

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENTIAL "R-2" WITH AN RPUD OVERLAY TO SINGLE-FAMILY RESIDENTIAL "R-3" FOR CERTAIN PARCELS OF LAND GENERALLY LOCATED AT 11090 AND 11100 60TH STREET N 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-1221-00014, 11090 60th Street North LLC and 11100 60th Street North LLC)

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

WHEREAS, the City of Pinellas Park, Florida, approved PUD 2014-2 by Ordinance No. 3889 on August 28, 2014.

WHEREAS, the applicant no longer desires to develop the 29 lot single-family development approved in the Master Plan for PUD 2014-2;

WHEREAS, the City of Pinellas Park, Florida, finds that it is in the public's interest to change the City's Official Zoning Map designation from Single-family Residential "R-2" with an RPUD overlay to Single-family Residential "R-3" for certain parcels of land generally located at 11090 and 11100 60th Street N and more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of

Pinellas Park, Florida have reviewed and held public hearings on said request.

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 City Council of the City of Pinellas Park hereby amends the City's Official Zoning Map and changes the following described property from Single-family Residential "R-2" with an RPUD overlay to Single-family Residential "R-3":

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

SECTION TWO: 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 Community Planning Act.

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THREE: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION FOUR: 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.

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"

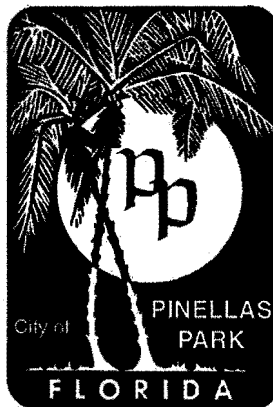
Legal Description

GENERALLY LOCATED AT 11090 and 11100 60th Street N, BEING FURTHER DESCRIBED AS FOLLOWS:

THE NORTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF FARM 30, PINELLAS FARMS, IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMALLY A PART, AND THE SOUTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF FARM 30, PINELLAS FARMS, IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMALLY A PART AND THE NORTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF FARM 30, PINELLAS FARMS, IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMALLY A PART.

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

December 29, 2020

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

RE: City Document #20-374
Ordinance to Rezone Two Properties from R-2 to R-3

Dear Ms. Lindquist:

I have received and reviewed the above-referenced ordinance. 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
Benjamin Ziskal, Community Development Administrator
Nick Colonna, Planning & Development Svcs. Director

JWD/dh

20-374.12292020.LEL.Ordinance to Rezone Properties from R-2 to R-3.wpd



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ADDENDUM

Case Numbers: PUD-1221-00014 and REZ-2021-00018

PLANNING AND ZONING COMMISSION

On March 4, 2021, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of Case #s PUD-1221-00014 and REZ-2021-00018.

VI. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

of a request to rezone the properties located at 11090 and 11100 60th Street N. from “R-2” Residential Single-Family with an RPUD overlay to “R-3” Residential Single-Family.



I. APPLICATION DATA

- A. **Case Number:** PUD-1221-00014, REZ 2021-00018
- B. **Location:**
1. **Address:** 11090 and 11100 60th Street N
 2. **Parcel Number:** 17-30-16-69750-100-3001 and 17-30-16-69750-100-3003
- C. **Request:** Request to rezone the properties located at 11090 and 11100 60th Street N. from "R-2" Residential Single-Family with an RPUD overlay to "R-3" Residential Single-Family.
- D. **Applicant:** 11090 60th Street North LLC and 11100 60th Street North LLC
- E. **Agent:** Gulf Coast Consulting, Inc; Robert Pergolizzi, AICP, PTP
- F. **Legal Ad Text:** Request to rezone the properties located at 11090 and 11100 60th Street N. from "R-2" Residential Single-Family with an RPUD overlay to "R-3" Residential Single-Family.
- G. **Public Hearings:**
Planning and Zoning Commission Hearing Date: March 4, 2021
Advertising Date: February 17, 2021

City Council 1st Reading Date: March 25, 2021
Advertising Date: N/A

City Council 2nd Reading and Public Hearing Date: April 8, 2021
Advertising Date: March 24, 2021

II. BACKGROUND INFORMATION

- A. **Site Area:** 312,761 square feet / 7.18 acres
- B. **Property History:**
1. **Land Use Plan or Zoning Amendments:** The subject properties were annexed (AX 02-09) into the City in July of 2002 with a "RR" Residential Rural Zoning designation under Ordinance No. 3018. In August of 2014 the subject properties were rezoned (Z 2014-5) from "RR" to "R-2" with an RPUD overlay (PUD 2014-2) by Ordinance No. 3889. The PUD Master Plan specified a 29 lot single-family home subdivision. Ordinance No. 3889 was recorded erroneously with an incomplete legal description. The proposed rezoning and ordinance will correct this issue.
 2. **Previous Permits and Development:** Multiple buildings were demolished in 2008 and 2015.
 3. **Previous Variances, Waivers:** As part of the 2014 PUD approval, multiple variances were approved with the Master Plan including right-of-way width, cul-de-sac length, number of access points, block length, lot dimensions, and right-of-way improvement requirements (BOA 2014-21).
- C. **Existing Use:** Vacant residential.

D. **Proposed Uses:** One single-family home on the northern parcel. There is no specific plan for future development on the south parcel, but if the rezoning is approved, it could be developed with any permitted use in the R-3 Zoning District.

E. **Current Future Land Use:** Residential Low (RL)

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 low density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.

2. **Key Standards:**

Primary Uses – Residential.

Secondary Uses - Residential Equivalent; Institutional; Transportation/ Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space.

Density/Intensity - Shall include the following:

Residential Use - Shall not exceed five (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 5 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.

Non-Residential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .24 and an ISR of .50.

3. **Staff Analysis:**

There are no proposed changes to the Future Land Use designation of the subject properties. The proposed use of a single-family home on the northern parcel is consistent with the primary uses of the Residential Low (RL) Future Land Use designation. Staff finds the proposed rezoning and the elimination of the 2014 PUD is consistent with the RL Future Land Use designation.

F. **Current Zoning District:** “R-2” Residential Single-Family with an RPUD overlay

G. **Proposed Zoning District:** “R-3” Residential Single-Family

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

Section 18-1511. - "R-3" SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 18-1511.1. - STATEMENT OF INTENT. The "R-3" Single-family Residential District is established to identify and to stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low density, urban low density and low medium density, single-family residential environment. This district is limited primarily to single-family detached dwellings, together with accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low (RL), Residential Urban (RU) or Residential Low Medium (RLM).

2. **Staff Analysis:**

The subject properties were rezoned by Ordinance No. 3889 in 2014 from “RR” Residential Rural to “R-2” Residential Single-Family with an RPUD overlay. The applicant no longer desires to develop the 29-lot RPUD and now wants to develop a single home on the northern portion of the subject properties with the southern portion remaining vacant and eligible for future development based on the approved zoning. The removal of the RPUD is treated as a rezoning and is subject to the requirements of the Land Development Code and the adopted Comprehensive Plan.

