

RESOLUTION NO. 21-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, RELEASING THE PROPERTY LOCATED AT 8040 and 8060 BRYAN DAIRY ROAD AND FURTHER DESCRIBED IN EXHIBIT A FROM THE COVENANTS AND PROVISIONS CONTAINED IN THE PROPERTY OWNER'S ACKNOWLEDGEMENT OF UNITY OF TITLE DATED NOVEMBER 3, 1995 AND RECORDED IN OFFICIAL RECORDS BOOK 9225, PAGES 2022-2025 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE. (LLA-1021-00031, Aurora Civil Engineering)

WHEREAS, the property located at 8040 and 8060 Bryan Dairy Road and further described in Exhibit A which is attached hereto and made a part hereof was joined by a Unity of Title on November 3, 1995.

WHEREAS, the City of Pinellas Park has received a request to release the property described in Exhibit A from the covenants and provisions contained in that certain Property Owner's Acknowledgment of Unity of Title dated November 3, 1995 and recorded in Official Records Book 9225, pages 2022-2025 of the public records of Pinellas County, Florida, which is attached hereto as Exhibit B and made a part hereof.

WHEREAS, the City has approved and the County has recorded a new plat dividing the property described in Exhibit A.

WHEREAS, the City Council has determined that once the property is replatted, said Unity of Title will serve no useful public purpose and therefore it will be in the general interest of the public that the same be released.

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

SECTION ONE: That the property described in Exhibit A be
released from the covenants and provisions contained in that certain
Property Owner's Acknowledgment of Unity of Title dated November 3,
1995 and attached hereto as Exhibit B.

SECTION TWO: That this Resolution shall become effective
immediately upon passage.

FIRST READING _____ DAY OF _____, 2021.

ADOPTED THIS _____ DAY OF _____, 2021.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2021.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK

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.

Exhibit B

19.50 (3)

INST # 96-017941
JAN 22, 1996 7:29PM

PINELLAS COUNTY FLA.
OFF.REC.BK 9225 PG 2022

01 RECORDING

REC 19.50

10

11

12

13

14

15

16

17

PROPERTY OWNER'S ACKNOWLEDGMENT
OF UNITY OF TITLE

TOTAL 19.50

In consideration, of the issuance of a Permit to BCH-1, LTD. a Florida limited partnership, the Owner of the following described property, for commercial and industrial/warehouse purposes in the City of Pinellas Park, Pinellas County, Florida, and for other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby agrees to restrict the use of that portion of Lots 1 and 2 in the Southeast 1/4 of Section 13, Township 30 South, Range 15 East, PINELLAS GROVES according to the plat thereof recorded at Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, which real property is more particularly described by metes and bounds as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE HEREIN

in the following manner:

1. That although said properties are lots of record, the same shall hereafter be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately.

2. The undersigned further agrees that, this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the City Council of the City of Pinellas Park, Florida.

8L036942 JFB 01-22-1996 17:23:42
01 AFF-BCH 1, LTD
RECORDING 1 \$19.50

TOTAL: \$19.50
CHECK AMT. TENDERED: \$19.50
CHANGE: \$.00

Refund to
Bach
PO Box 13576
St Pete 33733

3. The undersigned further agrees that this instrument may be recorded in the Public Records of Pinellas County, Florida.

4. The undersigned hereby acknowledges that he is the owner of the above-described real property, and that he has full authority to execute this Property Owner's Acknowledgment of Unity of Title.

5. As used herein, the term "property owner" or "owner" shall include the heirs, assigns, successors, and legal representatives of the undersigned. The use of the singular number shall include the plural, and the plural the singular. The use of any general shall include all genders.

SIGNED, SEALED, EXECUTED AND ACKNOWLEDGED on this 3rd day of November, 1995.

PROPERTY OWNER:

BCH-1, LTD., a Florida
limited partnership

BY: Harrod Properties,
Inc., a Florida
corporation

Cathy J. Norris
Name: CATHY J. NORRIS

Patti A. Bennett
Name: PATTI A. BENNETT

BY: Gary W. Harrod
President

Please return to: City of Pinellas Park
Zoning Department
6051 78th Avenue
Pinellas Park, FL 34664-1100

RECEIVED
1995
FLO
NOV 10 1995

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

3rd The foregoing information was acknowledged before me this day of November, 1995, by Gary W. Harrod, as President of Harrod Properties, Inc., a Florida corporation, general partner of BCH-1, LTD., a Florida limited partnership, on behalf of the limited partnership and corporation. He is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

(SEAL ABOVE)
NOTARY PUBLIC
STATE OF FLORIDA
CATHY J. NORRIS
My Comm Exp. 11/29/97
Bonded By Service Ins
No. CC333822
☒ Personally Known ☐ Other I.D.

