

**NARRATIVE SUMMARY
REZONING & LAND USE PLAN AMENDMENT
FOR
13000 PARK BLVD SITE**

Owners: Community Assisted & Support Living, Inc.
2911 Fruitville Road
Sarasota, FL 34237

Representatives: Katie Cole, Esq. & Angela Rauber, Esq.
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, FL 33755

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

Parcel ID # 29/30/15/70794/400/0701 & 29/30/15/70794/400/0703 (2.79 acres +/-)

I. INTRODUCTION

The subject property contains a total of 2.79 acres and is located on the south side of Park Blvd and east of 131st Street in unincorporated Pinellas County. The site has direct access/frontage to Park Blvd, a major arterial thoroughfare through Pinellas County. The existing land use designation of the subject property per the Future Land Use Plan is Residential Suburban (RS) and the existing zoning is Residential Estate (R-E) for the entire parcel.

The applicant seeks to rezone a from R-E to RM-CO with a Conditional Overlay to provide for affordable housing in single-family attached dwellings functioning as independent living for developmentally disabled persons. The applicant seeks to amend the Future Land Use Plan from RS (Residential Suburban) to RL (Residential Low). The applicant intends to use the existing house as an amenity center for the residents and construct additional 1-story duplex and triplex buildings that will house the residents. The proposed use is a Type 1 Permitted Use in the RM zone.

The area is a mixed-use area in unincorporated Seminole, located along a major arterial roadway, and contains a wide variety of retail, office, and residential uses. As such, this Land Use Plan Amendment and rezoning request is reasonable given the self-imposed limitations of the Conditional Overlay.

II. LAND USE / ZONING

The subject site is developed with a large 2-story single-family home with accessory buildings. The property is severely underutilized. The surrounding uses are as follows:

North: Park Blvd (4-lane divided arterial) North side of Park Blvd has commercial uses, including CVS with CG land use and C-1 zoning, Wells Fargo Bank, Portobello Square Shopping Center, and Winn-Dixie supermarket, on land having CG Land Use with C-2 zoning. Immediately east of Winn-Dixie are single-family homes on land having RL land use and R-2 zoning.

South: Immediately south of the subject site are homes with RS land use and R-E zoning.

East: To the east is a detached home used for independent living with 4BR/4BA, and homes on land having RS land use and R-E zoning. Further east is an ALF (Oak Tree Manor) on the corner of 128th Street on land having Institutional (I) Land Use and Limited Institutional (LI) zoning

West: Immediately to the west is the MaxHealth medical office building with R/OG land use and GO zoning, and further west are Seminole Garden Florist and Joto's Pizza with CG land use and C-1 zoning, a gas station/convenience store with CG land use and C-1 zoning on the corner of Park Blvd/131st Street which is a commercial node. South of the gas station are offices, and a martial arts gym with CG land use and C-1 zoning, and Greenbriar Manor ALF (#7555 131st St) with RS land use and R-E zoning.

The rezoning to RM-CO with the land use plan amendment to Residential Low (RL) is appropriate for this parcel which fronts on an arterial roadway and can serve as a transition between the heavy commercial to the north and west, and the lower density residential to the south and east.

The existing large lot single-family homes fronting Park Blvd with R-E zoning are an anomaly. It is very unusual for single-family homes to have direct access to an arterial road. In addition, the 4 homes immediately to the east are the only homes on the block having direct access to Park Blvd. The large lot homes are better suited for the area along 74th Avenue (Old Oakhurst Road) which is the south side of the block.

The use of this property for the intended purpose will provide affordable housing for 24 developmentally disabled residents in a residential setting that can be harmonious with adjacent residential development. This is consistent with the purpose of the "Residential Low (RL) land use category and residential zoning districts. The site meets the locational characteristics for "RL" land use having minimal impact on adjoining uses, being low density residential in nature, serving as a transition, and in areas not within the 100-year floodplain.

III. AVAILABILITY OF PUBLIC UTILITIES/TRANSPORTATION

Water service and sanitary sewer service is already provided to the site by Pinellas County Utilities. There is a 16-inch potable water main and an 8-inch sanitary sewer line directly adjacent to the site within Park Blvd Right-of-Way.

Transportation impacts are minimal. The adjacent segment of Park Blvd (113th Street – 131st Street) is reported to operate at LOS D carrying 25,230 vehicles AADT on 4-lanes per the Forward Pinellas 2021 Level of Service Report. The segment west of 131st Street operates at LOS C carrying 14,691 vehicles AADT. Based on ITE Trip Generation, 11th Edition rates for LUC 215 (Single-Family Attached Housing), the 24-residents would generate only 79 daily trips, 9 AM peak hour trips and 11 PM peak hour trips.

IV. FLOOD ZONE / HURRICANE EVACUATION ZONE

Based on FEMA data the entire site lies **within Flood Zone X which is out of the 500-year floodplain. The site is located in Hurricane Evacuation Zones “D” and “E” which are very rarely required to evacuate. The site is outside of the Coastal High Hazard Area (CHHA).** Based on SWFWMD topography the site is elevated with elevations ranging from 18 feet above sea level at the south end to 23 feet above sea level along Park Blvd. Therefore, it is very suitable for residential housing.

V. COMPARATIVE IMPACTS WITH CONDITIONAL OVERLAY LIMITATIONS

A. Under the current RS land use designation the site could be developed with up to seven (7) single-family homes. (2.79 acres x 2.5 units/acre = 7) Seven (7) homes with average family size of 4 persons/household = 28 residents. Pursuant to Section 138-1 the code a family may contain up to 6 persons who are not related by blood, marriage, or adoption. = 42 residents

The Conditional Overlay limits the use to 24 residents.

B. Under the RM zoning a variety of uses are permitted, however, these uses would be precluded by the Conditional Overlay that limits the use to up to 20 single-family attached 1-story units, with a maximum of 24 residents. The normally permitted uses precluded by the C.O. include: ALF, Community Residential Homes, Dormitories, Live/Work Dwellings, Multi-family apartments, Property management offices, Short-Term Vacation Rentals, Family Daycare, Shelter/Transitional Housing.

The Conditional overlay limits the use to up to 20 residential single-family attached dwelling units occupied by 24 residents maximum who are Persons with Developmental Disabilities as defined by FS 393.063(1).

C. The proposed RM rezoning as modified by the Conditional Overlay and Concept Plan provided; will be very comparable to and in harmony with the existing residential

bulk regulations in the R-E zone. The comparison of R-E, RM, and RM-CO with the Conditional Overlay are shown below:

| | <u>R-E Regulation</u> | <u>RM Regulation</u> | <u>RM w/CO proposed*</u> |
|----------------------|-----------------------|----------------------|--------------------------------------|
| Maximum Height: | 35 feet | 45 feet | <35 feet (1-story for new buildings) |
| Front Setback (min): | 25 feet | 10 feet | 25 feet |
| Side Setback (min): | 15 feet | 5 feet | 15 feet |
| Rear Setback (min): | 20 feet | 5 feet | 215 feet |
| ISR (max): | 60% | 90% | 25% |
| Open Space (min) | 40% | 10% | 75% |

* As shown on Conceptual Development Plan

- D. Per Section 138-1200 of the land Development Code: “The purpose of the Conditional Overlay (CO), is to provide for additional limitations to the underlying zoning district, to ensure compatibility with surrounding uses and consistency with the comprehensive plan and this code.”

The Conditional Overlay will invoke several limitations identified in Section 138-1202 of the code, these are: limitations on uses that are otherwise permitted in the RM zone; limiting the maximum height, increasing minimum building setbacks, reducing ISR and increasing open space. These will be consistent with R-E regulations therefore the proposed setbacks will meet or exceed the setbacks required under the existing R-E zoning.

VI. CONCLUSION

The Land Use Plan Amendment to Residential Low (RL) and rezoning of the property from R-E to RM-CO with specific limitations of the Conditional Overlay is compatible with adjacent zoning districts and development in the area. The project which fronts on an arterial roadway can serve as a transition between the heavy commercial to the north and west, and the lower density residential to the south and east. The approval will provide affordable housing for persons with developmental disabilities who are capable of independent living while being in harmony with surrounding development.

