

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 LIGHT INDUSTRIAL "M-1" AND GENERAL OFFICE "GO" TO GENERAL COMMERCIAL "B-1" FOR CERTAIN LANDS GENERALLY LOCATED APPROXIMATELY 525 FEET WEST OF 49TH STREET ON THE SOUTH SIDE OF ULMERTON ROAD 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. (REZ-2021-00020, T3 Properties, 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, finds that it is in the public's interest to change the City's Official Zoning Map designation from Light Industrial "M-1" and General Office "GO" To General Commercial "B-1" for certain lands generally located approximately 525 feet west of 49th Street on the south side of Ulmerton Road 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 Light Industrial "M-1" and General Office "GO" To General Commercial "B-1":

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THREE: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.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 approval of Ordinance ____ by the Countywide Planning Authority, unless challenged as hereinafter provided. If challenged within 30 days after adoption, the Ordinance shall not become effective until (i) the date that a final order is issued by the Administrative Law Judge through the State Division of Administrative Hearings finding the same to be in compliance in accordance with Section 163.3187, Florida Statutes, and (ii) the adoption of Ordinance ____ by the Countywide Planning Authority.

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 APPROXIMATELY 525 FEET WEST OF 49TH STREET ON THE SOUTH SIDE OF ULMERTON ROAD, BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA. SAID PARCEL BEING A PORTION OF LOTS 4 AND 5, PINELLAS GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, NORTH 89°57'37" WEST, 50.00 FEET', THENCE NORTH 00°05'37" EAST, 475.00 FEET; THENCE NORTH 89°57'18" WEST, 271.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°57'18" WEST, 243.67 FEET TO A POINT ON A TANGENT CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE 98.97 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 138.97 FEET, A CENTRAL ANGLE OF 40°48'10", A CHORD WHICH BEARS SOUTH 69°38'34" WEST, A CHORD DISTANCE OF 96.89 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 5; THENCE ALONG SAID WEST BOUNDARY, NORTH 00°01'17" EAST, 834.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ULMERTON ROAD, AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 16657, PAGE 1467, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY, AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 89°57'02" EAST, 65.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°02'38" WEST, 118.67 FEET TO A POINT ON A TANGENT CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE 44.10 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 17°25'37", A CHORD WHICH BEARS SOUTH 16°27'28" EAST, A CHORD DISTANCE OF 43.93 FEET; THENCE SOUTH 26°16'01" EAST, 503.53 FEET TO A POINT ON A TANGENT CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE 150.66 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 329.00 FEET, A CENTRAL ANGLE OF 26°14'16", A CHORD WHICH BEARS SOUTH 13°09'50" EAST, A CHORD DISTANCE OF 149.35 FEET; THENCE SOUTH 00°01'00" WEST, 43.01 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

THAT PORTION OF LOT 7, PINELLAS GROVES, INC., AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF LOT 7, PINELLAS GROVES, INC., FURTHER DESCRIBED ABOVE, RUN SOUTH 89 57'13" EAST, 57.65 FEET TO THE POINT OF BEGINNING; THENCE AROUND A CURVE SOUTHWESTERLY WITH A RADIUS OF 138.98 FEET, A DELTA OF 21 47'22", AN ARC LENGTH OF 52.85 FEET, A CHORD OF 52.53 FEET ON A BEARING OF SOUTH 38 20'50" WEST TO A POINT OF TANGENT; THENCE NORTH 89 57'18" WEST, 250.97 FEET; THENCE NORTH 00 01'36" EAST, 257.57 FEET TO THE POINT OF BEGINNING.

City of

PINELLAS PARK

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



FLORIDA

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Please Respond To:

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May 3, 2021

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

RE: City Document #21-149
Rezoning Ordinance (REZ-2021-00020)

Dear Ms. Lindquist:

We have received and reviewed the above-mentioned Rezoning Ordinance pertaining to the property generally located 525 feet west of 49th Street on the south side of Ulmerton Road. We would approve of the Rezoning 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
Bart Diebold, Assistant City Manager
Lisa Hendrickson, Assistant City Manager
Benjamin Ziskal, Community Development Administrator
Nick Colonna, Planning & Development Services Director

JWD/cb

21-149.LEL.Rezoning Ord. (2021-00020).wpd



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I. APPLICATION DATA

A. **Case Number:** LUPA-0221-00011, REZ-2021-00020

B. **Location:**

1. **Address:** 0 Ulmerton Rd and 0 49th St N

2. **Parcel Number:** 09-30-16-70992-100-0500 and 09-30-16-70992-100-0701

C. **Request:** Request to amend the Future Land Use designation from Industrial Limited (IL) and General Commercial (CG) to Commercial General (CG) with a request to rezone from "M-1" Light Industrial and "GO" General Office to "B-1" General Commercial the properties located at 09-30-16-70992-100-0500 and 09-30-16-70992-100-0701.

D. **Applicant:** T3 Properties, LLC

E. **Agent:** Matt Newton, Esq. and David Singer, Esq. both with Shumaker, Loop & Kendrick, LLP, and Humberto Cubillos-Ubejbe with Eagle Property Capital Investments, LLC

F. **Legal Ad Text:** Request to amend the Future Land Use designation from Industrial Limited (IL) and General Commercial (CG) to Commercial General (CG) with a request to rezone from "M-1" Light Industrial and "GO" General Office to "B-1" General Commercial the properties located at 09-30-16-70992-100-0500 and 09-30-16-70992-100-0701.

G. **Public Hearings:**

Planning and Zoning Commission Hearing Date: June 3, 2021
Publishing Date: May 19, 2021

City Council 1st Reading Date: July 8, 2021
Publishing Date: N/A

City Council 2nd Reading and Public Hearing Date: July 22, 2021
Publishing Date: July 7, 2021

II. BACKGROUND INFORMATION

A. **Site Area:** 226,512 square feet / 5.2 acres

B. **Property History:**

1. **Land Use Plan or Zoning Amendments:** Annexed in 1983 by Ord. No. 1271.

2. **Previous Permits and Development:** Pine tree removal in 2010 (2010-0002130).

3. **Previous Variances, Waivers:** The subject parcels were released from a Unity of Title that tied them with 13200 49th St in 2009 (MS 2009-01). A request for a Conditional Use for a hotel and a variance for driveway width (CU 2010-01/BOA 2010-02) was denied in 2010. Another Conditional Use for a drive-thru restaurant with variance requests for reduced number of parking spaces, reduced terminal island dimensions, reduced setbacks, reduced pavement setback, waiver to landscaping requirements (CU 2018-3/BOA 2018-8/MS 2018-8) was also denied.

- C. **Existing Use:** Stormwater pond and private road.
- D. **Proposed Uses:** Incorporate subject properties into a unified development with the two neighboring hotels, which are proposed to be converted to multi-family residential.
- E. **Current Future Land Use:** Industrial Limited (IL) and General Commercial (CG)
- F. **Proposed Future Land Use:** General Commercial (CG)

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 manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

2. Key Standards:

Primary Uses – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Wholesale/Distribution (Class A); Storage/Warehouse (Class A); Temporary Lodging.

Secondary Uses - Commercial Recreation; Residential; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space; Research/Development; Light Manufacturing/Assembly (Class A).

Density/Intensity - Shall include the following:

Residential Use - Shall not exceed twenty-four (24) dwelling units per acre.

Residential Equivalent Use – Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 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.

Temporary Lodging Use - Shall not exceed: (1) forty (40) units per acre; or (2) in the alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with Section 5.2.1.3 of the Countywide Plan Rules (2018).

Non-Residential Use – Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90, except as provided for in the “Special Rules” of the Countywide Plan Rules. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .33 and an ISR of .68

Mixed Use - Shall not exceed in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

3. Staff Analysis:

The proposed Commercial General (CG) Future Land Use designation is consistent with the adjoining CG properties to the east. However, the proposed CG Future Land Use designation is not consistent with the properties to the south and west, which have a designation of Industrial Limited (IL) or the County equivalent. Three of the IL designated properties to the south and southwest utilize the subject properties as part of their development for stormwater retention. Additionally, the subject parcels are designated Target Employment Center on the Countywide Plan Map and there are no proposed changes to that designation. Staff finds the proposed Future Land Use Map amendment to be inconsistent with the surrounding area.

Amendments to the City’s Future Land Use Map that also require an amendment to the Countywide Plan Map are reviewed by Forward Pinellas under a defined set of review criteria. Detailed descriptions of those review criteria can be found in Section 6.5.3 of the Countywide Rules. City staff’s analysis of each criteria are as follows:

A. Consistency with the Countywide Rules

The requested amendment will be submitted to Forward Pinellas in compliance with the requirements of the Countywide Rules.

B. Transportation Impacts

The proposal to utilize the available density of the two subject properties by combining them with the two hotel properties to the east into a unified multi-family development will effectively cause the subject properties in traffic generators where they do not today as stormwater pond and private road. While the hotel units will be converted to the same number of dwelling units, there different uses have different traffic generation. According to the traffic study provided by the applicant as part of the separate application for the conversion of the hotels, the total number of weekday trips as a hotel use is estimated to be 1,640, while the number of multi-family use trips is estimated to be 1,344. This is a net reduction of 296 trips. However the time in which the traffic is generated would be different with more vehicles exiting the site during the AM peak hour and more entering during the PM peak hour. The 2020 Level of Service Report prepared by Forward Pinellas shows that both Ulmerton Road and 49th St N in the vicinity of the subject properties operate at a level of service of B or C.

C. Scenic/Noncommercial Corridors

Ulmerton Road and 49th Street N are not identified as a Scenic/Noncommercial Corridor in the vicinity of the subject properties. Therefore the proposed amendment is consistent with this review criteria of the Countywide Rules.

D. Coastal High Hazard Area (CHHA)

The two subject properties and the two properties to the east that are proposed to be incorporated into a unified development are not located within the CHHA. Therefore the proposed amendment is consistent with this review criteria of the Countywide Rules.

E. Activity Center, Multimodal Corridor, Planned Redevelopment District Plan Categories

The two subject properties and the two properties to the east that are proposed to be incorporated into a unified development are not located within an Activity Center, Multimodal Corridor or Planned Redevelopment District plan category. Therefore the proposed amendment is consistent with this review criteria of the Countywide Rules.