Cathy J. Norris
NOTARY PUBLIC
Commission No. CC333822
CATHY J. Norris
Printed Notary Name

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of the certificate to unauthorized documents.

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or type of Document:
Document: _____
Number of Pages: _____
Date of Document: _____
Signer(s) Other than Named
Above: _____

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Lots 1 and 2 in the southwest 1/4 of Section 13, Township 30 South, Range 15 East, PINELLAS GROVES, as recorded in Plat Book 1, Page 55; Public Records of Pinellas County, Florida, being more particularly described as follows:

Commence at the intersection of the South right of way line of Bryan Dairy Road (55 feet South of and parallel to the North line of the Southeast 1/4 of said Section 13) and the Easterly right of way line of the Seaboard Coastline Railroad (a 100 foot right of way); thence S.89°47'25"E., along the aforementioned right of way line of Bryan Dairy Road, a distance of 324.00 feet for a Point of Beginning; thence S.89°47'25"E., along said right of way line, a distance of 566.27 feet; thence S.86°38'15"E., along said right of way line, a distance of 29.78 feet; thence S.00°12'35"W., a distance of 498.36 feet; thence N.89°47'25"W., a distance of 426.12 feet to the Easterly right of way line of the Seaboard Coastline Railroad; thence N.44°26'14"W., along said right of way line, a distance of 241.73 feet; thence N.00°12'35"E., a distance of 328.02 feet to the Point of Beginning.

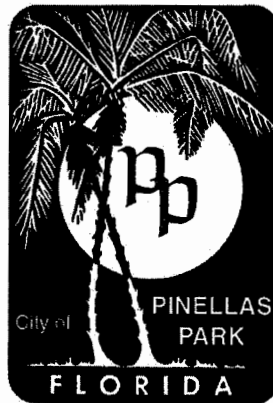
ORIGINAL COPY

City of
PINELLAS PARK

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

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



FLORIDA

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

January 4, 2021

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

RE: City Document #20-375
Resolution to Release Unity of Title - 8040 & 8060 Bryan Dairy Rd.

Dear Ms. Lindquist:

We have received and reviewed the above-mentioned Resolution to release the unity of title for 8040 and 8060 Bryan Dairy Road. The Resolution should include a Section Two that reads as follows:

SECTION TWO: That this Resolution shall become effective immediately upon passage.

Additionally, it is not necessary for this Resolution to be advertised, nor is a public hearing necessary. Please update the final portion of the Resolution accordingly.



PRINTED ON RECYCLED PAPER

Ms. Erica Lindquist
January 4, 2021
Page 2

Once the above-mentioned changes are incorporated into the Resolution, we would approve of the Resolution as to form and correctness.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lauren Rubenstein", with a long, sweeping horizontal line extending to the right.

Lauren C. Rubenstein
Assistant City Attorney

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

LCR/cb



I. APPLICATION DATA

- A. **Case Number:** LLA-1021-00031
- B. **Location:** 8040 and 8060 Bryan Dairy Road
- C. **Request:** Consideration of a request to release of a unity of title for the property located at 8040 and 8060 Bryan Dairy Road, which was original unified in 1995.
- D. **Applicant:** Chris Weedle, Aurora Civil Engineering
- E. **Agent:** Michael Knight, Aurora Civil Engineering
- F. **Legal Ad Text:** Consideration of a request to release a unity of title for the property located at 8040 and 8060 Bryan Dairy Road in the M-1 Zoning District.
- G. **Public Hearings:**
City Council Meeting Date: January 28, 2021
Advertising Date: January 8, 2021

II. BACKGROUND INFORMATION

- A. **Site Area:** 6.53 acres
- B. **Property History:** Multiple building permit applications were approved between the early 1990s and 2018.

A unity of title dated November 3, 1995 was recorded in Official Records Book 9225, pages 2022-2025 of the public records of Pinellas County (see Exhibit A).