Rev 3/2/23



13000 Park Blvd Site
Aerial Photograph

CONCEPT PLAN ONLY
NOT TO BE USED FOR FINAL DESIGN, BOUNDARY
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
CONSTRAINTS, SUBJECT TO SITE PLAN APPROVAL



Gulf Coast Consulting, Inc.
10000 Park Blvd, Suite 100
Houston, Texas 77036
Phone: 281-416-1111
Fax: 281-416-1112

[Interactive Map of this parcel](#)

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29-30-15-70794-400-0701

[Compact Property Record Card](#)

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Updated November 9, 2022

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| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| Ownership/Mailing Address Change Mailing Address COMMUNITY ASSISTED & SUPPORTED LIVING INC 2911 FRUITVILLE RD SARASOTA FL 34237-5320 | Site Address PARK BLVD (Unincorporated) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|



Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres) **Current Tax District:** SEMINOLE FIRE (STF) **Total Living: SF:** **Total Gross SF:**

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

PINELLAS GROVES SE 1/4, SEC 29-30-15, E 198FT(S) OF LOT 7 LESS RD ON N AND LESS S 464FT(S)

| | | | | |
|-------------------------------------------------------------------|------|------|---------------------------------------|--|
| Tax Estimator File for Homestead Exemption | | | 2023 Parcel Use | |
| Exemption | 2023 | 2024 | | |
| Homestead: | No | No | Homestead Use Percentage: 0.00% | |
| Government: | No | No | Non-Homestead Use Percentage: 100.00% | |
| Institutional: | No | No | Classified Agricultural: No | |
| Historic: | No | No | | |

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

| | | | | | |
|--------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------|
| Most Recent Recording 21376/0236 | Sales Comparison \$262,400 | Census Tract 121030251101 | Evacuation Zone (NOT the same as a FEMA Flood Zone) E | Flood Zone (NOT the same as your evacuation zone) Current FEMA Maps | Plat Book/Page 1/55 |
|--------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------|

2022 Final Value Information

| | | | | | |
|------|--------------------------|------------------------------------|-----------------------------|-----------------------------|--------------------------------|
| Year | Just/Market Value | Assessed Value / Non-HX Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
| 2022 | \$224,000 | \$224,000 | \$224,000 | \$224,000 | \$224,000 |

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

| Year | Homestead Exemption | Just/Market Value | Assessed Value | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|---------------------|-------------------|----------------|----------------------|----------------------|-------------------------|
| 2021 | No | \$220,800 | \$168,544 | \$168,544 | \$220,800 | \$168,544 |
| 2020 | No | \$153,222 | \$153,222 | \$153,222 | \$153,222 | \$153,222 |
| 2019 | No | \$148,502 | \$148,502 | \$148,502 | \$148,502 | \$148,502 |
| 2018 | No | \$136,567 | \$136,567 | \$136,567 | \$136,567 | \$136,567 |
| 2017 | No | \$125,148 | \$125,148 | \$125,148 | \$125,148 | \$125,148 |
| 2016 | No | \$116,485 | \$115,032 | \$115,032 | \$116,485 | \$115,032 |
| 2015 | No | \$104,575 | \$104,575 | \$104,575 | \$104,575 | \$104,575 |
| 2014 | No | \$102,377 | \$68,861 | \$68,861 | \$102,377 | \$68,861 |
| 2013 | No | \$78,957 | \$62,601 | \$62,601 | \$78,957 | \$62,601 |
| 2012 | No | \$56,910 | \$56,910 | \$56,910 | \$56,910 | \$56,910 |
| 2011 | No | \$69,143 | \$69,143 | \$69,143 | \$69,143 | \$69,143 |
| 2010 | No | \$75,820 | \$75,820 | \$75,820 | \$75,820 | \$75,820 |
| 2009 | No | \$167,918 | \$167,918 | \$167,918 | \$167,918 | \$167,918 |
| 2008 | No | \$177,600 | \$177,600 | \$177,600 | \$177,600 | \$177,600 |
| 2007 | No | \$199,500 | \$199,500 | \$199,500 | N/A | \$199,500 |
| 2006 | No | \$161,200 | \$161,200 | \$161,200 | N/A | \$161,200 |
| 2005 | No | \$82,200 | \$82,200 | \$82,200 | N/A | \$82,200 |
| 2004 | No | \$73,900 | \$73,900 | \$73,900 | N/A | \$73,900 |
| 2003 | No | \$76,700 | \$76,700 | \$76,700 | N/A | \$76,700 |
| 2002 | No | \$72,100 | \$72,100 | \$72,100 | N/A | \$72,100 |
| 2001 | No | \$71,400 | \$71,400 | \$71,400 | N/A | \$71,400 |
| 2000 | No | \$59,900 | \$59,900 | \$59,900 | N/A | \$59,900 |
| 1999 | No | \$72,900 | \$72,900 | \$72,900 | N/A | \$72,900 |
| 1998 | No | \$55,300 | \$55,300 | \$55,300 | N/A | \$55,300 |
| 1997 | No | \$53,400 | \$53,400 | \$53,400 | N/A | \$53,400 |
| 1996 | No | \$56,700 | \$56,700 | \$56,700 | N/A | \$56,700 |

2022 Tax Information

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 2022 Tax Bill | Tax District: STF |
| 2022 Final Millage Rate | 17.7228 |
| Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership. | |

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

| Sale Date | Book/Page | Price | Q/U | V/I |
|-------------|--------------|-----------|-----|-----|
| 29 Jan 2021 | 21376 / 0236 | \$897,000 | U | V |
| 31 Dec 2014 | 18639 / 2080 | \$675,000 | M | V |
| 21 Jun 2004 | 13651 / 1280 | \$850,000 | U | V |
| 18 Nov 1988 | 06879 / 1834 | \$45,000 | Q | |

2022 Land Information

| | | |
|--------------------------------|----------------------|------------------------------------|
| Seawall: No | Frontage: | View: None |
| Land Use Vacant (00) | Land Size 198x150 | Unit Value 400000.00 |
| | Units 0.6800 | Total Adjustments 1.0000 |
| | | Adjusted Value \$272,000 |
| | | Method AC |

[\[click here to hide\] 2023 Extra Features](#)

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|-----------------------------|------------|-------|--------------------|-------------------|------|
| No Extra Features on Record | | | | | |

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

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

| Permit Number | Description | Issue Date | Estimated Value |
|----------------------|-------------|------------|-----------------|
| No Permit Data Found | | | |





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

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| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| Ownership/Mailing Address Change Mailing Address COMMUNITY ASSISTED & SUPPORTED LIVING INC 2911 FRUITVILLE RD SARASOTA FL 34237-5320 | Site Address 13000 PARK BLVD (Unincorporated) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|



Property Use: 0110 (Single Family Home) **Current Tax District:** SEMINOLE FIRE (STF) **Total Living:** SF: 4,149 **Total Gross SF:** 4,247 **Total Living Units:** 1
 [click here to hide] **Legal Description:** PINELLAS GROVES SE 1/4, SEC 29-30-15, E 198FT(S) OF S 464FT(S) OF LOT 7

| | | | | | |
|-------------------------------------------------------------------|-------------|-------------|---------------------------------------|--|--|
| Tax Estimator File for Homestead Exemption | | | 2023 Parcel Use | | |
| Exemption | 2023 | 2024 | | | |
| Homestead: | No | No | Homestead Use Percentage: 0.00% | | |
| Government: | No | No | Non-Homestead Use Percentage: 100.00% | | |
| Institutional: | Yes | Yes | Classified Agricultural: No | | |
| Historic: | No | No | | | |

| Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice) | | | | | |
|--------------------------------------------------------------------------------------------------|-----------------------------------------|---------------------|------------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------|
| Most Recent Recording | Sales Comparison | Census Tract | Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small> | Flood Zone <small>(NOT the same as your evacuation zone)</small> | Plat Book/Page |
| 21376/0236 | \$1,051,100 Sales Query | 121030251101 | D | Current FEMA Maps | 1/55 |

| 2022 Final Value Information | | | | | | |
|-------------------------------------|--------------------------|------------------------------------|-----------------------------|-----------------------------|--------------------------------|-----|
| Year | Just/Market Value | Assessed Value / Non-HX Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value | |
| 2022 | \$904,100 | \$904,100 | \$0 | \$0 | \$0 | \$0 |