F. Impact on a Public Educational Facility or an Adjoining Jurisdiction

The proposal to utilize the available density of the two subject properties by combining them with the two hotel properties to the east into a unified multi-family development will result in the potential generation of school aged children where none exists today. The number of school aged children expected from the project will be minimal due to the fact that 69 percent, or 127 of the 183 units, will be studios. Another 14 percent, or 26 of the 183 units, will be one-bedrooms and 17 percent, or 30 of the 183 units, will be two-bedrooms. The zoned schools for subject properties (Pinellas Central Elementary, Morgan Fitzgerald Middle, and Pinellas Park High) all have excess capacity.

The proposed Future Land Use Map amendment and the proposed hotel conversion to multi-family residential will have minimal negative impacts on adjoining jurisdictions, including Pinellas County to the west and the City of Largo to north across Ulmerton Road. The properties are developed with a stormwater pond and there are no proposed changes other than the improvement of road connections and the addition of sidewalks.

G. Reservation of Industrial Land

Amendments to the Countywide Plan Map from Employment (E) and Target Employment Center (TEC) as proposed are considered based upon a balancing of the following criteria:

1. Target Employment Opportunities

The proposed Retail and Services (R&S) Countywide Plan category permits 13 of the 19 uses permitted in the Employment (E) category (Office; Research/Development-Light; Storage/Warehouse/Distribution-Light; Manufacturing-Light; Retail Commercial; Personal Service/Office Support; Temporary Lodging; Commercial/Business Service; Commercial

Recreation; Institutional; Transportation/Utility; Community Garden; Agricultural). However, this means that six uses would be removed as result of the proposed map amendment. The six uses (Research/Development-Heavy; Storage/Warehouse/Distribution-Heavy; Manufacturing-Medium; Incinerator Facility; Transfer/Recycling; Agricultural-Light) are also some of the most intensive and generally the most likely to provide target employment opportunities.

2. Amendment Site Characteristics

The subject properties are almost entirely developed with a stormwater pond and a private road which provide stormwater retention for and access to Ulmerton Road for the five properties to the east, south and southwest. The three properties to the south and southwest all have an Employment (E) Countywide Plan Map designation. The stormwater pond on the subject properties allows these properties more land area to provide target employment opportunities. The private road also provides those three properties with a second means of ingress and egress to a major arterial. Due to existing easements and covenants in place, the stormwater pond and private road must be maintained for the use of the five surrounding properties. As a result, the use of the subject properties is very limited.

3. Amendment Area Characteristics

As stated previously, the subject properties' sole purpose at this time is to provide stormwater retention and access for the surrounding development. The proposed Countywide Plan Map amendment from Employment (E) to Retail and Services (R&S) adds residential, among other uses, as a permitted use. This allows the acreage of the subject properties to be combined with the two hotel properties to the east and increase the number of dwelling units possible when they are converted from hotels to multi-family residential. The two hotel properties to the east are a combined 5.99 acres, which would allow 89 dwelling units at a base density of 15 dwelling units per acre or 143 dwelling units with an affordable housing density bonus up to 24 dwelling units per acre. The two subject properties are a combined 5.2 acres, which would allow 78 dwelling units at a base density of 15 dwelling units per acre or 124 dwelling units with an affordable housing density bonus up to 24 dwelling units per acre. The 183 dwelling units proposed requires an affordable housing density bonus equal to 16 dwelling units. Within the Countywide Rules, residential is intended to be a secondary use to be included within mixed-use developments.

Alternatively, the acreage of the subject properties could be utilized by the Employment designated properties to the south and west, where they could construct additional square footage and provide more employment. The maximum Floor to Area Ratio (FAR) under the existing M-1 zoning is 0.55. With the subject properties at 5.2 acres, a total of 124,581 square feet of building space could be utilized. This potential additional square footage is also potential target employment opportunities as intended by the Target Employment Center overlay.

4. Supporting Transportation and Infrastructure Characteristics

The subject properties on their own do not need access to transportation options or infrastructure. However, when combined with the two hotel properties to the east and converted to multi-family residential, the residents will benefit from bus transit routes on 49th Street and Ulmerton Road as well as the direct vehicle access to both roads. Alternatively, employees could also take advantage of this access to transit and roads if the subject properties were utilized to develop additional square footage for business use. The subject properties will continue to provide the same access as they do now for the three Employment (E) properties to the south and southwest.

5. Supporting Redevelopment Plans, Special Area Plans, or Planning and Urban Design Principles Implementation Framework

The subject properties are located in the study area of the recently completed Gateway Master Plan. Within the plan, the subject properties are identified in the vicinity of Eco-Industrial Park and Commercial Gateway Corridor on the Land Use Framework map. Commercial Gateway Corridor lines Ulmerton Road while Eco-Industrial Park is the area behind the Commercial Gateway Corridor and along 49th Street N. The subject properties have limited frontage on Ulmerton Road with a majority of their total acreage located behind the properties on either

side with frontage on Ulmerton Road. Additionally, the proposal to combine the subject properties with the two hotel properties to the east and convert them to multi-family would eliminate significant portion of the hotel cluster identified along Ulmerton Road on the Key Commercial & Industrial Clusters map in the Gateway Master Plan. While residential is anticipated as part of the Commercial Gateway Corridor, the plan defines the area walkable mixed-use and the proposed multi-family residential is a single use with many supportive uses beyond what would be considered walkable. The nearest pharmacy, grocery store, and school are over one, two, and three miles away respectively.

G. Current Zoning District: “M-1” Light Industrial and “GO” General Office

H. Proposed Zoning District: “B-1” General Commercial

1. Zoning District Purpose / Intent:

Section 18-1520. - "B-1" GENERAL COMMERCIAL DISTRICT

Sec. 18-1520.1. - STATEMENT OF INTENT. The "B-1" General Commercial District is established to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a general commercial environment with supportive medium density residential. This district is intended for a wide variety of consumer-oriented commercial uses and activities located in proximity to major thoroughfares and to residential concentrations, together with accessory uses and public facilities customary to or required for such an environment.

This district is appropriate for areas designated on the Official Land Use Plan Map as either Residential Medium (RM), Residential/Office/Retail (R/O/R), Residential/Office General (R/OG), Commercial General (CG), Commercial Recreation (CR), Resort Facilities High (RFH) or Community Redevelopment District (CRD).

2. Staff Analysis:

The proposed General Commercial “B-1” Zoning District is consistent with the adjoining B-1 properties to the east. The proposal to incorporate the subject properties into a unified development with the two neighboring hotels, which are proposed to be converted to multi-family residential, is consistent with the uses allowed in the B-1 district. However, the proposed B-1 zoning would create a peninsula of B-1 surrounded on three sides by M-1 (Light Industrial) or County equivalent zoning. Staff finds the proposed rezoning to be inconsistent with the surrounding area.

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

J. Evacuation Zone: The subject properties are 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.

K. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	M-1 (County)	IL (County)	Multi-tenant office/warehouse complexes
South	M-1	IL	Multi-tenant office/warehouse complexes
East	B-1	CG	Hotel
West	M-1	IL	Multi-tenant office/warehouse complexes

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Comprehensive Plan Policies:

1. Relevant Policies:

POLICY LU.1.1.2

Land use designations on the Future Land Use Map shall be compatible with adjacent and surrounding land uses.

2. Staff Analysis:

The proposed Future Land Use Map amendment from IL to CG and rezoning from M-1 to B-1 is consistent with the properties to the east. However, the remaining three sides all have a Future Land Use designation of IL and zoning of M-1 as stated previously. Staff finds that the proposed Future Land Use Map and Zoning Map amendments are inconsistent with the City's adopted Comprehensive Plan.

B. Land Development Code Standards:

1. Key Standards:

Section 18-1520 – “B-1” GENERAL COMMERCIAL DISTRICT

Sec. 18-1520.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred fifty (150) feet.
4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to September 26, 1963 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 (20) feet.
2. Secondary Front Yard Setback: Twenty (20) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Fifteen (15) 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 for additions to buildings in existence as of August 14, 1997.

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.

(D) MINIMUM FLOOR AREA.

1. Nonresidential: Three hundred (300) square feet.
2. Single-family Detached Dwellings:
 - a. Nine hundred (900) square feet in R/OG or R/O/R.
 - b. One thousand (1,000) square feet in CRD.
3. Multi-Family Dwellings:
 - a. Efficiency: Four hundred fifty (450) square feet.
 - b. One-bedroom: Five hundred fifty (550) square feet.
 - c. Two-bedroom: Six hundred fifty (650) square feet.
 - d. Three-bedroom: Eight hundred (800) square feet.

(E) MAXIMUM BUILDING HEIGHT. Height fifty (50) feet excluding mechanical and or elevator penthouse (additional height may be granted as a conditional use). See Section 18-1503.13, "Exclusion from Height Limits" for height limit exclusions.

(F) MINIMUM BUILDING SEPARATION. See Section 18-1530.17, "Minimum Building Separation."

(G) FLOOR AREA RATIO. (F.A.R.)

1. Nonresidential Uses:
 - (a) Thirty hundredths (0.30) in R/O/R.
 - (b) Thirty-five hundredths (0.35) in R/OG.
 - (c) Forty-five hundredths (0.45) in CG.
 - (d) Forty-five hundredths (0.45) in CRD.
 - (e) Forty-five hundredths (0.45) in RM.
 - (f) Forty-five hundredths (0.45) in CR.
 - (g) Forty-five hundredths (0.45) in RFH.
2. Mixed Use Development: See "R-6" zoning district.

Section 18-1538. - AMENDMENTS TO THE LAND USE PLAN MAP

Sec. 18-1538.1. - AUTHORITY.

The City Council shall have the authority to amend the Land Use Plan Map of the Comprehensive Plan in accordance with F.S. ch. 163, pt. II, and the following regulations.

Sec. 18-1538.2. - PROCEDURE.

The general procedure for the amendment of the Land Use Plan Map is as follows:

(A) **FILING OF APPLICATION.** Petitions for Land Use Plan Map amendments shall be filed on forms provided by the City and shall be submitted to the Zoning Division. Applications for map amendments of ten (10) or more acres or to a classification that permits ten (10) or more units per gross acre shall be accepted and processed twice per calendar year, with filing windows to be established by administrative policy. There shall be an application fee for each petition for Land Use Plan Map amendment. The amount of the fee shall be set by Resolution of the City Council, as may be amended from time to time. The application fee shall be paid upon filing of the application. Such applications may be filed by:

1. City Council.
2. City Manager.
3. Community Redevelopment Agency.
4. Any person(s) that own real property within the City.

