of 1.00 and may not exceed an ISR (Impervious Surface Ratio) of 0.85. If any part of lands controlled by the Master Plan lie within one hundred fifty (150) feet of another municipal government jurisdiction then the City shall forward a copy of the plan to that jurisdiction for review and comment. The review and comment is limited to the lands lying within one hundred fifty (150) feet of the affected jurisdiction. Furthermore, that part of the Master Plan lying within one hundred fifty (150) feet of another government jurisdiction shall be limited to a floor area ratio (FAR) of 0.65 (65 hundredths). Any major amendments to the Master Plan shall be transmitted for review and comment to the affected municipal jurisdiction as well.*

**Sec. 18-1526.3. - PERMITTED AND CONDITIONAL USES.**

*No building or land in the "P" 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.*

*Preliminary site plan approval by the City Council, or if located within the Community Redevelopment Area, approval by the Community Redevelopment Agency, shall be required for all lands zoned "P" Public, in accordance with the provisions of Section 18-1540, "Preliminary Site Plan Requirements." Minor amendments to site plans may be approved by the City Manager or his designee and a revised preliminary site plan shall be submitted to the Zoning Director for addition to the site file. Any amendments that provide for accessory uses such as fences, sheds etc. may be approved by the City Manager or his designee as well.*



Authorized Land Uses in P District  
Dwellings, Multi-family - Conditional Use (Subject to section 18-1531)  
Place of Worship - Permitted Use (In I or CRD Land Use)

**Sec. 18-1526.4. - DIMENSIONAL AND AREA REGULATIONS.**

Except as provided under the regulations for conditional uses, the City Council shall determine the allowable building heights, yard setbacks, minimum building separation, number of required off-street parking and loading spaces, signage, and other provisions based upon their adequacy for meeting the intent and requirements of these regulations and ensuring that such uses are harmonious with the adjacent uses and the area.

**(A) MAXIMUM LOT COVERAGE.**

1. Seventy-five (75) percent in I.
2. Seventy-five (75) percent in T/U.
3. Ten (10) percent in P.
4. Fifty (50) percent in R/OS.
5. Seventy-five (75) percent in CRD.

**(B) FLOOR AREA RATIO.**

1. Fifty-five hundredths (0.55) in I.
2. Sixty hundredths (0.60) in T/U.
3. Five hundredths (0.05) in P.
4. Fifteen hundredths (0.15) in R/OS.
5. Sixty hundredths (0.60) in CRD.

**(C) MINIMUM LIVEABLE FLOOR AREA.**

1. Efficiency: Four hundred fifty (450) square feet.
2. One-Bedroom: Five hundred fifty (550) square feet.
3. Two-Bedroom: Six hundred fifty (650) square feet.
4. Three-Bedroom: Eight hundred (800) square feet.

**Sec. 18-1526.5. - 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) ILLUMINATION.** See Section 18-1503.15, "Illumination."

**(D) DUMPSTER ENCLOSURES** (See Section 18-1530.20, "Dumpsters"), AND ALSO SUPPLEMENTAL USE REGULATIONS (See Section 18-1530, "Accessory Use and Supplementary District Regulations").

**(E) OFF-STREET PARKING AND LOADING.** See Section 18-1532, "Parking and Loading Regulations."

**(F) PRELIMINARY SITE PLAN APPROVAL REQUIREMENTS.** For all lands zoned "P" Public, City Council or, if located within the Community Redevelopment Area, the Community Redevelopment Agency, shall review and approve a preliminary site plan in accordance with the procedures and requirements Section 18-1540, "Preliminary Site Plan Requirements."

1. The City Council, or Community Redevelopment Agency if appropriate, may prescribe appropriate conditions and safeguards in conformity with this Article, including the installation of additional buffering in order to reduce or eliminate the adverse impact of the proposed use upon the adjacent uses and to the area.

2. The City Manager or his designee may approve minor changes to site plans previously approved by City Council or the Community Redevelopment Agency for development in the "P" Public District.

**SECTION 18-1529. – PLANNED UNIT DEVELOPMENT DISTRICT**

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

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



*(B) USES.*

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

*(C) DIMENSIONAL REGULATIONS.*

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



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

## **SECTION 18-1531. - CONDITIONAL USE REGULATIONS**

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

#### **28. Dwellings, Multi-Family.**

##### **(a) General Requirements.**

- (1) Review by the Planning and Zoning Commission and approval by City Council.
- (b) Specific Requirements for "R-5," "R-6" and "GO," Districts.
  - (1) Minimum Lot area: Forty-three thousand five hundred sixty (43,560) square feet (one acre).
  - (2) Minimum Lot width: Two hundred (200) feet.
  - (3) Other regulations contained in Section 18-1514.4 shall apply in their entirety except as modified above in Subsection (1) and (2).
  - (4) All residential development shall contain a minimum of two (2) stories.
  - (5) Ten-foot wide landscaped buffer along the entire right-of-way which provides the primary access to the site, in accordance with Section 18-1533.16 requirements applicable for landscaping standard Number 1.
  - (6) In addition to the required perimeter landscaping regulations, one (1) tree for every thirty (30) linear feet of perimeter area, or fraction thereof, shall be provided. If a creative landscape design is proposed and accepted, the regular perimeter landscaping regulations of Section 18-1533.16 shall not apply.
  - (7) Interior sidewalks throughout the development shall interconnect buildings, parking areas and recreational facilities, and adjacent rights-of-way.

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

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

#### **3. MULTI-FAMILY DWELLINGS.**

- a. Efficiency units: One (1) per dwelling unit.
- b. Studio and one-bedroom units: One and one-half (1.5) per dwelling unit.
- c. Two- or three-bedroom units: Two (2) per dwelling unit.
- d. Four- or more bedroom units: Three (3) per dwelling unit.

## **2. Staff Analysis:**

The current Future Land Use and Zoning designations on the subject property are Institutional (I) and "P" (Public) respectively, which allows for multi-family dwellings at a density of 12.5 dwelling units per acre through a conditional use approval. The subject property is 23.717 acres, which allows for a maximum of 296 dwelling units.

The property is proposed to be a MUPUD which would include 225 multi-family dwellings (proposed) and a place of worship (existing), Per Section 18-1526 of the Land Development Code, City Council "shall determine the allowable building heights, yard setbacks, minimum building separation, number of required off-street parking and loading spaces, signage, and



other provisions based upon their adequacy for meeting the intent and requirements of these regulations and ensuring that such uses are harmonious with the adjacent uses and the area." Per review of the proposed development, staff finds that the building heights, setbacks, building separations, and number of required off-street parking are sufficient.

The 225-unit multi-family development will be comprised of 113 one-bedroom units and 112 two-three bedroom units. The off-street parking requirements of 1.5 spaces per unit and two spaces per unit respectively, require a total of 394 parking spaces. The development proposal will provide 449 spaces.

The overall MUPUD requires a total of 898 off-street parking spaces, and is providing a total of 1,035 spaces to accommodate the proposed multi-family units and the existing Place of Worship. The proposed MUPUD development meets the "P" zoning district maximum lot coverage of 75% and the maximum floor area ratio (FAR) of 0.55. The proposed lot coverage is approximately 60% and the proposed FAR is 0.41.

Per the MUPUD height requirements, "Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties." There is a new multi-family development across U.S. Highway 19 which is four stories in height, similar to this proposed development.

With regard to landscaping, the Applicant has submitted a landscape plan which has been reviewed against the applicable provisions of the Land Development Code and appears to be in compliance with streetscape, perimeter, and interior landscape requirements. A final review of the landscape plan shall be conducted at time of building permit review.

**C. Essential Services Issues:**

The proposed conditional use has been reviewed by all relevant departments / divisions. Staff raised concerns regarding the safety of the 46th Street N. connection to US Highway 19 and recommended it be eliminated. Staff also specified that an easement for the west ditch and the installation of a water main will be required.