Rezoning the subject properties to remove the RPUD and maintain the underlying “R-2” zoning would be problematic, as the “R-2” Zoning District is inconsistent with the Residential Low (RL) Future Land Use designation. The inconsistency between Zoning and Future Land Use was created by the 2014 rezoning from “RR” to “R-2” with an RPUD overlay and has existed ever since. As a result, the applicant is requesting to rezone the subject properties from “R-2” with an RPUD overlay to “R-3” Residential Single-Family.

Staff finds that the proposed development is consistent with the intent of the R-3 Zoning District, and the R-3 Zoning District is consistent with the Residential Low Future Land Use designation.

H. **Flood Zone:** The subject parcels are located in Flood Zone X, which is a low-risk flood zone.

I. **Evacuation Zone:** The northern parcel 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. The southern parcel 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.

J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	T-1, RMH (County)	RL, RL (County)	Single-family
South	RR, R-1, R-3 (County)	RL, RL (County)	Single-family
East	RR, R-2	RL	Single-family
West	R-1	RU	Single-family

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Comprehensive Plan Policies:**

1. **Relevant Policies:**

POLICY LU.1.3.1

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

POLICY LU.1.13.4

The City may permit residential development at a lower density or intensity of use than the maximum unit/acre shown in the land use classification.

POLICY LU.1.13.6

Encourage infill residential development that is consistent and compatible with surrounding land uses.

POLICY LU.1.14.4

Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.

2. **Staff Analysis:**

The proposed rezoning and removal of the RPUD would limit the parcels to two residential lots with the development potential of one single-family home per lot. Additional development beyond the homes would require approvals such as platting or a new RPUD. The two large lots are consistent with the surrounding residential neighborhoods and uses. Additionally, the two large lots result in an effective density of 0.28 units per acre which is well below the five units per acre allowed by the RL Future Land Use designation and the 4.3 units per acre allowed by the R-3 Zoning District.

Staff finds that the proposed Zoning amendment is consistent with the City's adopted Comprehensive Plan.

B. **Land Development Code Standards:**

1. **Key Standards:**

Section 18-1511 – “R-3” SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 18-1511.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Ten thousand (10,000) square feet.
2. Lot Width: Eighty (80) feet, except on a corner ninety-five (95) feet is required.
3. Lot Depth: One hundred (100) feet.
4. Lots not meeting the lot area, width or depth requirements of this Section and having been of record prior to December 10, 1970 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty-five (25) feet.
2. Secondary Front Yard Setback: Twenty-five (25) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, the secondary front yard may be reduced to a minimum of fifteen (15) feet.
3. Side Yard Setback: Ten (10) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, side yards may be reduced to a minimum of ten (10) feet on one side and five (5) feet on the other side.
4. Rear Yard Setback: Twenty (20) feet.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
7. Refer to Section 18-1504.3(G)(2) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

(C) MINIMUM LIVEABLE FLOOR AREA. One thousand (1,000) square feet.

(D) MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(E) MAXIMUM LOT COVERAGE. Nonresidential Uses: Fifty-five (55) percent in RL or RU; sixty-five (65) percent in RLM.

(F) FLOOR AREA RATIO.

1. Nonresidential Uses:
 - (a) Thirty-hundredths (0.30) in RL or RU.
 - (b) Forty-hundredths (0.40) in RLM.

Section 18-1529. – PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 18-1529.12. – CHANGES AND AMENDMENTS.

(B) In such cases where the applicant proposes any amendment to an approved Master Plan, except as defined as minor changes in paragraph (A) of this section, the amendment shall be processed through the Planning and Zoning Commission and City Council as a new PUD application, including fees, public hearing and notification as set forth in this Article. These major changes include, but are not limited to any change that:

1. Increases the gross floor area of any nonresidential building.
2. Increases the number of structures or the number of dwelling units.
3. Increases the gross density as specified by the adopted Master Plan.
4. Rearrangement of any lot, block, building tract or common open space as shown on the adopted Master Plan so that the intent of the plan is altered.
5. Changes any use to a substantially different use not originally approved on the adopted Master Plan.
6. Significantly changes the location or amounts of land devoted to specified land uses on the adopted Master Plan.
7. Changes the intent of the Master Plan as adopted by City Council.
8. Changes any boundary of the planned unit development.
9. Transfers and/or amends the densities among the undeveloped phases of the PUD.

Section 18-1539. AMENDMENTS TO ARTICLE 15, "ZONING CODE" AND OFFICIAL ZONING MAP

Sec. 18-1539.1. - APPLICABILITY.

The regulations, restrictions, and boundaries set forth in this Article 15 "Zoning Code" may from time to time be amended, supplemented, changed, or repealed in accordance with the following regulations.

Sec. 18-1539.2. - PROCEDURE.

- (A) *APPLICATION FILING.* Petitions for amendment to Article 15 and the Official Zoning Map shall be filed on forms provided by the City and shall be submitted to the Zoning Division.
1. An application for amendment to the text of Article 15 may be filed only by the City Council or the City Manager. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to Article 15.
 2. An application for amendment to the Official Zoning Map may be filed only by the City Council, City Manager, or by an owner of real property that is located within the City. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to the Official Zoning Map.
- (B) *PUBLIC NOTICE.* Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".
- (C) *PUBLIC HEARING PROCEDURE.*
1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency when required by F.S. ch. 163, pt. II. The Planning and Zoning Commission shall submit written reasons for its recommendations, and its determinations related to the application review criteria listed in Section 18-1539.3, "Review Criteria", below.
 2. The City Council shall hear the application during a separate public hearing and shall consider the recommendation of the Local Planning Agency if applicable in its decision to approve or deny the application.
 3. Public hearings for map amendments shall be conducted pursuant to the quasi-judicial procedures set forth in Resolution No. 94-65 unless otherwise determined by the City Attorney. Public hearings for text amendments are legislative in nature, and are not subject to quasi-judicial procedures.
- (D) *BURDEN OF PROOF.* The applicant shall bear the burden of demonstrating, by competent substantial evidence, that the evidence on the record demonstrates that a map amendment should be granted.
- (E) *ADOPTION.* Amendments to the Official Zoning Map and to Article 15 shall be by Ordinance of the City Council.

Sec. 18-1539.3. - REVIEW CRITERIA.

- (A) For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.
- (B) For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:
1. Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.
 2. Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.
 3. Whether the amendment will constitute a grant of special privilege to an individual owner.
 4. Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.
 5. Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.
 6. Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.
 7. Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.
 8. Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.
 9. Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.
 10. Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.

2. Staff Analysis:

The subject properties comply with the minimum lot dimensions of the R-3 Zoning District. As required for major amendments (i.e. the removal of the RPUD) to an approved Master Plan, the request is a new application and will be processed through the Planning and Zoning Commission and the City Council.