(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 for purposes of F.S. ch. 163, pt. II.
2. The City Council shall hear the application during a public hearing and shall consider the recommendation of the Local Planning Agency in its decision to approve or deny the application. Approval of a map amendment application may incorporate voluntary and enforceable stipulations made by the applicant for the purpose of addressing amendment impacts on the community.
3. Amendments to the future land use plan map are considered legislative, and need not be subject to quasi-judicial hearing procedure.

Sec. 18-1538.3. - REVIEW CRITERIA.

Review and disposition of petitions for amendment to the Land Use Plan Map shall be based upon the consistency of the proposed amendment with the goals, objectives, and policies of the Comprehensive Plan.

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 B-1 Zoning District. The B-1 Zoning District allows multi-family residential as a permitted use so the proposal to combine the subject properties with the adjacent hotel properties to create a multi-family residential development would be a permitted use.

This Staff Report is being prepared for the City Council under their authority to amend the Future Land Use Map of the Comprehensive Plan and the Official Zoning Map based on the application by the property owner with proper public notice for the public hearings required by these sections. The Land Development Code requires amendments to the Future Land Use Map to be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. Staff finds that the proposed amendment is inconsistent, as provided above.

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

1. The proposed multi-family residential use is inconsistent with the multitude of light industrial uses that comprise the area around the subject properties. All major planning efforts in the area of the subject properties, including the City's Future Land Use Map, the Countywide Plan Map and the Gateway Master Plan all call for light industrial uses on the subject properties. The proposed map amendments are incompatible with the existing and planned uses in the area;

2. The proposed development and use of the property will comply with the requirements of the B-1 Zoning District. However, multi-family residential is not consistent with the surrounding area;
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 Ulmerton Road on the north and a private road to the south. Sidewalk access is from Ulmerton Road, however, there are currently no sidewalks within the subject parcels;
6. The proposal to combine the subject properties with the two hotel properties to the east and convert them to multi-family residential will place residents in area where none exist today. While transit is adjacent to the site and multi-family development will provide some recreational amenities, the project is a significant distance away from schools and parks. rezoning on its own generates no additional demand for schools, parks and transit. The nearest City park is approximately two miles south and the nearest school is approximately three miles by car away;
7. The proposed district boundaries create an enclave of B-1 surrounded by M-1 properties;
8. The subject properties contain a stormwater pond and private road which serve the surrounding development. There is little viable development that can be added. However, the subject properties can offer additional density, if rezoned to B-1 as proposed, or intensity (square footage) to industrial development if the M-1 zoning is maintained;
9. The change in zoning will have no impact to the environment and natural resources; and,
10. Staff finds that the proposed request is inconsistent with the Comprehensive Plan.

IV. SUMMARY

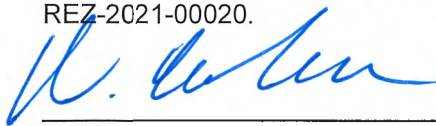
A. Findings:

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

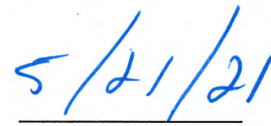
1. The requested Future Land Use Map and Zoning Map amendments will limit the possible creation of desired jobs under the Target Employment Center overlay Future Land Use designation; and,
2. The requested map amendments are inconsistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan as well as the regulations of the Land Development Code.

B. Staff Recommendation:


Consistent with the above findings, staff recommends **DENIAL** of case numbers LUPA-0221-00011 and REZ-2021-00020.



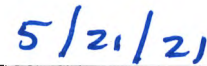
Nick A. Colonna, AICP
Planning & Development Services Director



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 amend the Future Land Use designation from Industrial Limited (IL) and General Commercial (CG) to Commercial General (CG) with a request to rezone from “M-1” Light Industrial and “GO” General Office to “B-1” General Commercial the properties located at 09-30-16-70992-100-0500 and 09-30-16-70992-100-0701.

VI. ATTACHMENTS

Exhibit A: Application

Exhibit B: Aerial Map

Exhibit C: Future Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM

Exhibit F: Site Photos

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

T3 Properties, LLC

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:

The Following two parcels 1) #09/30/16/70992/100/0500 and 2) 09/30/16/70992/100/0701LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)
Exhibit A

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

Amend Future Land Use Map designation and change zoning designation to permit multifamily residential use.3. That the undersigned (has / have) appointed and (does / do) appoint Eagle Property Capital Investments, LLC 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.

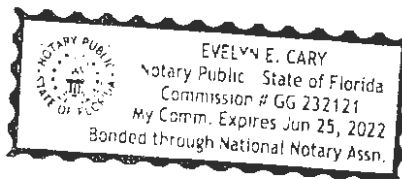
Robert Root
 SIGNED (PROPERTY OWNER 1)

 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 8th day
of December, 2020.By Robert Root, manager., who is
(Name of person acknowledging and title of position)

(SEAL ABOVE)

personally known to me or who has produced

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

Notary Public, Commission No. _____

Evelyn E. Cary
 (Name of Notary- typed, printed or stamped)

DECLARATION OF EAGLE PROPERTY CAPITAL INVESTMENTS, LLC

The following declaration is made by Humberto Cubillos ("Declarant") on behalf of Eagle Property Capital Investments, LLC pursuant to Florida Statute §92.525 to induce the City of Pinellas Park, Florida to accept applications to amend its future land use map and rezone land within its jurisdiction:

1. Declarant executes this document with its personal knowledge.
2. Declarant is an agent of Eagle Property Capital Investments, LLC with actual authority to execute land use and zoning applications on its behalf.
3. Declarant has appointed the law firm of Shumaker, Loop, & Kendrick LLP at 101 E. Kennedy Blvd., Suite 2800, in Tampa, Florida to prepare and submit land use and zoning applications on behalf of Eagle Property Capital Investments, LLC.

Under penalties of perjury, I declare that I have read the above declaration and that the facts stated in it are true:

EAGLE PROPERTY CAPITAL INVESTMENTS, LLC: _____ 

By: Humberto Cubillos

Its: SVP Asset Management and Operations

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Sharon L. Root, as trustee of the Sharon L. Root
Trust Agreement dated May 22, 2020

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:

Tax ID No. 09-30-16-70992-100-0500; 09-30-16-70992-100-0701

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

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):
Pinellas Park Applications LUPA-0221-00011 & REZ-2021-00020

3. That the undersigned (has / have) appointed and (does / do) appoint Matt Newton, Esq.; David Singer, Esq. 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.

Sharon L. Root

SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 12 day
of March, 20 21.

By Sharon L. Root, trustee, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

D.L. as identification and who DID / DID NOT
(Type of identification)

take an oath.

Notary Public, Commission No.

Amanda Mitchell
(Name of Notary- typed, printed or stamped)

EXHIBIT "A"

That part of the following described land lying within Lot 5, PINELLAS GROVES, INC., in the Northeast 1/4 of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida, as recorded in Plat Book 1, Page 55, of the public records of Pinellas County, Florida, described as follows:

Commence at the intersection of the South line of Lot 4, said PINELLAS GROVES, INC., with the West right of way line of 49th Street North; thence North 00°05'37" East, along the said West right of way line, for a distance of 400.00 feet; thence North 89°57'17" West, for a distance of 640.83 feet to the Point of Beginning; thence South 49°58'15" West, for a distance of 11.87 feet; thence South 76°54'29" West, for a distance of 44.15 feet; thence South 89°12'15" West, for a distance of 72.01 feet; thence North 85°25'34" West, for a distance of 50.16 feet; thence North 79°59'31" West, for a distance of 34.52 feet; thence North 39°28'39" West, for a distance of 11.40 feet; thence North 89°57'17" West, for a distance of 45.58 feet; thence North 00°01'36" East, for a distance of 257.57 feet; thence South 89°57'13" East, for a distance of 295.76 feet; thence North 00°01'16" East, for a distance of 585.76 feet, to a point on the South right of way line of Ulmerton Road (State Road No. 688); being the point of a non-tangent curve, concave Northeasterly; thence along the arc of the said curve, for a distance of 151.62 feet, through a central angle of 15°39'08", having a radius of 555.00 feet, a long chord of 151.15 feet, chord bearing South 18°22'13" East; thence South 26°11'57" East, for a distance of 503.50 feet, to the point of a tangent curve, concave Southwesterly; thence along the arc of the said curve, for a distance of 135.00 feet, through a central angle of 26°13'13", having a radius of 295.00 feet, a long chord of 133.83 feet, chord bearing South 13°05'21" East; thence South 00°01'16" West, for a distance of 46.98 feet, to a point on the Northerly line of an access easement (recorded in Official Records Book 5889, Page 1965); thence North 86°02'31" West, along the said Northerly line, for a distance of 253.48 feet; thence South 01°35'32" West, along the Westerly line of the said access easement, for a distance of 20.65 feet; thence South 69°45'32" West, for a distance of 18.15 feet; thence South 46°44'09" West, for a distance of 46.49 feet; thence South 46°28'08" West, for a distance of 42.64 feet to the Point of Beginning.