**IV. SUMMARY**

**A. Findings:**

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

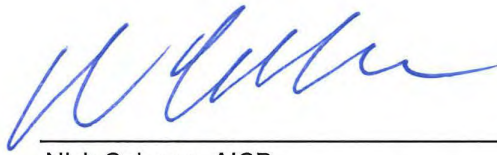
1. The proposed 225 multi-family dwellings are consistent with the "P" (Public) Zoning District, Mixed Use Planned Unit Development (MUPUD) standards, and the Institutional (I) land use designation.
2. The development proposal is consistent with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

**B. Staff Recommendation:**

Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case number PUD-1021-00013 with the following conditions:

1. Closure of the 46th Street N connection to US Highway 19
2. Dedication of an easement for the west ditch
3. Installation of a water main





Nick Colonna, AICP  
Planning & Development Services Director

11-20-2020

Date



Benjamin Ziskal, AICP, CEcD  
Community Development Administrator

11/20/20

Date

#### V. ACTION

**Planning and Zoning Commission - MOVE TO:**

- 1: RECOMMEND APPROVAL
- 2: RECOMMEND APPROVAL WITH CONDITIONS
  1. Closure of 46th Street N connection to US Highway 19
  2. Dedication of an easement for the west ditch
  3. Installation of a water main
- 3: RECOMMEND DENIAL

...for a Mixed Use Planned Unit Development to develop 225 multi-family units on the north western portion of the overall property, in addition to the existing 125,000 square foot church.

#### VI. ATTACHMENTS

**Exhibit A: Application with Legal Description**

**Exhibit B: Site Plan and Landscape Plan**

**Exhibit C: Architectural Elevations**

**Exhibit D: Survey**

**Exhibit E: Proposed PUD Ordinance**

**Exhibit F: Aerial Map**

**Exhibit G: Land Use Map**

**Exhibit H: Zoning Map**

**Exhibit I: FIRM Map**

**Exhibit J: Site Photographs**





## Planned Unit Development Application

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

### FOR OFFICE USE ONLY

CASE # PUD \_\_\_\_\_  
Date Received: \_\_\_\_\_  
Plat Sheet: \_\_\_\_\_  
Receipt Number: \_\_\_\_\_  
Land Use Designation: \_\_\_\_\_  
Zoning District: \_\_\_\_\_  
Public Meetings Required: \_\_\_\_\_  
Related Cases: \_\_\_\_\_

### REQUEST AND PROPERTY INFORMATION

Specific Request: Request approval for a Planned Unit Development to develop 225 multi-family units on the western portion of the Overall Property as set forth on the Site Plan attached as Exhibit "B"

General Location of property or address: 8900 US Highway 19 N., Pinellas Park

Property Size (Acreage or Square Feet): Overall Property 23.717 Acres	Current Use, Number and Type of Buildings: Church - 1 building
--------------------------------------------------------------------------	-------------------------------------------------------------------

Parcel Number(s): 22-30-16-09497-100-0010

Legal Description: Lot: 1, 2, 3 & 4 Block: 1 Subdivision: Boardwalk in Pinellas Park, Plat Book  
Or Page 99, Pages 10 & 11

Metes and Bounds Description (attach if lengthy): See attached Exhibit "A" ("Overall Property")

### OWNER/APPLICANT INFORMATION

Property Owner: Calvary Chapel of St. Petersburg, Inc.

Phone:  
727-577-7705

Address (include city, state, zip code):  
8900 US Highway 19, N., Pinellas Park, FL 33781

Authorized Agent:  
Belleair Development, LLC - Attn: Carlos A. Yepes

Phone:  
727-536-8686

Address (include city, state, zip code):  
6654 78th Avenue N., Pinellas Park, Florida 33781

Other Representative:

Phone:

Address (include city, state, zip code):

I (we) the undersigned do certify that the information contained in this application is true and correct to the best of my (our) knowledge.  
CALVARY CHAPEL OF ST. PETERSBURG, INC. BELLEAIR DEVELOPMENT, LLC

Signature of Owner Ryan Marr

as authorized by the Board of Directors for Calvary  
Chapel of St. Petersburg, Inc.

Signature of Agent Carlos A. Yepes, Manager

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



## **AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

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

I, Ryan Marr, as authorized by the Board of Directors of Calvary Chapel of St. Petersburg, Inc.

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

ADDRESS OR GENERAL LOCATION:

8900 US Highway 19 N., Pinellas Park

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

See attached Exhibit "A" ("Overall Property").

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

Belleair Development is requesting approval of a Planned Unit Development to develop the western portion of the Property for a 225 unit multi-family development as shown in the proposed Site Plan attached as Exhibit "B".

3. That the undersigned (has/have) appointed and (does/do) appoint Carlos A. Yepes and/or as (his/their) agent(s) to execute any petitions or other documents necessary to affect such application. Christian A. Yepes of Belleair Development, LLC

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.  
CALVARY CHAPEL OF ST. PETERSBURG, INC.

SIGNED (PROPERTY OWNER) Ryan Marr  
Authorized Representative of Owner

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 10-1-2020  
(Date)

By Ryan Marr  
(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  
Darlene W Feeks  
My Commission GG 244782  
Expires 11/27/2022

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

Darlene W Feeks  
Name of Notary typed, printed or stamped)



LETTER OF AUTHORIZATION

October 1, 2020

City of Pinellas Park  
6051 78<sup>th</sup> Avenue  
Pinellas Park, Florida 33781

Re: 8900 US Highway 19 N. – Pinellas Park  
Parcel ID #22-30-16-09497-001-0010

To Whom it May Concern:

I, Ryan Marr, as the owner representative on behalf of Calvary Chapel of St. Petersburg, Inc., a Florida non-profit corporation, represent that the Church is the owner of the property located at 8900 US Highway 19 N., Pinellas Park, Florida (the "Property").

This letter shall serve as authorization for Belleair Development, LLC, c/o Carlos A. Yepes and/or Christian A. Yepes, and Native Engineering to apply for and obtain any and all permits necessary for their proposed development including, but not limited to, a PUD Application, variance(s), special exception and/or conditional use permit to develop 225 multi-family units on the western portion of above-referenced Property, as depicted on the Site Plan attached hereto as Exhibit "A".

If you have any questions, please feel free to contact the undersigned at 727-577-7705.

CALVARY CHAPEL OF ST. PETERSBURG,  
INC., a Florida non-profit corporation

By: [Signature]

Print Name: Ryan Marr

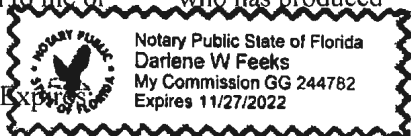
As Authorized by the Board of  
Directors of Calvary Chapel of St.  
Petersburg, Inc.

Date: 10-1-2020

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of October, 2020, by Ryan Marr as the authorized representative of the owner for Calvary Chapel of St. Petersburg, Inc., a Florida non-profit corporation, X who is personally known to me or \_\_\_\_\_ who has produced \_\_\_\_\_ as identification.