Application #WAV-0920-00006 was approved at City Council on November 12, 2020 for a waiver for the requirement of a buffer wall in the Type 'D' Buffer along the southwest property line.

Case #PRELIMPL-2020-0018, a preliminary and final plat, was approved administratively on December 17, 2020.
- C. **Existing Use:** Industrial (light manufacturing and warehouse/distribution)
- D. **Proposed Uses:** 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 use, light manufacturing and warehouse/distribution, which is not proposed to change, is considered a primary use in the IL land use designation and meets the purpose and intent of the designation. Additionally, the proposed development meets the locational characteristics and the density/intensity standards.

F. Zoning District: “M-1” LIGHT INDUSTRIAL

1. Zoning District Purpose / Intent:

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

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

2. Staff Analysis:

The use, light manufacturing and warehouse/distribution, is permitted in the “M-1” Light Industrial Zoning District and meets the purpose and intent of the district. “M-1” zoning is also consistent with the future land use of IL.

G. Flood Zone: The property is located in FEMA Flood Zone X, which is a low-risk flood zone. It includes areas of minimal flood hazard and is determined to have less than a 0.2 percent chance of flooding each year.

H. Evacuation Zone: 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. Vicinity Characteristics:

	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. Comprehensive Plan Policies:

1. Relevant Policies:

POLICY LU.1.16.1 Maintain a sufficient supply of industrial land with a minimum of adverse effects on abutting properties.

POLICY LU.1.16.3 Industrial uses shall be concentrated in suitable existing locations to prevent a spread of negative effects on the community.

2. Staff Analysis:

The industrial zoning and the use, light manufacturing and warehouse/distribution, will be maintained.

B. Land Development Code Standards:

1. Key Standards:

SECTION 18-1503. – GENERAL PROVISIONS

Sec. 18-1503.5. - DIVISION OF LOTS/UNITY OF TITLE DOCUMENTS.

- (A) *No lot improved with a building or buildings shall hereafter be divided into two (2) or more lots, and no portion of any lot shall be divided or sold separately from the entirety of the lot, unless all lots and improvements thereon, following any division or sale, shall conform with all the regulations of the zoning district in which the property is located.*
- (B) *The City may require owners of developed lots comprising: 1) more than one (1) lot of record; or 2) one (1) lot of record large enough to be subdivided in compliance with minimum required lot area and dimensions of this Article, to execute a "Lot Line Adjustment" or "Unity of Title" document pursuant to Section 18-101.5 of the Land Development Code, which shall be recorded through the City Clerk's Office. This shall be required when the City Manager determines it to be necessary in order to ensure that the lot(s) shall not subsequently be subdivided, transferred, conveyed or sold in any manner that creates or exacerbates a violation of the provisions of this Article.*
- (C) *The recorded document required above shall stipulate that a lot or lots shall be held under single ownership, shall not be eligible for further subdivision and shall not be transferred, conveyed, sold or divided in any unit other than in its entirety. If a lot or lots are controlled by a Unity of Title, the City Manager may release the Unity of Title for justified cause. In any case where a waiver or variance, other than an administrative exception, of any provision of Chapter 18 would be necessary prior to release of the Unity of Title, then City Council shall approve or deny the release of the recorded Unity of Title. Lot(s) that are controlled by a Unity of Title document may be subdivided if the Unity of title is released and all requirements of this Article are met.*

2. Staff Analysis:

The applicant has requested that the City release a 1995 unity of title for the property located at 8040 and 8060 Bryan Dairy Road. The property will be divided and replatted concurrently. Case #PRELIMPL-2020-0018, a preliminary and final plat, was approved administratively by the city on December 17, 2020.

The request for the plat was to subdivide the property into two parcels allowing for separate ownership. The use of the subject site is to remain industrial, which will cause no additional adverse effects on abutting properties and is consistent with the surrounding land use and zoning. With the replat, the applicant submitted a Reciprocal Easement, Maintenance, and Restrictions Agreement associated with the subdivision of this property. It includes a perpetual non-exclusive access easement for the purpose of ingress and egress from the new parcel to Bryan Dairy Road. The Agreement also addresses the shared pond (drainage easement area), landscaping, irrigation system, and monument sign.