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

| Year | Homestead Exemption | Just/Market Value | Assessed Value | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|---------------------|-------------------|----------------|----------------------|----------------------|-------------------------|
| 2021 | Yes | \$946,368 | \$498,738 | \$448,738 | \$473,738 | \$448,738 |
| 2020 | Yes | \$872,600 | \$491,852 | \$441,852 | \$466,852 | \$441,852 |
| 2019 | Yes | \$863,851 | \$480,794 | \$430,794 | \$455,794 | \$430,794 |
| 2018 | Yes | \$820,064 | \$471,829 | \$421,829 | \$446,829 | \$421,829 |
| 2017 | Yes | \$736,575 | \$462,124 | \$412,124 | \$437,124 | \$412,124 |
| 2016 | Yes | \$668,373 | \$452,619 | \$402,619 | \$427,619 | \$402,619 |
| 2015 | Yes | \$611,919 | \$449,473 | \$399,473 | \$424,473 | \$399,473 |
| 2014 | No | \$597,101 | \$571,946 | \$571,946 | \$597,101 | \$571,946 |
| 2013 | No | \$519,951 | \$519,951 | \$519,951 | \$519,951 | \$519,951 |
| 2012 | No | \$479,363 | \$479,363 | \$479,363 | \$479,363 | \$479,363 |
| 2011 | No | \$496,670 | \$496,670 | \$496,670 | \$496,670 | \$496,670 |
| 2010 | No | \$603,935 | \$603,935 | \$603,935 | \$603,935 | \$603,935 |
| 2009 | No | \$865,402 | \$865,402 | \$865,402 | \$865,402 | \$865,402 |
| 2008 | No | \$921,200 | \$921,200 | \$921,200 | \$921,200 | \$921,200 |
| 2007 | No | \$919,600 | \$919,600 | \$919,600 | N/A | \$919,600 |
| 2006 | No | \$928,600 | \$928,600 | \$928,600 | N/A | \$928,600 |
| 2005 | No | \$554,200 | \$554,200 | \$554,200 | N/A | \$554,200 |
| 2004 | Yes | \$486,800 | \$395,200 | \$370,200 | N/A | \$370,200 |
| 2003 | Yes | \$472,700 | \$387,900 | \$362,900 | N/A | \$362,900 |
| 2002 | Yes | \$441,100 | \$373,200 | \$348,200 | N/A | \$348,200 |
| 2001 | Yes | \$431,600 | \$367,400 | \$342,400 | N/A | \$342,400 |
| 2000 | Yes | \$396,200 | \$356,700 | \$331,700 | N/A | \$331,700 |
| 1999 | Yes | \$425,200 | \$347,400 | \$322,400 | N/A | \$322,400 |
| 1998 | Yes | \$356,400 | \$342,000 | \$317,000 | N/A | \$317,000 |
| 1997 | Yes | \$348,000 | \$336,300 | \$311,300 | N/A | \$311,300 |
| 1996 | Yes | \$264,300 | \$264,300 | \$239,300 | N/A | \$239,300 |

| 2022 Tax Bill | 2022 Tax Information | Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-------|-----|-----|-------------|--------------|-----------|---|---|-------------|--------------|-----------|---|---|-------------|--------------|-----------|---|---|-------------|--------------|-----------|---|---|----------|--------------|-----------|---|--|
| 2022 Final Millage Rate: 17.7228 | Tax District: STF | <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr><td>29 Jan 2021</td><td>21376 / 0236</td><td>\$897,000</td><td>U</td><td>I</td></tr> <tr><td>31 Dec 2014</td><td>18639 / 2080</td><td>\$675,000</td><td>M</td><td>I</td></tr> <tr><td>21 Jun 2004</td><td>13651 / 1280</td><td>\$850,000</td><td>U</td><td>I</td></tr> <tr><td>24 Apr 1995</td><td>08972 / 1489</td><td>\$280,000</td><td>Q</td><td>I</td></tr> <tr><td>Dec 1985</td><td>06128 / 0160</td><td>\$250,000</td><td>Q</td><td></td></tr> </tbody> </table> | Sale Date | Book/Page | Price | Q/U | V/I | 29 Jan 2021 | 21376 / 0236 | \$897,000 | U | I | 31 Dec 2014 | 18639 / 2080 | \$675,000 | M | I | 21 Jun 2004 | 13651 / 1280 | \$850,000 | U | I | 24 Apr 1995 | 08972 / 1489 | \$280,000 | Q | I | Dec 1985 | 06128 / 0160 | \$250,000 | Q | |
| Sale Date | Book/Page | Price | Q/U | V/I | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 29 Jan 2021 | 21376 / 0236 | \$897,000 | U | I | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 31 Dec 2014 | 18639 / 2080 | \$675,000 | M | I | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 Jun 2004 | 13651 / 1280 | \$850,000 | U | I | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 Apr 1995 | 08972 / 1489 | \$280,000 | Q | I | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dec 1985 | 06128 / 0160 | \$250,000 | Q | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | | |
|--------------------------------------|--------------------|--|-----------------------|---------------|---------------------------|---------------------------|
| 2022 Land Information | | | | | | |
| Seawall: No | Land Size: 198x461 | | Unit Value: 400000.00 | Units: 2.1000 | Total Adjustments: 1.0000 | Adjusted Value: \$840,000 |
| Land Use : Single Family (01) | | | | | | Method : AC |

[click here to hide] **2023 Building 1 Structural Elements** [Back to Top](#)
 Site Address: 13000 PARK BLVD

Building Type: Single Family [Compact Property Record Card](#)
 Quality: Above Average
 Foundation: Continuous Footing Poured
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 2
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Upgrade
 Fixtures: 13
 Year Built: 1972
 Effective Age: 51
 Heating: Central Duct

Cooling: Cooling (Central)

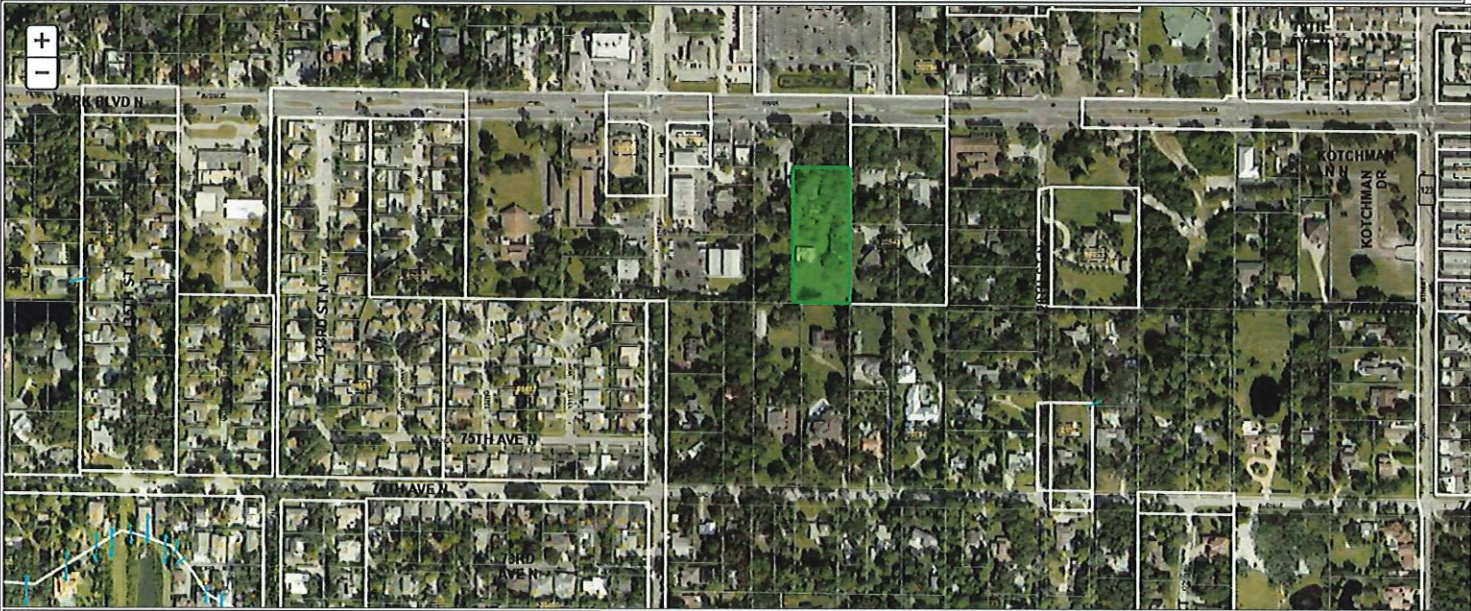
| Description | Living Area SF | Gross Area SF |
|-----------------------------------|-------------------------------|------------------------------|
| Base (BAS) | 3,087 | 3,087 |
| Open Porch (OPF) | | 98 |
| Upper Story (USF) | 1,062 | 1,062 |
| | Total Living SF: 4,149 | Total Gross SF: 4,247 |

| Description | Value/Unit | UnBAS | USF | Total Value as New | Depreciated Value | Year |
|-------------|--------------------------------------------------|----------|-----|--------------------|-------------------|------|
| SPA/JAC/HT | \$12,000.00 | 1.00 | | \$12,000.00 | \$4,800.00 | 1972 |
| SHED | \$16.00 | 420.00 | | \$6,720.00 | \$3,494.00 | 2004 |
| PORCH | \$30.00 | 360.00 | | \$10,800.00 | \$4,320.00 | 1972 |
| PATIO/DECK | \$12.00 | 200.00 | | \$2,400.00 | \$960.00 | 1972 |
| PORCH | \$23.00 | 150.00 | | \$3,450.00 | \$1,656.00 | 2002 |
| ENCLOSURE | \$7.00 | 2,760.00 | | \$19,320.00 | \$9,274.00 | 2002 |
| POOL | \$37,000.00 | 1.00 | | \$37,000.00 | \$14,800.00 | 1972 |
| BARN | \$36.00 | 2,880.00 | | \$103,680.00 | \$41,472.00 | 1972 |
| FIREPLACE | \$9,000.00 | 1.00 | | \$9,000.00 | \$3,600.00 | 1972 |
| BBQ | \$9,000.00 New Window | | | \$1,500.00 | \$1,500.00 | 1972 |
| BARN | \$36.00 | 1,800.00 | | \$64,800.00 | \$25,920.00 | 1972 |