For amendments to the Official Zoning Map, the Code provides a list of criteria in Section 18-1539.3 to guide the City Council's decision. Staff finds the following concerning those criteria:

1. The proposed map amendments are compatible with the existing and planned uses in the area;
2. The proposed use of the property will comply with the requirements of the R-3 zoning district;
3. There is no special privilege to be granted;
4. The City of Pinellas Park Public Works Department has expressed no concerns over the availability of services for the proposed use;
5. Vehicular access to the site is from 60th Street and there are intermittent sidewalks along 60th Street. Code requires the installation of sidewalks along the subject properties at the time of permitting;
6. The proposed rezoning reduces the demand for schools, parks and transit;
7. The district boundaries are appropriate;
8. The owner of the subject properties no longer desires to develop the 29 lot subdivision required by the existing approved RPUD;
9. The change in zoning and removal of the RPUD will reduce the number of developable lots reducing the impact of development on the land and surrounding area; and,
10. Staff finds that the proposed request is consistent with the Comprehensive Plan.

C. Essential Services Review:

The requested Zoning Map amendment has been reviewed by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

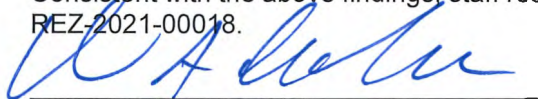
A. Findings:

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

1. The requested removal of the RPUD will eliminate the previously approved Master Plan and establish the R-3 Zoning District and the Land Development Code as the sole implements governing the subject properties; and,
2. The requested map amendment is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan as well as the regulations of the Land Development Code.

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case numbers PUD-1221-00014 and REZ-2021-00018.


Nick A. Colonna, AICP
Planning & Development Services Director


Date


Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator


Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

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

of a request to rezone the properties located at 11090 and 11100 60th Street N. from “R-2” Residential Single-Family with an RPUD overlay to “R-3” Residential Single-Family.

VI. ATTACHMENTS

Exhibit A: Applications

Exhibit B: Aerial Map

Exhibit C: Future Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM

Exhibit F: Site Photos



Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: (727) 524-1818

Fax: (727) 524-6090

December 8, 2020

Mr. Derek Reeves, AICP/CFM, Principal Planner
City of Pinellas Park – Planning & Development Services Division
Technical Services Building
6051 – 78th Avenue North
Pinellas Park, FL 33781

Re: 11090 60th Street RPUD Rescission/Removal

Dear Mr. Reeves:

Per our discussion we are submitting the items necessary for rescinding the RPUD overlay on this property and maintaining the R-2 zoning . The R-2 zoning and RPUD overlay for 29 lots were approved by City Council on August 28, 2014. No development has taken place. Enclosed please find:

1. Application for Planned Unit Development (PUD)
2. Affidavit of Ownership
3. Legal Description
4. Narrative Summary
5. Aerial Photograph
6. PCPAO Property Cards confirming Parcel ID#s
7. Rezoning/RPUD approval Letter (August 29, 2014)
10. Previously Approved RPUD Plan from 2014
11. Application Review Fee/Advertising Fee check for \$1,350

As discussed the request is to remove the RPUD overlay and maintain the existing R-2 zoning. Please contact us if you have any questions. We look forward to the February 4, 2020 Planning & Zoning Commission hearing.

Sincerely,

Robert Pergolizzi, AICP / PTP
Principal

Cc: Andrew Pozin
14-017.01

City of Pinellas Park, Florida
APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

FOR OFFICE USE ONLY

CASE #: PUD PZ MEETING: _____ C/CRA MEETING: _____
PLAT SHEET: _____ RELATED CASES: _____ RECEIPT NUMBER: _____
ZONING DISTRICT: _____ LAND USE DESIGNATION: _____ DATE RECEIVED: _____

REQUEST AND PROPERTY INFORMATION

REQUEST: Remove the RPUD overlay on property currently zoned R-2/RPUD.
R-2 zoning to remain in place.

GENERAL LOCATION OF PROPERTY OR ADDRESS: 11090 and 11100 60th Street N. Pinellas Park

PROPERTY SIZE (Acreage or Square Feet): 7.18 acres 482 feet frontage 647 feet depth

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: vacant residential land

PARCEL NUMBER(S): 17-30-16-69750-100-3001 & 17-30-16-69750-100-3003

LEGAL DESCRIPTION: LOT _____, BLOCK _____, SUBDIVISION _____

OR METES AND BOUNDS DESCRIPTION (attach if lengthy):

OWNER/APPLICANT INFORMATION

PROPERTY OWNER: Andrew Pozin PHONE: (727) 644-4115

ADDRESS/CITY/ZIP: PO Box 155, Pinellas Park, FL 33780-0155

AUTHORIZED AGENT: Robert Pergolizzi, AICP/PTP PHONE: (727) 524-1818

ADDRESS/CITY/ZIP: Gulf Coast Consulting, Inc., 13825 ICOT Blvd, Suite # 605, Clearwater, FL 33760

OTHER REPRESENTATIVE: _____ PHONE: ()

ADDRESS/CITY/ZIP: _____

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

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

11090 60th St. North, LLC ATTN: Andrew Pozin

11100 60th St. North, LLC

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

ADDRESS OR GENERAL LOCATION:

17-30-16-69750-100-3001 + 17-30-16-69750-100-3003

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

SEE ATTACHED

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

REMOVE RPDD Overlay. From R-2 zoning.

3. That the undersigned (has/have) appointed and (does/do) appoint Robert Pergolizzi 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 _____

The foregoing instrument was acknowledged before me this

7th
2020

(Date)

By ANDREW M. POZIN

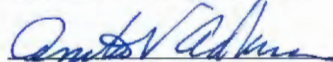
(Name of person acknowledging and title of position)

who is personally known to me or who has produced

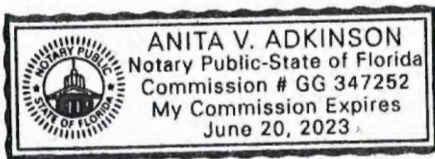
Florida Drivers Licence

(Type of identification)

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



Notary Public, Commission No. 66347252



(SEAL ABOVE)

ANITA V. ADKINSON

Name of Notary typed, printed or stamped)

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTH 1/2 OF FARM 30, PINELLAS FARMS, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND THE SOUTH 1/2 OF THE NORTH 1/2 OF FARM 30, PINELLAS FARMS, AND THE NORTH 1/2 OF THE SOUTH 1/2 OF FARM 30 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

NARRATIVE SUMMARY FOR RPUD REMOVAL
11090 60th STREET PUD
12/8/20

Owner /Applicant:

Andrew Pozin
PO Box 155
Pinellas Park, FL 33780-0155

Authorized Agent:

Mr. Robert Pergolizzi, AICP / PTP
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

The applicant is requesting to rescind the RPUD overlay that was approved in August 2014 and retain the existing R-2 zoning on a 7.18 acre property having a Residential Low (RL) land use designation within the City of Pinellas Park.

Parcel ID #: 17-30-16-69750-100-3001 and 17-30-16-69750-100-3003

The property is currently vacant residential land.

