



I. APPLICATION DATA

- A. **Case Number:** CU-0221-00065 and VAR-0421-00066
- B. **Location:** 4661 80th Ave (Parcel # 28-30-16-15768-000-0010)
- C. **Request:**
- **CU-0221-00065:** Major amendment to existing conditional use for expansion of an Educational Institution in "R-1" Single-Family Residential Zoning.
 - **VAR-0421-00066:** Variance for maximum lot coverage from 55% to 66.2%.
- D. **Applicant:** Patrick Gessleman with Osborn Engineering
- E. **Authorized Agent:** N/A
- F. **Property Owner:** Gregory Parkes of Diocese of St. Petersburg
- G. **Legal Ad Text:**
- **CU-0221-00065:** Major Amendment to existing conditional use for expansion of an Educational Institution in "R-1" Single-Family Residential Zoning.
 - **VAR-0421-00066:** Variance for maximum lot coverage from 55% to 66.2%.
- H. **PARC Meeting:** March 9, 2021
- I. **Public Hearings:**
- Planning and Zoning Commission Hearing Date:** June 3, 2021
Publishing Date: May 19, 2021
- City Council Hearing Date:** July 8, 2021
Publishing Date: June 23, 2021

II. BACKGROUND INFORMATION

- A. **Site Area:** 363,025 square feet / 8.33 acres
- B. **Property History:** The 8.33 acre parcel is developed with the Sacred Heart Catholic Church and parking lot on the east portion of the parcel; the west portion is developed with the Morning Star School, accessory ball fields and parking lot, along with a rectory.

It appears from building permit records that the original church was demolished due to fire damage and the new church was constructed in 2000. One existing school building was constructed in 1969 and the second building constructed in 1979. In 2014, per application # CU 2014-6, Morning Star School was approved for an expansion to a Conditional Use for an Educational Institution with waivers to the Conditional Use requirements that Educational Institutions be located on an arterial roadway and for play areas to be enclosed with an 8 foot high fence.

- C. **Existing Use:** Place of Worship (Sacred Heart Catholic Church) and Educational Institution (Morning Star Catholic School).
- D. **Proposed Uses:** Expansion of Educational Institution (Morning Star Catholic School)
- E. **Current Future Land Use:** RU - Residential Urban

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

2. **Key Standards:**

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

Primary Uses – Residential.

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

Locational Characteristics – This category is generally appropriate to locations removed from, but in close proximity to urban activity centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.

Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 68 trips per day per acre.

Density/Intensity Standards – Shall include the following:

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:**

Educational Institution is a secondary use in the Residential Urban (RU) land use designation. The use is already existing on-site, however the applicant is proposing to expand the use by approximately 3,800 square feet for additional classrooms. With this expansion, it will increase lot coverage to 66.2%, which is over the maximum 55% per the Land Development Code. It would be slightly more than the maximum impervious surface ratio (ISR) of 0.65 (65%) proposed in the Comprehensive Plan.

The expansion of 3,800 square feet for additional classrooms will not increase the amount students or staff, and therefore it will not increase traffic. The new classrooms will be used to replace existing classrooms that are currently being held in portables on-site. The portables will then be used for “Life Skill Teaching” spaces, which is a program that the existing students will attend.

F. **Current Zoning District:** "R-1" Single-Family Residential District

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

The "R-1" Single-family Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are presently platted or developed for urban low density and low medium density, single-family residential use. This district is limited primarily to single-family detached dwellings, together with accessory uses and public facilities customary for such an environment, on an individual lot(s) typically platted for such use. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Urban (RU), Residential Low Medium (RLM) or Community Redevelopment District (CRD).

2. Staff Analysis:

The current use of the property is a Place of Worship and an Educational Institution. An Educational Institution is a conditional use in the "R-1" Single Family Residential Zoning District. The request to expand the existing Educational Institution by 3,800 square feet for additional classrooms is consistent with the "R-1" Single Family Residential Zoning District.

There are existing waivers to two conditional use requirements: that any playground, athletic field, or stadium shall be bordered by a wall or fence at least 8 feet in height and that the property have direct access to an arterial, arterial frontage, or collector street. The proposed development meets all other conditional use requirements.

G. Flood Zone: The portion of the property that will be developed as part of this request is located in Flood Zone X, X-Shaded, and AE-14 and AE-15. The proposed 3,800 square foot building is mainly located within Flood Zone AE-14, which is a high-risk flood zone, and will be built approximately 2 feet above elevation.

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	"R-1" Single-Family Residential District	RU - Residential Urban	Single-Family Residential
South	"R-1" Single-Family Residential District	RU - Residential Urban	Single-Family Residential and Sacred Heart Parish Center
East	"R-1" Single-Family Residential District	RU - Residential Urban	Single-Family Residential
West	"R-1" Single-Family Residential District	CRD - Community Redevelopment District	Single-Family Residential

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Comprehensive Plan Policies:

1. Relevant Policies:

POLICY LU.1.1.3

The City shall utilize for direction and guidance The Countywide Plan Rules developed by the Pinellas Planning Council to ensure development that is compatible and consistent with the comprehensive plans of abutting communities.

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.1.8.5

Conditional uses authorized by the City Council and the Community Redevelopment Agency shall be consistent with the Comprehensive Plan.

2. Staff Analysis:

Staff finds that the proposed expansion of an Educational Institution will create no major adverse impacts to the adjacent properties and is supported by the Comprehensive Plan.

The expansion of 3,800 square feet for additional classrooms will not increase the amount students or staff, and therefore it will not increase traffic. The new classrooms will be used to replace existing classrooms that are currently being held in portables on-site. The portables will then be used for "Life Skill Teaching" spaces, which is a program that the existing students will attend.

B. Land Development Code Standards:

1. Key Standards:

SECTION 18-1502. - DEFINITIONS

Sec. 18-1502.2. - DEFINITIONS.

EDUCATIONAL INSTITUTIONS. (ELEMENTARY, MIDDLE, AND SENIOR). A private or other nonprofit institution conducting regular academic instruction at kindergarten, elementary, middle, and/or secondary levels, operated by a nongovernmental organization.

Section 18-1509. - "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 18-1509.3. - PERMITTED AND CONDITIONAL USES.

Land Use	Approval Type	Conditions
Educational Institutions (elementary, middle, senior)	C	Subject to section 18-1531

Sec. 18-1509.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

- For lots platted prior to May 20, 1987, the following dimensional regulations shall apply:
 - Lot Area: Six thousand (6,000) square feet.
 - Lot Width: Sixty (60) feet, except on a corner eighty (80) feet is required.
 - Lot Depth: Ninety (90) feet.
- For lots platted on or after May 20, 1987, the following shall apply:
 - Lot Area: Seventy-five hundred (7,500) square feet.
 - Lot Width: Seventy-five (75) feet, except on a corner ninety (90) feet is required.
 - Lot Depth: Ninety (90) feet.
- 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.

- For lots platted prior to May 20, 1987, the following shall apply:
 - Front Yard Setback: Twenty (20) feet.
 - Secondary Front Yard Setback: Twenty (20) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, the secondary yard may be reduced to a minimum of twelve (12) feet.
 - Side Yard Setback: Minimum of ten (10) feet on one side and six (6) feet on the other side. Side yards on corner lots shall be eight (8) feet on each side. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, side yards may be reduced to a minimum of five (5) feet.
 - Rear Yard Setback: Fifteen (15) feet, or ten (10) feet if abutting an alley.
- For lots platted on or after May 20, 1987, the following shall apply:
 - Front Yard Setback: Twenty-five (25) feet.
 - Secondary Front Yard Setback: Twenty-five (25) feet.
 - Side Yard Setback: Ten (10) feet.
 - Rear Yard Setback: Fifteen (15) feet.
- For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
- Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
- 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.