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

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

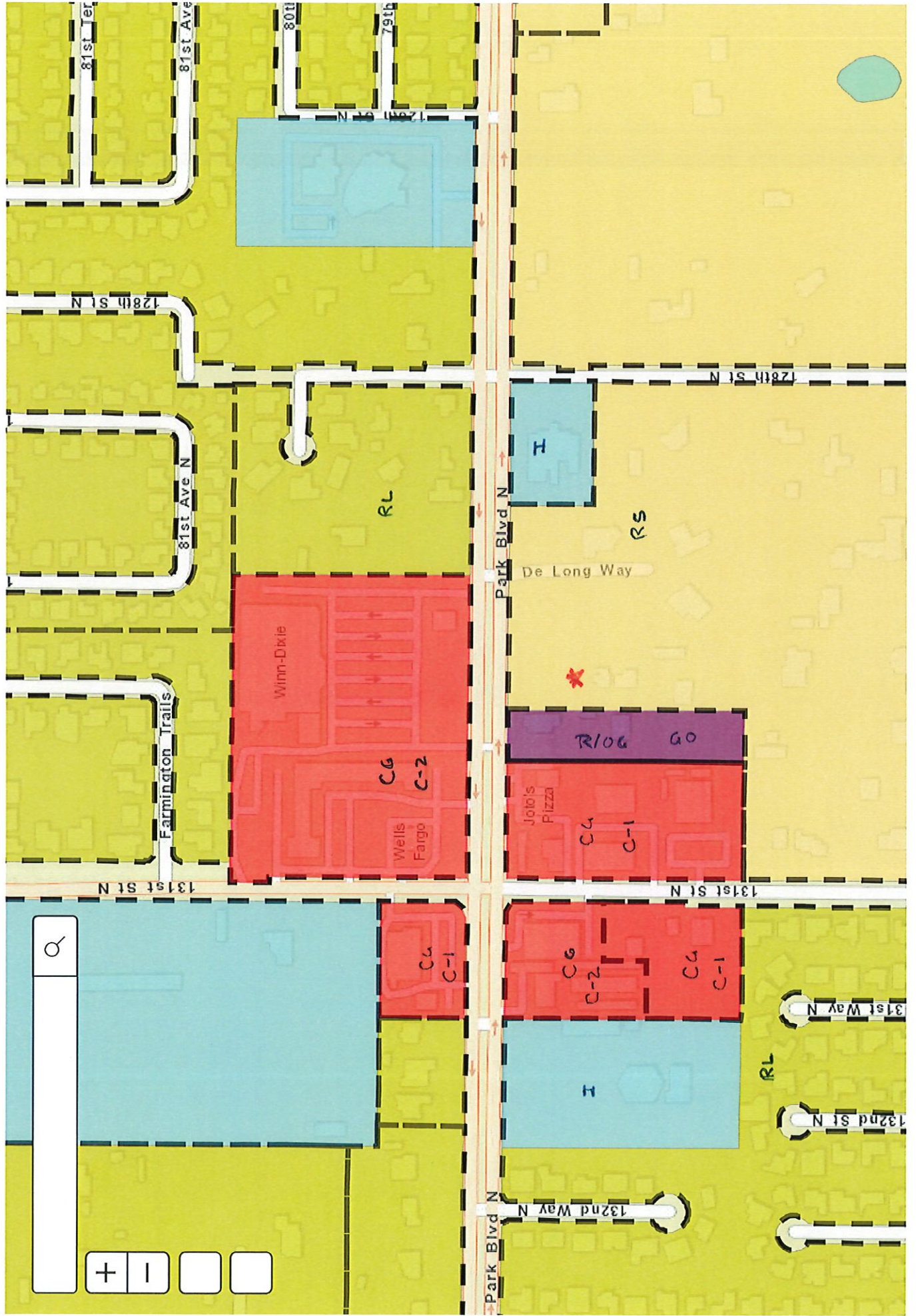
| Permit Number | Description | Issue Date | Estimated Value |
|----------------------------------|-------------|-------------|-----------------|
| PER-H-CB06-07445 | ROOF | 26 Apr 2006 | \$53,000 |
| PER-H-CB249932 | ENCLOSURE | 22 Feb 2002 | \$14,600 |



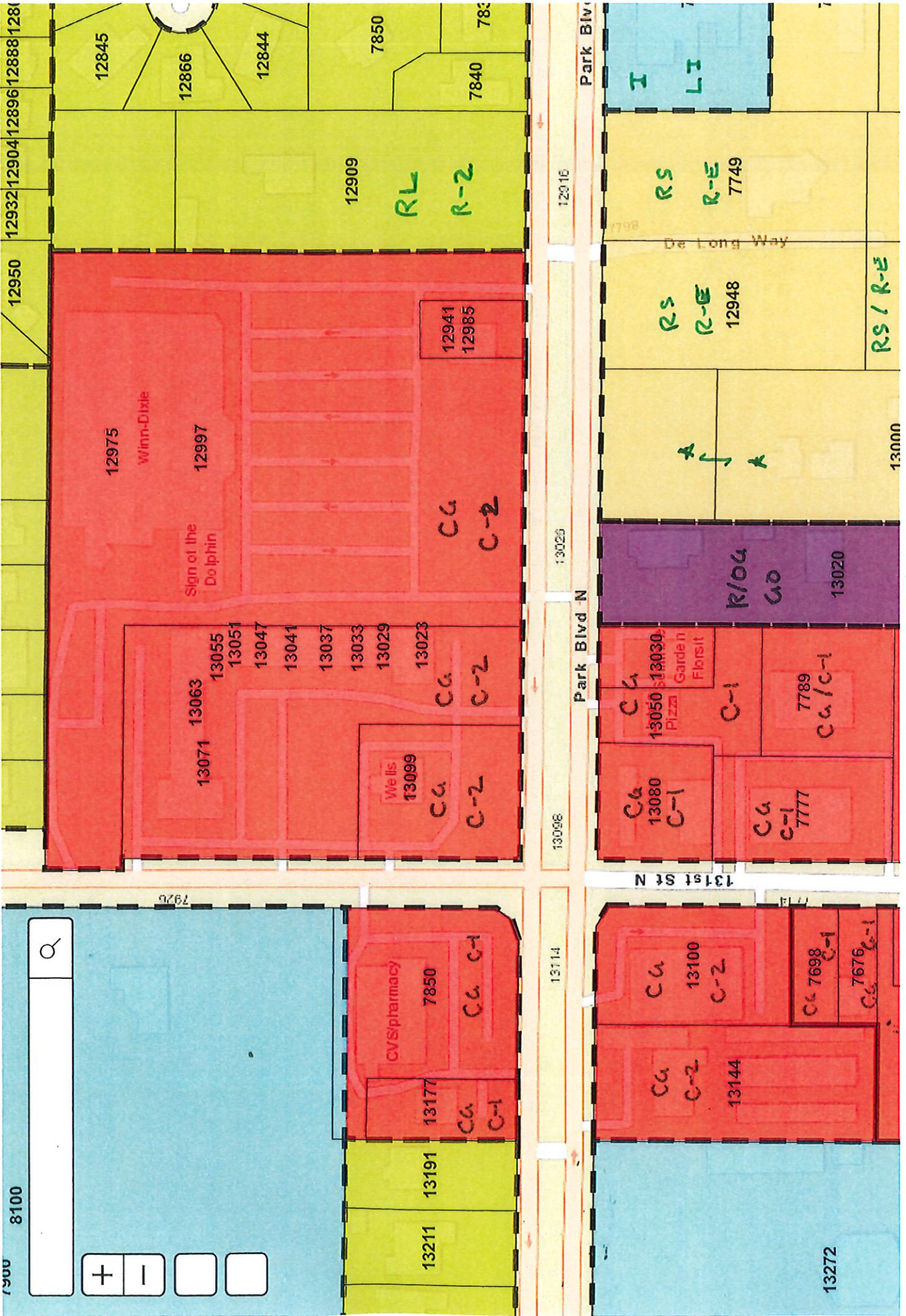
If you are experiencing **issues with this map loading**, you may need to clear your web browsing history, then close and restart your web browser.