With the division of the property, it has been determined that once the property is replatted, the existing unity of title will serve no useful public purpose. The existing unity of title was originally approved for the issuance of a permit at the time of construction to combine the properties.

The Land Development Code (LDC) states that the City Manager may release the unity of title for a justified cause, but includes no specific criteria pertaining to the approval or denial of releases of unities of title. The LDC does, however, include the above referenced sections, which detail the process for releasing unities of title.

City Council must approve the release of the unity of title for the property located at 8040 and 8060 Bryan Dairy Road per the Property Owner's Acknowledgement of Unity of Title, which states:

The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the

undersigned, their heirs and assigns until such time as the same may be released in writing by the City Council of the City of Pinellas Park, Florida.

C. Essential Services Review:

The proposed request has been reviewed by the City Attorney and by staff. There were no comments or concerns.

IV. SUMMARY

A. Findings:

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

1. The request complies Code Section 18-1503.5 of the Land Development Code.
2. The development proposal is consistent with the Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case number LLA-1021-00031.



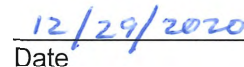
Nick A. Colonna, AICP
Planning & Development Services Director



Date



Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator



Date

V. ACTION

CITY COUNCIL— MOVE TO:

A. APPROVE

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY

...a release of the unity of title for 8040 and 8060 Bryan Dairy Road.

VI. ATTACHMENTS

- Exhibit A: Resolution and Unity of Title**
- Exhibit B: Attorney Review Letter**
- Exhibit C: Affidavit of Ownership with Legal Description**
- Exhibit D: Survey**
- Exhibit E: Aerial Map**
- Exhibit F: Zoning Map**
- Exhibit G: Land Use Map**
- Exhibit H: Flood Insurance Rate Map**

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

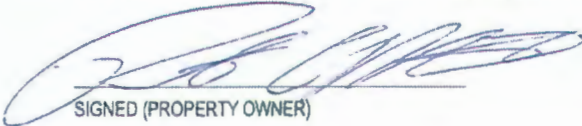
LEGAL DESCRIPTION OF PROPERTY. Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:

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 HillsboroughThe 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, Commission No. GG 968548Deborah L. Boyer Deborah L. Boyer
(Name of Notary typed, printed or stamped)

(SEAL ABOVE)

EXHIBIT "A"

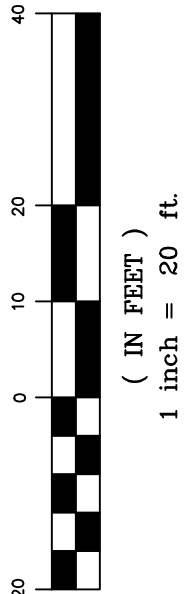
LEGAL DESCRIPTION:

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.

CITY OF TAMPA HILLSBOROUGH COUNTY FLORIDA



LEGEND

PORTION OF LOT 1
PINELLAS GROVES
PLAT BOOK 1, PAGE 55 NOT FOUND
(NOT INCLUDED)

(ORB 9434, PAGE 1853)

PORTION OF LOTS 1, 2, AND 16
 PINELLAS GROVES
 PLAT BOOK 1, PAGE 55 NOT FOUND
 (NOT INCLUDED)

PLASTIC LIGHT POLE

PLASTIC LIGHT POLE

ET

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:

THENCE ALONG THE EAST 1/4 CORNER OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 15 EAST; THENCE S89°00'00"E 0.28' ALONG THE EAST LINE OF SAID SECTION 1/4 OF SAID SECTION 13, TOWNSHIP 30 SOUTH, RANGE 15 EAST; THENCE S89°46'37"W, A DISTANCE OF 372.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE THENCE N89°46'37"W, A DISTANCE OF 428.10 FEET; THENCE N47°27'19"W ALONG THE NORTH RIGHT OF WAY OF THE SEABOARD COASTAL RAILROAD, A DISTANCE OF 241.86 FEET; THENCE N00°13'06"E, A DISTANCE OF 528.09 FEET; THENCE S89°43'41"E ALONG THE SOUTH RIGHT OF WAY OF BRYAN DAIRY ROAD, A DISTANCE OF 568.27 FEET; THENCE S87°59'01"E ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 29.82 FEET; THENCE S80°12'38"W, A DISTANCE OF 488.66 FEET TO THE POINT OF BEGINNING.