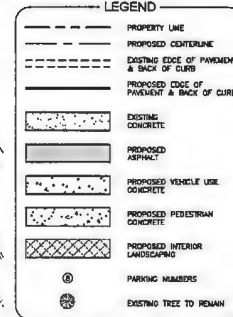
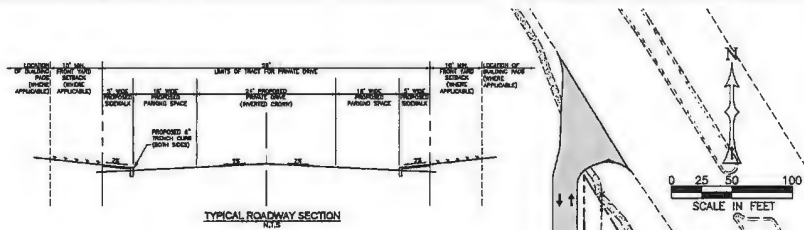
My Commission Expires



NOTARY PUBLIC

Print Name: Darlene W Feeks

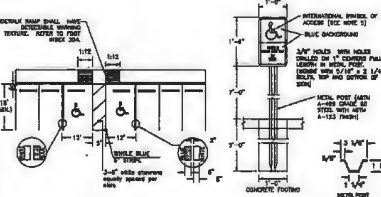
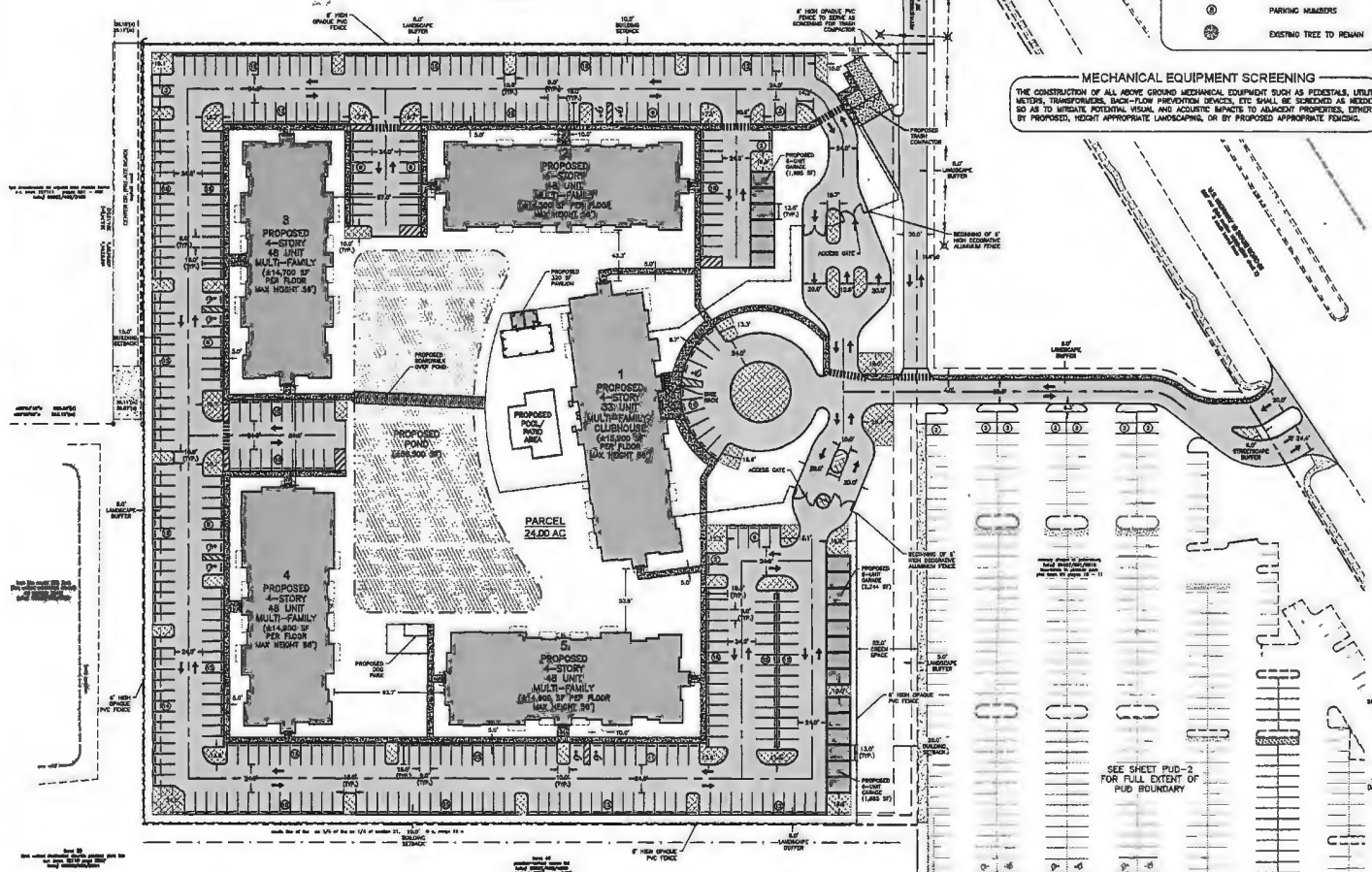




SITE DATA	
PM NUMBER:	22-35-18-00497-001-0010
EXISTING TOWN:	P
EXISTING LAND USE:	CHURCH/VACANT
FUTURE LAND USE:	1
EXISTING FLOOD ZONE:	ZONE "A" & "C" (EL. 12')
DEVELOPMENT TYPE:	COMMUNITY PANEL #: 120551-0025 IN DATED: 05/15/20
BUILDING USE:	RESIDENTIAL
TOTAL PROPOSED UNITS:	MULTI-FAMILY
EXISTING PARKING CALCULATIONS:	235 UNITS
REQUIRED PLACE OF WORSHIP PARKING:	504 SPACES (1,510 SEATS / 3)
REQUIRED SPACES:	504 SPACES
EXISTING PARKING:	610 SPACES (20 HANDICAP SPACES)
EXISTING IMPERVIOUS SURFACE:	
	*BUILDINGS 3,129,308 SF
	*PEDESTRIAN CONCRETE 16,795 SF
	*VEHICLE USE CONCRETE 33,985 SF
	*PAVEMENT (MA) 228,148 SF
TOTAL EXISTING IMPERVIOUS:	3,508,236 SF = 8.014 AC (28%)
EXISTING POND/ARTIFICIAL:	138,078 SF = 3.170 AC (12%)
OPEN SPACE:	504,439 SF = 11.665 AC (46%)
TOTAL AREA:	1,045,751 SF = 24.00 AC (A)

PROPOSED PARKING CALCULATIONS:	
REQUIRED MULTI-FAMILY PARKING:	170 SPACES (113 UNITS x 1.5)
(1.5 SPACES PER 1 BEDROOM UNIT)	
REQUIRED MULTI-FAMILY PARKING:	234 SPACES (112 UNITS x 2)
(2 SPACES PER 2+3 BEDROOM UNIT)	
REQUIRED MULTI-FAMILY PARKING:	0 SPACES (0 UNITS x 4)
(3 SPACES PER 4 BEDROOM UNIT)	
REQUIRED SPACES:	384 SPACES
EXISTING SPACES PROVIDED:	430 SPACES
15% HANDICAP SPACES PROVIDED:	65 SPACES
GRANITE SPACES PROVIDED:	20 SPACES
PROPOSED PARKING:	448 SPACES
TOTAL REQUIRED PUD PARKING:	896 SPACES
TOTAL PROVIDED PUD PARKING:	1,035 SPACES
PROPOSED IMPERVIOUS SURFACE:	
	*BUILDINGS 880,834 SF
	*PEDESTRIAN CONCRETE 14,897 SF
	*VEHICLE USE CONCRETE 1,186 SF
	*PROPOSED PAVEMENT (MA) 165,444 SF
PROPOSED IMPERVIOUS:	251,951 SF = 5.814 AC (25%)
EXISTING IMPERVIOUS TO REMAIN:	336,853 SF = 7.634 AC (24%)
PROPOSED POND:	38,500 SF = 0.878 AC (10%)
EXISTING POND/ARTIFICIAL:	104,525 SF = 2.340 AC (10%)
OPEN SPACE:	294,052 SF = 6.721 AC (27%)
TOTAL AREA:	1,045,751 SF = 24.00 AC (A)
F.A.R.:	420,734 SF/1,045,751 SF = 0.41
INTERIOR LANDSCAPING AREA:	14,181 SF/168,840 SF X 100 = 8.3%

\*\*FIRST FLOOR ONLY  
 \*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY  
 OWNER: CALVARY CHAPEL ST. PETERSBURG  
 8900 US HIGHWAY 19 N  
 PINELLAS PARK FL 33783-5810  
 ABLELAND: BELLEAIR DEVELOPMENT, LLC  
 6554 76TH AVE N  
 PINELLAS PARK, FL 33781  
 727-535-6666  
 SURVISE: ERROL AYVARD  
 PROFESSIONAL SURVEYOR & MAPPER  
 6280 PLAZA DEL LAGO BOULEVARD S  
 #202  
 ST. PETERSBURG, FLORIDA 33715  
 727-526-2368



CONTRACTOR SHALL CALL  
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.  
 AT LEAST 48 HOURS PRIOR TO EXCAVATION  
 1-800-432-4770

REVISIONS

NO.	DATE	DESCRIPTION
1		

NATIVE engineering,plc

8900 US HWY 19

FOR

BELLEAIR DEVELOPMENT, LLC.