LAND USE/ZONING

The existing land use designation per the Future Land Use Plan is Residential Low (RL) which permits a maximum of 5 units per acre. The property was rezoned to R-2 with RPUD overlay by City Council approval on August 28, 2014. (Case # PUD 2014-2/Z2014-5/BOA 2014-20) The RPUD Master Plan included 29 lots for development as single-family homes. The development plans have been abandoned and the applicant seeks to remove the RPUD overlay and in the future will subdivide the property into three (3) large lots meeting the R-2 standards.

Future development plans would be in compliance with R-2 standards or an RPUD overlay may be requested at a later date.



AERIAL
PHOTOGRAPH

CONCEPT PLAN ONLY
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL



Cliff Coast Consulting, Inc.
10000 15th Ave N, Suite 100
Edmonton, Alberta T6A 0A6
Phone: (780) 443-1111 Fax: (780) 443-1112
www.cliffcoast.com

[Interactive Map of this parcel](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**17-30-16-69750-100-3001**[Compact Property Record Card](#)[Tax Estimator](#)**Updated December 7, 2020**[Email Print](#)[Radius Search](#)

Ownership/Mailing Address Change Mailing Address	Site Address
11100 60TH STREET NORTH LLC PO BOX 155 PINELLAS PARK FL 33780-0155	60TH ST PINELLAS PARK



Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres)

Current Tax District: PINELLAS PARK (PP)

Total Living: SF:

Total Gross SF:

[\[click here to hide\]](#) **Legal Description**

PINELLAS FARMS NE 1/4, SEC 17-30-16 N 1/2 OF FARM 30

Tax Estimator	File for Homestead Exemption	2021 Parcel Use	
Exemption	2020	2021	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
19574/2084	\$796,900	121030245052	C	Compare Preliminary to Current FEMA Maps	H7/4

2020 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$718,305	\$593,760	\$593,760	\$718,305	\$593,760

[\[click here to hide\]](#) **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	No	\$755,780	\$539,782	\$539,782	\$755,780	\$539,782
2018	No	\$490,711	\$490,711	\$490,711	\$490,711	\$490,711
2017	No	\$365,765	\$316,756	\$316,756	\$365,765	\$316,756
2016	No	\$287,960	\$287,960	\$287,960	\$287,960	\$287,960
2015	No	\$280,397	\$266,812	\$266,812	\$280,397	\$266,812
2014	No	\$242,556	\$242,556	\$242,556	\$242,556	\$242,556
2013	No	\$227,960	\$227,960	\$227,960	\$227,960	\$227,960
2012	No	\$228,363	\$228,363	\$228,363	\$228,363	\$228,363
2011	No	\$247,917	\$247,917	\$247,917	\$247,917	\$247,917
2010	No	\$235,274	\$235,274	\$235,274	\$235,274	\$235,274
2009	No	\$336,507	\$336,507	\$336,507	\$336,507	\$336,507
2008	No	\$1,065,000	\$1,065,000	\$1,065,000	\$1,065,000	\$1,065,000
2007	No	\$1,020,000	\$1,020,000	\$1,020,000	N/A	\$1,020,000
2006	No	\$1,050,000	\$1,050,000	\$1,050,000	N/A	\$1,050,000
2005	No	\$778,900	\$778,900	\$778,900	N/A	\$778,900
2004	No	\$575,000	\$575,000	\$575,000	N/A	\$575,000
2003	No	\$450,000	\$450,000	\$450,000	N/A	\$450,000
2002	No	\$336,800	\$336,800	\$336,800	N/A	\$336,800
2001	No	\$309,300	\$309,300	\$309,300	N/A	\$309,300
2000	No	\$309,300	\$309,300	\$309,300	N/A	\$309,300
1999	No	\$227,500	\$227,500	\$227,500	N/A	\$227,500
1998	No	\$204,800	\$204,800	\$204,800	N/A	\$204,800
1997	No	\$201,300	\$201,300	\$201,300	N/A	\$201,300
1996	No	\$202,700	\$202,700	\$202,700	N/A	\$202,700

2020 Tax Information

[2020 Tax Bill](#)

Tax District: PP

2020 Final Millage Rate

20.1218

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales [\(What are Ranked Sales?\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	Y/I
08 Oct 2003	13128 / 1703	\$48,800	U	I
15 Jul 1988	06790 / 0793	\$300,000	M	

2020 Land Information

Seawall: No

Frontage:

View: None

[Interactive Map of this parcel](#) [Map Legend](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#)

[Interactive Map of this parcel](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**17-30-16-69750-100-3003**[Compact Property Record Card](#)[Tax Estimator](#)**Updated December 7, 2020**[Email](#) [Print](#)[Radius Search](#)

Ownership/Mailing Address Change Mailing Address	Site Address
11090 60TH STREET NORTH LLC PO BOX 155 PINELLAS PARK FL 33780-0155	11090 60TH ST PINELLAS PARK



Property Use: 0090 (Vacant Residential Land w/XFSB) **Current Tax District:** PINELLAS PARK (PP) **Total Living:** SF: **Total Gross SF:**

[\[click here to hide\] Legal Description](#)

PINELLAS FARMS NE 1/4, SEC 17-30-16 PART OF FARM 30 DESC AS N 1/2 OF S 1/2 OF SD FARM

Tax Estimator	File for Homestead Exemption	2021 Parcel Use	
Exemption	2020	2021	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
19574/2082	\$401,000	121030245052	D	Compare Preliminary to Current FEMA Maps	H7/4

2020 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$375,117	\$317,987	\$317,987	\$375,117	\$317,987

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	No	\$394,013	\$289,079	\$289,079	\$394,013	\$289,079
2018	No	\$262,799	\$262,799	\$262,799	\$262,799	\$262,799
2017	No	\$199,752	\$177,674	\$177,674	\$199,752	\$177,674
2016	No	\$163,808	\$161,522	\$161,522	\$163,808	\$161,522
2015	No	\$204,998	\$200,168	\$200,168	\$204,998	\$200,168
2014	No	\$181,971	\$181,971	\$181,971	\$181,971	\$181,971
2013	No	\$187,324	\$187,324	\$187,324	\$187,324	\$187,324
2012	No	\$183,111	\$183,111	\$183,111	\$183,111	\$183,111
2011	No	\$191,980	\$191,980	\$191,980	\$191,980	\$191,980
2010	No	\$194,389	\$194,389	\$194,389	\$194,389	\$194,389
2009	No	\$254,134	\$254,134	\$254,134	\$254,134	\$254,134
2008	No	\$423,900	\$423,900	\$423,900	\$423,900	\$423,900
2007	No	\$558,800	\$558,800	\$558,800	N/A	\$558,800
2006	No	\$574,300	\$574,300	\$574,300	N/A	\$574,300
2005	No	\$346,500	\$346,500	\$346,500	N/A	\$346,500
2004	No	\$291,800	\$291,800	\$291,800	N/A	\$291,800
2003	No	\$229,500	\$229,500	\$229,500	N/A	\$229,500
2002	No	\$186,800	\$186,800	\$186,800	N/A	\$186,800
2001	No	\$197,900	\$197,900	\$197,900	N/A	\$197,900
2000	No	\$187,600	\$187,600	\$187,600	N/A	\$187,600
1999	No	\$168,300	\$168,300	\$168,300	N/A	\$168,300
1998	No	\$169,000	\$169,000	\$169,000	N/A	\$169,000
1997	No	\$172,100	\$172,100	\$172,100	N/A	\$172,100
1996	No	\$127,000	\$127,000	\$127,000	N/A	\$127,000