AND

That part of Lot 4 and Lot 5, PINELLAS GROVES, INC., in the Northeast 1/4 of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida, as recorded in Plat Book 1, Page 55, of the public records of Pinellas County, Florida, being more fully described as follows:

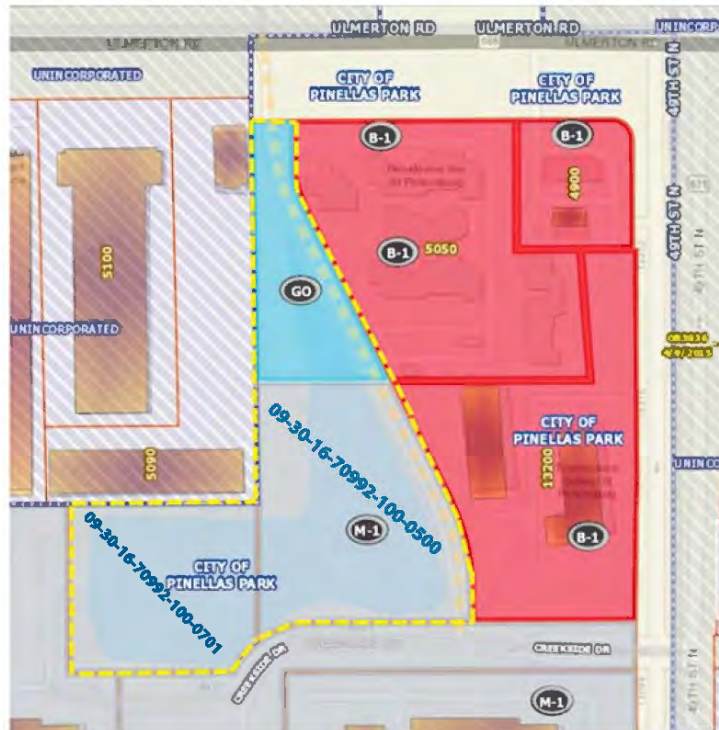
Commence at the intersection of the South line of said Lot 4 with the West right of way line of 49th Street North; thence North 00°05'37" East, along the said West right of way line, for a distance of 450.11 feet, to its intersection with the North line of an existing access easement (recorded in Official Records Book 5889, Page 1965); thence North 86°02'31" West, along the Northerly line of the said existing access easement, for a distance of 272.17 feet to the Point of Beginning; thence continue North 86°02'31" West, for a distance of 34.08 feet; thence North 00°01'16" East, for a distance of 46.98 feet, to the point of a tangent curve, concave Southwesterly; thence along the arc of the said curve, for a distance of 135.00 feet, through a central angle of 26°13'13", having a radius of 295.00 feet, a long chord of 133.83 feet, chord bearing North 13°05'21" West; thence North 26°11'57" West, for a distance of 503.50 feet, to the point of a tangent curve, concave Northeasterly; thence along the arc of the said curve, for a distance of 151.62 feet, through a central angle of 15°39'08", having a radius of 555.00 feet, a long chord of 151.15 feet, chord bearing North 18°22'13" West, to a point on the South right of way line of Ulmerton Road (State Road No. 688); thence South 89°57'22" East, along the said South right of way line, for a distance of 65.00 feet; thence South 00°02'38" West, for a distance of 86.43 feet, to the point of a non-tangent curve concave Northeasterly; thence along the arc of the said curve, for a distance of 44.15 feet, through a central angle of 17°26'48", having a radius of 145.00 feet, a long chord of 43.98 feet, chord bearing South 17°28'33" East; thence South 26°11'57" East, for a distance of 503.50 feet, to the point of a tangent curve, concave Southwesterly; thence along the arc of the said curve, for a distance of 150.56 feet, through a central angle of 26°13'13", having a radius of 329.00 feet, a long chord of 149.25 feet, chord bearing South 13°05'21" East; thence South 00°01'16" West, for a distance of 49.32 feet to the Point of Beginning.

EXHIBIT "A"

That portion of Lot 7, Pinellas Groves Subdivision, as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, Lying within the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 30 South, Range 16 East, Being further described as follows:

From the Northwest Corner of Lot 7, Pinellas Groves Subdivision, further described above, run South 89 degrees 57'13" East 357.65' to the Point of Beginning; Thence continue on a bearing of South 89 degrees 57'13" East 283.61', to the Northeast corner of Lot 7; Thence South 00 degrees 02'39" West 216.35'; Thence around a curve Southwesterly with a radius of 138'97", A Delta of 21 degrees 47'22", An arc length of 52:85 a chord of 52.53 on a bearing of south 38 degrees 20'50" West to Point of Tangent; Thence North 89 degrees 57'18" West 250.97; Thence North 00 degrees 01'36" East 257.57 to the Point of Beginning.

**APPLICATION TO AMEND ZONING MAP FROM M-1/GO TO B-1
CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA**



DATA TABLE			
TAX PARCEL ID:	EXISTING	PROPOSED	SIZE
09-30-16-70992-100-0500	M-1/GO	B-1	3.51 AC
09-30-16-70992-100-0701	M-1	B-1	1.69 AC
Total Acreage:			5.2 AC

LEGAL DESCRIPTION

PARCEL 1:

That part of the following described land lying within Lot 5, PINELLAS GROVES, INC., in the NE ¼ of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, described as follows:

Commence at the intersection of the South line of Lot 4, said PINELLAS GROVES, INC., with the West right of way line of 49th Street North; thence N 00°05'37" E, along the said West right of way line, for a distance of 400.00 feet; thence N 89°57'17" W, for a distance of 640.83 feet to the Point of Beginning; thence S 49°58'15" W, for a distance of 11.87 feet; thence S 76°54'29" W, for a distance of 44.15 feet; thence S 89°12'15" W, for a distance of 72.01 feet; thence N 85°25'34" W, for a distance of 50.16 feet; thence N 79°59'31" W, for a distance of 34.52 feet; thence N 39°28'39" W, for a distance of 11.40 feet; thence N 89°57'17" W, for a distance of 45.58 feet; thence N 00°01'36" E, for a distance of 257.57 feet; thence S 89°57'13" E, for a distance of 295.76 feet; thence N 00°01'16" E, for a distance of 585.76 feet, to a point on the South right of way line of Ulmerton Road (State Road No. 688), being the point of a non-tangent curve, concave Northeasterly; thence along the arc of the said curve, for a distance of 151.62 feet, through a central angle of 15°39'08", having a radius of 555.00 feet, a long chord of 151.15 feet, chord bearing S 18°22'13" E; thence S 26°11'57" E, for a distance of 503.50 feet, to the point of a tangent curve, concave Southwesterly; thence along the arc of the said curve, for a distance of 135.00 feet, through a central angle of 26°13'13", having radius of 295.00 feet, a long chord of 133.83 feet, chord bearing S 13°05'21" E; thence S 00°01'16" W, for a distance of 46.98 feet, to a point on the Northerly line of an access easement (recorded in O.R. Book 5889, Page 1965); thence N 86°02'31" W, along the said Northerly line, for a distance of 253.48 feet; thence S 01° 35'32" W, along the Westerly line of the said access easement, for a distance of 20.65 feet; thence S 69°46'32" W, for a distance of 18.15 feet; thence S 46°44'09" W, for a distance of 46.49 feet; thence S 46°28'08" W, for a distance of 42.64 feet to the Point of Beginning.

AND

That part of Lot 4 and Lot 5, PINELLAS GROVES, INC., in the NE' of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, being more fully described as follows:

Commence at the intersection of the South line of said Lot 4 with the West right of way line of 49th Street North; thence N 00°05'37" E, along the said West right of way line, for a distance of 450.11 feet, to its intersection with the North line of an existing access easement (recorded in O.R. Book 5889, Page 1965); thence N 86°02'31" W, along the Northerly line of the said existing access easement, for a distance of 272.17 feet to the Point of Beginning; thence continue N 86°02'31" W, for a distance of 34.08 feet; thence N 00° 01'16" E, for a distance of 46.98 feet, to the point of a tangent curve, concave Southwesterly; thence along the arc of the said curve, for a distance of 135.00 feet, through a central angle of 26°13'13", having a radius of 295.00 feet, a long chord of 133.83 feet, chord bearing N 13°05'21" W; thence N 26°11'57" W, for a distance of 503.50 feet, to the point of a tangent curve, concave Northeasterly; thence along the arc of the said curve, for a distance of 151.62 feet, through a central angle of 15°39'08", having a radius of 555.00 feet, a long chord of 151.15 feet, chord bearing N 18°22'13" W, to a point on the South right of way line of Ulmerton Road (State Road No. 688); thence S 89°57'22" E, along the said South right of way line, for a distance of 65.00 feet; thence S 00°02'38" W, for a distance of 86.43 feet, to the point of a non-tangent curve concave Northeasterly; thence along the arc of the said curve, for a distance of 44.15 feet, through a central angle of 17° 26'48", having a radius of 145.00 feet, a long chord of 43.98 feet, chord bearing S 17°28'33" E; thence S 26° 11'57" E, for a distance of 503.50 feet, to the point of a tangent curve, concave Southwesterly; thence along the arc of the said curve, for a distance of 150.56 feet, through a central angle of 26°13'13", having a radius of 329.00 feet, a long chord of 149.25 feet, chord bearing S 13°05'21"E; thence S 00°01'16" W, for a distance of 49.32 feet to the Point of Beginning.

AND

That certain strip of land lying between the South right-of-way line of Ulmerton Road (State Road No. 688), said right-of-way line lying 40 feet South of the North line of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida, and the North boundary of the following described parcel:

That part of Lot 4 and Lot 5, PINELLAS GROVES, INC., in the NE 'A of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, being more fully described as follows:

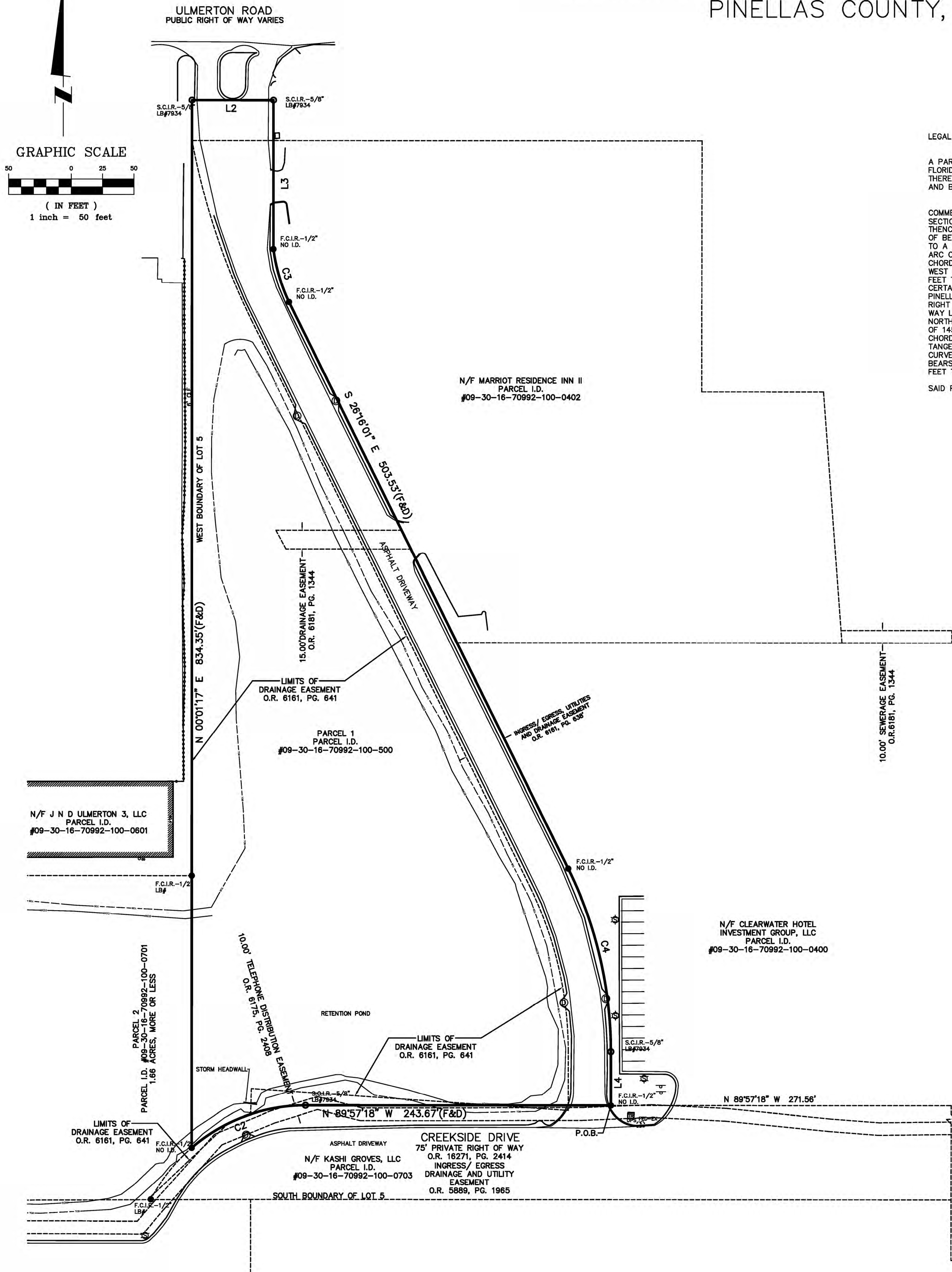
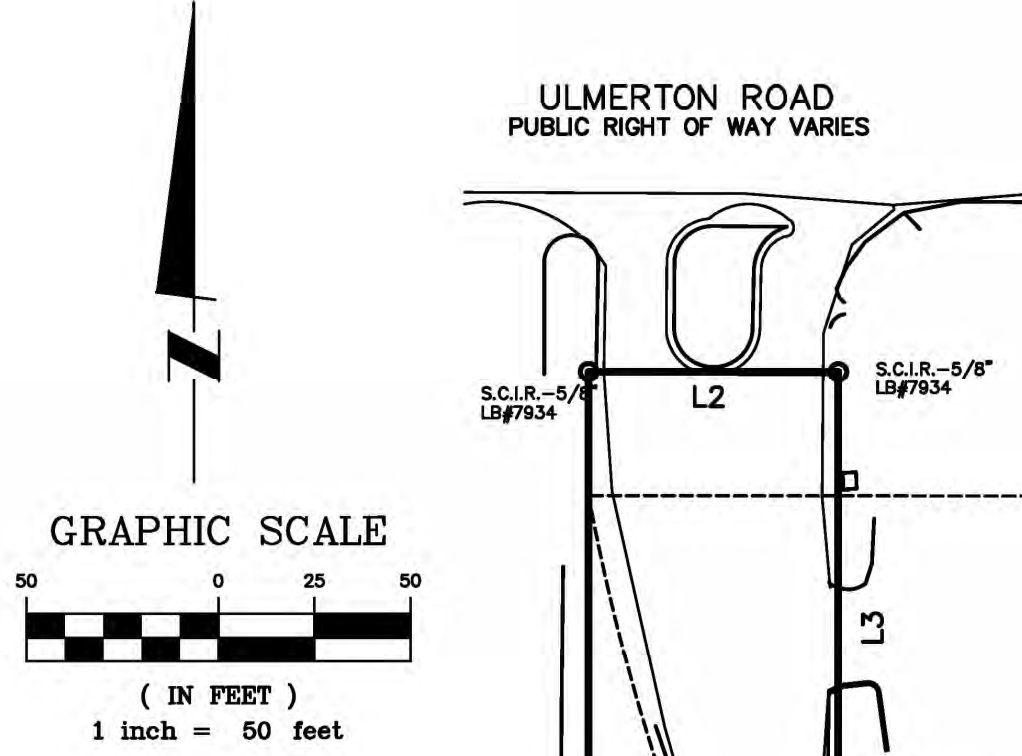
Commence at the intersection of the South line of said Lot 4 with the West right of way line of 49th Street North (50.00 feet, 1/2 width); thence N 00°05'37" E, along the said West right of way line, for a distance of 450.11 feet, to its intersection with the North line of an existing access easement (recorded in O.R. Book 5889, Page 1965); thence N 86°02'31" W, along the Northerly line of the said existing access easement, for a distance of 272.17 feet to the Point of Beginning; thence continue N 86°02'31" W, for a distance of 34.08 feet; thence N 00°01'16" E, for a distance of 46.98 feet, to the point of a tangent curve, concave Southwesterly; thence along the arc of the said curve, for a distance of 135.00 feet, through a central angle of 26°13'13", having a radius of 295.00 feet, a long chord of 133.83 feet, chord bearing N 13°05'21" W; thence N 26°11'57" W, for a distance of 503.50 feet, to the point of a tangent curve, concave Northeasterly; thence along the arc of the said curve, for a distance of 151.62 feet, through a central angle of 15°39'08", having a radius of 555.00 feet, a long chord of 151.15 feet, chord bearing N 18°22'13" W, to a point on the South right of way line of Ulmerton Road (State Road No. 688); thence S 89°57'22" B, along the said South right of way line, for a distance of 65.00 feet; thence S 00°02'38" W, for a distance of 86.43 feet, to the point of a non-tangent curve concave Northeasterly; thence along the arc of the said curve, for a distance of 44.15 feet, through a central angle of 17°26'48", having a radius of 145.00 feet, a long chord of 43.98 feet, chord bearing S 17°28'33" E; thence S 26°11'57" B, for a distance of 503.50 feet, to the point of a tangent curve, concave Southwesterly; thence along the arc of the said curve, for a distance of 150.56 feet, through a central angle of 26°13'13", having a radius of 329.00 feet, a long chord of 149.25 feet, chord bearing S 13°05'21" E; thence S 00°01'16" W, for a distance of 49.32 feet to the Point of Beginning.

PARCEL 2:

That portion of Lot 7, PINELLAS GROVES, INC., as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, lying within the North 1/2 of the NE 'A of Section 9, Township 30 South, Range 16 East, being further described as follows:

From the Northwest corner of Lot 7, PINELLAS GROVES, INC., further described above, run S 89°57'13" E 357.65 feet to the Point of Beginning; thence continue on a bearing of S 89°57'13" B 283.61 feet, to the Northeast corner of Lot 7; thence S 00°02'39" W 216.35 feet; thence around a curve Southwesterly with a radius of 138.97 feet, a delta of 21°47'22", an arc length of 52.85 feet, a chord of 52.53 feet on a bearing of S 38°20'50" W to a point of tangent; thence N 89°57'18" W 250.97 feet; thence N 00°01'36" B 257.57 feet to the Point of Beginning.

SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA



LEGAL DESCRIPTION: PARCEL 1

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF LOTS 4 AND 5, PINELLAS GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 9; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST ¼, NORTH 89°57'37" WEST, 50.00 FEET; THENCE NORTH 00°05'37" EAST, 475.00 FEET; THENCE NORTH 89°57'18" WEST, 271.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°57'18" WEST, 243.67 FEET TO A POINT ON A TANGENT CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE 98.97 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 138.97 FEET, A CENTRAL ANGLE OF 40°48'10"; A CHORD WHICH BEARS SOUTH 69°38'34" WEST, A CHORD DISTANCE OF 96.89 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 5; THENCE ALONG SAID WEST BOUNDARY, NORTH 00°01'17" EAST, 834.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ULMERTON ROAD, AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 16657, PAGE 1487, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY, AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 89°57'02" EAST, 65.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°02'38" WEST, 118.67 FEET TO A POINT ON A TANGENT CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE 44.10 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 17°25'37"; A CHORD WHICH BEARS SOUTH 16°27'28" EAST, A CHORD DISTANCE OF 43.93 FEET; THENCE SOUTH 26°16'01" EAST, 503.53 FEET TO A POINT ON A TANGENT CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE 150.66 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 328.00 FEET, A CENTRAL ANGLE OF 26°14'16"; A CHORD WHICH BEARS SOUTH 13°09'50" EAST, A CHORD DISTANCE OF 149.35 FEET; THENCE SOUTH 00°01'00" WEST, 43.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.63 ACRES, MORE OR LESS

LEGEND

○	SET CORNER (AS NOTED)	F.C.M.	FOUND CONCRETE MONUMENT (AS NOTED)
●	FOUND CORNER (AS NOTED)	F.C.I.R.	FOUND CAPPED IRON ROD (AS NOTED)
★	STEEL LIGHT POLE	S.C.I.R.	SET CAPPED IRON ROD (AS NOTED)
⌘	STORM GRATE INLET	(F)	FIELD MEASUREMENT
▽	STORM CURB INLET	(P)	PLAT MEASUREMENT
⊙	STORM MANHOLE	(D)	DEED MEASUREMENT
⊗	SANITARY MANHOLE	LB#	LICENSED BUSINESS
○ [∞]	SANITARY CLEANOUT	PSM	PROFESSIONAL SURVEYOR & MAPPER
⋈	WATER VALVE	O.R.	OFFICIAL RECORDS BOOK
⋈	FIRE HYDRANT	P.B.	PLAT BOOK
⌘ _{PS}	PHONE PULL BOX	PG.	PAGE
⌘	MAILBOX	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
42"	OAK TREE	R/W	RIGHT OF WAY
○	PINE TREE	E.P.	EDGE OF PAVEMENT
		F.F.E.	FINISHED FLOOR ELEVATION
		PVC	POLYVINYL CHLORIDE
		WIF	WROUGHT IRON FENCE