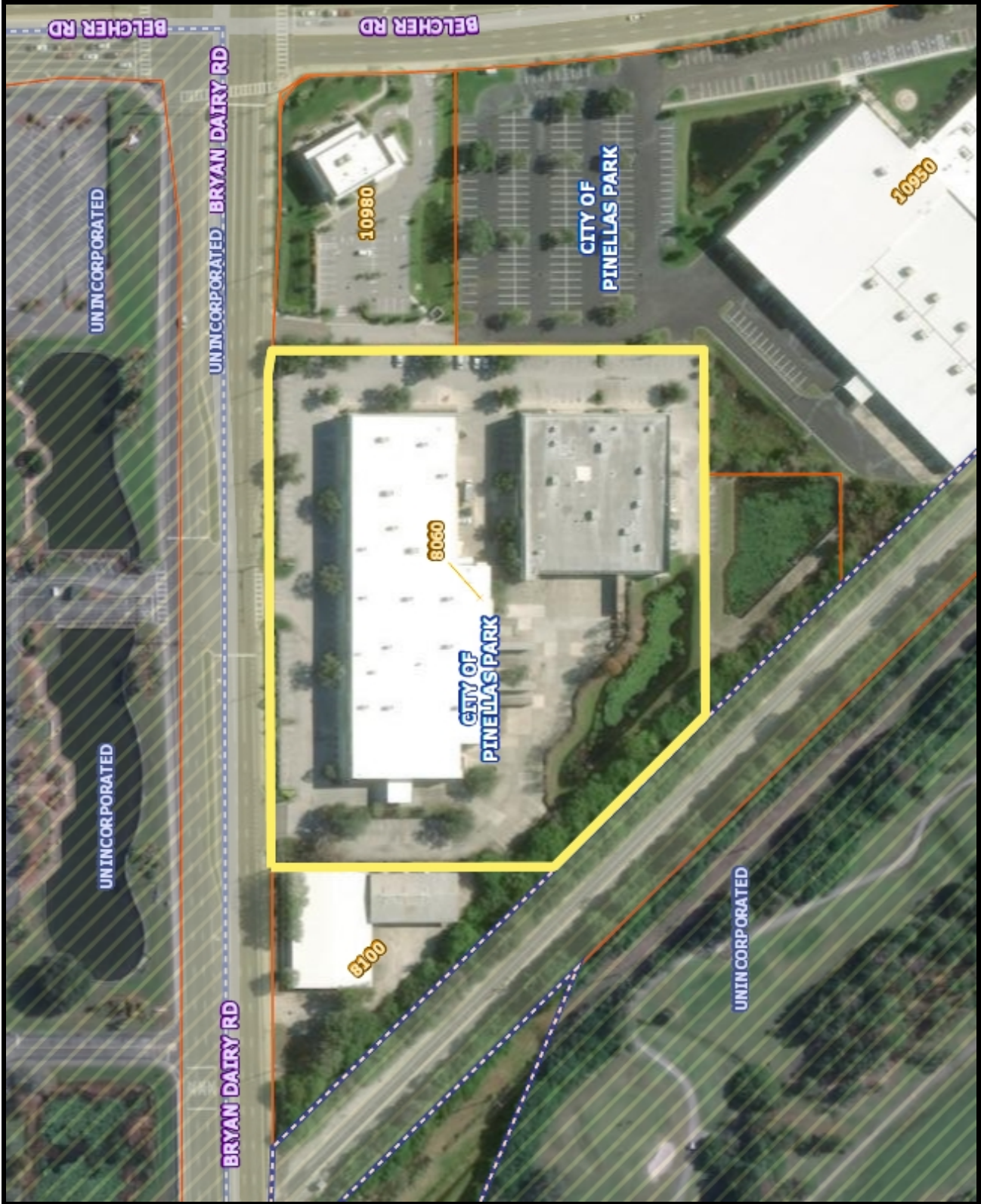
CONTAINING 283311.57 SQUARE FEET OR 6.504 ACRES, MORE OR LESS.