2020 Tax Information

2020 Tax Bill	Tax District: PP
2020 Final Millage Rate	20.1218
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.	

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
08 Oct 2003	13128 / 1701	\$58,800	U	I
17 Jul 1995	09051 / 0192	\$200,000	U	I
1974	04246 / 0175	\$18,000	Q	
1972	03953 / 0973	\$2,000	Q	

2020 Land Information

Seawall: No

Frontage:

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant (00)	0x0	187500.00	2.4000	1.0000	\$450,000	AC

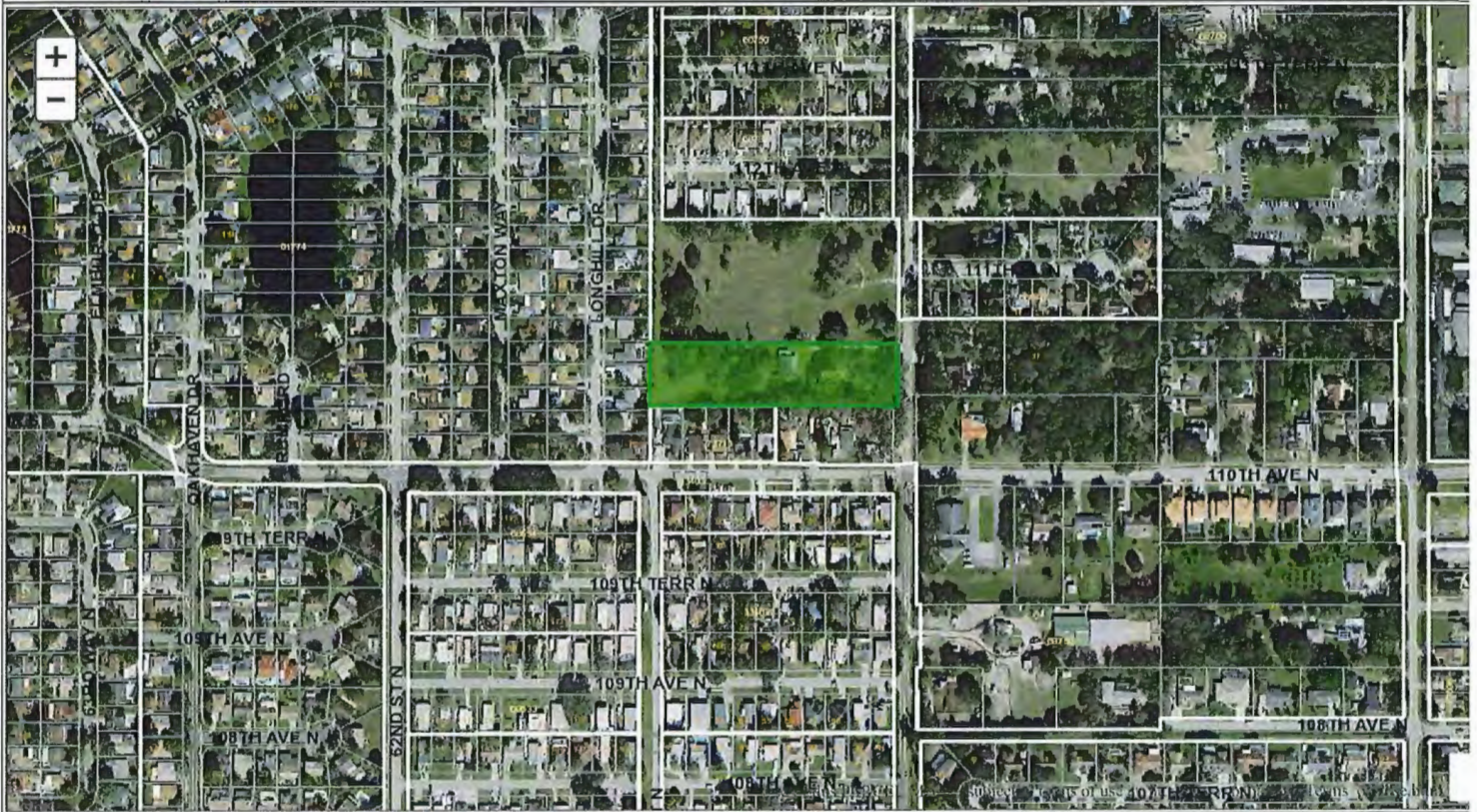
[\[click here to hide\] 2021 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CARPORT	\$13.00	364.00	\$4,732.00	\$1,893.00	1930
GARAGE	\$47.00	1,512.00	\$71,064.00	\$28,426.00	1930
PATIO/DECK	\$9.00	600.00	\$5,400.00	\$2,160.00	1996

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2015001088	DEMOLITION	05 Feb 2015	\$2,500
2008000073	DEMOLITION	21 Nov 2007	\$1,500



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#)
[Map Legend](#)
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[Tax Collector Home Page](#)
[Contact Us](#)

City of
PINELLAS PARK

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



FLORIDA

PHONE • (727) 541-0700
FAX • (727) 544-7448
SUNCOM • 969-1011

August 29, 2014

Andrew Pozin
P.O. Box 128
Pinellas Park, FL 33780-0128

Re: CASE NO.: PUD 2014-2/Z 2014-5/BOA 2014-20 (QUASI JUDICIAL)

REQUEST: Consideration of a request to rezone from "RR" Rural Residential Zoning District to "R-2" Single Family Residential Zoning District and the adoption of a "RPUD" Residential Planned Unit Development Overlay, or a zoning classification of lesser intensity as identified in Chapter 18, Land Development Code of the City Code of Ordinances; and adoption of a Master Plan to develop a 29-lot, single family dwelling subdivision with variances to the following Subdivision Code requirements: right-of-way width, cul-de-sac length, number of access points, block length, lot dimensions, and right-of-way improvements.

LOCATION: 11090 60th St.