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

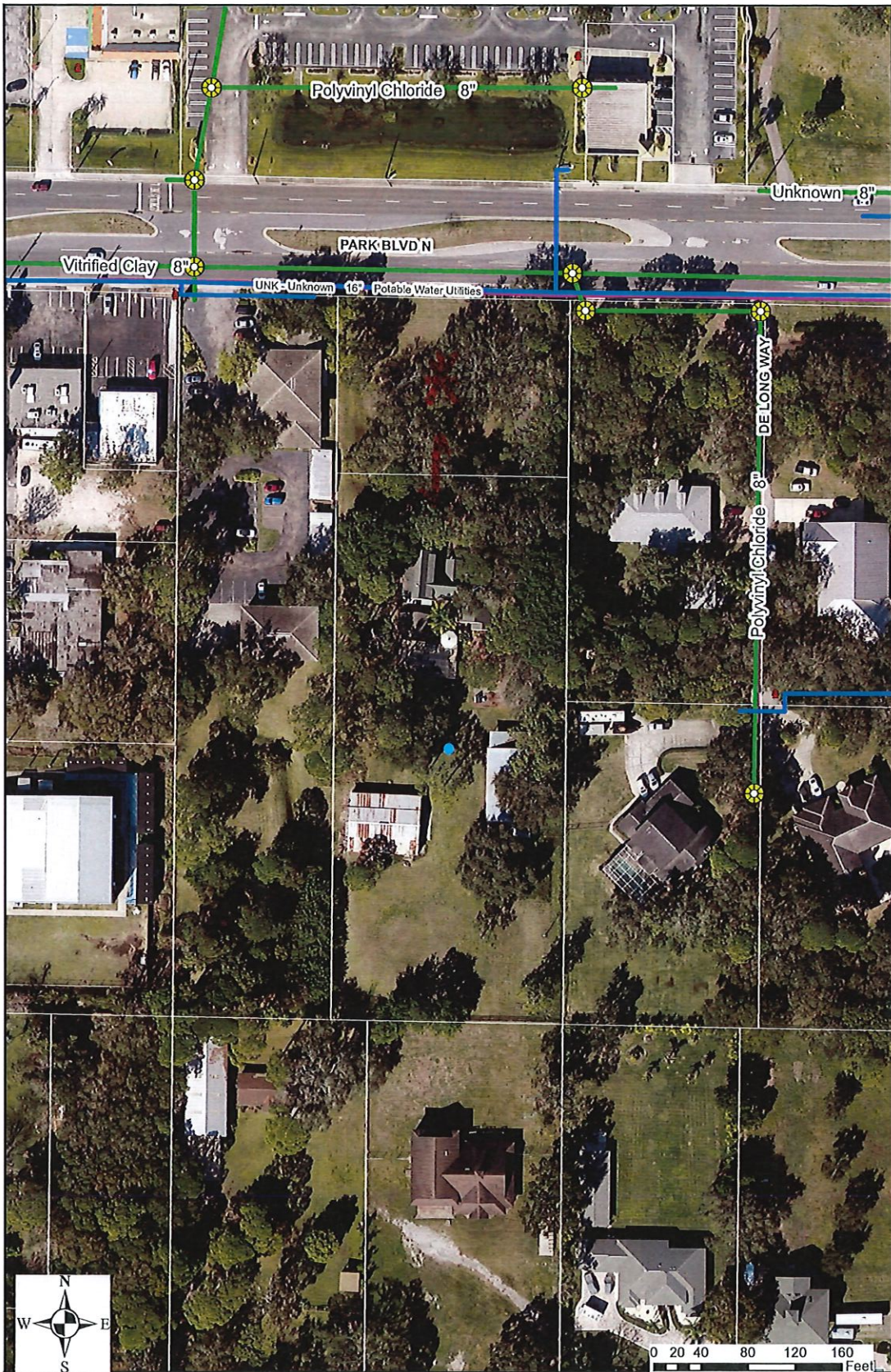
Pinellas County Unincorporated - Zoning / Land Use Information Lookup



Pinellas County Unincorporated - Zoning / Land Use Information Lookup



13000 Park Blvd N



Prepared by: C.S.D.

Approved by: H.H.

Reclaimed Water

- Reclaimed Water Main
- ◆ Reclaimed Hydrant
- ◀▶ Reclaimed Valve

Potable Water

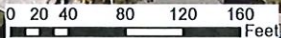
- ◆ Water Hydrant
- Water Main

Sanitary System

- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer Gravity Main

Pinellas County Utilities GIS Disclaimer
 The information being provided is made available as a public service. Maps and data are to be used for reference purposes only. The data contained on the Pinellas County Utilities Department (PCU) Geographic Information System is subject to constant change. PCU's agents, consultants, contractors and employees provide this information AS IS, with no warranty of any kind, implied or expressed, including the implied warranties of merchantability and fitness for a particular purpose, as to the information being accurate or complete.

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Pinellas County
2021 Level of Service Map
Existing Conditions
(PM Peak Hour Directional)
2020 Base Data



Level of Service

- Level of Service B, C
- Level of Service D
- Level of Service E
- Level of Service F

Data Source: Forward Pinellas, 2018. Map Produced: September 3, 2021.

C:\Users\plndf31\Desktop\SKcounts_losvc2020losvcmaps.mxd

September 3, 2021
(Data Year 2020)