- For lots platted prior to May 20, 1987: Eight hundred (800) square feet.
- For lots platted on or after May 20, 1987: Nine hundred (900) 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 RU; sixty-five (65) percent in RLM; seventy-five (75) percent in CRD.*
- (F) **FLOOR AREA RATIO.**
1. **Nonresidential Uses:**
 - (a) *Thirty-hundredths (0.30) in RU;*
 - (b) *Forty-hundredths (0.40) in RLM;*
 - (c) *Thirty five - hundredths (0.35) in CRD.*

SECTION 18-1531. - CONDITIONAL USE REGULATIONS

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

29. **Educational Institutions—Private (Elementary, Middle, and Senior).**
- (a) *Review by Planning and Zoning Commission, and approval by City Council.*
 - (b) *Direct access onto either an arterial, arterial frontage or collector street, or as otherwise approved by the Traffic Division Director after determination of acceptable traffic impacts on adjacent roads of lesser classification.*
 - (c) *Uses of land shall be limited to accredited educational facilities including buildings for classrooms, administrations, maintenance, gymnasiums, athletic fields, stadia and playgrounds.*
 - (d) *Minimum setback of twenty-five (25) feet from any property line, unless the district regulations require a greater setback.*
 - (e) *Any playground or athletic field or stadium shall be bordered by a wall or fence at least eight (8) feet in height.*

2. Staff Analysis:

As previously mentioned, the Applicant is proposing to expand the existing Educational Institution by approximately 3,800 square feet for additional classrooms. The expansion would increase the lot coverage percentage over the maximum 55% per the Land Development Code, and over the Comprehensive Plan's maximum impervious surface ratio (ISR) of 0.65 (65%). The site is proposed to have a lot coverage/ISR of 66.2%.

Per the Conditional Use Requirements in Section 18-1531.10, four criteria must be met. Conditional use requirements (b) *Direct access onto either an arterial, arterial frontage or collector street* and (e) *Any playground or athletic field or stadium shall be bordered by a wall or fence at least 8 feet in height* were previously waived through case # CU 2014-6. Conditional use requirement (d) *Minimum setback of 25 feet from any property line* has been met.

Based on this information, staff finds that the proposed use of an Educational Institution complies with the Land Development Code and is consistent with the "R-1" Single Family Residential Zoning District.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the March 9, 2021 PARC meeting by all relevant departments/divisions. All comments raised at the PARC meeting have been addressed and resolved. No further concerns were raised with regard to the request.

IV. SUMMARY

A. Findings:

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

1. The proposed development meets the intent of the "R-1" Single-Family Residential District, per Section 18-1509 of the Land Development Code;
2. The proposed use meets the Conditional Use Regulations, per Section 18-1531.10 of the Land Development Code.
3. The proposal is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and,

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case numbers CU-0221-00065 and VAR-0421-00066.



Nick A. Colonna, AICP
Planning & Development Services Director

5-18-2021

Date



Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator

5/17/21

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 major amendment to an existing conditional use for expansion of an Educational Institution, with a variance for relief from the maximum lot coverage from 55% to 66.2%.

VI. ATTACHMENTS

- Exhibit A:** Affidavit of Ownership
- Exhibit B:** Case Statement and Variance Application
- Exhibit C:** Survey
- Exhibit D:** Site Plan Revised 4.20.2021
- Exhibit E:** Aerial Map
- Exhibit F:** Zoning Map
- Exhibit G:** Land Use Map
- Exhibit H:** Flood Insurance Rate Map
- Exhibit I:** Site Photos

**CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Gregory L. Parkes, as Bishop of the Diocese of St. Petersburg,

a corporation sole and the Diocese of St. Petersburg, Inc.

being first duly sworn, depose(s) and say(s):

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

ADDRESS OR GENERAL LOCATION:

4661 80th Ave N, Pinellas Park, FL 33781

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

CLARKDALE REPLAT OF SEC B TRACT A

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

Building expansion and parking renovations

3. That the undersigned (has / have) appointed and (does / do) appoint n/a 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 entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.



SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 25 day

of February, 20 21.

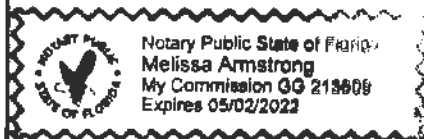
By Frank Murphy, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

as identification and who DID / DID NOT
(Type of identification) take an oath.

Notary Public, Commission No. GG 213609

Melissa Armstrong
(Name of Notary- typed, printed or stamped)



(SEAL ABOVE)

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Joseph A. Divito, Esquire
DIVITO, HIGHAM & VASTI, P.A.
4514 Central Avenue
St. Petersburg, Florida 33711

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

That I,

**GREGORY L. PARKES, AS BISHOP OF THE DIOCESE
OF ST. PETERSBURG, A CORPORATION SOLE**

do hereby make, constitute and appoint

**FRANK V. MURPHY, III, AS SECRETARY OF ADMINISTRATION
OF THE DIOCESE OF ST. PETERSBURG**

as my true and lawful attorney for me and my name, to execute any and all instruments pertaining to real estate which may be owned by the corporation sole, including but not limited to the power to sell, lease, and conveyances of every kind, nature and description whatsoever; and to further contract, bargain and agree for the lease, purchase, exchange and acquisition of any real property; and to further execute any documents for the satisfaction or encumbrance of any real property owned by the corporation sole; and to act on behalf of and in the place of the Grantor in all such matters, but without granting the power of substitution.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of January, 2017.

Print Name: JOSEPH A. DIVITO

Print Name: PETER J. VASTI

★ GREGORY L. PARKES, AS BISHOP
OF THE DIOCESE OF ST.
PETERSBURG, A CORPORATION SOLE

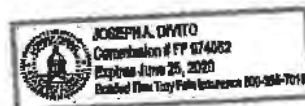
STATE OF FLORIDA)
COUNTY OF PINELLAS)

BE IT KNOWN that on the 11th day of January, 2017, before me, a Notary Public in and for the State of Florida, personally came and appeared The Most Reverend Gregory L. Parkes, as Bishop of the Diocese of St. Petersburg, a Corporation Sole, to me personally known, and known to me to be the person described in and who executed the within power of attorney, and he acknowledged the within power of attorney to be his act and deed for the purposes therein stated.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

(NOTARIAL SEAL)

Notary Public
Print Name: JOSEPH A. DIVITO
My Commission Expires: _____



CASE STATEMENT

HISTORY

Morning Star Catholic School, located in Pinellas Park, is a mission of the Diocese of St. Petersburg. Since 1969, the school has been serving students with special educational needs in the St. Petersburg-Tampa Bay area. All the children who attend Morning Star have an identified learning challenge such as Down Syndrome, Autism Spectrum Disorder, Language Impairment, and/or ADHD.

Having grown from six students in 1969 to 80+ students in 2020 and from an elementary school to a K-12th grade school, Morning Star has been an integral part of the lives of thousands of children over the last 50 years. We have evolved throughout the years as our understanding of our students and their needs has deepened. Adaptive technology, music therapy, behavior-based occupational therapy and whole child education are just some of these advances. But our nurturing, loving environment has not and will never change. We celebrate each student as a gift from God.

In 2011, Morning Star Catholic School expanded its program to include the 9th grade and for each of the next three years, a grade level was added. In 2014, the campus grew to include two new high school classrooms. In the fall of 2019, enrollment in our high school program had increased so much, it was necessary to add another high school classroom. Having outgrown all usable existing space, we opted to remodel a portion of the school office for this purpose.

SUPPORT

Over the years, Morning Star Catholic School has successfully answered the ongoing needs of our student population. In 2014, we expanded the campus by adding two portables to house our high school program. In 2018, we built an Occupational Therapy/Sensory Room building where the students may go for therapy sessions and to attend to their self-regulation needs. In 2019, we remodeled the office for another high school classroom. We have been blessed to pay for all these projects through generous donations, totaling about \$500,000, from our parents, families, and community supporters.

