



Received

JUN 25 2021

Pinellas Planning Council

Return to:  
 Forward Pinellas  
 310 Court Street, 2<sup>nd</sup> Floor  
 Clearwater, FL 33756  
 Telephone: 727.464.8250  
 Email: [info@forwardpinellas.org](mailto:info@forwardpinellas.org)

## Countywide Plan Map Amendment Application

### Local Government Contact Information

Requesting Local Government:	Pinellas County
Local Government Contact:	Glenn Bailey
Address:	440 Court Street, 4th Floor, Clearwater, 33756
Phone:	727-464-5640
E-Mail Address:	gbailey@pinellascounty.org
Local Government Case #:	ZLU-21-03
Local Government Ordinance #:	not yet assigned

### Property Owner Contact Information

Name(s):	Habitat for Humanity of Pinellas County, Inc
Address:	13355 49th Street North, Clearwater, FL 33762
Phone:	727-776-2965
E-Mail Address:	krush@habitatpwp.org

### Agent Contact Information (if applicable)

Name(s):	
Address:	
Phone:	
E-Mail Address:	

### Characteristics of the Subject Property

Site Address(s):	1201 Gooden Crossing, Largo, FL 33778
Total Acreage of the Amendment Area:	0.65
Existing Use(s):	Vacant
Proposed Use(s):	Three single family detached homes
Parcel Identification #:	04-30-15-00000-430-5300
Legal Description of the Amendment Area:	See attached
What is the adjacent roadway's Level of Service (LOS) grade?	C (Ulmerton Road)
Is the Amendment Area located in: [check all that apply]	<input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Redevelopment Area <input type="checkbox"/> Scenic Noncommercial Corridor

### Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Retail & Services
Proposed Countywide Plan Map Category(ies):	Residential Low Medium

### Local Future Land Use Plan Map and Zoning Information

Current Local Future Land Use Plan Map Category(ies):	Commercial Neighborhood
Current Local Zoning Designation(s):	C-2, General Commercial & Services
Proposed Local Future Land Use Plan Map Category(ies):	Residential Low
Proposed Local Zoning Designation(s):	R-3, Single Family Residential

### Application Checklist

The following MUST be furnished with this application: (incomplete applications will not be accepted)

- \_. A complete application form;
- \_. an ordinance being considered by your governing body;
- \_. a map or map series depicting the future land use categories of the subject property and surrounding area, and any other pertinent information. [Countywide Rules, 6.1.4.2];
- \_. a local government staff report;
- \_. an electronic copy of the GIS shape file(s) for the amendment area;
- \_\_\_ if applicable, a copy of the development agreement approved by the legislative body and executed by the property owner and any other private party(ies) to the agreement; and
- \_. if applicable, the jurisdictional determination line for environmentally sensitive areas.

Additional requirements for Tier II and III amendments to the AC or MMC category:

- \_. A pre-application meeting with Forward Pinellas staff;
- \_. identification of the current or proposed FLUM categories and/or character districts within the AC or MMC category, their acreages, and their associated maximum densities/intensities;
- \_\_\_ a copy of the implementing regulations applicable to the AC or MMC category (e.g., special area plan, corridor plan, comprehensive policies, land development regulations);
- \_. a written description of how each of the Planning and Urban Design Principles described in the Countywide Plan Strategies, Land Use Goal 16.0, are addressed within the AC or MMC category [Countywide Rules, 6.1.4.3];
- \_. a transportation impact analysis [Countywide Rules, 6.5.3.1.2]; and
- \_. for Tier III amendments, in addition to all of the above requirements, applicants must submit a justification narrative demonstrating that the proposed density/intensity standards are appropriate for the subject area despite not meeting the applicable locational requirements, due to changed conditions or other unique factors. [Countywide Rules, Section 6.1.4.4]

## Local Action Dates

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment.

**June 22, 2021**

If the local government chooses to submit a development agreement in support of this application, provide the date the agreement was approved at a public hearing by the legislative body. Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Section 6.1.6 of the Countywide Rules.