LINE TABLE

LINE	BEARING	DISTANCE
L1(D)	N 89°57'37" W	50.00'
L2(F&D)	S 89°57'02" E	65.00'
L3(F&D)	S 00°02'38" W	118.67'
L4(F&D)	S 00°01'00" W	43.01'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2(F&D)	98.97'	138.97'	40°48'10"	S 69°38'34" W	96.89'
C3(F&D)	44.10'	145.00'	17°25'37"	S 16°27'28" E	43.93'
C4(F&D)	150.66'	328.00'	26°14'16"	S 13°09'50" E	149.35'

SURVEYOR'S NOTES:

- This is an ALTA/ ACSM Land Title Survey, made on the ground under the supervision of a Florida Registered Surveyor and Mapper, and exceeds the minimum technical standard for horizontal accuracy for this property's expected use.
- Bearings are based on the West Boundary of Lot 5 in Section 9, Township 30 South, Range 16 East, Pinellas Groves, Inc., as per Plat thereof, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida as being North 00°01'17" East. (Deed)
- This survey was conducted for the purpose of an ALTA/ ACSM Land Title Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Impact relied entirely upon a Title Commitment prepared by Old Republic National Title Insurance Company, File No. 2020532, Dated March 16, 2021 at 8:00 A.M. Said Parcel subject to the following items referenced in Schedule B, Section 2 of said Commitment:
 - (Item 8): All matters contained on the Plat of Pinellas Groves, Inc., as recorded in Plat Book 1, Page 55. (Affects subject parcel, not plottable).
 - (Item 9): Declaration of Ingress and Egress, Utility and Drainage Easement recorded in O.R. Book 6161, Page 638. (Affects subject parcel, plotted hereon).
 - (Item 10): Declaration of Drainage Easement recorded in O.R. Book 6161, Page 641. (Affects subject parcel, plotted hereon).
 - (Item 11): Declaration of Easement recorded in O.R. Book 5889, Page 1965. (Affects subject parcel, plotted hereon).
 - (Item 12): Telephone Distribution Easement recorded in O.R. Book 6175, Page 2408. (Affects subject parcel, plotted hereon).
 - (Item 13): Drainage Easement and Sewerage Easement recorded in O.R. Book 6181, Page 1344. Said Drainage Easement encumbers Parcel 1, as shown hereon. Sewerage Easement does not affect subject parcel. (Affects subject parcel, plotted hereon).
 - (Item 14): Recorded Notice of Environmental Resource Permit recorded in O.R. Book 20376, Page 726. (Affects subject parcel, plotted hereon).
- No underground utilities, underground encroachments, building foundations were observed as a part of this survey, unless otherwise shown. Shrubs were not located, unless otherwise shown.
- Trees 4" and greater, at breast high measure, were located and identified by common name. The location of each tree was determined at the point where the tree trunk meets natural ground. No determination of the leaning of the tree, or other unusual formation of the tree, was made as a part of this survey. No tree canopy, or drip line, was determined as a part of this survey. Clumps of trees, grouped together in such a way as to make individual location impractical, were located as a group and identified as such. Surveyor makes no guarantee as to the exact species of trees or to the health of each tree depicted hereon.
- Elevations shown hereon are referred to the North American Vertical Datum of 1988 (NAVD88), using National Geodetic Survey Benchmark System, DISC stamped "HONEY-J", located in the Southeast corner of the intersection of Ulmerton Road and 49th Street. Elevation = 14.63 feet.
- The property shown hereon falls within Flood Zone "X", as shown on the Flood Insurance Rate Map, Community Panel Number 12103C01390, revised date 9/30/2003.
- There is no observed evidence of recent earthmoving activity, new construction or cemeteries contained within the Subject Parcel.
- There is no planned Right of Way taking reported to the preparing Surveyor and Mapper.
- The Survey and the information, details, courses and distances shown thereon are true, correct and accurate.
- The Survey and the information, details, courses and distances shown thereon are true, correct and accurate.
- All recorded easements and other exceptions as noted in Old Republic National Title Insurance Company, Commitment No. 2020532 have been correctly platted on the Survey.
- Except as shown on the survey map, there are no discrepancies between the boundary lines of the Property as shown on the survey map and as described in the legal description of record.
- The property described and surveyed hereon, has direct access to Ulmerton Road, a Public Right of Way.
- The boundary line dimensions as shown on the survey map form a mathematically closed figure within plus or minus 0.01 foot.
- All monuments shown hereon actually exist, and the location, size and type of material hereof are correctly shown.
- This Survey not valid without the signature and original raised seal of a Florida Licensed Professional Surveyor and Mapper.

SURVEYOR'S CERTIFICATE:

To: Humberto Cubillos; Eagle Property Capital; EPC Multifamily Partners IV, LLC; HC Lakes, LLC; Old Republic National Title Insurance Company, Pinellas Park Title Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b)(1), 8-9, 11, 13-14, 16-20 of Table A thereof. The field work was completed on 2/05/2021.

David F. Peach, P.S.M.
Registered Surveyor and Mapper
State of Florida No. 5931
Last Date of Field Survey: 2/05/2021



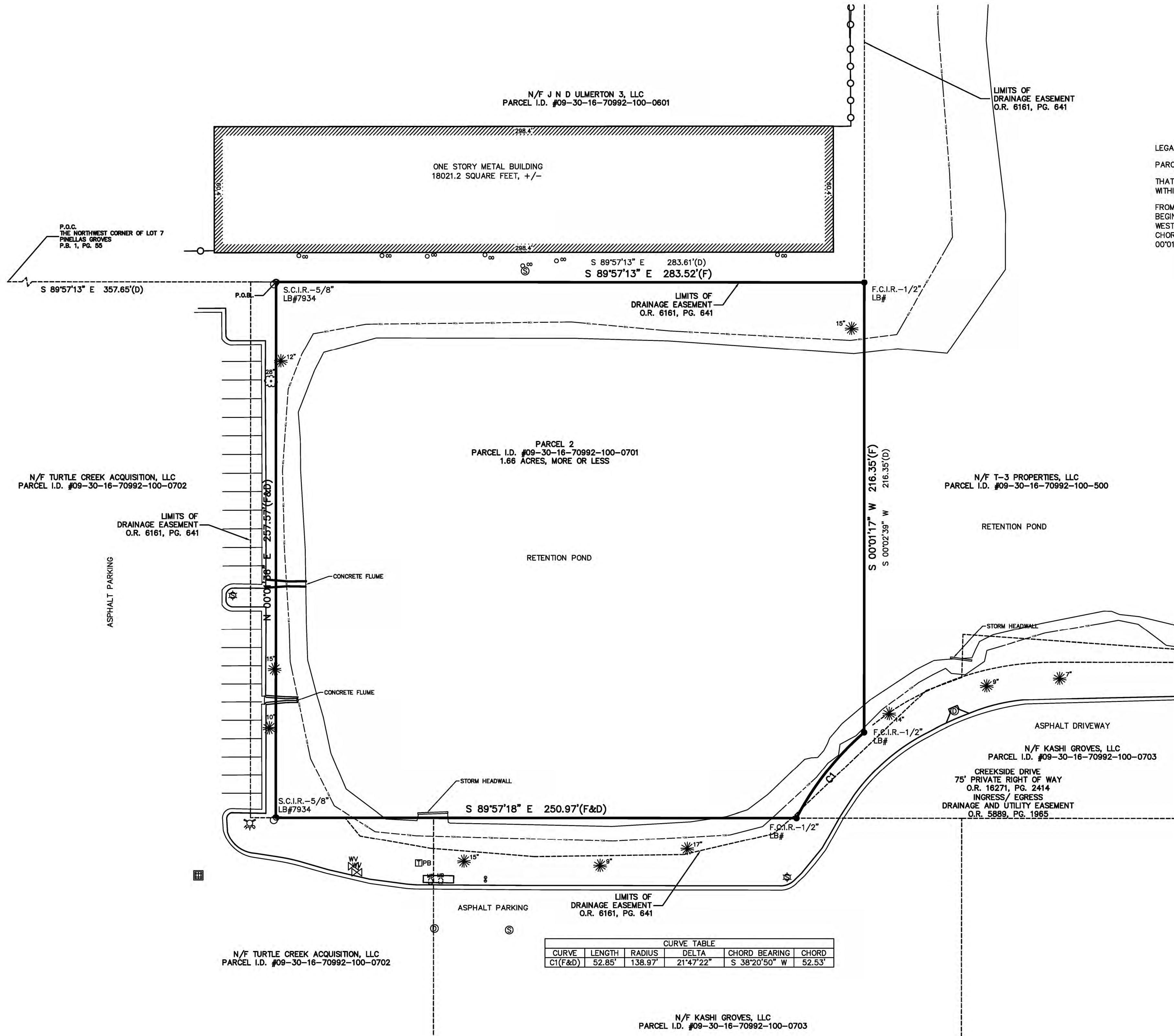
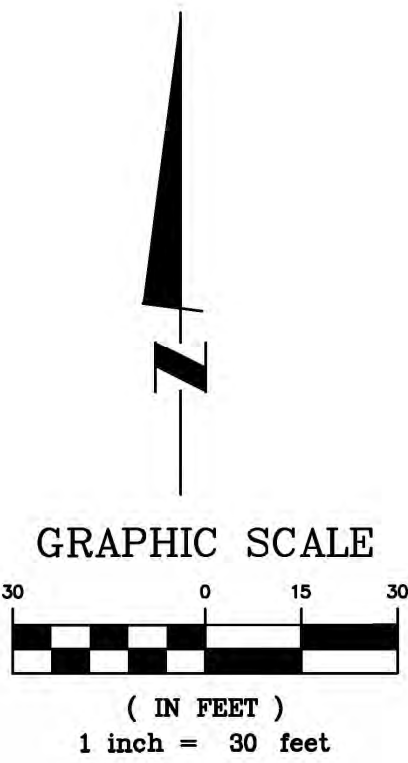
DRAWN BY: D. PEACH	RELEASE DATE: 2/05/21	CAD FILE: 2021-1101ALTA.DWG
CHECKED BY: D. PEACH	PARTY CHIEF: J.P.	JOB NUMBER: 2021-1101
SCALE: 1"=30'	FIELD BOOK: 34 PAGE: 24	SHEET 1 of 1