OBJECTIVE

While we embrace this time of invigorating growth, we also recognize that our students need us to work as hard as they do and to build both a space and an educational program to take them into young adulthood. Year after year, we celebrate our high school students' accomplishments at graduation but are continually disappointed with the choices available to them once they have completed the Morning Star Catholic School high school program.

To better understand our high school students, it is important to know that, due to the severity of their academic needs, learning challenges and educational diagnosis, 95% are not college-bound. But they are no less deserving of a bright future. The need is great for a nurturing, Catholic faith-based Transition Program that helps students with varying abilities successfully navigate young adulthood.

The Morning Star Transition Program will provide the opportunity for students to continue their education until the age of 22 while still receiving Florida state-sponsored scholarships, McKay or Gardiner. The curriculum will focus on skills with practical applications such as effective communication, money and time management, problem solving, resiliency and wellness. Daily living skills and job training will also be offered. We plan to partner with Catholic charities such as Pinellas Hope to provide our students with real world work experience.

1. The Applicant believes that the Board of Adjustment should grant this request because ___?

Morning Star Catholic School's vision is to create the space and provide the resources necessary to meet the critical need and growing demand for a Transition Program providing educational options for our high school graduates. This construction will provide a dedicated space that will blend academics, daily living skills and life skills. To better understand our high school students, it is important to know that, due to the severity of their academic needs, learning challenges and educational diagnosis, 95% are not college-bound. But they are no less deserving of a bright future. The need is great for a nurturing, Catholic faith-based Transition Program that helps students with varying abilities successfully navigate young adulthood.

2. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same Zoning District.

This property is zone R-1, and operates as a church and private school as an accessory use. The proper design and use of a house of worship and private school is quite unlike tradition residential design. The increase in impervious is necessary to accommodate parking, vehicular movement, and buildings, for places of assembly. We have worked

diligently on our site design, to maximize the usability of the impervious space that we have and only add what is necessary with the addition of the classroom building.

3. Why would the literal interpretation of the provisions of the Zoning Code deprive you of rights commonly enjoyed by other properties in the same Zoning District under terms of the Code?

Morning Star Catholic School has been in this location since 1969. Buildings have been added over the years to meet the needs of the students as we stay true to our mission of providing a curriculum in which students can achieve their potential academically, socially, and spiritually. As the need became evident for Morning Star to expand their program to teach students to the age of 22 we looked at all learning space options, under the direction of the construction experts it was decided that our only option was to build a new building. The students educated at Morning Star Catholic School have a variety of learning challenges that needed to be considered. In addition to learning challenges, many of these students have gross motor challenges which affects their mobility. Adding space vertically would be difficult for many of the students to safely navigate. In addition, building a dedicated space will also allow us to keep the students separated so our younger students are not mingling with the young adults.

Literally adherence to Zoning Code in this instance would not allow for adequate space for the structures and impervious areas of the site pertaining to its use as a Church and private school. There would be undue hardship to construct additional stories due to extensive costs to demolish and rebuild the buildings. Adding vertically is also not fitting for the use or character of the neighborhood.

4. Explain how the special conditions or circumstances of this case do not result from actions of the applicant.

This request is retroactive, and the applicant has not been made aware of this condition in any previous construction project though permitting. All the construction Morning Star has completed has been permitted through the city of Pinellas Park. The Diocese of St. Petersburg has only recently been made aware of the need for this variance and will work diligently with the City of Pinellas Park.

5. Will granting the variance requested confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures, or buildings in the same Zoning District?

As a place of assembly, which is not typical for traditional residential use we do not believe this variance request will confer any special privilege on the applicant, the need for additional impervious area is a direction relation to the use of the land.

6. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?

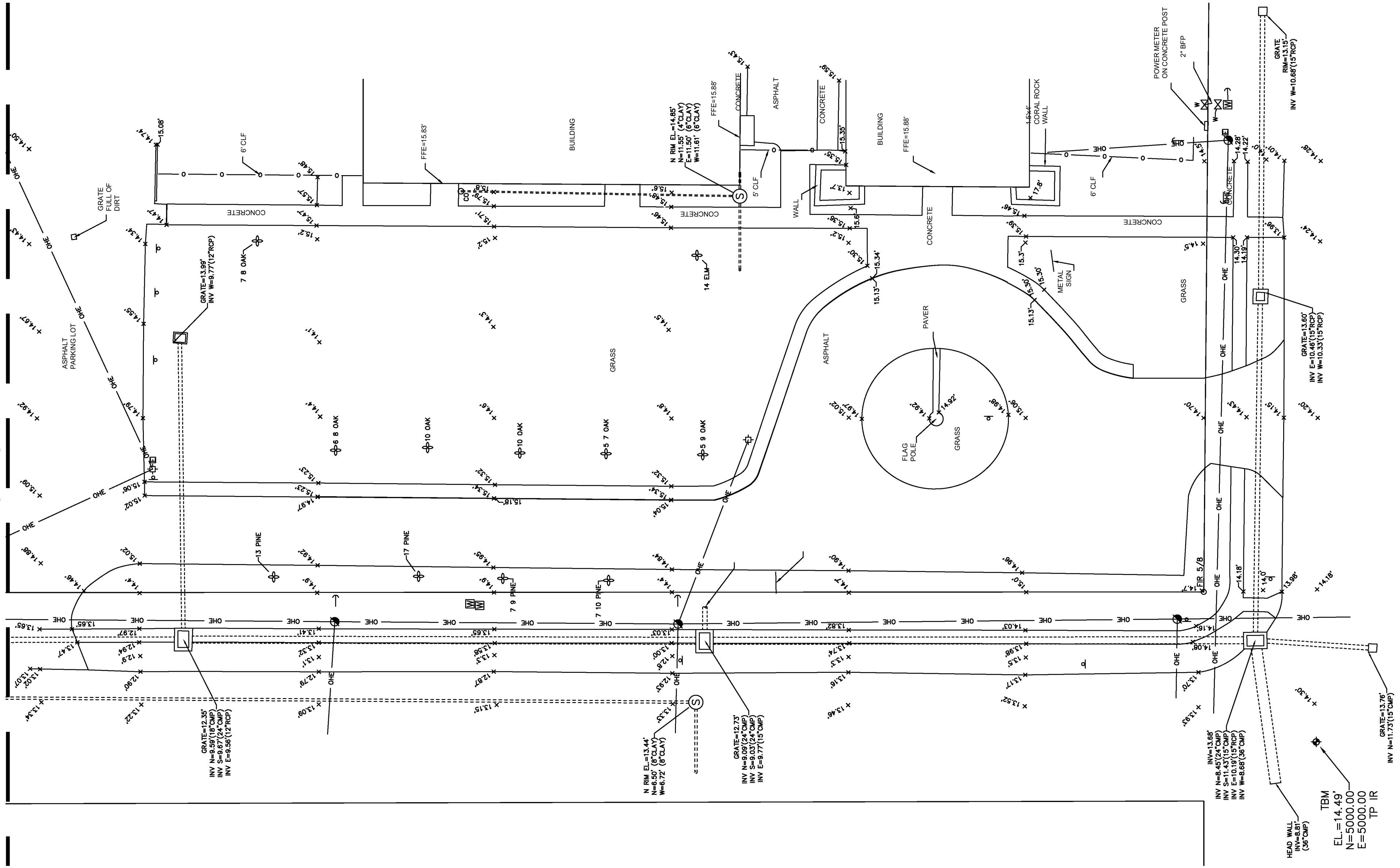
We believe that the variances requested will make possible reasonable use of the land and structure for their intended purposes. The levels of improvement have been kept to

a minimum as well as incorporates dual uses for the new paved areas to reduce the increase, while providing the safe environment for the students.

7. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?