**N/A**

## Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	Yes
If so, provide the name and address of the person(s):	Mike Sutton
If so, is the interest contingent or absolute?	absolute
If so, what specific interest is held?	CEO
Does a contract exist for the sale of the subject property?	No
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	No
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	



# Pinellas County

## Staff Report

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File #: 21-1038A, Version: 1

Agenda Date: 6/22/2021

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### **Subject:**

Case No. Q Z/LU-21-03 (Habitat for Humanity of Pinellas Co., Inc.)

A request for a zoning change from C-2, General Commercial & Services to R-3, Single Family Residential and a land use change from Commercial Neighborhood to Residential Low on approximately 0.65 acre located at 1201 Gooden Crossing in unincorporated Largo.

### **Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. Z/LU-21-03 is recommended for approval:

- 1.) An Ordinance approving the application of Habitat for Humanity of Pinellas Co., Inc. for a land use change from Commercial Neighborhood to Residential Low on approximately 0.65 acre located at 1201 Gooden Crossing in unincorporated Largo.
  - 2.) A Resolution approving a zoning change from C-2, General Commercial & Services to R-3, Single-Family Residential.
- The applicant is seeking land use and zoning changes on a 0.65-acre property that is currently vacant.
  - The applicant is proposing to develop three single-family detached residential units on three separate lots, which is the maximum that would be allowed.
  - The Local Planning Agency recommended approval of the request (vote 7-0); no one from the public spoke in favor or in opposition at the hearing.
  - No correspondence has been received.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

### **Summary:**

The subject property consists of a 0.65-acre parcel located at 1201 Gooden Crossing in unincorporated Largo. The property is currently vacant, but formerly housed commercial retail and service uses. It is designated Commercial Neighborhood (CN) on the Future Land Use Map (FLUM) and is zoned C-2, General Commercial & Services. The applicants wish to redevelop the site with three single-family residential lots, which is not permitted under the current land use and zoning designations. They are proposing a FLUM amendment to Residential Low (RL), which allows up to 5.0 residential units per acre, and a zoning change to R-3, Single-Family Residential, which requires a minimum lot size of 6,000 square feet and a minimum lot width of 60 feet. The proposed RL category would allow a maximum of three single-family units on the property based on its acreage.

The subject property is designated Retail & Services (R&S) on the Countywide Future Land Use Map, which allows up to 24 residential units per acre. Therefore, this proposal will not require a Countywide Map amendment.

The subject property is in close proximity to single-family residential, commercial/warehouse and institutional uses on lots of various sizes. The properties to the south, west, and north are largely zoned R-3 residential, with a couple of commercial zoned properties intermingled to the northwest and southwest. The properties to the east are in the City of Largo and are comprised of commercial, warehouse, and office uses. The Pinellas Trail is located nearby to the east on the other side of Railroad Avenue. The surrounding land use designations are RL to the south and west. The properties directly adjacent to the north and northwest have Institutional and CN land use designations, respectively. Most of the lots in the neighborhood are consistent with the minimum required dimensions of the requested R-3 zoning district.

Comparing the current development potential of the subject property with the potential use associated with the requested RL FLUM designation, the proposal could decrease trips on the surrounding roads by approximately 366 average daily trips. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

Staff is of the opinion that the proposed RL land use category and R-3 zoning district are appropriate based on the subject property's proximity to locations with the same or similar designations, general compatibility with the surrounding area, anticipated limited impacts to infrastructure, consistency with the Pinellas County Comprehensive Plan, and consistency with the Countywide Plan.

**Background Information:**

The Local Planning Agency (LPA) recommended approval of the request during its May 13, 2021 public hearing (Vote 7-0).