Dear Mr. Pozin:

This is to inform you that the above referenced case has been APPROVED by City Council at the August 28, 2014 City Council meeting subject to the following conditions;

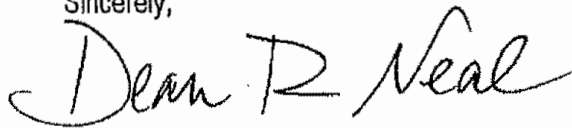
1. Minimum setbacks shall be as illustrated on the "RPUD" Residential Planned Unit Development Master Plan (Exhibit "B") for each lot. (Setbacks shall be as follows: Front – 20 feet, Secondary Front – 20 feet, Side – 5 feet and Rear – 15 feet.)
2. Criteria assigned to the subdivision, in notes on the approved Site Plan, prepared by Gulf Coast Consulting and last revised June 9, 2014, shall be accepted as governing regulations for the development. All regulations not addressed herein shall revert to Code in effect at the time of the "RPUD" Residential Planned Unit Development adoption.
3. The applicant has conceded to platting of the right-of-way of 111th Circle as a public street.

If you have further questions about your application, please do not hesitate to contact this office at (727) 541-0756.



PRINTED ON RECYCLED PAPER

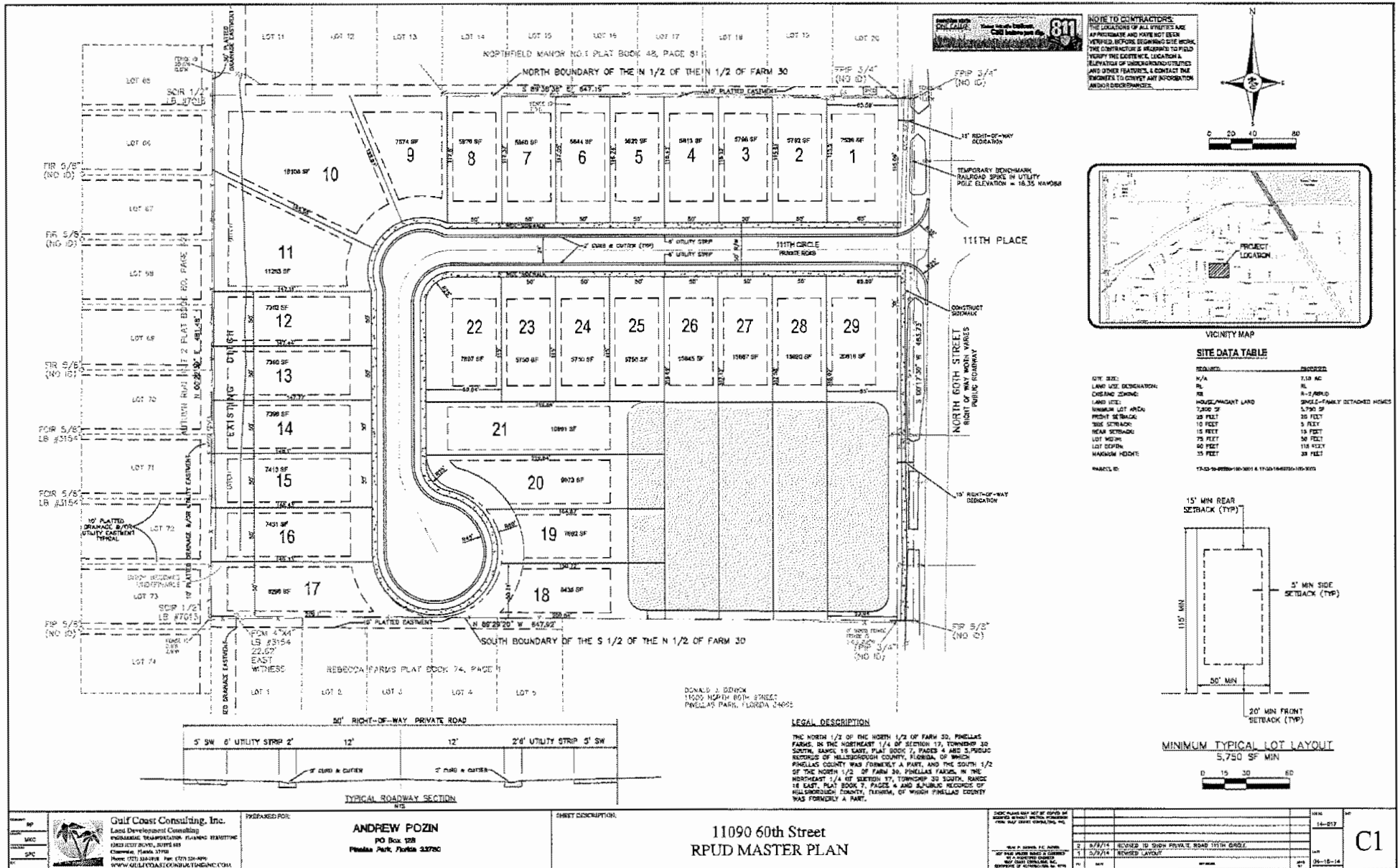
Sincerely,

A handwritten signature in cursive script that reads "Dean R. Neal". The signature is written in dark ink and is positioned above the printed name and title.

Dean R. Neal, AICP
Zoning Division Director

C: Gulf Coast Consulting, Inc.
Attn: Robert Pergolizzi, AICP/PTP
13825 ICOT Blvd., Suite 605
Clearwater, FL 33760

Building Division





Derek Reeves <dreeves@pinellas-park.com>

FW: 11090 60th St - RPUD Rescission/Removal

1 message

Robert Pergolizzi <pergo@gulfcoastconsultinginc.com>
To: Derek Reeves <dreeves@pinellas-park.com>

Mon, Dec 21, 2020 at 3:53 PM

Derek – Please amend our application for the 11090 60th Street property, to reflect changing the zoning to R-3 rather than R-2 so the zoning is consistent with the underlying RL land use. Let me know if you need anything else to prepare your staff report.

Robert Pergolizzi, AICP PTP

Gulf Coast Consulting, Inc.

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: 727-524-1818

Fax: 727-524-6090

Cell: 727-644-2695

Email: pergo@gulfcoastconsultinginc.com

From: Andy Pozin [mailto:apozin@sun-glo.com]
Sent: Monday, December 21, 2020 3:52 PM
To: Robert Pergolizzi
Subject: FW: 11090 60th St - RPUD Rescission/Removal

Hello Robert,

Per our conversation as well as mine with Derek, please use this email as authorization to change the zoning request to R-3 when the RPUD is lifted. Thank you for your help with this matter and I wish you and your family a happy holiday season.

Best regards,

Andy Pozin

From: Robert Pergolizzi <pergo@gulfcoastconsultinginc.com>
Sent: Tuesday, December 8, 2020 2:16 PM
To: Andy Pozin <apozin@sun-glo.com>
Subject: FW: 11090 60th St - RPUD Rescission/Removal

Attached is a copy of the submittal package. Original was delivered to Pinellas park today.

Robert Pergolizzi, AICP PTP

Gulf Coast Consulting, Inc.