The land has been in use as a House of Worship and private school for since 1969, and these uses are allowable accessory uses in the zoning code. The continued use of this land for these purposes does not adversely affect the surrounding community and character of the neighborhood or to the public in anyway. The improvements shown will enhance the safety of the motoring public as well as the students at the school by expanding the onsite traffic queueing, providing security fencing and providing a safer drop/pickup procedure on the school site. Sacred Heart Catholic Church and Morning Star School of Pinellas Park have been anchors in the community and will continue to serve the people of Pinellas Park.

MATCH SHEET 2



TOPOGRAPHIC SURVEY MORNING STAR ACADEMY	PREPARED FOR: OSBORN ENGINEERING
--	----------------------------------

SUNCOAST LAND SURVEYING, Inc.
 111 FOREST LAKES BOULEVARD
 OLDSMAR, FLA. 34677

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT
 PH: (813) 854-1342 SLURVEY@TAMPABAYARR.COM

SHEET 1 OF 2

LEGEND

NOT TO SCALE

FN	FOUND	CAPPED IRON ROD	(SIZE NOTED)
FCR	FOUND	CAPPED IRON ROD	(SIZE NOTED)
FCM	FOUND	CAPPED IRON PIPE	(SIZE NOTED)
FIR	FOUND	IRON ROD	(SIZE NOTED)
FIR	FOUND	IRON ROD	(SIZE NOTED)
FN&D	FOUND	NAIL & BRASS DISK	
FPP	FOUND	PINCHED PIPE	(SIZE NOTED)
FRRS	FOUND	RAILROAD SPIKE	
SCIR	SET 1/2"	CAPPED IRON ROD	"LB 4513"
SN&D	SET 1/2"	NAIL & BRASS DISK	"LB 4513"
LB	LICENSED	BUSINESS	
PLS	PROFESSIONAL	LAND SURVEYOR	

GRAPHIC SCALE

NOTES:
1. INTERFERING INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING BOARD OF THE STATE OF FLORIDA.
4. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR IT WILL BE THE USER'S SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
5. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND SIMILAR MATTERS OF TITLE.
6. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND SIMILAR MATTERS OF TITLE.
7. THE HORIZONTAL DATUM IS TIED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (GRID). WEST ZONE (NAD 83) REFERENCE DATUM 1983, AUGUST 1 ELEVATION = 10.00.
8. THE VERTICAL DATUM IS TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.S.D.) REFERENCE BENCHMARK NO. 1, AUGUST 1 ELEVATION = 15.15'.
9. 15.15' REFERENCE BENCHMARK IS: ADRIAN ELEVATION = 17.83'.
10. 15.15' REFERENCE BENCHMARK IS: ADRIAN ELEVATION = 17.83'.
11. SUB-SET PROPERTY LINE FLOOD ZONE AT 15.15' IS NOTED TO FEMA MAP PLAN, 1703020202H EFFECTIVE DATE: 08/18/2009.
12. SUB-SET PROPERTY LINE FLOOD ZONE AT 15.15' IS NOTED TO FEMA MAP PLAN, 1703020202H EFFECTIVE DATE: 08/18/2009.
13. BASIS OF MEASUREMENT IS GRID NORTH.
14. BASIS OF MEASUREMENT IS GRID NORTH.

SECTION 28 TOWNSHIP 30 SOUTH RANGE 16 EAST

CITY OF PINELLAS PARK PINELLAS COUNTY FLORIDA

Project No. 200088		Drawn By HEF
Checked By KKM		Crew Chief SW
Field Book 300		Revisions
Page 53-55		No. 1
		2
		3
		4
		Date
		DESCRIPTION
		BY

TOPOGRAPHIC SURVEY MORNING STAR ACADEMY	PREPARED FOR: OSBORN ENGINEERING
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SUNCOAST LAND SURVEYING, Inc.

111 FOREST LAKES BOULEVARD
OLDSMAR, FLA. 34677

PH: (813) 854-1342
SLSURVEY@TAMPABAY.FL.COM

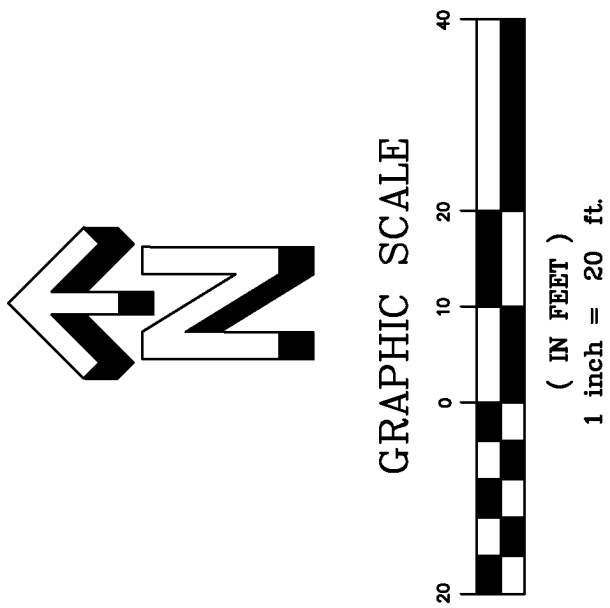
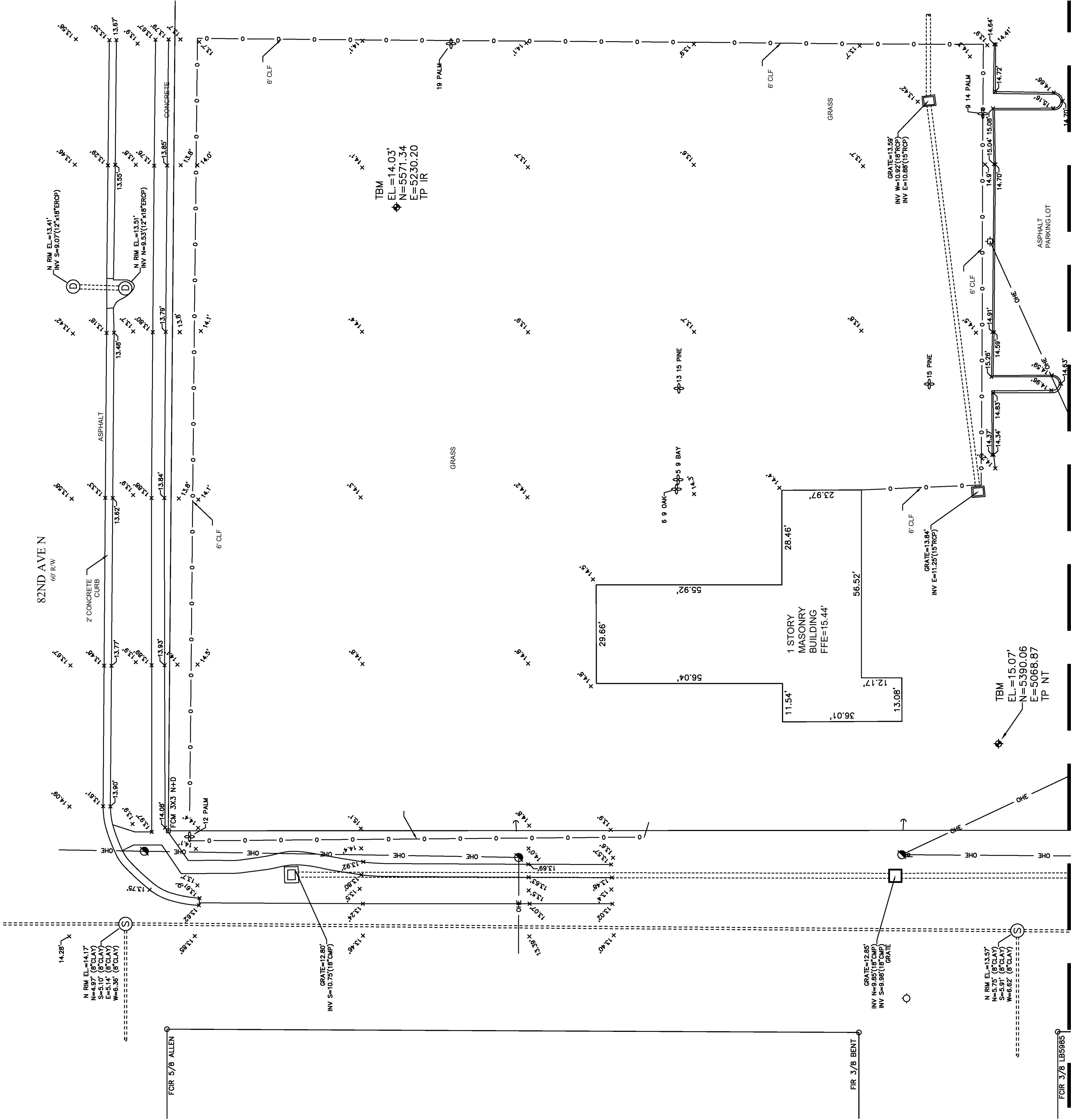
LB 4513