0 2.25 4.5 Miles



| CL | SC | 2U | D | 2020 | 2.014 | 4.357 | T | 5466 | 209 | 559 | 0.374 | C |
|----------------------------------------------------------------------------|----|-----|----|------|-------|-------|---|-------|------|------|-------|---|
| MLK JR AVE: (BELLEAIR RD -> DREW ST) | CL | 2U | D | 2020 | 2.014 | 4.357 | T | 5466 | 209 | 559 | 0.374 | C |
| MLK JR AVE: (DREW ST -> FAIRMONT ST) | CL | 2U | D | 2020 | 1.904 | 1.993 | T | 4000 | 209 | 559 | 0.374 | C |
| N GANDY BLVD/FRONTAGE RD: (88TH ST N -> GRAND AVE) | CR | NA | NA | 2020 | 0.45 | 0 | T | 4700 | 245 | 1440 | 0.17 | C |
| NE COACHMAN RD: (DREW ST -> US 19) | SR | SA | 2U | 2020 | 1.738 | 1.744 | T | 10900 | 969 | 880 | 0.647 | C |
| NE COACHMAN RD: (US 19 -> MCMULLEN BOOTH RD) | SR | SA | 2U | 2020 | 1.266 | 2.126 | T | 14400 | 752 | 880 | 0.855 | C |
| NEBRASKA AVE: (ALT 19 -> BELCHER RD) | CR | SA | 2U | 2020 | 1.207 | 4.065 | T | 5000 | 261 | 774 | 0.337 | C |
| NEBRASKA AVE: (BELCHER RD -> US 19) | CR | SA | 4D | 2020 | 0.511 | 1.95 | T | 16261 | 849 | 1764 | 0.481 | D |
| NURSERY RD: (BELCHER RD -> KEENE RD) | CR | SMC | 2U | 2020 | 1.008 | 0.809 | T | 5500 | 256 | 572 | 0.448 | C |
| NURSERY RD: (KEENE RD -> HIGHLAND AVE) | CR | NMC | 2U | 2020 | 0.772 | 0 | T | 4900 | 256 | 1440 | 0.178 | C |
| NURSERY RD: (US 19 -> BELCHER RD) | CR | SMC | 2U | 2020 | 0.961 | 1.041 | T | 6100 | 318 | 792 | 0.556 | C |
| OAKHURST RD: (PARK BLVD -> WALSHINGHAM) | CR | SA | 2U | 2020 | 2.618 | 2.456 | T | 8177 | 427 | 792 | 0.539 | D |
| PARK BLVD: (131ST ST N -> 131ST ST N) | CR | SA | 4D | 2020 | 1.532 | 2.313 | T | 25230 | 767 | 1764 | 0.435 | D |
| PARK BLVD: (131ST ST N -> GULF BLVD) | CR | SA | 4D | 2020 | 1.282 | 2.536 | T | 14691 | 767 | 1764 | 0.435 | C |
| PARK BLVD: (69TH ST N -> 66TH ST N) | SR | SA | 6D | 2020 | 1.748 | 1.705 | T | 47166 | 2429 | 2940 | 0.826 | C |
| PARK BLVD: (66TH ST N -> 71ST ST N/ BELCHER RD) | CR | SA | 6D | 2020 | 0.502 | 1.993 | T | 46500 | 2429 | 2646 | 0.938 | C |
| PARK BLVD: (71ST ST N / BELCHER RD -> STARKET RD) | CR | SA | 6D | 2020 | 1.557 | 1.461 | T | 45438 | 2374 | 2646 | 0.897 | C |
| PARK BLVD: (SEMINOLE BLVD -> 113TH ST N) | CR | SA | 4D | 2020 | 0.548 | 4.694 | T | 30500 | 1593 | 1683 | 0.947 | F |
| PARK BLVD: (STARKET RD -> SEMINOLE BLVD) | CR | SA | 6D | 2020 | 1.525 | 2.427 | T | 45438 | 2374 | 2646 | 0.897 | C |
| PARK BLVD: (US 19 -> 49TH ST N) | CR | SA | 6D | 2020 | 0.983 | 3.412 | T | 53500 | 2795 | 2830 | 0.988 | C |
| PARK ST: (22ND AVE N -> BAY PINES BLVD) | CR | SA | 4D | 2020 | 1.177 | 0.85 | T | 19668 | 1027 | 1764 | 0.582 | C |
| PARK ST: (22ND AVE N -> CENTRAL AVE) | CR | SA | 4D | 2020 | 1.681 | 0.957 | T | 14500 | 757 | 1764 | 0.429 | D |
| PARK ST: (BAY PINES BLVD -> PARK BLVD) | CR | SA | 4D | 2020 | 2.325 | 3.346 | T | 27500 | 1436 | 1683 | 0.853 | C |
| PARK ST: (CENTRAL AVE -> PASADENA AVE) | SP | SA | 2D | 2020 | 0.718 | 0.828 | T | 6673 | 348 | 792 | 0.439 | D |
| PASADENA AVE: (SHORE DR -> 66TH ST N) | SR | SA | 6D | 2020 | 1.669 | 6.227 | T | 30000 | 1515 | 2830 | 0.535 | C |
| PATRICIA AVE: (UNION ST -> MAIN ST) | DN | SA | 2D | 2020 | 1.47 | 2.471 | T | 8372 | 430 | 813 | 0.529 | D |
| PHILLIPPE PKWY: (ENTERPRISE CR 102 -> SR 580) | SR | SA | 2U | 2020 | 1.228 | 0.814 | T | 11000 | 574 | 880 | 0.652 | C |
| PHILLIPPE PKWY: (MAIN ST -> ENTERPRISE RD/CR 102) | SR | SA | 2D | 2020 | 1.526 | 0.56 | T | 9644 | 503 | 792 | 0.655 | D |
| PINEHURST RD: (MICHIGAN AVE -> SR 580) | DN | SA | 2U | 2020 | 1.258 | 2.482 | T | 6156 | 226 | 572 | 0.395 | C |
| PINELLAS BAYWAY SR 679: (1/2 MI N OF TOLL PLAZA -> MADONNA BLVD) | SR | NA | 4D | 2020 | 2.019 | 0 | T | 4400 | 229 | 3760 | 0.061 | C |
| PINELLAS BAYWAY SR 679: (ANDERSON BLVD -> 1/2 MILE OF TOLL PLAZA) | CR | NA | 2U | 2020 | 2.847 | 0 | T | 4400 | 229 | 1440 | 0.159 | C |
| PINELLAS BAYWAY SR 679: (BAHIA DEL MAR BLVD -> MADONNA BLVD) | SR | NA | 2U | 2020 | 1.152 | 0 | T | 9450 | 229 | 1440 | 0.159 | C |
| PINELLAS BAYWAY SR 679: (BAHIA DEL MAR BLVD) | SR | NA | 4U | 2020 | 0.412 | 0 | T | 14500 | 757 | 3572 | 0.312 | C |
| PINELLAS BAYWAY SR 682: (54TH AVE S -> AVENUE OF STATES DR) | SR | SA | 6D | 2020 | 0.476 | 2.102 | T | 35500 | 1854 | 2940 | 0.631 | C |
| PINELLAS BAYWAY SR 682: (DOLPHIN CAY LN 5 -> PINELLAS BAYWAY SR 679) | SR | SA | 4D | 2020 | 1.544 | 1.327 | T | 27500 | 1436 | 1960 | 0.733 | C |
| PINELLAS BAYWAY SR 682: (PINELLAS BAYWAY SR 679 -> SR 699 GULF BLVD) | SR | SA | 4D | 2020 | 1.419 | 0.835 | T | 19700 | 1029 | 1960 | 0.525 | D |
| PINELLAS POINT DR: (31ST ST S -> ROY HANINA) | SP | NMC | 2U | 2020 | 0.366 | 0 | T | 6500 | 339 | 1440 | 0.235 | D |
| PINELLAS POINT DR: (BATH ST S -> 31ST ST S) | SP | SA | 4D | 2020 | 0.449 | 4.01 | T | 11364 | 593 | 1683 | 0.352 | C |
| ROSELY RD / PONSSETIA RD: (LAKE AVE -> MISSOURI AVE) | LA | SA | 2U | 2020 | 1.086 | 2.559 | T | 10929 | 571 | 832 | 0.686 | D |
| ROSELY RD / PONSSETIA RD: (CLWTR-LARGO RD -> MISSOURI AVE) | LA | SA | 2U | 2020 | 0.513 | 1.95 | T | 10929 | 571 | 792 | 0.721 | D |
| SAAN CHRISTOPHER DR: (PINEHURST RD -> ALT US 19) | DN | NMC | 2U | 2020 | 1.103 | 0 | T | 4255 | 222 | 1440 | 0.154 | C |
| SAAN CHRISTOPHER DR: (PINEHURST RD -> CR 1) | DN | SMC | 2U | 2020 | 0.501 | 1.996 | T | 5599 | 292 | 559 | 0.522 | C |
| SAAN MARTIN BLVD/83RD AVE NE: (GANDY BLVD -> 44TH ST N) | CR | SC | 2U | 2020 | 2.073 | 2.42 | T | 3693 | 193 | 601 | 0.321 | C |
| SOLOM AVE: (CR 1 -> BELCHER RD) | DN | SC | 2U | 2020 | 0.929 | 1.076 | T | 3650 | 159 | 572 | 0.278 | C |
| SR 580 MAIN ST: (CR 1 -> BELCHER RD) | SR | SA | 6D | 2020 | 1.019 | 4.06 | T | 43500 | 2272 | 2830 | 0.803 | C |
| SR 580 MAIN ST: (PINEHURST RD -> CR 1) | SR | SA | 6D | 2020 | 0.699 | 5.095 | T | 29500 | 1841 | 2830 | 0.545 | C |
| SR 580 MAIN ST: (SKINNER BLVD -> PINEHURST RD) | SR | SA | 4D | 2020 | 0.676 | 3.177 | T | 20450 | 883 | 1870 | 0.472 | C |
| SR 580 MAIN ST: (US 19 -> BELCHER RD) | SR | SA | 6D | 2020 | 0.538 | 1.393 | T | 44000 | 2299 | 2940 | 0.782 | C |
| SR 580 NEW SR80: (FOREST LAKES BLVD -> SR 584 TAMPA RD) | SR | SA | 4D | 2020 | 1.119 | 0 | T | 21200 | 1107 | 1960 | 0.565 | C |
| SR 580 SKINNER BLVD: (MAIN ST -> ALT US 19 BROADWAY) | SR | SA | 4D | 2020 | 0.48 | 4.456 | T | 9800 | 512 | 1870 | 0.274 | C |
| SR 580: (KENDALE DR -> FOREST LAKES BLVD) | SR | SA | 4D | 2020 | 1.358 | 3.12 | T | 32200 | 1619 | 1960 | 0.826 | C |
| SR 580: (MCMULLEN BOOTH RD -> KENDALE DR) | SR | NA | 6D | 2020 | 0.757 | 0 | T | 31000 | 1619 | 5650 | 0.287 | C |
| SR 580: (US 19 -> MCMULLEN BOOTH RD) | SR | SA | 6D | 2020 | 1.857 | 3.048 | T | 33833 | 1750 | 2830 | 0.618 | C |
| SR 584 TAMPA RD: (HILLSBOROUGH COUNTY LINE -> NEW SR 580) | SR | SA | 8D | 2020 | 0.856 | 2.446 | T | 58500 | 3004 | 3780 | 0.795 | C |
| SR 584 TAMPA RD: (NEW SR 580 -> CURLEW RD) | SR | SA | 6D | 2020 | 2.105 | 2.548 | T | 53500 | 2795 | 2830 | 0.988 | C |

National Flood Hazard Layer FIRMette

32°49'24"W 27°50'49"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transsect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transsect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