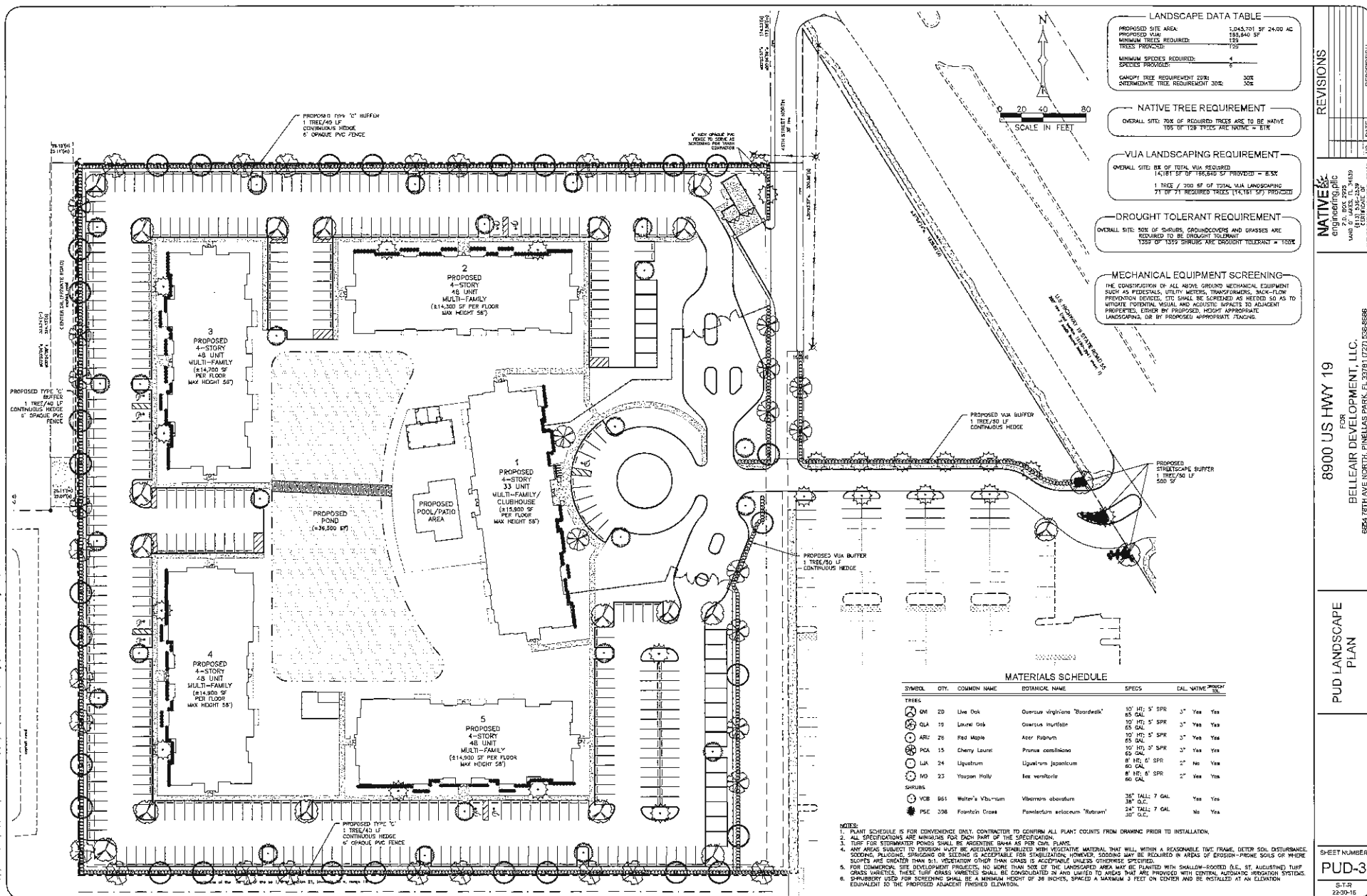
6554 76TH AVE NORTH, PINELLAS PARK, FL 33781 (727) 535-6666

PUD SITE PLAN

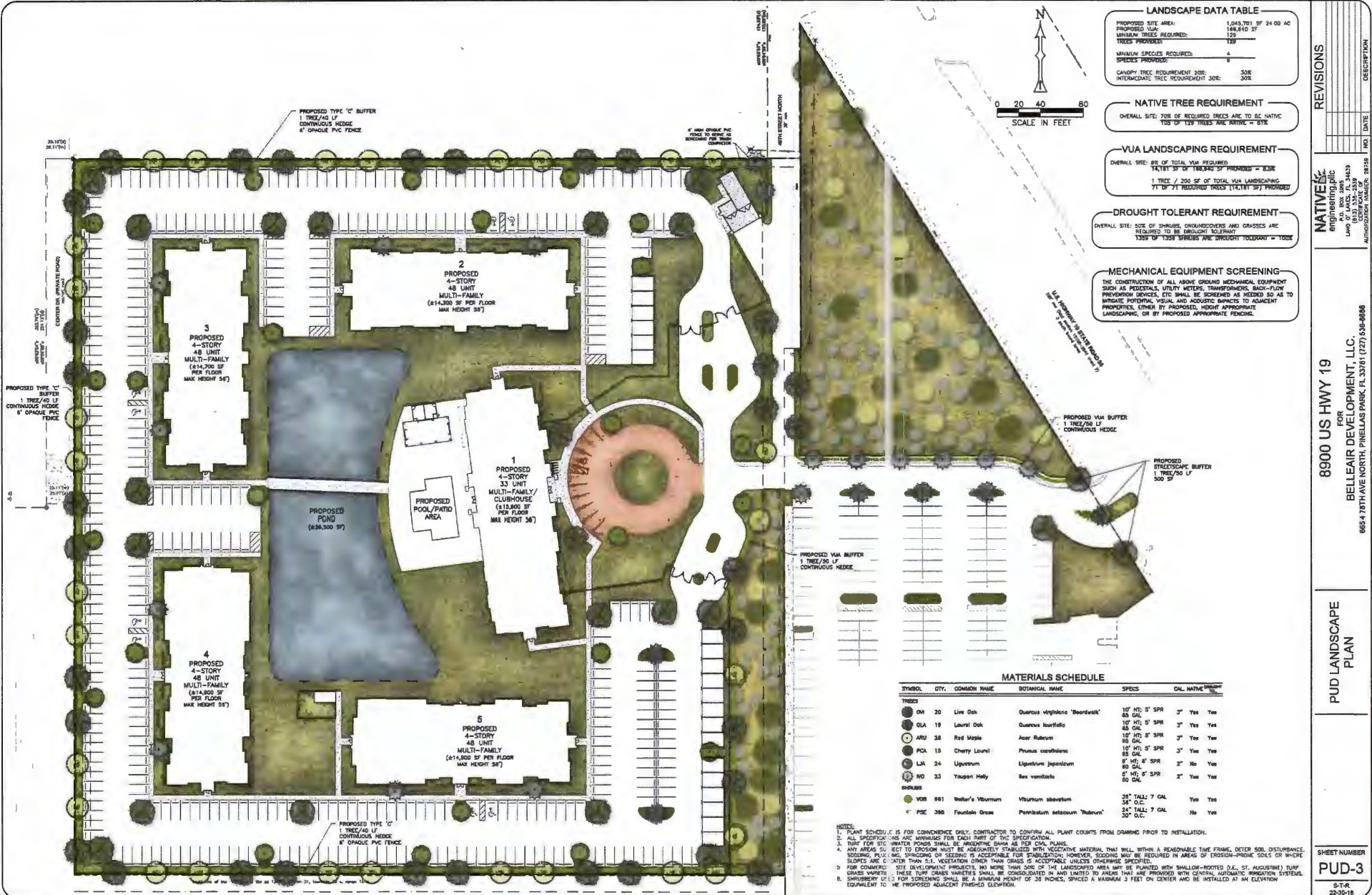
PUD-1

S-T-R

22-35-18













# 1 REAR ELEVATION

BUILDING TYPE III

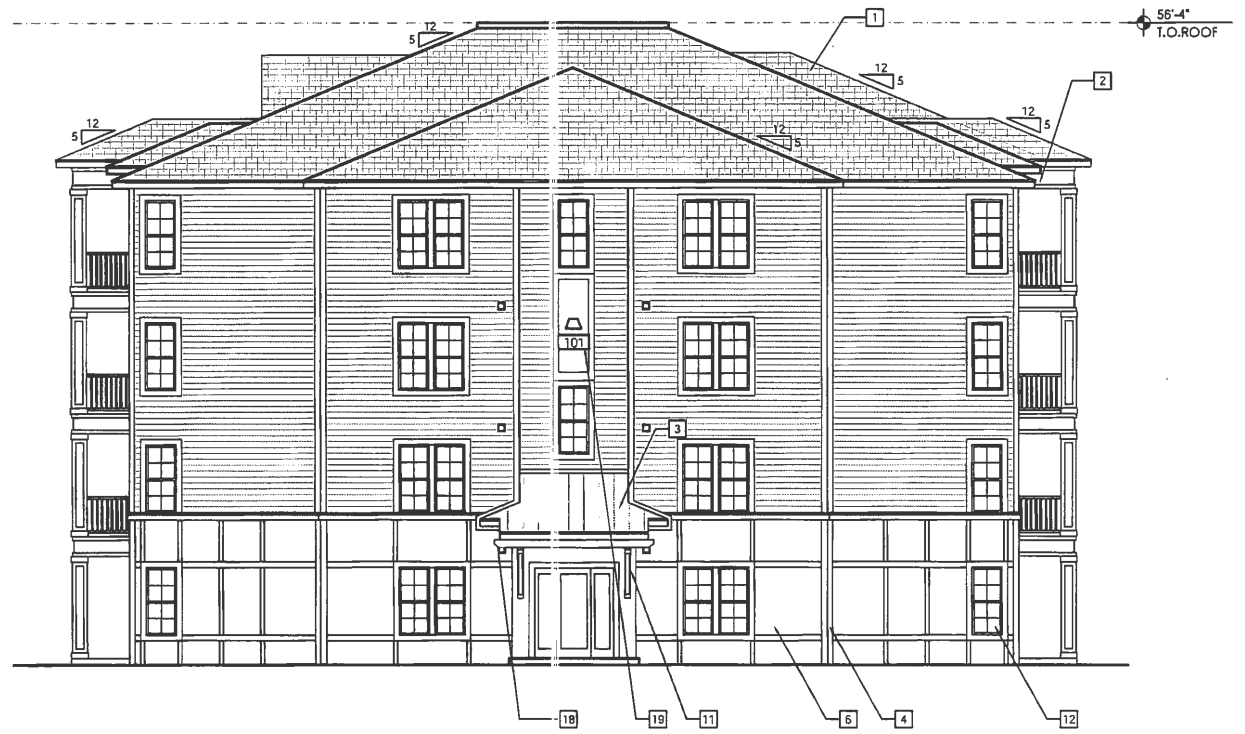
SCALE: 1/8"=1'-0"

## TYPICAL ELEVATION NOTES

- REFER TO ENLARGED ELEVATIONS FOR 6 TYPICAL DETAIL MARKERS.
- ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR FIBR SHALL BE SET IN BED OF SEALANT.
- ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THE CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
- EXTERIOR CLADDING - ENTIRE BUILDING TO BE WRAPPED WITH BUILDING WRAP, INSIDE AND OUTSIDE CORNERS TO BE OVERLAPPED 12 INCHES ON EACH FACE, 24 INCHES TOTAL. REFER TO DETAILS A1.2.3.1 FOR NAILING AND OVERLAP DETAILS.
- PROVIDE SILICONE SEALANT AT ALL JOINTS ASSOCIATED WITH MASONRY VENEER, INCLUDING CONTROL JOINTS AND WINDOW/DOOR PERIMETERS.
- STAIR RAILS AND GUARDS TO BE STEEL.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- PROVIDE SILICONE SEALANT AT ALL CORNERS. REFER TO DETAILS A1.2.3.1 FOR CORNER DETAILS.
- PROVIDE SILICONE SEALANT W/ BOND BREAKER TO PREVENT GUIDED ADHESION AT TOP OF HORIZONTAL BUILDING BANDS.
- PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES. EXTERIOR WALL TO SCOFF AND CEILING CONDITIONS, ETC.
- PROVIDE POSITIVE SLOPE 1:2 AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
- ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. REFER TO A1.2.3.2 FOR DETAILS.
- EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
- LAP SIDING SHALL BE LAPPED A MINIMUM OF 1-1/4 INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A FLASHING JOINT COVER OR LOCATED OVER A STRIP OF FLASHING.
- REFER TO SHEET A1.2.3.2 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
- PROVIDE SUFFICIENT FLOODING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS.
- ALL EXTERIOR VENTS, DEVICES, ELEC. EQUIPMENT, ETC., COLORS TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
- 6 IN. OR 8 IN. OR 12 IN. INDICATES GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT. SEE SHEET A1.2.1 FOR DETAILS.
- CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED AT EXTERIOR. SEE DETAILS.
- REFER TO SHEET A1.2.1 FOR WATERPROOFING OF ALL EXTERIOR WALL PENETRATIONS.
- ALL EXTERIOR RUNNING TRIM TO BE 5/4" x HARDENED PLANK OR APPROVED EQUAL W/L/O.
- ALL UNIT BALCONIES SHALL HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- LAWN TO BE BROKEN AT CONTROL JOINT ACCESSORIES.