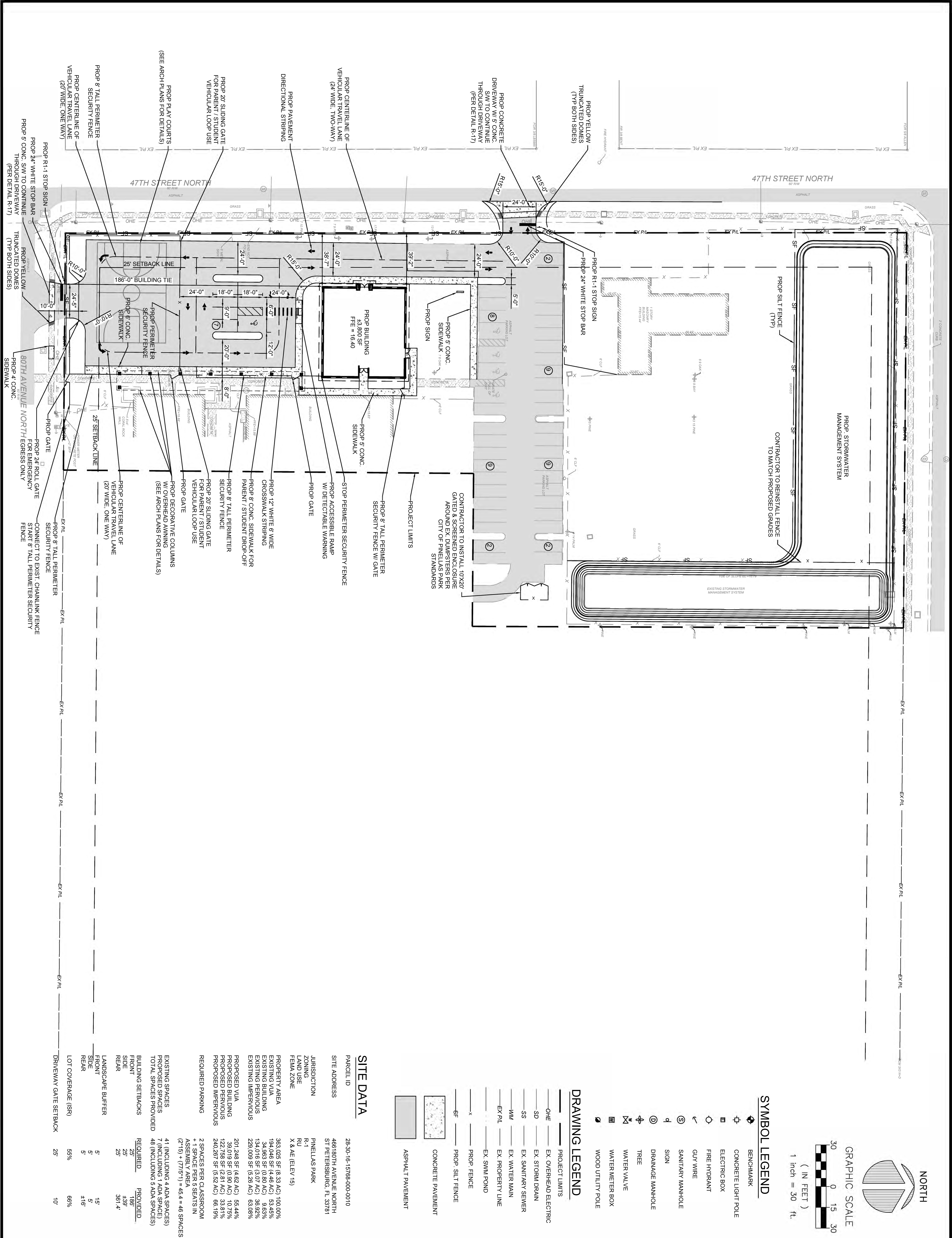
BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT

LEGEND

- NOT TO SCALE
- FND FOUND CAPED IRON ROD (SIZE NOTED)
 - FND FOUND CONCRETE MONUMENT (SIZE NOTED)
 - FIP FOUND IRON PIPE (SIZE NOTED)
 - FND FOUND NAIL & BRASS DISK (NOTED)
 - FND FOUND PINCHED PIPE (SIZE NOTED)
 - SCR SET 1/2" CAPED IRON ROD "LB 4513"
 - DISK DISK FOUND BRASS DISK "LB 4513"
 - PLS PROFESSIONAL LAND SURVEYOR
 - REC RECORDED
 - AB PLAT BOOK
 - BPP BACKSLOPE PREVENTER
 - FFC FINISH FLOOR ELEVATION
 - FFI FINISH FLOOR ELEVATION
 - INV INVERT
 - R/W RIGHT OF WAY
 - TBM TRIMMED BENCHMARK
 - TOS TOP OF SLOPE
 - CHN CHAIN LINK FENCE
 - CLF CONCRETE CURB
 - DIP DOUBLE IRON PIPED CONCRETE PIPE
 - CMF CORRUGATED METAL FENCE
 - HDP HIGH DENSITY POLYETHYLENE PIPE
 - VCP VITRIFIED CLAY PIPE
 - RCF REINFORCED CONCRETE PIPE
 - FOC FIBER OPTIC CABLE
 - OHE OVERHEAD ELECTRIC
 - TP IR TRAVERSE POINT IRON ROD
 - TP SN TRAVERSE POINT SET NAIL
 - AGL ARC LENGTH
 - CHL CHORD LENGTH
 - CB CHORD BEARING
 - CH- CHORD BEARING
 - E- PAINT OR FLAG MARKING UG CABLE TELEVISION LINE
 - E- PAINT OR FLAG MARKING UG ELECTRIC
 - G- PAINT OR FLAG MARKING UG GAS LINE
 - S- PAINT OR FLAG MARKING UG RECLAIMED WATER
 - S- PAINT OR FLAG MARKING UG SANITARY SEWER
 - V- PAINT OR FLAG MARKING UG VERIZON LINE
 - W- PAINT OR FLAG MARKING UG VERIZON LINE
 - W- PAINT OR FLAG MARKING UG WATER LINE
 - B BENCHMARK
 - BOLLARD/POST
 - BURIED CATV MARKER POST
 - CABLE TV BOX
 - CONCRETE LIGHT POLE
 - CONCRETE UTILITY POLE
 - CLEANOUT
 - DECORATIVE LIGHT
 - ELECTRIC BOX
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - FIBER OPTIC CABLE BOX
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - GAS MARKER POST
 - GAS METER/REGULATOR
 - GAS VALVE
 - GREASE-TRAP MANHOLE
 - GUY WIRE
 - IRRIGATION CONTROL VALVE
 - MAIL BOX
 - METAL UTILITY POLE
 - MONITOR WELL
 - RECLAIMED WATER METER BOX
 - RECLAIMED WATER VALVE
 - ROOF DRAIN
 - SANITARY MANHOLE
 - SANITARY VALVE
 - SIGN
 - SOIL BORING LOCATION
 - STORM OR DRAINAGE MANHOLE
 - STREET LIGHT ACCESS BOX
 - TELECOMMUNICATIONS MANHOLE
 - TELEPHONE BOX
 - TELEPHONE LINE MARKER POST
 - TRAFFIC SIGNAL ACCESS BOX
 - TRAFFIC SIGNAL POLE
 - VERIZON ACCESS BOX
 - WATER MANHOLE
 - WATER VALVE
 - WATER METER BOX
 - WELL
 - WOOD LIGHT POLE
 - WOOD UTILITY POLE