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: 727-524-1818

Fax: 727-524-6090

Cell: 727-644-2695

Email: pergo@gulfcoastconsultinginc.com

From: Robert Pergolizzi

Sent: Tuesday, December 08, 2020 2:15 PM

To: 'Derek Reeves'

Subject: 11090 60th St - RPUD Rescission/Removal

Derek – Attached is a PDF of the submittal I made today. A hard copy with the actual check is in the “intake room”.

This should be pretty straightforward. Let me know if you need anything else.

Robert Pergolizzi, AICP PTP

Gulf Coast Consulting, Inc.

13825 ICOT Boulevard, Suite 605

Clearwater, FL 33760

Phone: 727-524-1818

Fax: 727-524-6090

Cell: 727-644-2695

Email: pergo@gulfcoastconsultinginc.com



RPUD Removal 12-8-2020.pdf

4906K

City of Pinellas Park

- Legend
- Centerlines
 - Private Roads
 - Pinellas Park
 - Rights of Way
 - Unincorporated
 - Parcel Lines



Notes:



1: 2,257

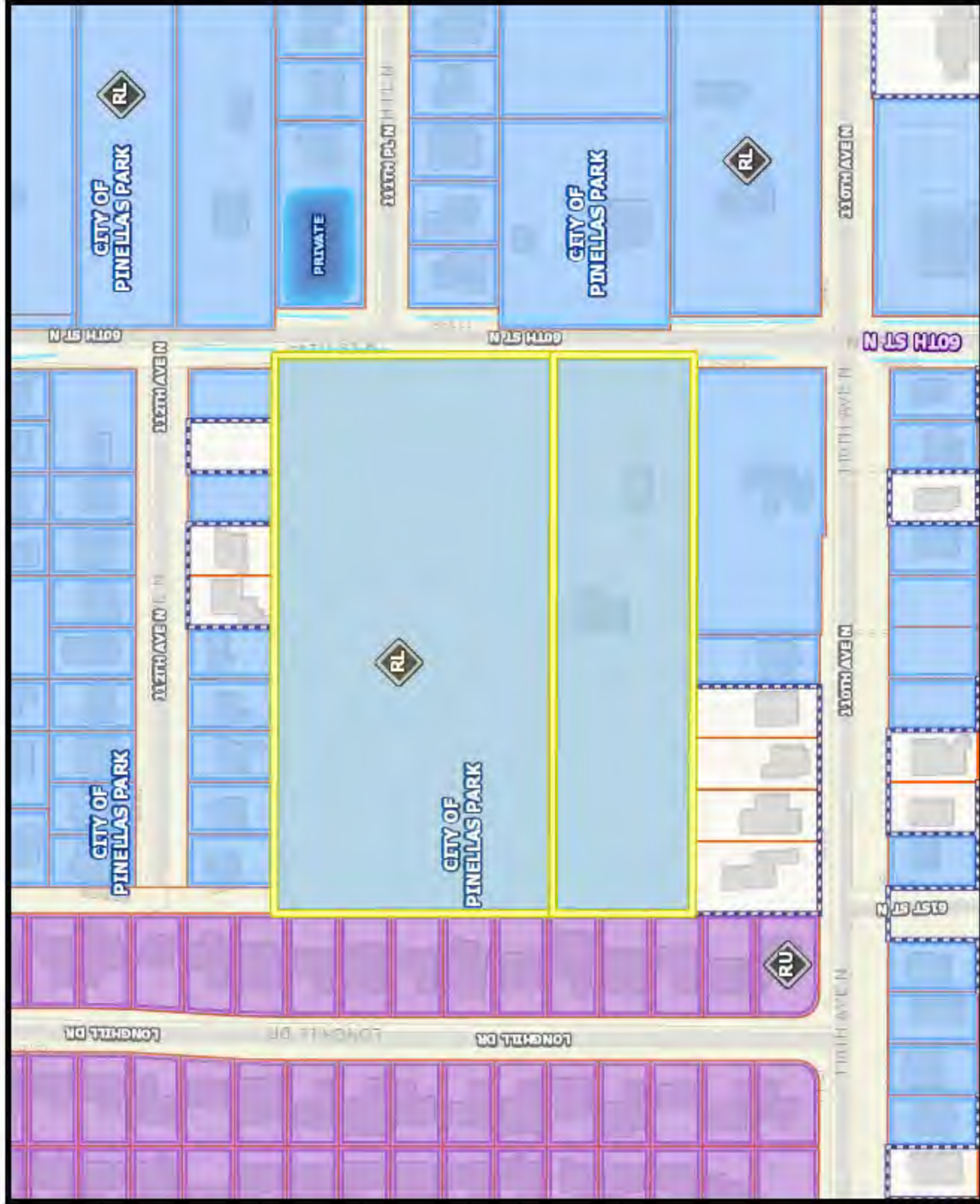
188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