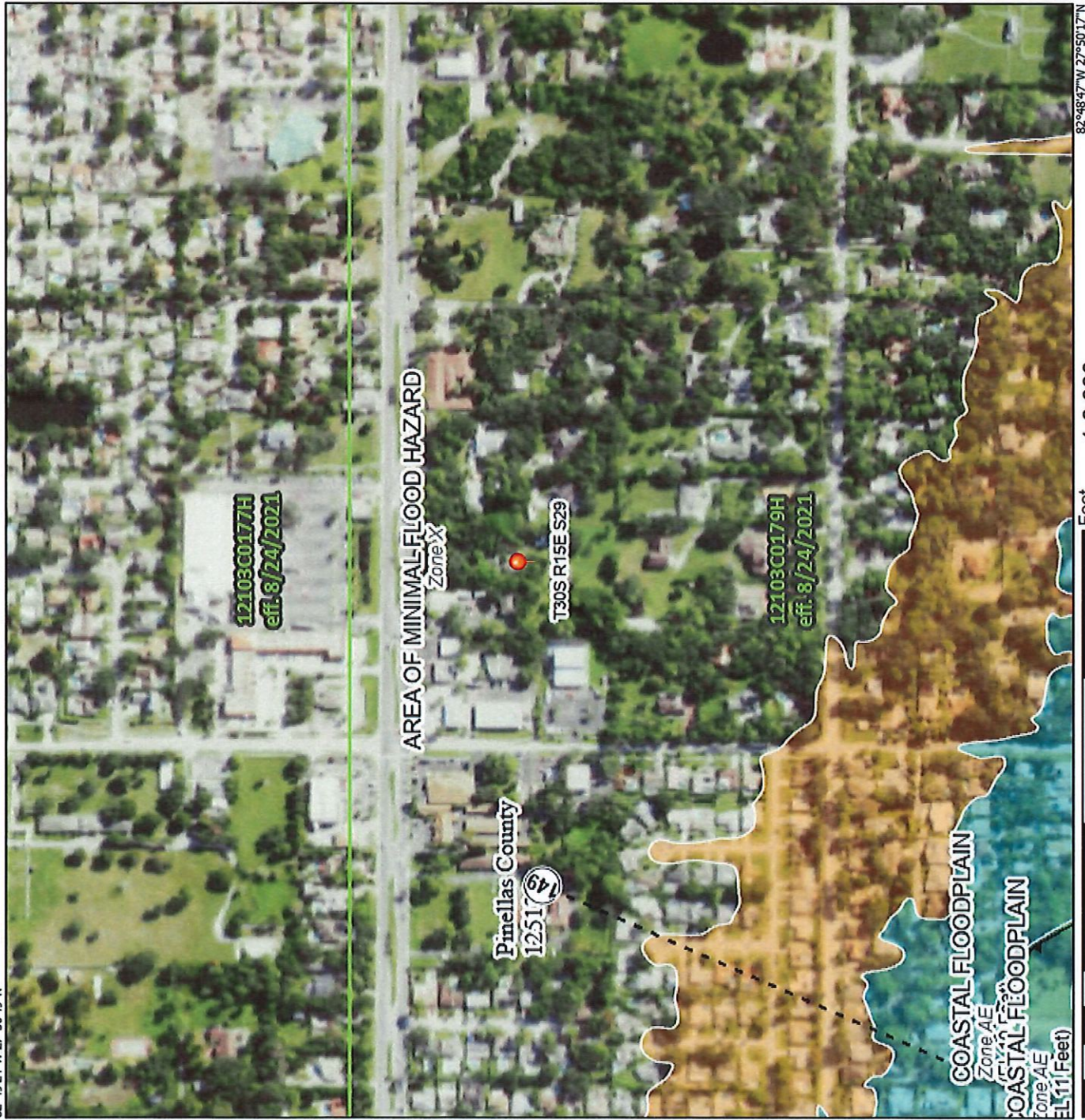
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/15/2022 at 1:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



82°48'47"W 27°50'17"N

1:6,000

Feet

2,000

1,500

1,000

500

0

Basemap: USGS National Map: OrthoImagery: Data refreshed October, 2020

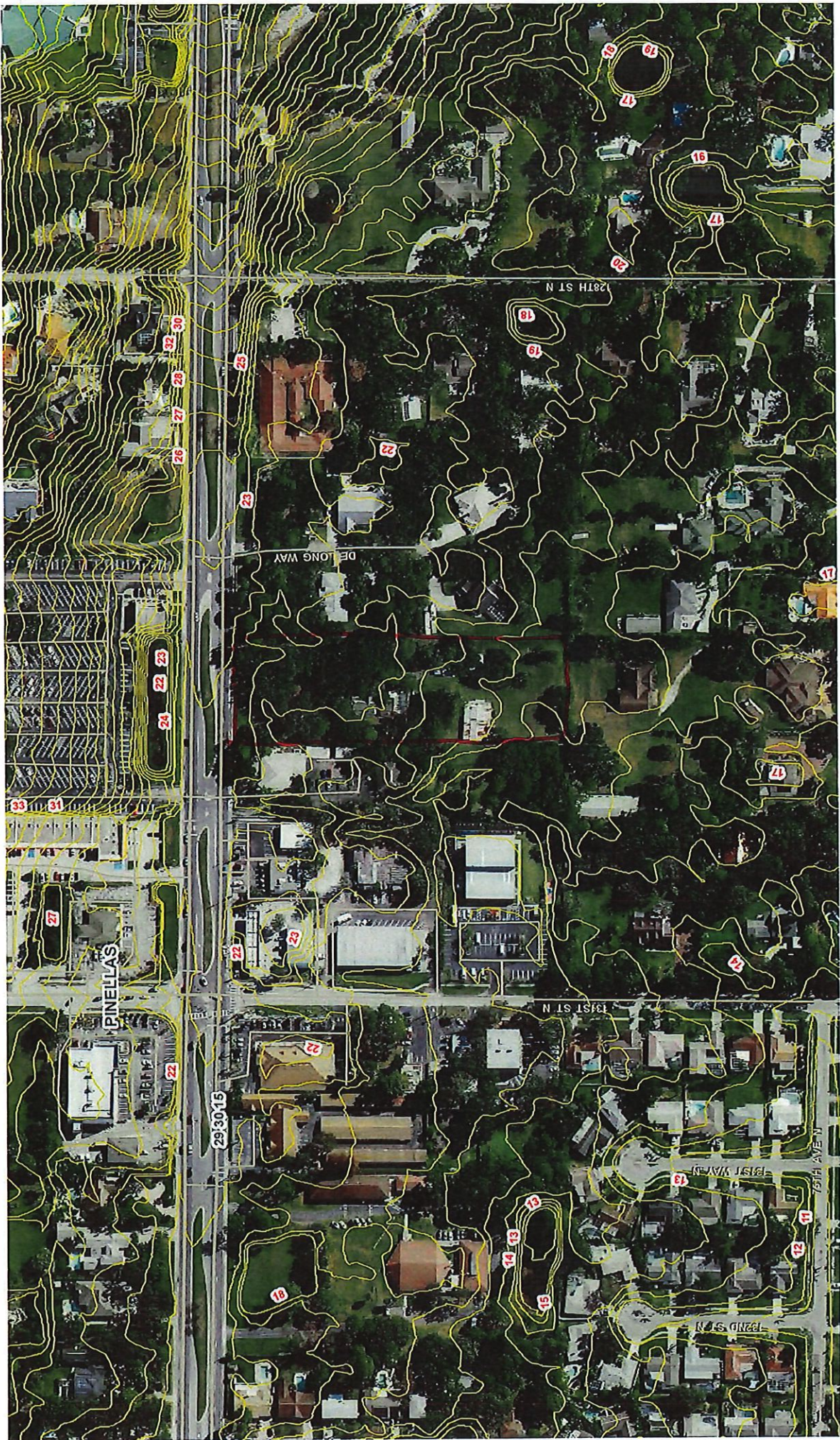


Table 138-355 – Table of Uses for Zoning Districts

LEGEND: 1 = Permitted Use / Type 1 Review 2 = Board of Adjustment and Appeals (B) / Type 2 Review 3 = Board of County Commissioners (BOCC) / Type 3 Review A = Accessory Use Blank = Use Not Allowed

NOTES: (a) - Uses may be further defined, restricted, and/or limited in an approved Development Master Plan, regulating plan, and/or Specific Area Plan.

| Zoning Districts | Single-Family Districts (a) | | | | | | | | | | Multi-Family Districts (a) | | | | | | Office and Commercial Districts (a) | | | | | | | | | | Industrial Districts (a) | | | | Mixed-Use District (a) | Special District (a) | Public/semi-Public District (a) | | | | Specific Use Standards | | |
|-----------------------------------------------------------|-----------------------------|-----|-----|-----|-----|-----|------|-----|-----|----|----------------------------|----|----|-----|-----|----|-------------------------------------|-----|-----|---|-----|-----|-----|---|----|----|--------------------------|------|-----|-----|---------------------------|---------------------------|---------------------------------|--|--|--|------------------------|--|--|
| | R-A | R-E | R-R | R-1 | R-2 | R-3 | R-MH | R-4 | R-5 | RM | RPD | LO | GO | C-1 | C-2 | CP | CR | E-1 | E-2 | I | IPD | MXD | FBC | U | CI | AL | EC | P-RM | RRR | FBR | See Article VI Division 3 | See Article VI Division 4 | See Article IX | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Use | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mobile Home Park Redevelopment (Sec 38-102) | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | | | | | | | | | | | | | | | | | |
| Modern Manufactured Home | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | |
| Outdoor Storage, Residential | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | | | | | | | | | | | | | | |
| Property Management Office | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ACCOMMODATIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bed and Breakfast | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | | | | | | | | | | | | | | | | | |
| Hotel / Motel | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Short-Term Vacation Rentals | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | |
| RV Park/Campground | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COMMERCIAL AND OFFICE USES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alcohol - Wholesale Storage and Distribution | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alcohol Dispensing - Off-Premise Consumption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alcohol Dispensing - Off-Premise Consumption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alcoholic Beverage Production - Accessory to a Restaurant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alcoholic Beverage Production - Small Scale | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alcoholic Beverage Production - Regional and Large Scale | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Artisan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bank | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Car Wash and Detailing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coating Service/Food Service Connector | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drive-Thru Facility or Use with a Drive-Thru | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Table 138-355 – Table of Uses for Zoning Districts