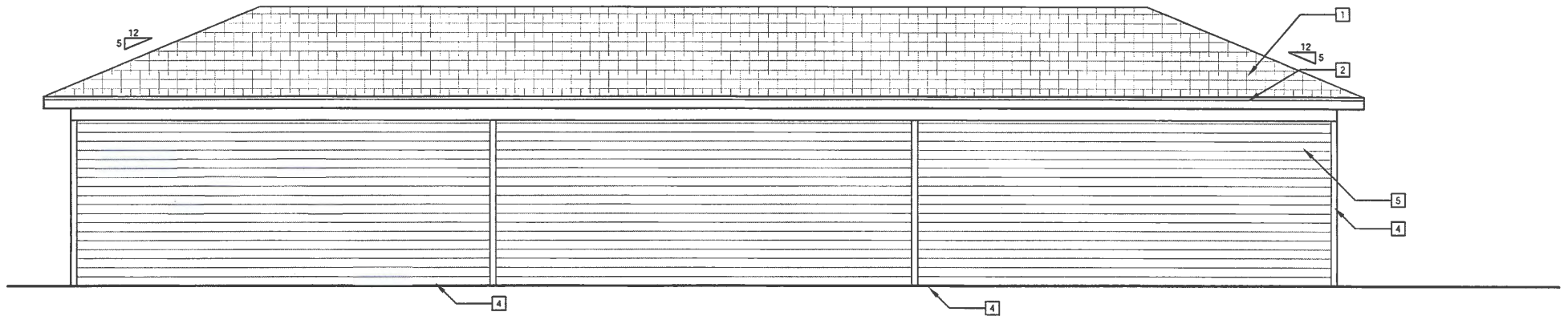
## KEY NOTES

- 30 YEAR ARCHITECTURAL STYLE SHINGLES, OVER 30 LBS. F.E.T. OVER ROOF SHEATHING, RUSSES.
- METAL DRIP EDGE ON ALUMINUM WRAPPED TREATED 1X3 ON TREATED 2X4 FASCIA BOARD WITH ALUMINUM GUTTER PER DETAIL PLAN.
- STANDING SEAM METAL ROOF.
- FIBER CEMENT TRIM OVER BUILDING WRAP ON EXTERIOR SHEATHING.
- 8" FIBER CEMENT LAP SIDING COVER BUILDING WRAP ON EXTERIOR SHEATHING.
- FIBER CEMENT PANEL.
- 3 COAT THICK SMOOTH FINISH STUCCO SYSTEM ON METAL LATH 1 ON 60 MIL. PAPER OVER BLOC, WRAP ON EXTERIOR SHEATHING.
- FIBER CEMENT CLAD COLUMN.
- ALUMINUM GUARD-RAIL SYSTEM.
- DECORATIVE BRACKET - TYPON OR EQUAL.
- BRACKETS.
- VINYL WINDOWS.
- STOREFRONT WINDOW SYSTEM.
- ALUMINUM STANDARD GUTTER (TYP.).
- ALUMINUM STANDARD DOWNSPOUT (TYP.).
- EXTERIOR LIGHT FIXTURE.
- GARAGE DOOR.
- DRYER/BATH VENTS COORDINATE WITH CONTRACTOR TO PERFORM LAYOUT CHECKS AND LOCATE AREAS WHERE VENT PIPING AND ASSOCIATED WALL MOUNTED APPURTENANCE, PIPING OR EQUIPMENT WILL PENETRATE OR BE MOUNTED TO WALL CLADDING, EFFECTING EXTERIOR WALL ZONES, WALL MOUNTED APPURTENANCE AND PENETRATIONS SHALL NOT INTERFERE OR INTERSECT BUILDING CORNERS AND TRIM, WALL AREA ACCENT OR WINDOW SURROUND TRIMS OR CONTROL JOINTS. BUILDING SIGN W/ EX. LIGHT FIXTURE.
- ELECTRICAL METERS PER DETAIL 16/A7.45 - COORDINATE W/ MEP, CONTRACTOR TO V.A.F. SIZES AND LOCATION PRIOR INSTALLATION.

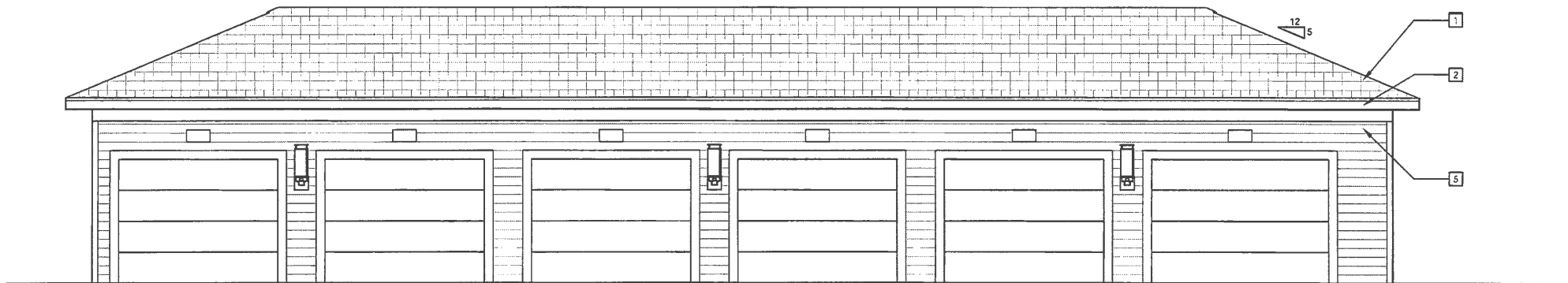


2 RIGHT ELEVATION  
 BUILDING TYPE I, LEFT SIMILAR  
 SCALE: 1/8"=1'-0"

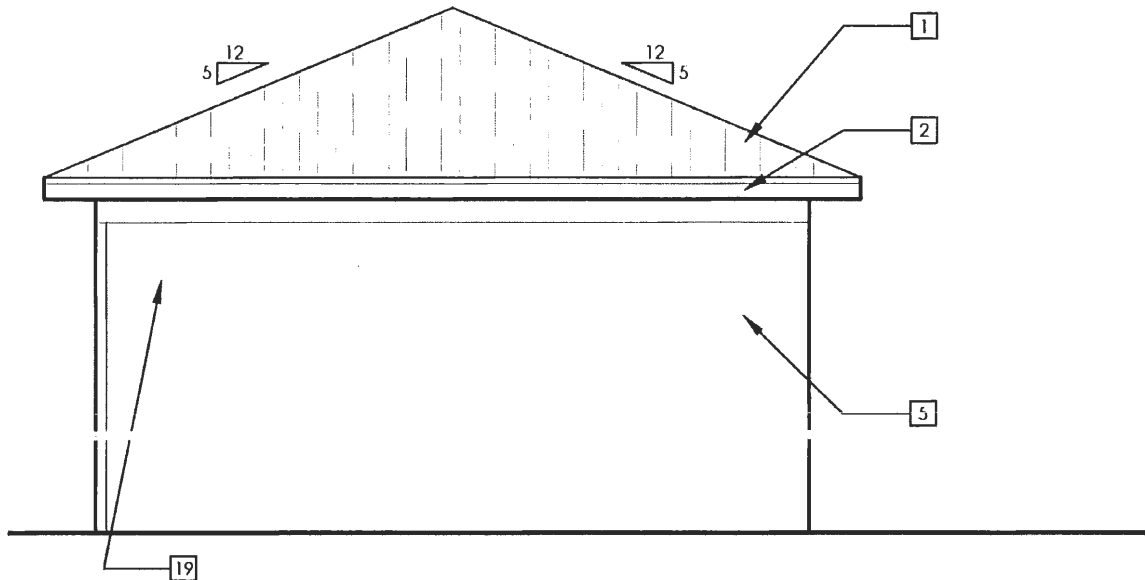




5 REAR ELEVATION  
GARAGE BUILDING VII  
SCALE: 1/4"=1'-0"



4 FRONT ELEVATION  
GARAGE BUILDING VIII  
SCALE: 1/4"=1'-0"



## 2 SIDES ELEVATION

GARAGE BUILDING VII/ VIII

SCALE: 1/4"=1'-0"

KEY NOTES			#		
1	30 YEAR ARCHITECTURAL STYLE SHINGLES, OVER 30 LBS FELT, OVER ROOF SHEATHING, OVER PRE-ENGINEERED ROOF TRUSSES	7	3 COAT THICK SMOOTH FINISH STUCCO SYSTEM ON METAL FLASH ON 60 MIN. PAPER OVER BLDG. WRAP ON EXTERIOR SHEATHING	14	ALUMINUM STANDARD GUTTER (TYP.)
2	METAL DRIP EDGE ON ALUMINUM WRAPPED TREATED 1X3 ON TREATED 2X8 FASCIA BOARD WITH ALUMINUM GUTTER PER ROOF PLAN	8	FIBER CEMENT CLAD COLUMN	15	ALUMINUM STANDARD DOWNSPOUT (TYP.)
3	STANDING SEAM METAL ROOF	9	ALUMINUM GUARD- RAIL SYSTEM	16	EXTERIOR LIGHT FIXTURE
4	FIBER CEMENT TRIM OVER BUILDING WRAP ON EXTERIOR SHEATHING	10	DECORATIVE BRACKET - TYPON OR EQUAL.	17	GARAGE DOOR
5	6" FIBER CEMENT LAP SIDING OVER BUILDING WRAP ON EXTERIOR SHEATHING	11	BRACKETS	18	DRYER/ BATH VENTS COORDINATE W/MEP
6	FIBER CEMENT PANEL	12	VINYL WINDOWS	19	BUILDING SIGN
		13	STOREFRONT WINDOW SYSTEM	20	2 COAT THICK SMOOTH FINISH STUCCO SYSTEM ON CMU WALLS
				21	GATE CONTROLS WILL BE WITHIN 10' OF GARAGE DOOR AT POSSIBLE REACH RANGE (MAXIMUM 54" AFF.) TO TOP OF PAD