1	UPDATED PER REVISED TITLE COMMITMENT	4/07/21	DFP
No.	DESCRIPTIONS	DATE	BY
REVISIONS			

ALTA/NSPS LAND TITLE SURVEY
POND PARCEL 1
PINELLAS COUNTY, FLORIDA

IMPACT SURVEYING AND MAPPING, INC.
L.B. #7934
7815 NORTH DALE MABRY HIGHWAY, SUITE 107, TAMPA, FL. 33625
Phone: (813) 644-6570
E-Mail: psm5931@msn.com
www.impactsurveyingandmapping.com

SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA



LEGEND		
○	SET CORNER (AS NOTED)	F.C.M. FOUND CONCRETE MONUMENT (AS NOTED)
●	FOUND CORNER (AS NOTED)	F.C.I.R. FOUND CAPPED IRON ROD (AS NOTED)
★	STEEL LIGHT POLE	S.C.I.R. SET CAPPED IRON ROD (AS NOTED)
⊞	STORM GRATE INLET	(F) FIELD MEASUREMENT
⊞	STORM CURB INLET	(P) PLAT MEASUREMENT
⊞	STORM MANHOLE	(D) DEED MEASUREMENT
⊞	SANITARY MANHOLE	LB# LICENSED BUSINESS
⊞	SANITARY CLEANOUT	PSM PROFESSIONAL SURVEYOR & MAPPER
⊞	WATER VALVE	O.R. OFFICIAL RECORDS BOOK
⊞	FIRE HYDRANT	P.B. PLAT BOOK
⊞	PHONE PULL BOX	PG. PAGE
⊞	MAILBOX	F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
⊞	OAK TREE	R/W RIGHT OF WAY
⊞	PINE TREE	E.P. EDGE OF PAVEMENT
		F.F.E. FINISHED FLOOR ELEVATION
		PVC POLYVINYL CHLORIDE
		WIF WROUGHT IRON FENCE

LEGAL DESCRIPTION:
PARCEL 2:
THAT PORTION OF LOT 7, PINELLAS GROVES, INC., AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF LOT 7, PINELLAS GROVES, INC., FURTHER DESCRIBED ABOVE, RUN SOUTH 89°57'13" EAST, 357.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON A BEARING OF SOUTH 89°57'13" EAST, 283.61 FEET TO THE NORTHEAST CORNER OF LOT 7; THENCE SOUTH 00°02'39" WEST, 216.35 FEET; THENCE AROUND A CURVE SOUTHWESTERLY WITH A RADIUS OF 138.97 FEET, A DELTA OF 21°47'22", AN ARC LENGTH OF 52.85 FEET, A CHORD OF 52.53 FEET ON A BEARING OF SOUTH 38°20'50" WEST TO A POINT OF TANGENT; THENCE NORTH 89°57'18" WEST, 250.97 FEET; THENCE NORTH 00°01'36" EAST, 257.57 FEET TO THE POINT OF BEGINNING.

- SURVEYOR'S NOTES:
- This is an ALTA/ ACSM Land Title Survey, made on the ground under the supervision of a Florida Registered Surveyor and Mapper, and exceeds the minimum technical standard for horizontal accuracy for this property's expected use.
 - Bearings are based on the North Boundary of Lot 7 in Section 9, Township 30 South, Range 16 East, Pinellas Groves, Inc., as per Plat thereof, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida as being South 89°57'13" East. (Deed)
 - This survey was conducted for the purpose of an ALTA/ ACSM Land Title Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
 - Impact relied entirely upon a Title Commitment prepared by Old Republic National Title Insurance Company, File No. 2020532, Dated March 16, 2021 at 8:00 A.M. Said Parcel subject to the following items referenced in Schedule B, Section 2 of said Commitment:
 - (Item 8): All matters contained on the Plat of Pinellas Groves, Inc., as recorded in Plat Book 1, Page 55. (Affects subject parcel, not plottable).
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 - No underground utilities, underground encroachments, building foundations were observed as a part of this survey, unless otherwise shown. Shrubs were not located, unless otherwise shown.
 - Trees 4" and greater, at breast high measure, were located and identified by common name. The location of each tree was determined at the point where the tree trunk meets natural ground. No determination of the leaning of the tree, or other unusual formation of the tree, was made as a part of this survey. No tree canopy, or drip line, was determined as a part of this survey. Clumps of trees, grouped together in such a way as to make individual location impractical, were located as a group and identified as such. Surveyor makes no guarantee as to the exact species of trees or to the health of each tree depicted hereon.
 - Elevations shown hereon are referred to the North American Vertical Datum of 1988 (NAVD88), using National Geodetic Survey Benchmark System, DISC stamped "HONEY-J", located in the Southeast corner of the intersection of Jimerton Road and 49th Street. Elevation = 14.83 feet.
 - The property shown hereon falls within Flood Zone "X", as shown on the Flood Insurance Rate Map, Community Panel Number 12103C01390, revised date 9/30/2003.
 - There is no observed evidence of recent earthmoving activity, new construction or cemeteries contained within the Subject Parcel.
 - There is no planned Right of Way taking reported to the preparing Surveyor and Mapper.
 - The Survey and the information, details, courses and distances shown thereon are true, correct and accurate.
 - The Survey and the information, details, courses and distances shown thereon are true, correct and accurate.
 - All recorded easements and other exceptions as noted in Old Republic National Title Insurance Company, Commitment No. 2020532 have been correctly plotted on the Survey.
 - Except as shown on the survey map, there are no discrepancies between the boundary lines of the Property as shown on the survey map and as described in the legal description of record.
 - The boundary line dimensions as shown on the survey map form a mathematically closed figure within plus or minus 0.01 foot.
 - All monuments shown hereon actually exist, and the location, size and type of material hereof are correctly shown.
 - This Survey not valid without the signature and original raised seal of a Florida Licensed Professional Surveyor and Mapper.

SURVEYOR'S CERTIFICATE:
To: Humberto Cubillas; Eagle Property Capital; EPC Multifamily Partners IV, LLC; Old Republic National Title Insurance Company; Pinellas Park Title Company;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b)(1), 8-9, 11, 13-14, 16-20 of Table A thereof. The field work was completed on 2/05/2021.

David F Peach
Digitally signed by David F Peach
Date: 2021.04.07 12:17:29 -04'00'
David F. Peach, P.S.M.
Registered Surveyor and Mapper
State of Florida No. 5931
Last Date of Field Survey: 2/05/2021



DRAWN BY: D. PEACH	RELEASE DATE: 2/05/21	CAD FILE: 2021-1101ALTA.DWG
CHECKED BY: D. PEACH	PARTY CHIEF: J.P.	JOB NUMBER: 2021-1101
SCALE: 1"=30'	FIELD BOOK: 34 PAGE: 24	SHEET 1 of 1

1	UPDATED PER REVISED TITLE COMMITMENT	4/07/21	DFF
No.	DESCRIPTIONS	DATE	BY
REVISIONS			

ALTA/NSPS LAND TITLE SURVEY
POND PARCEL 2
PINELLAS COUNTY, FLORIDA

IMPACT SURVEYING AND MAPPING, INC.
L.B. #7934
7815 NORTH DALE MABRY HIGHWAY, SUITE 107, TAMPA, FL. 33625
Phone: (813) 644-6570
E-Mail: psm5931@msn.com
www.impactsurveyingandmapping.com

City of Pinellas Park

Legend

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

Exhibit B:
Aerial Map



Notes:



1: 2,257

188.1 Feet

94.04

0

188.1

City of Pinellas Park

Legend

Master Address Points

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(RM)

Commercial Neighborhood - CN

Community Redevelopment District - CRD

Industrial General - IG

Industrial Limited - IL

Institutional - INS

Preservation - P

Residential/Office/Retail - R/O/R

Residential/Office General - R/OG

Residential/Open Space - R/OS

Residential Low - RL

Residential Low Medium - RLM

Residential Medium - RM

Residential Suburban - RS

Residential Urban - RU

Residential Urban (Commercial General) - RU(CG)

Residential Urban (Residential Low) - RU(RL)

Transportation/Utility - T/U

Land Use Fill

Commercial General - CG

Commercial General (Residential Medium) - CG(RM)