NOTES

1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
2. THE LOCATION OF ANY WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
3. THE USE OF THIS SURVEY BY ANY OTHER THAN THOSE PREPARED FOR WILL BE THE USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
4. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
5. THIS SURVEY WAS MADE IN THE PRESENCE OF A LOCAL SURVEYOR, WHOSE NAME AND ADDRESS ARE SHOWN HEREON. IT IS NOT TO BE USED WITHOUT THE SIGNATURE AND SEAL OF A LICENSED SURVEYOR OF ANY JURISDICTION.
6. THE HORIZONTAL DATUM IS TIED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM GRID, WEST ZONE NORTH AMERICAN DATUM 1983. ADJUSTMENT 2011.
7. BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

Aerial Map

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



Notes:



1: 2,257

188.1 Feet

94.04

0

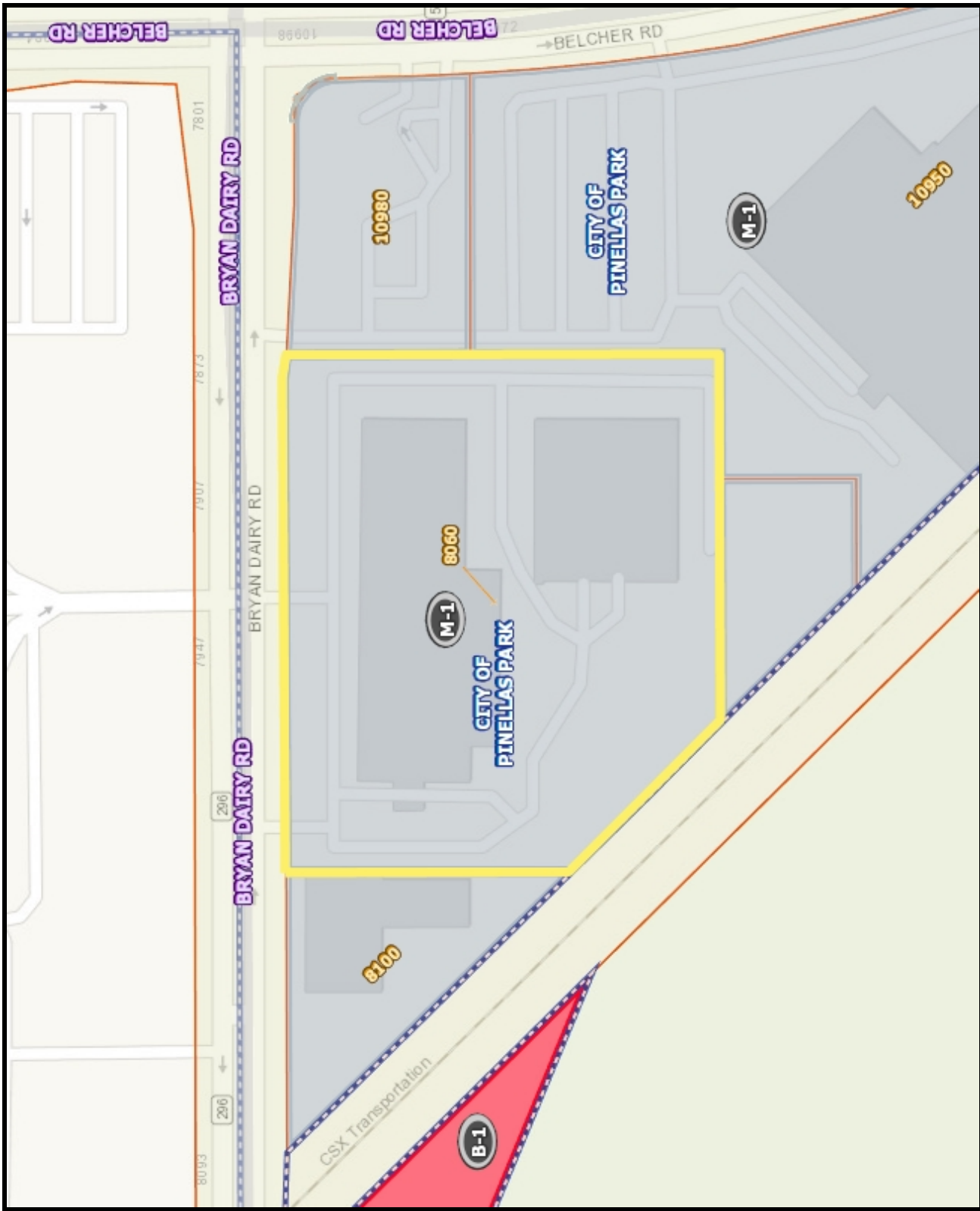
188.1

Zoning Map

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

Exhibit F



Notes:



1: 2,257

188.1 Feet

94.04

0

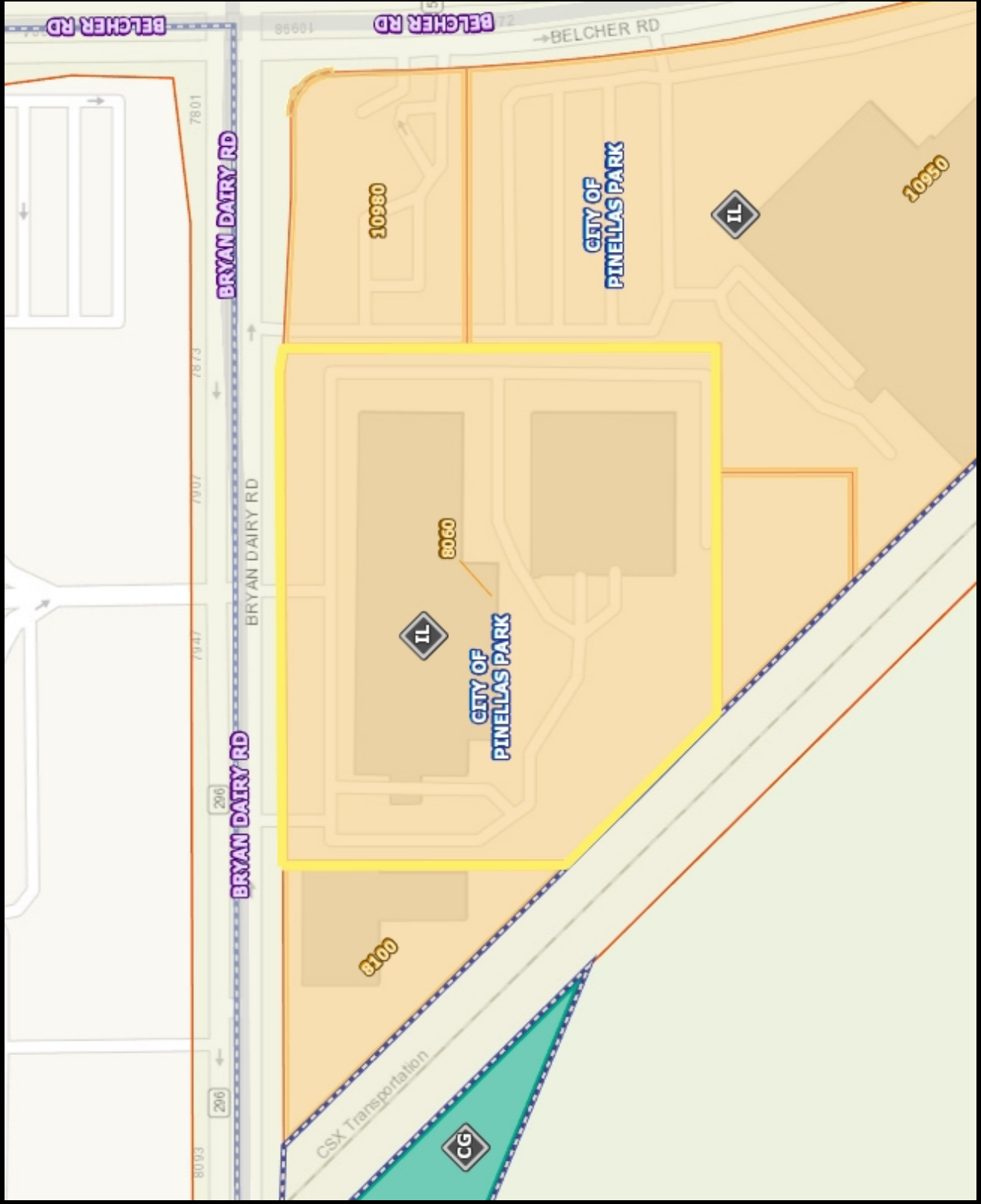
WGS_1984_Web_Mercator_Auxiliary_Sphere

Land Use Map

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 G



Notes:



1: 2,257

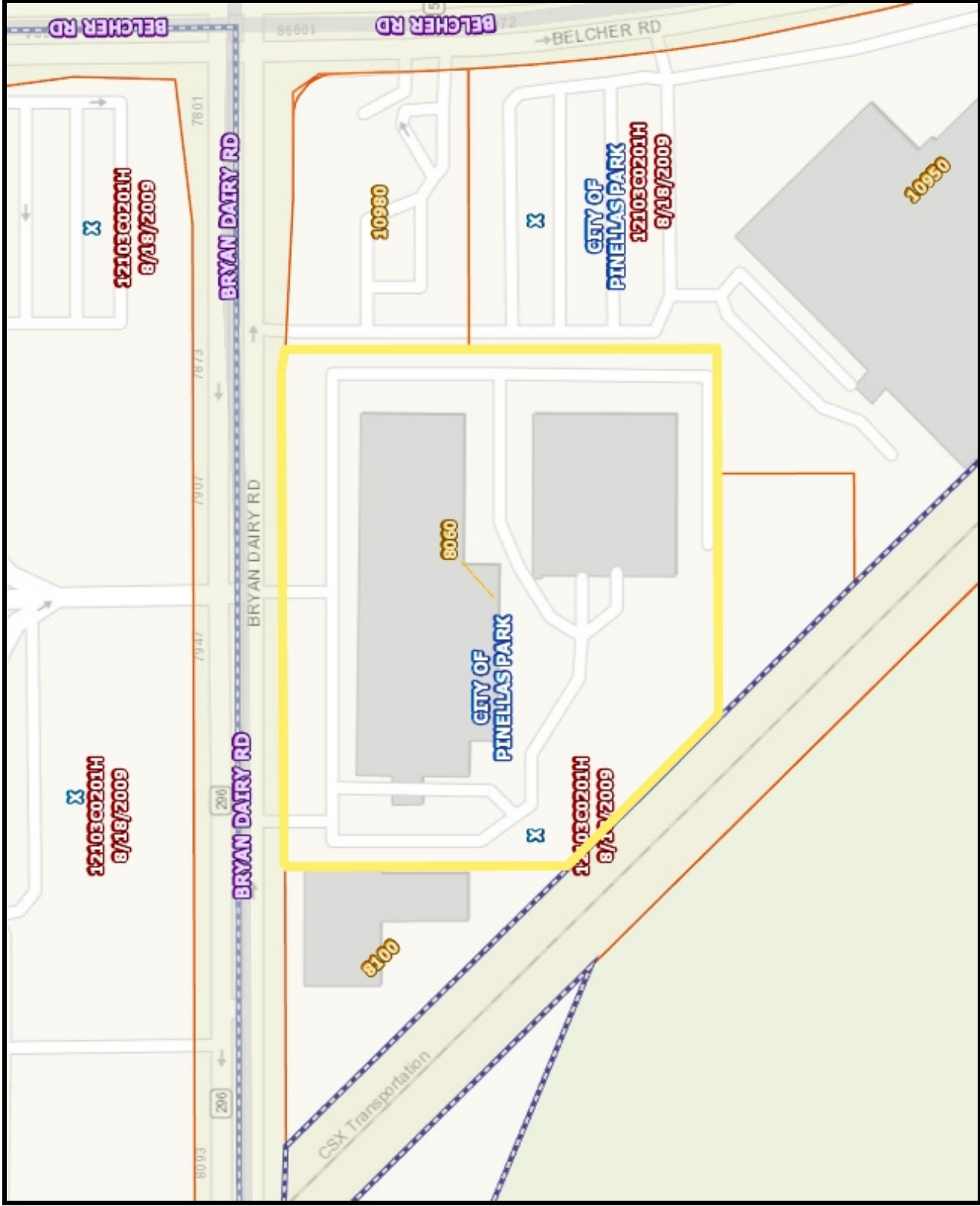
188.1 0 94.04 188.1 Feet

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Flood Insurance Rate Map

Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- Rights of Way
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
- Bridge
- Culvert
- Weir
- Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
- LIMIT LINES
- SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
- <all other values>
- 1% Annual Chance Flood Hazard (A, AE, AH, VE)
- 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)
- Floodway (AE)
- Coastal High Hazard Area
- Parcel Lines



Notes:



1: 2,257