City of Pinellas Park

Legend

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



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1

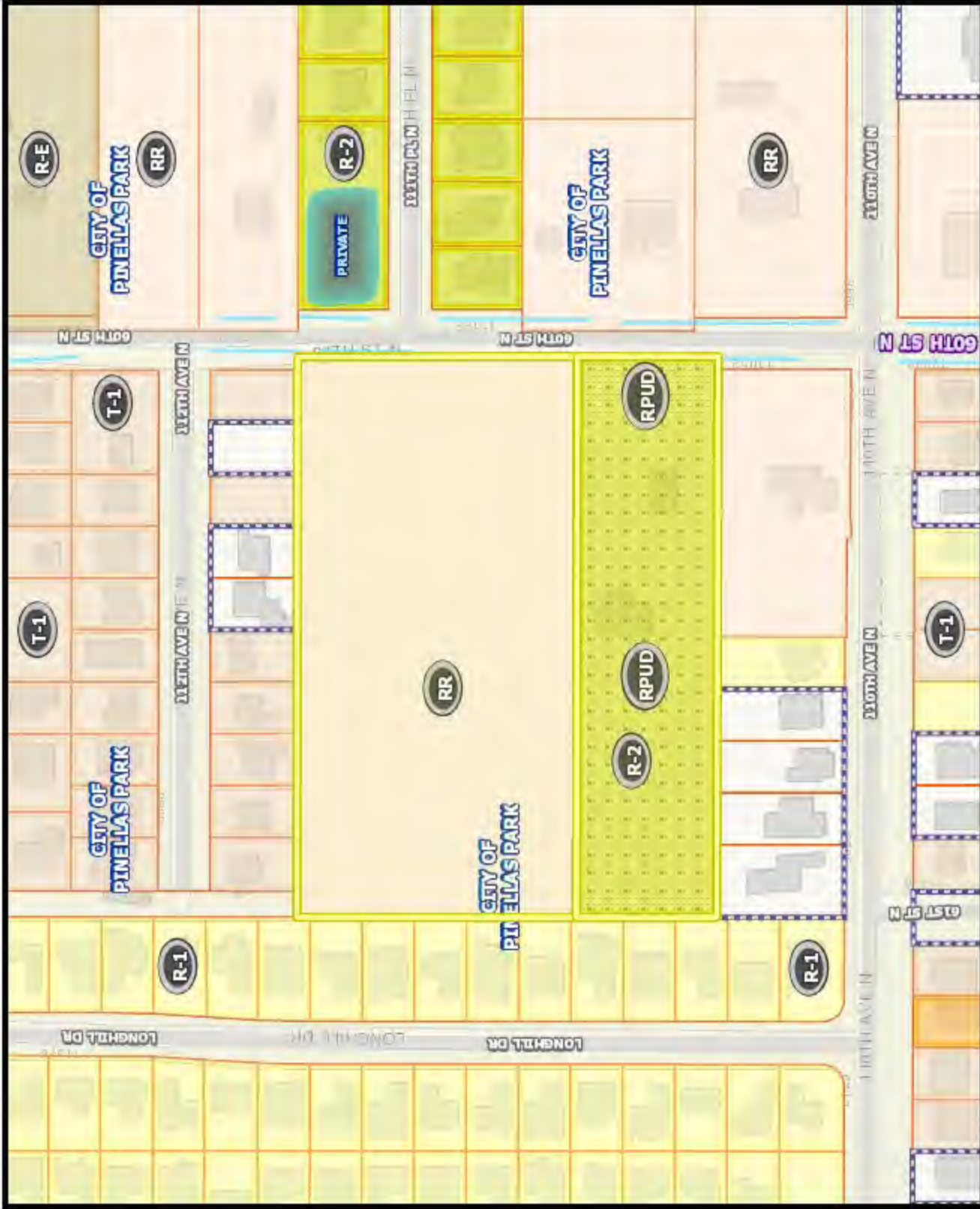


City of Pinellas Park

Legend

- Centerlines
- Private Roads
- Channels
 - Channel
 - Ditch
- Waterbodies
 - DRY
 - WET
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way
- Zoning Borders
 - General Commercial - B-1
 - Heavy Commercial - CH
 - Commercial Neighborhood - CN
 - Commercial Planned Unit Development - CPUD
 - Farm - F
 - General Office - GO
 - Heavy Industrial - IH
 - Industrial Planned Unit Development - IPUD
 - Light Industrial - M-1
 - Residential / Office / Retail - ROR
 - Mixed Use Development - MXD
 - Mixed Unit Development - MXD-2
 - Open Space - O/S
 - Public - P
 - Preservation - PRES.
 - Single Family Residential - R-1
 - Single Family Residential - R-2
 - Single Family Residential - R-3
 - Duplex Residential - R-4
 - Multifamily Residential - R-5
 - Multifamily Residential/Commercial - R-6
 - Single Family Residential Estate - R-E
 - Residential Planned Unit Development - RPUD
 - Rural Residential - RR
 - Mobile Home Subdivision - T-1
 - Mobile Home Park - T-2
 - Town Center - TC

Exhibit D: Zoning Map



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1

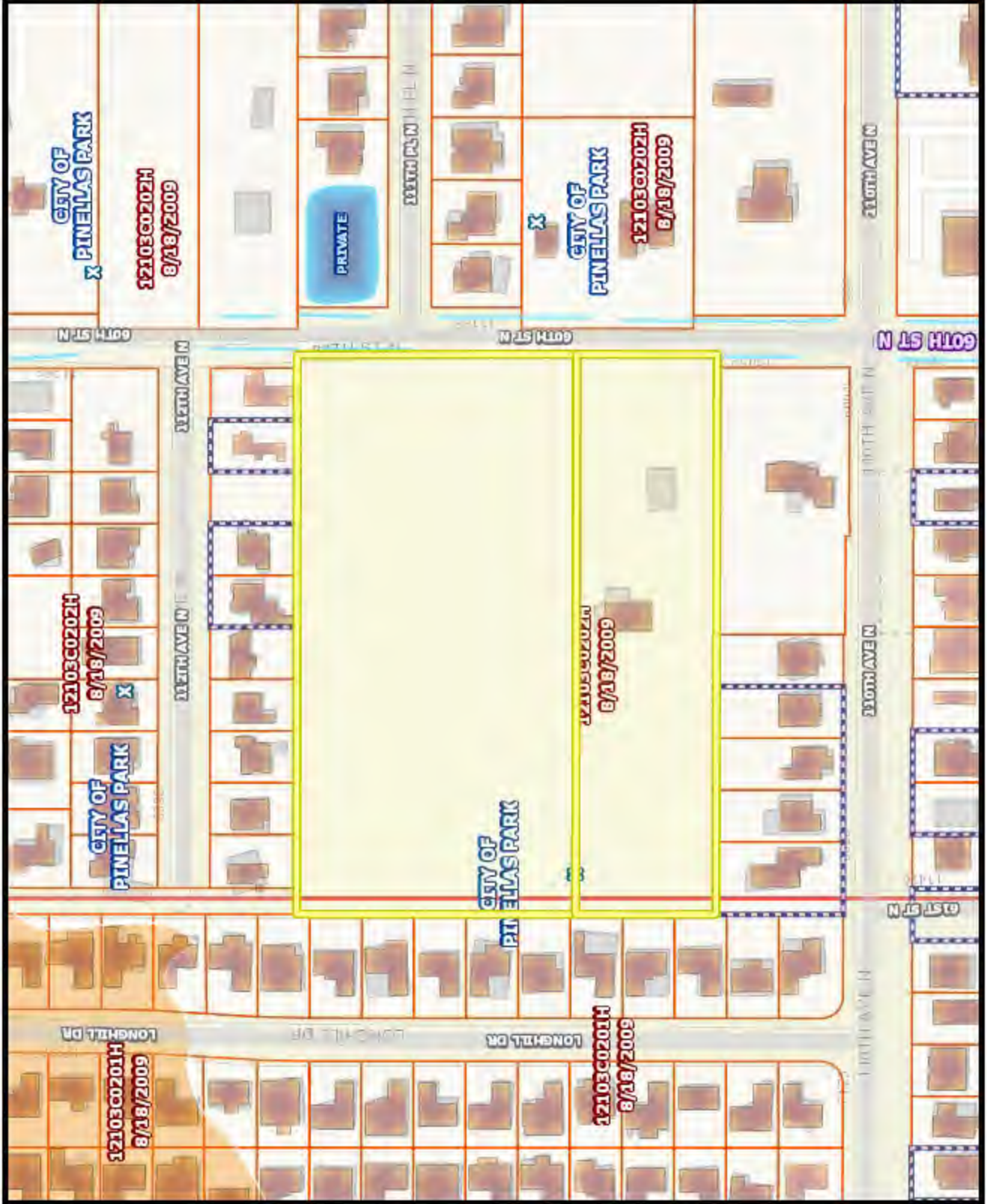


City of Pinellas Park

Legend

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

Exhibit E: FIRM



Notes:



1: 2,257

188.1 Feet

94.04

0

188.1



South side of property looking west from 60th St.



Southeast corner looking northwest from 60th St.



North side of property looking west from 60th St.



Intersection of 111th Pl and 60th St looking west towards subject properties.