LEGEND: 1 = Permitted Use / Type 1, Review 2 = Board of Adjustment and Appeals (B) / Type 2 Review 3 = Board of County Commissioners (BoCC) / Type 3 Review Blank = Use Not Allowed

NOTES: (a) - Uses may be further defined, restricted, and/or limited in an approved Development Master Plan, regulating plan, and/or Specific Area Plan.

| Land Use | Zoning Districts | | | | | | | | | | | | | | Special District (a) | Institutional Districts | Public/Sem-Public Districts (d) | | | | Specific Use Standards | | | | | | | | | | | | | |
|----------------------------------------------------|-----------------------------|-----|-----|-----|----------------------------|-----|-----|-----|-------------------------------------|----|-----|----|-------------------------|-----|----------------------|-------------------------|---------------------------------|----------------------|----|------------------------|------------------------|---------------------------|-----|----|-----|-----|-----|-----|----|----|------|------|------|------|
| | Single-Family Districts (a) | | | | Multi-Family Districts (a) | | | | Office and Commercial Districts (a) | | | | Municipal Districts (a) | | | | Mixed-Use District (a) | Special District (a) | GI | Recreational Districts | | See Article VI Division 4 | | | | | | | | | | | | |
| | R-A | R-E | R-R | R-1 | R-2 | R-3 | R-3 | R-4 | R-5 | RM | RPD | LO | CO | C-1 | | | | | | | | | C-2 | CP | E-1 | E-2 | IPD | MXD | AL | FC | P-2M | P-3M | R-2M | F-3M |
| Day-Care Facility, child and/or adult | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | 1 | 1 | | | | Y | |
| Day-Care, family | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | | | | Y | |
| Environmental Education Facilities | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | | | | | | | |
| Funeral Home / Mortuary | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | | | | | | | |
| Government Building or Use | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | | | | | | Y | |
| Hospital/Medical Clinic | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Y | |
| Library | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | | | | | | Y | |
| Meeting Hall and other Community Assembly Facility | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | | | | | | Y | |
| Nursing Home | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | | | | | | Y | |
| Probation / Parole Correction Office | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| School, grades Pre-K thru 8 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | | | | | | Y | |
| School, grades 9 thru 12 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | | | | | | Y | |
| School, Post-Secondary | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| School, All Others | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shelter/Transitional Housing | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | | | | | | | Y | |
| TRANSPORTATION, COMMUNITY, AND INFORMATION USES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Airports (Air Transportation) | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Y |
| Docks and Piers | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | | | Y | |
| Marina | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Y | |
| Helipad and Helistops | 3 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Y | |

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MEDICAL OFFICE
 LU = R/OG
 Z = GO



WINN DIXIE SHOPPING CENTER
 LU = CG
 Z = C-2

Park Blvd
 4-Lane Divided Arterial

SITE DATA TABLE

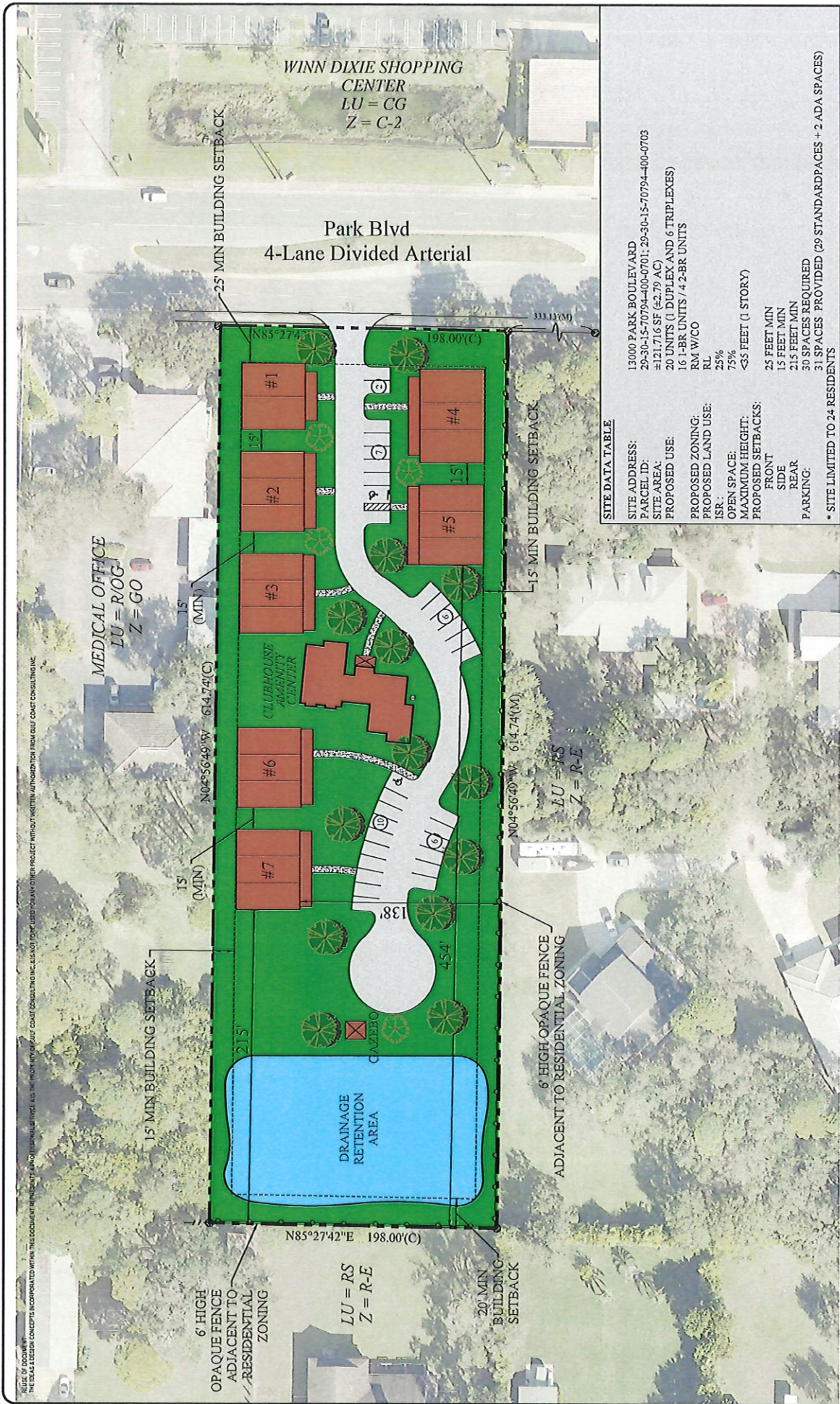
| | |
|--------------------------------------------------|-------------------------------------------------------|
| 13000 PARK BOULEVARD | |
| SITE ADDRESS: | |
| 29-30-15-70794-400-0701; 29-30-15-70794-400-0703 | PARCEL ID: |
| +121,716 SF (±2.79 AC) | SITE AREA: |
| 20 UNITS (1 DUPLEX AND 6 TRIPLEXES) | PROPOSED USE: |
| 16 1-BR UNITS / 4 2-BR UNITS | RM W/CO |
| PROPOSED ZONING: | RL |
| PROPOSED LAND USE: | 75% |
| ISR: | 25% |
| OPEN SPACE: | <35 FEET (1 STORY) |
| MAXIMUM HEIGHT: | 25 FEET MIN |
| PROPOSED SETBACKS: | 15 FEET MIN |
| FRONT: | 21.5 FEET MIN |
| SIDE: | 30 SPACES REQUIRED |
| REAR: | 31 SPACES PROVIDED (29 STANDARD PACES + 2 ADA SPACES) |
| PARKING: | |
| * SITE LIMITED TO 24 RESIDENTS | |



Gulf Coast Consulting, Inc.
 13000 Park Boulevard
 Gulf Breeze, FL 32561
 Phone: 904.243.1111
 Fax: 904.243.1112

13000 Park Blvd Site
 Conceptual Development Plan

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WINN DIXIE SHOPPING CENTER
 LU = CG
 Z = C-2

Park Blvd
 4-Lane Divided Arterial

MEDICAL OFFICE
 LU = ROG
 Z = GO

CLUBHOUSE AMENITY CENTER

LU = RS
 Z = R-E

LU = RS
 Z = R-E

SITE DATA TABLE

| | | |
|---------------------------------------|--|--------------------------------------------------------|
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