- NOTES:
- UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 - THESE SURVEY RESULTS ARE THE PROPERTY OF SUNCOAST LAND SURVEYING, INC.
 - USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR WILL BE THE REUSERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
 - THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
 - THIS SURVEY IS NOT A GUARANTEE OF ACCURACY AND IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND SIMILAR MATTERS OF TITLE.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE HORIZONTAL DATUM IS TIED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (GEOID), WEST ZONE NORTH AMERICAN DATUM 1983, ADJUSTMENT 2011.
 - 15.15' REFERENCE BENCHMARK (62.2 AGD/84 ELEVATION = 11.83') WITH NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A. 1988) REFERENCE BENCHMARK (61.7 AGD/84 ELEVATION = 11.83').
 - THIS SURVEY IS NOT A GUARANTEE OF ACCURACY AND IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND SIMILAR MATTERS OF TITLE.
 - SUBJECT PROPERTY, LIES IN FLOOD ZONE AT 15 FEET ACCORDING TO FEMA MAP PANEL 12103C0202H EFFECTIVE DATE 09/18/2009.
 - BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
 - BASIS OF BEARING IS GRID NORTH.





REVISIONS		
No.	Date	Revision
1	02/22/21	PER ARCH COMMENTS
2	03/10/21	PER SWFWMD COMMENTS
3	04/08/21	PER CITY COMMENTS
Drawn By: SKK		
Checked By: PMG		



Patrick M. Gesselman, P.E.
No. 84692
State of Florida

MORNING STAR
BUILDING
ADDITION

Project Location:
4661 80th Avenue North
St. Petersburg, Florida 33761

REVISIONS

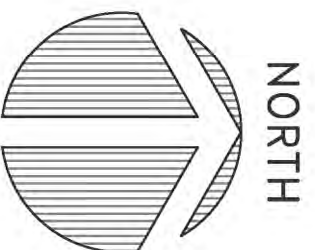
No.	Date	Revision
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Drawn By: SKK
Checked By: PMG