Commercial Neighborhood - CN

Commercial Recreation - CR

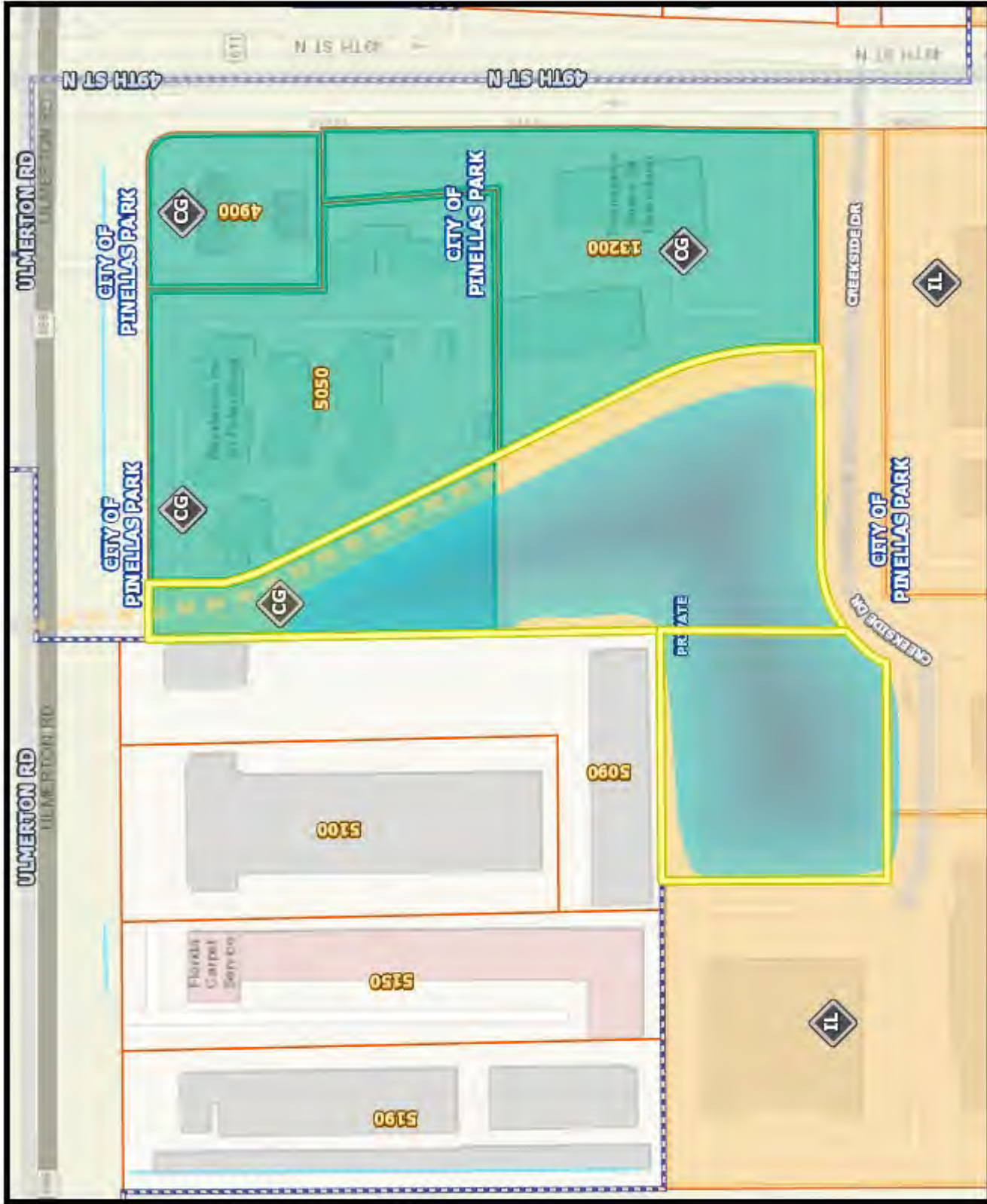
Community Redevelopment District - CRD

Industrial General - IG

Industrial Limited - IL

Institutional - INS

Preservation - P



Notes:

1: 2,257

188.1 Feet

94.04

0

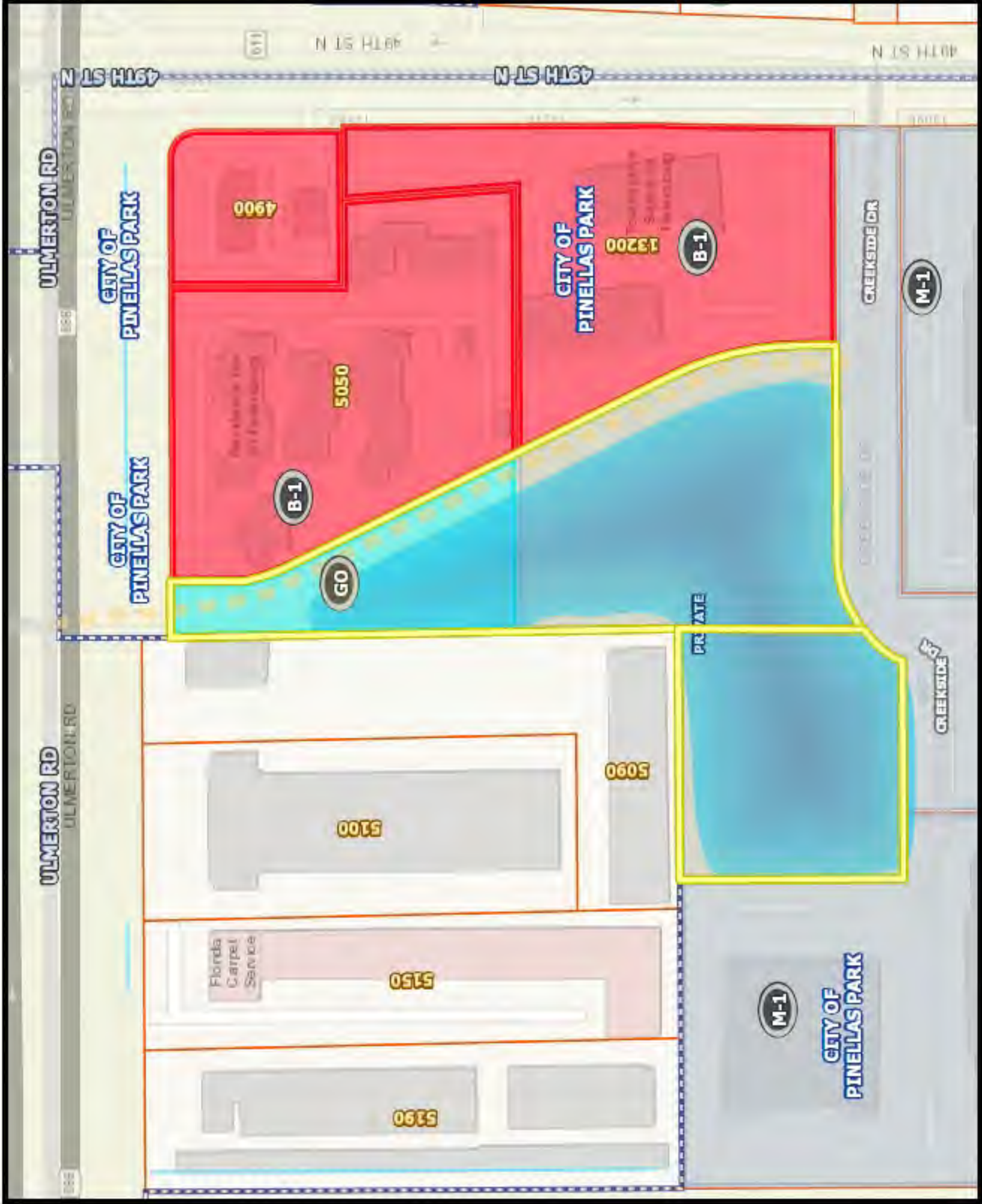


WGS_1984_Web_Mercator_Auxiliary_Sphere

City of Pinellas Park

Legend

- Master Address Points
- Underdrains
- Centerlines
- Private Roads
- Channels
 - Channel
 - Ditch
- Waterbodies
 - DRY
 - WET
- Pinellas Park
- Medical District
- 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



Notes:



1 : 2,257

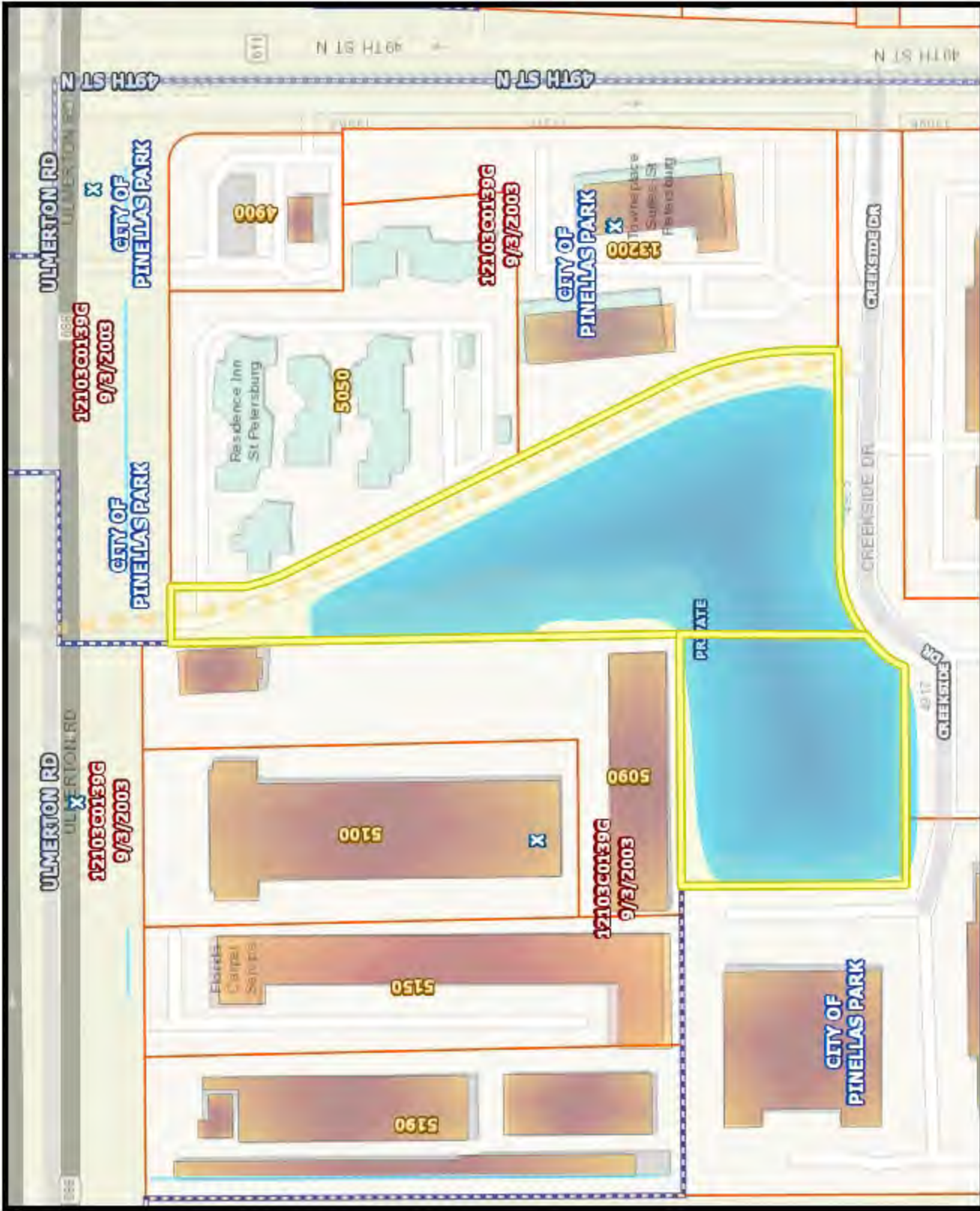
188.1 Feet



WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

- Master Address Points
- 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



Notes:

1: 2,257

188.1 Feet

94.04

0

188.1





North side of pond along private road looking south over pond.



East side of pond along private road looking south over pond.



Southwest corner of pond looking north over pond.



Southeast corner of pond looking north over pond and private road.