# LEGEND

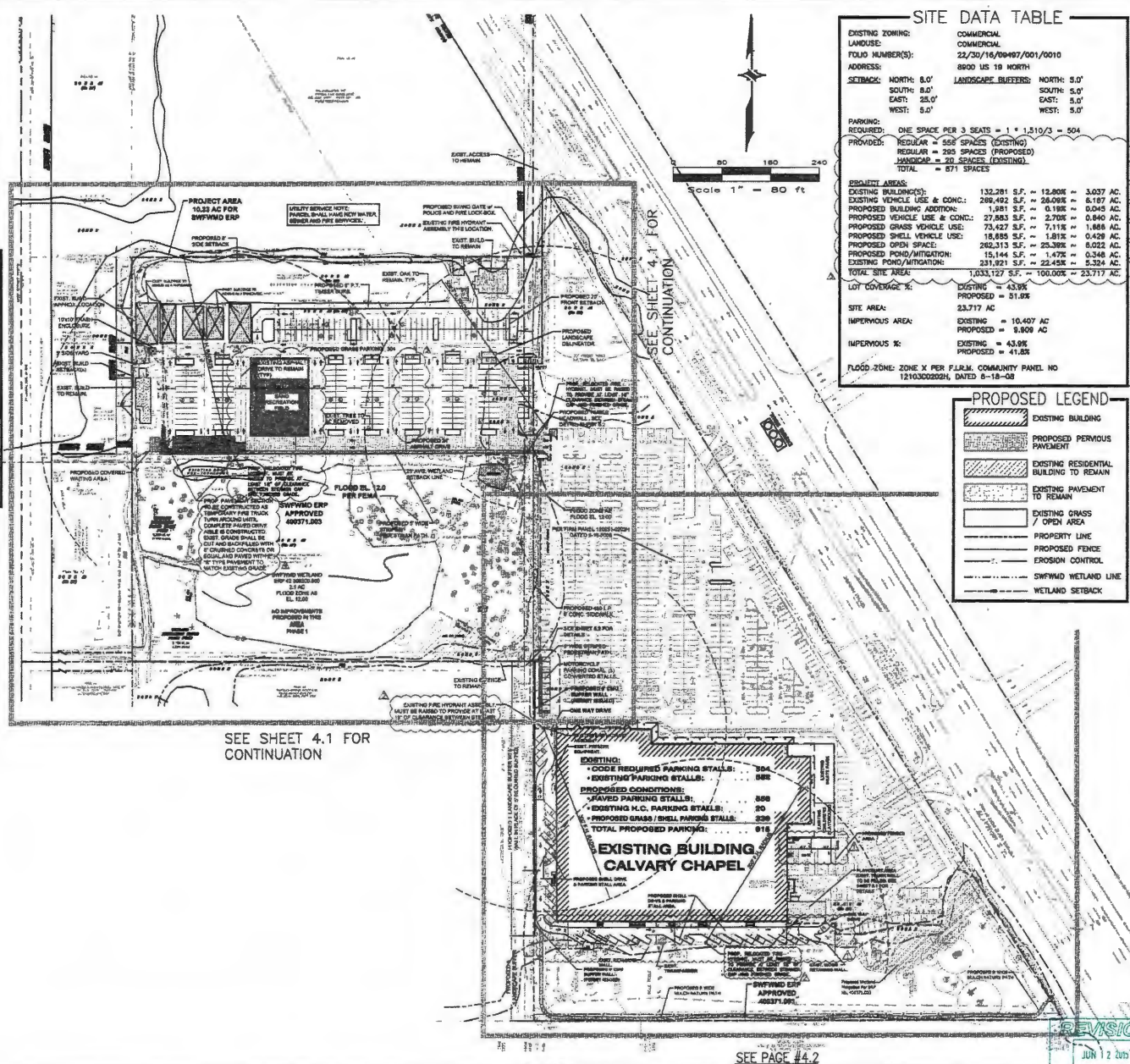
1	CATCH BASIN	10	BACK OF CURB
2	ELECTRIC SERVICE	11	CHAIN LINK
3	FIRE HYDRANT	12	CONCRETE MONUMENT
4	FIRE ALARM	13	CONCRETE
5	FIRE ALARM	14	CONCRETE
6	FIRE ALARM	15	CONCRETE
7	FIRE ALARM	16	CONCRETE
8	FIRE ALARM	17	CONCRETE
9	FIRE ALARM	18	CONCRETE
10	FIRE ALARM	19	CONCRETE
11	FIRE ALARM	20	CONCRETE
12	FIRE ALARM	21	CONCRETE
13	FIRE ALARM	22	CONCRETE
14	FIRE ALARM	23	CONCRETE
15	FIRE ALARM	24	CONCRETE
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87	FIRE ALARM	96	CONCRETE
88	FIRE ALARM	97	CONCRETE
89	FIRE ALARM	98	CONCRETE
90	FIRE ALARM	99	CONCRETE
91	FIRE ALARM	100	CONCRETE

## GENERAL NOTES

1. THE PROJECT WILL CONNECT TO EXISTING CITY OF PINELLAS PARK WATER/ WASTEWATER FACILITIES.
2. THE PROPOSED ACTIVITIES SHALL COMPLY WITH THE PINELLAS COUNTY DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE ZONE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS AND FIRE CODES AT THE TIME OF PERMITTING.
3. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
4. MAXIMUM BUILDING HEIGHT SHALL BE AS SHOWN, EXCLUDING UNIQUE ARCHITECTURAL FEATURES.
5. ALL SITE LIGHTING SHALL BE PLACED BELOW ROOF LEVEL UNLESS OTHERWISE REQUIRED BY THE PINELLAS COUNTY LAND DEVELOPMENT CODE.
6. TRAFFIC SERVICE SHALL BE PER PINELLAS COUNTY LAND DEVELOPMENT CODE AND FOOT CODE REQUIREMENTS.
7. OPERATION AND MAINTENANCE OF THE STORMWATER AREAS PERFORMED BY THE PRIVATE OWNER.
8. SITE ACCESS HAS BEEN DESIGNED FOR EMERGENCY AND PARATRAFFIC VEHICLES.
9. SOLID WASTE COLLECTION SHALL BE BY CURBSIDE PICK-UP AS SHOWN.
10. THERE ARE NO WETLANDS OR CONSERVATION AREAS WITHIN THE PROJECT BOUNDARIES.
11. ALL SIGNAGE SHALL COMPLY WITH THE PINELLAS COUNTY SIGNAGE CODES.
12. ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE.
13. ALL EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY AND ALL ROADS SHALL BE PRIVATE.
14. ALL CONSTRUCTION SHALL ADHERE TO FIVE 5TH EDITION, EFFECTIVE DECEMBER 2014.