Paving, Grading
and Drainage Plan

C-4

Project: J20201054-000
Date: January 16, 2021

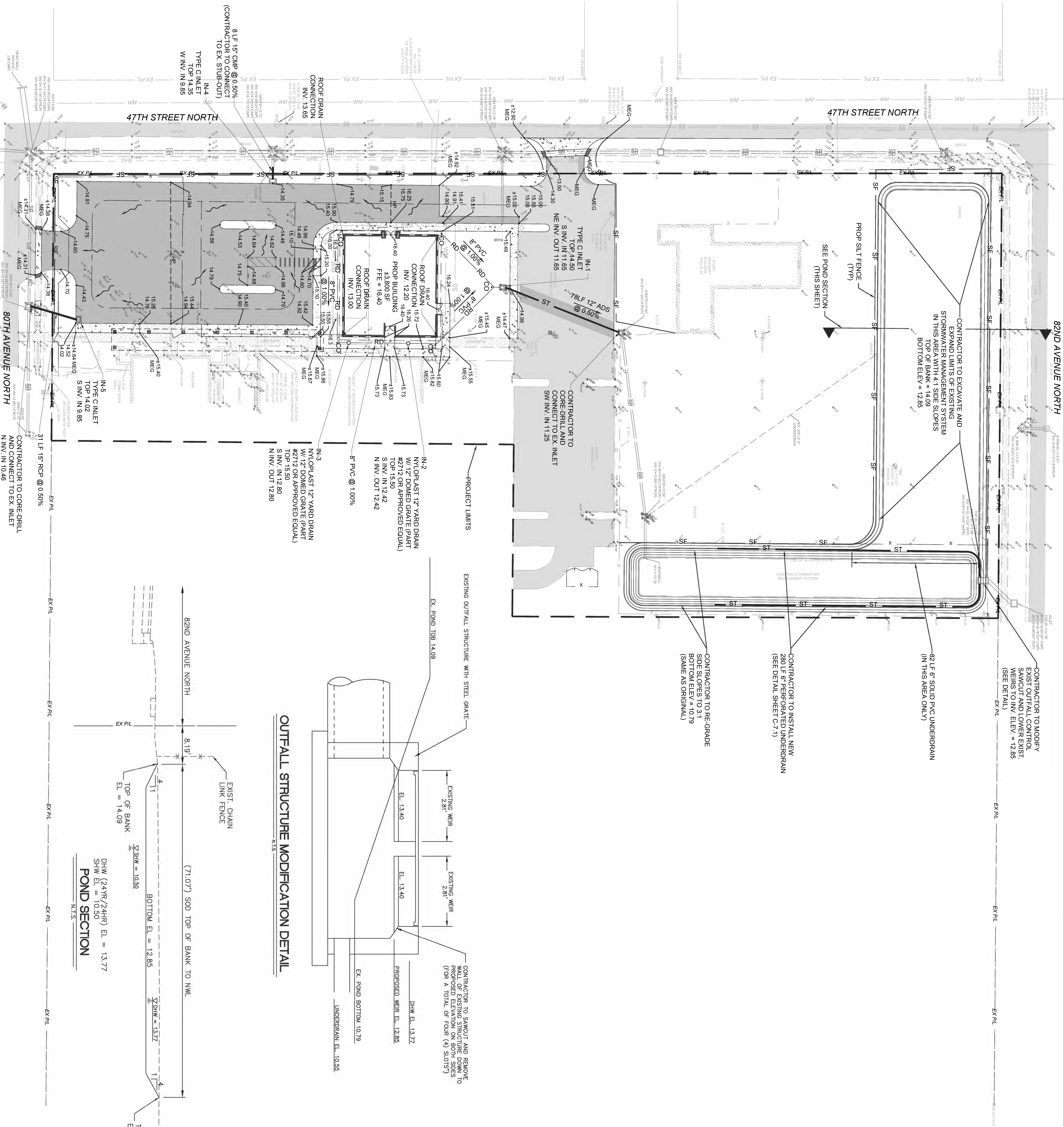


SYMBOL LEGEND

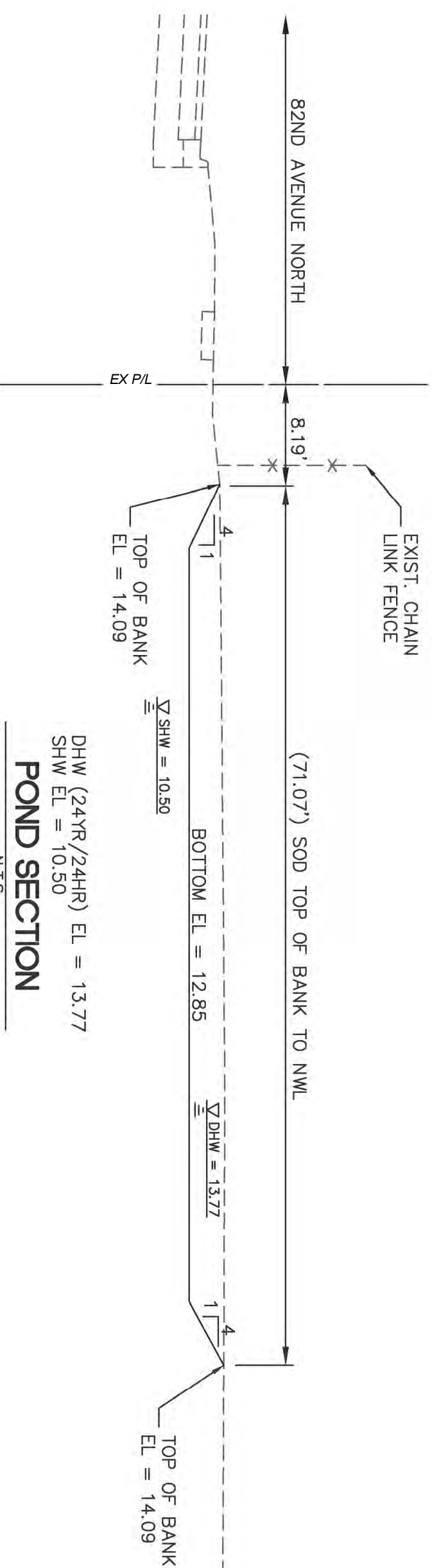
- BENCHMARK
- CONCRETE LIGHT POLE
- ELECTRIC BOX
- FIRE HYDRANT
- GLY WIRE
- SANITARY MANHOLE
- SIGN
- DRAINAGE MANHOLE
- TREE
- WATER VALVE
- WATER METER BOX
- WOOD UTILITY POLE

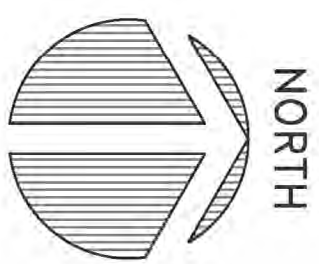
DRAWING LEGEND

- PROJECT LIMITS
- OHE — EX OVERHEAD ELECTRIC
- SD — EX STORM DRAIN
- SS — EX SANITARY SEWER
- WM — EX WATER MAIN
- EX PL — EX PROPERTY LINE
- EX SWM POND
- ST — PROP. STORM DRAIN
- RD — PROP. ROOF DRAIN
- SF — PROP. SILT FENCE
- EX SPOT ELEVATION
- PROP. SPOT ELEVATION
- PROP. SWALE
- PROP. SURFACE FLOW
- EXIST. ASPHALT PAVEMENT
- PROP. ASPHALT PAVEMENT



OUTFALL STRUCTURE MODIFICATION DETAIL



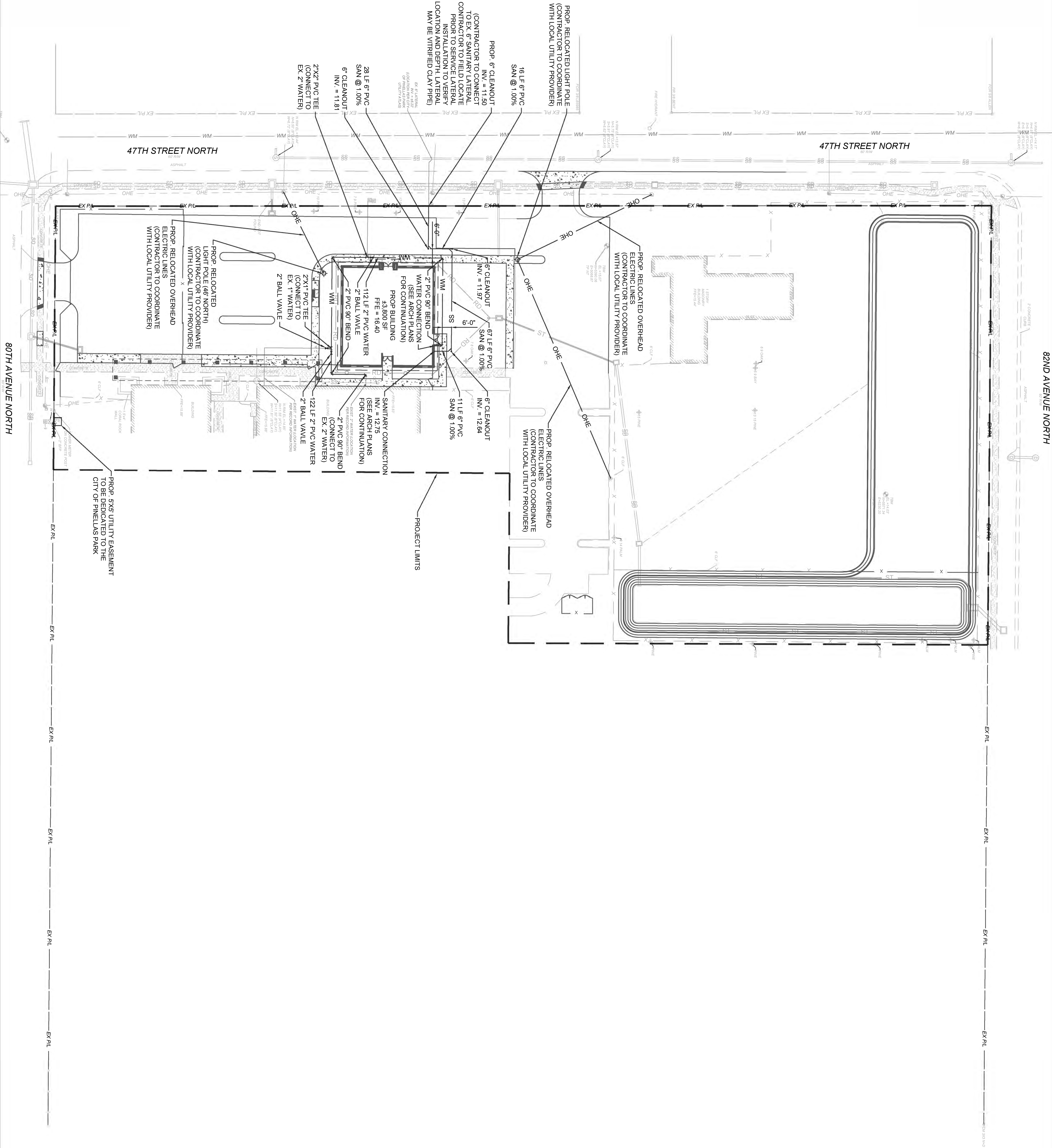


SYMBOL LEGEND

- BENCHMARK
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- EX PL — EX PROPERTY LINE
- EX SWM POND
- PROP. WATER MAIN
- SS — PROP. SANITARY MAIN



Construction Documents

Patrick M. Gesslieman, P.E.
No. 84982
State of Florida

MORNING STAR
BUILDING
ADDITION

Project Location:
4661 80th Avenue North
St. Petersburg, Florida 33761

REVISIONS		
No.	Date	Revision
1	02/22/21	PER ARCH COMMENTS
2	03/10/21	PER SWF/WM COMMENTS
3	04/08/21	PER CITY COMMENTS

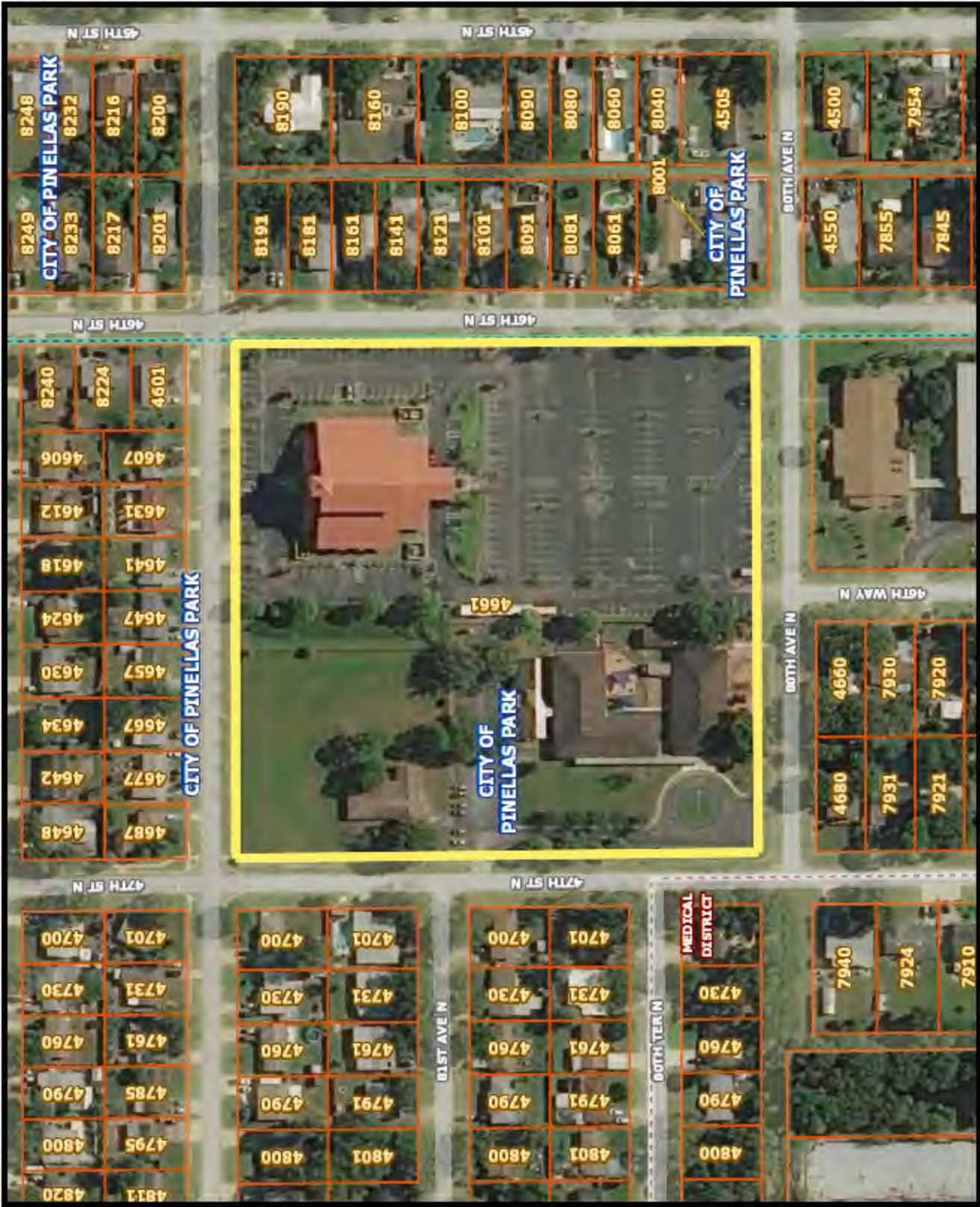
Drawn By: SKK
Checked By: PMG

Utility Plan

C-5

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



WGS_1984_Web_Mercator_Auxiliary_Sphere

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 - CPUD
- Farm - F



Notes:



1: 2,257

188.1 Feet

94.04

0

WGS_1984_Web_Mercator_Auxiliary_Sphere

Exhibit F

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/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

Residential/Office General - R/O/G

Recreation/Open Space - R/O/S

Residential Facilities High - RFH

Residential Low - RL

Residential Low Medium - RLM

Exhibit G



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1

WGS_1984_Web_Mercator_Auxiliary_Sphere

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)

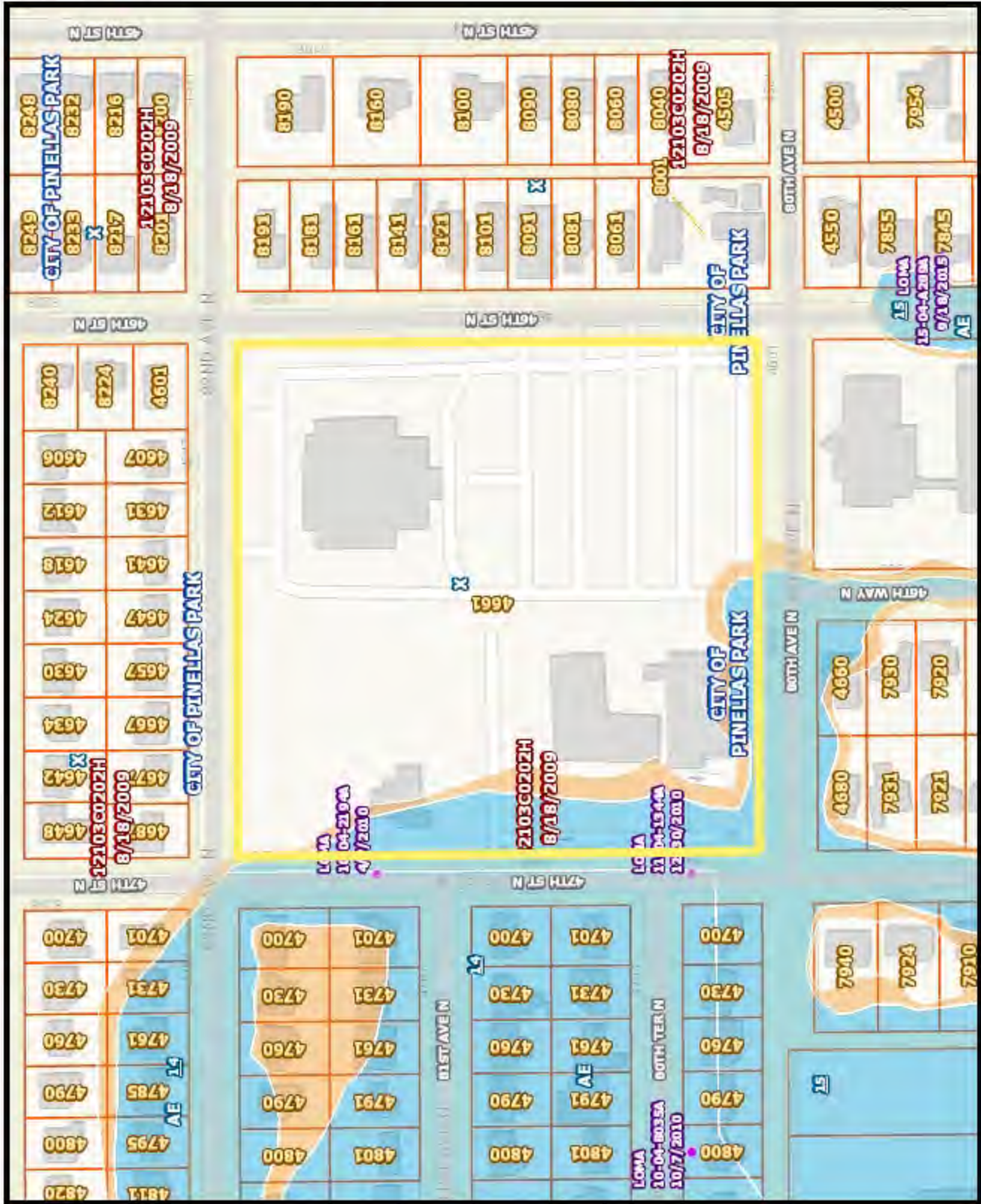
0.2% Annual Chance Flood Hazard (X)

Area of Minimal Flood Hazard (X)

Flowway (AE)

Coastal High Hazard Area

Parcel Lines



Notes:



1:2,257

188.1 Feet



Site Photos