### DATUM CONVERSION

NOVD 1929 ELEV. = NAVD 1988 ELEV. +0.0'  
NAVD 1988 ELEV. = NOVD 1929 ELEV. -0.0'



## SITE DATA TABLE

EXISTING ZONING:	COMMERCIAL
LANDUSE:	COMMERCIAL
FOUO NUMBER(S):	22/30/16/09/07/001/0010
ADDRESS:	8900 US 19 NORTH
SETBACK:	NORTH: 8.0' SOUTH: 8.0' EAST: 25.0' WEST: 5.0'
PARKING:	REQUIRED: ONE SPACE PER 3 SEATS = 1 * 1.519/3 = 504
PROVIDED:	REGULAR = 558 SPACES (EXISTING) REGULAR = 293 SPACES (PROPOSED) HANDICAP = 20 SPACES (EXISTING) TOTAL = 871 SPACES
PROPOSED AREAS:	132,281 S.F. = 3.037 AC. EXISTING BUILDING USE & CONC.: 289,492 S.F. = 6.617 AC. PROPOSED BUILDING ADDITION: 1,991 S.F. = 0.045 AC. PROPOSED VEHICLE USE & CONC.: 27,883 S.F. = 0.640 AC. PROPOSED GRASS VEHICLE USE: 73,427 S.F. = 1.686 AC. PROPOSED SHELL VEHICLE USE: 18,855 S.F. = 0.428 AC. PROPOSED OPEN SPACE: 262,313 S.F. = 6.022 AC. PROPOSED POND/MITIGATION: 15,144 S.F. = 0.348 AC. EXISTING POND/MITIGATION: 331,921 S.F. = 7.634 AC.
TOTAL SITE AREA:	1,033,127 S.F. = 23.717 AC.
LOT COVERAGE %:	EXISTING = 43.9% PROPOSED = 51.8%
SITE AREA:	23.717 AC.
IMPERVIOUS AREA:	EXISTING = 10,407 AC. PROPOSED = 8,408 AC.
IMPERVIOUS %:	EXISTING = 43.9% PROPOSED = 41.8%
FLOOD ZONE:	ZONE X PER F.L.R.M. COMMUNITY PANEL NO. 12103002024, DATED 8-18-08

## PROPOSED LEGEND

[Pattern]	EXISTING BUILDING
[Pattern]	PROPOSED PERVIOUS PAVEMENT
[Pattern]	EXISTING RESIDENTIAL BUILDING TO REMAIN
[Pattern]	EXISTING PAVEMENT TO REMAIN
[Pattern]	EXISTING GRASS / OPEN AREA
[Pattern]	PROPERTY LINE
[Pattern]	PROPOSED FENCE
[Pattern]	EROSION CONTROL
[Pattern]	SHRIMP WETLAND LINE
[Pattern]	WETLAND SETBACK



**CAMPO**  
ENGINEERING, INC.

FBRP CERTIFICATE OF AUTHORIZATION NO.: 28728

1725 EAST 5TH AVENUE  
TAMPA, FL 33605  
PHONE: (813) 215-7372  
FAX: (813) 902-8782

### PROJECT TITLE

**CALVARY CHAPEL**  
8900 US 19 NORTH  
CITY OF PINELLAS PARK  
PIN # 21-30-16-69822-400-4801

### CLIENT

FRANK DEHN  
ASSOCIATE PASTOR  
CALVARY CHAPEL  
OF ST. PETERSBURG  
8900 US 19 NORTH  
PINELLAS PARK, FL 33782  
(727) 577-7705

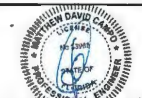
### REVISIONS

NO.	DESCRIPTION	DATE
1	REV. PER ZONING DEPT. REVIEW	5/14/2011
2	REV. PER LIFE SAFETY DEPT.	5/14/2013
3	REV. PER CLINT	4/29/2015
4	REV. PER COUNTY COMMENTS	6/15/2015

DATE: 3/2008  
REVIEWED BY: MDC  
DRAWN BY: DGE / KLD  
DESIGNED BY: BLM

### PROJECT NUMBER

10-023



### SHEET TITLE

OVERALL SITE PLAN

### SHEET NUMBER

4.0

REVISION  
JUN 12 2015

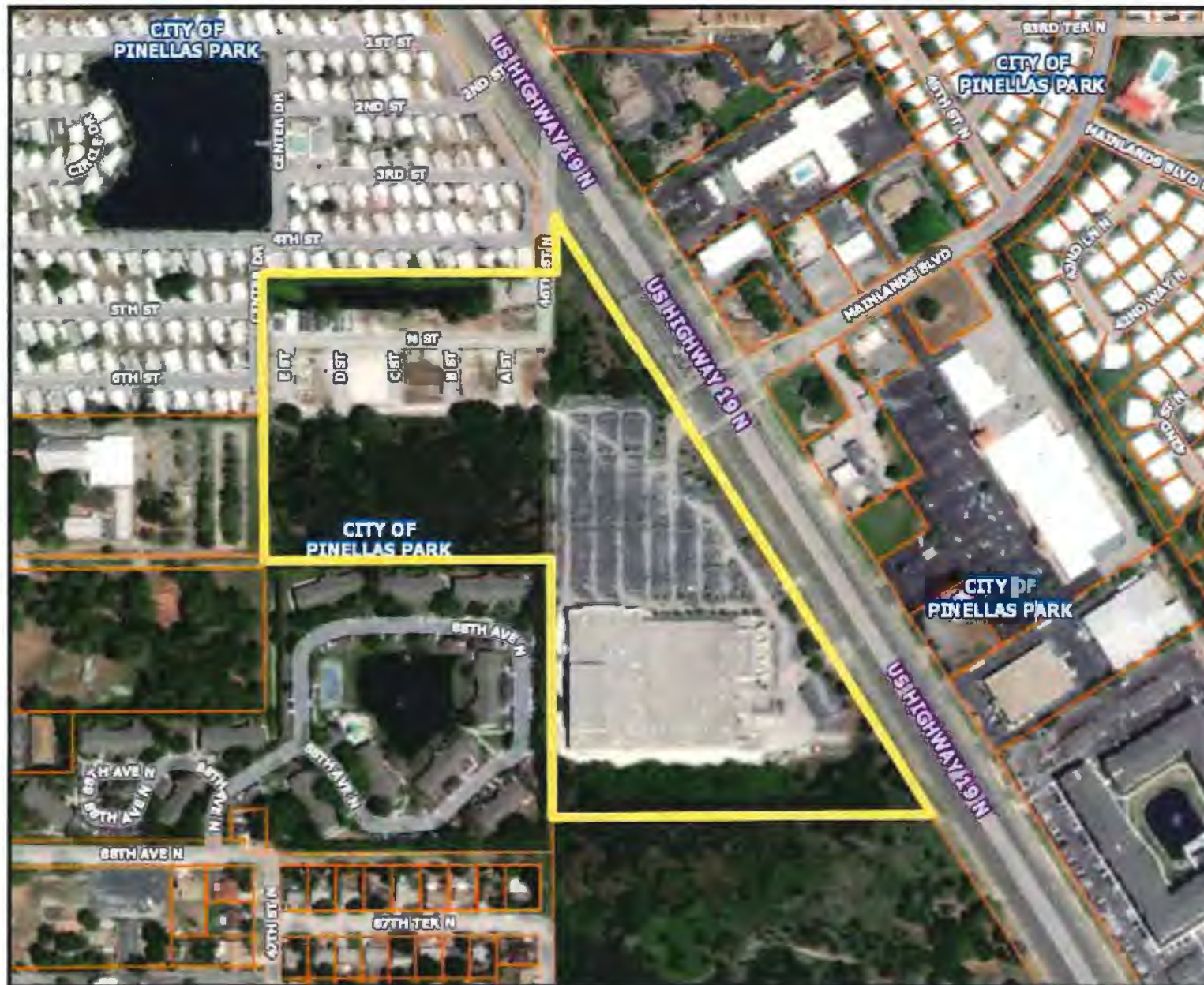
CITY OF PINELLAS PARK  
BUILDING DEVELOPMENT

SEE PAGE #4.2

Exhibit D



## Aerial Map



376.2	0	188.08	376.2 Feet
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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



Notes:

Legend

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

## Exhibit F



Land Use Map



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



# Zoning Map



376.2 0 188.08 376.2 Feet  
 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

1: 4,514



Notes:

## Legend

- 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



# Flood Insurance Rate Map



## Legend

- 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, AI)
  - 0.2% Annual Chance Flood Hazard (X)
  - Area of Minimal Flood Hazard (X)
  - Floodway (AE)
  - Coastal High Hazard Area
  - Parcel Lines

376.2 0 188.08 376.2 Feet

1: 4,514

Notes:



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



Site Photos



















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