Surrounding property owners within 400 feet of the subject site were notified by mail. A sign advertising the public hearings was posted on the subject site.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Impact Assessment  
Traffic Analysis  
Resolution  
Ordinance

Response to Question # 13

Boundary Survey

Public Notification Map

Power Point Presentation

Legal Ad

Legal Ad Map



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** Z/LU-21-03

**LPA Public Hearing:** May 13, 2021

**Applicant:** Habitat for Humanity of Pinellas County, Inc.

**Representative:** Ken Rush

**Subject Property:** Approximately 0.65 acre located at 1201 Gooden Crossing in unincorporated Largo.

**PARCEL ID(S):** 04/30/15/00000/430/5300



### REQUEST:

Future Land Use Map amendment from Commercial Neighborhood (CN) to Residential Low (RL) and a Zoning Atlas amendment from C-2 (General Commercial & Services) to R-3 (Single-Family Residential) on approximately 0.65 acres located at 1201 Gooden Crossing. The request would allow for three single-family detached homes on minimum 6,000 square foot lots at a maximum density of 5.0 units per acre.

### LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that proposed Future Land Use Map and Zoning Atlas amendments are consistent with the Pinellas County Comprehensive Plan and recommends approval. (The vote 7-0, in favor)

### PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

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### SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on April 12, 2021. The DRC Staff summary discussion and analysis follows:

The subject property consists of a 0.65-acre parcel located at 1201 Gooden Crossing in unincorporated Largo. The property is currently vacant. It is designated Commercial Neighborhood (CN) on the Future Land Use Map (FLUM) and is zoned C-2, General Commercial & Services, which requires minimum lot sizes of 10,000 square feet. The applicants wish to develop the site as three single-family residential lots, which is not permitted under the current land use and zoning designations. They are proposing a FLUM amendment to Residential Low (RL), which allows up to 5.0 residential units per acre, and a zoning change to R-3, Single-Family Residential, which requires minimum lot sizes of 6,000 square feet. The proposed RL category would allow up to three single-family units on the property based on its acreage. By comparison, the existing CN category does not allow any residential units.

The subject property is designated Retail & Services (R&S) on the Countywide Future Land Use Map, which allows up to 24 residential units per acre. Therefore, this proposal will not require a Countywide Map amendment.

#### Surrounding Uses

The subject property is adjacent to predominantly single-family residential, commercial and institutional lots of various sizes. The properties to the south, west, and north are largely zoned R-3 residential, with a couple of commercial zoned properties intermingled to the northwest and southwest. The properties to the east are in the City of Largo and are comprised of commercial, warehouse, and office uses. The surrounding land use designations are RL to the south and west. The properties directly adjacent to the north and northwest have Institutional and CN land use designations, respectively. Most of the lots in the neighborhood are consistent with the minimum required dimensions of the requested R-3 zoning district. There are a few substandard lots which either have received a variance to allow development or are remnant metes and bounds lots.

#### Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential use associated with the requested RL FLUM designation, the proposal could decrease trips on the surrounding roads by approximately 366 average daily trips. The nearest level of service (LOS) regulated roadway is Ulmerton Road to the south. In this location, Ulmerton Road is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.631 and is not considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

The subject property is within Pinellas County's wastewater treatment and water supply service area. The proposal could decrease demand on potable water supplies by 1,329 gallons per day and decrease demand on wastewater treatment facilities by 1,565 gallons per day. In reference to solid waste, the proposal could decrease the amount of solid waste generated by approximately 38 tons per year.

#### Conclusion

Staff is of the opinion that the proposed RL land use category and R-3 zoning district are appropriate based on the subject property's proximity to locations with the same or similar designations, general compatibility with the surrounding area, anticipated limited impacts to infrastructure, consistency with the Pinellas County Comprehensive Plan, and consistency with the Countywide Plan.

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**SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Commercial Neighborhood	C-2	Vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Institutional	R-3	Church
<b>East</b>	Residential/Open Space	UZ	Pinellas Trail
<b>South</b>	Residential Low	R-3	Vacant
<b>West</b>	Residential Low Commercial Neighborhood	R-3 & C-2	Single Family Residential & Vacant

**IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

**FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT**

- Objective 1.2. Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- Policy 1.2.2. The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future land Use and Quality Communities Element.
- Policy 1.2.3. Plan designation on the Future Land USE Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

**COUNTY DEVELOPMENT REGULATIONS**

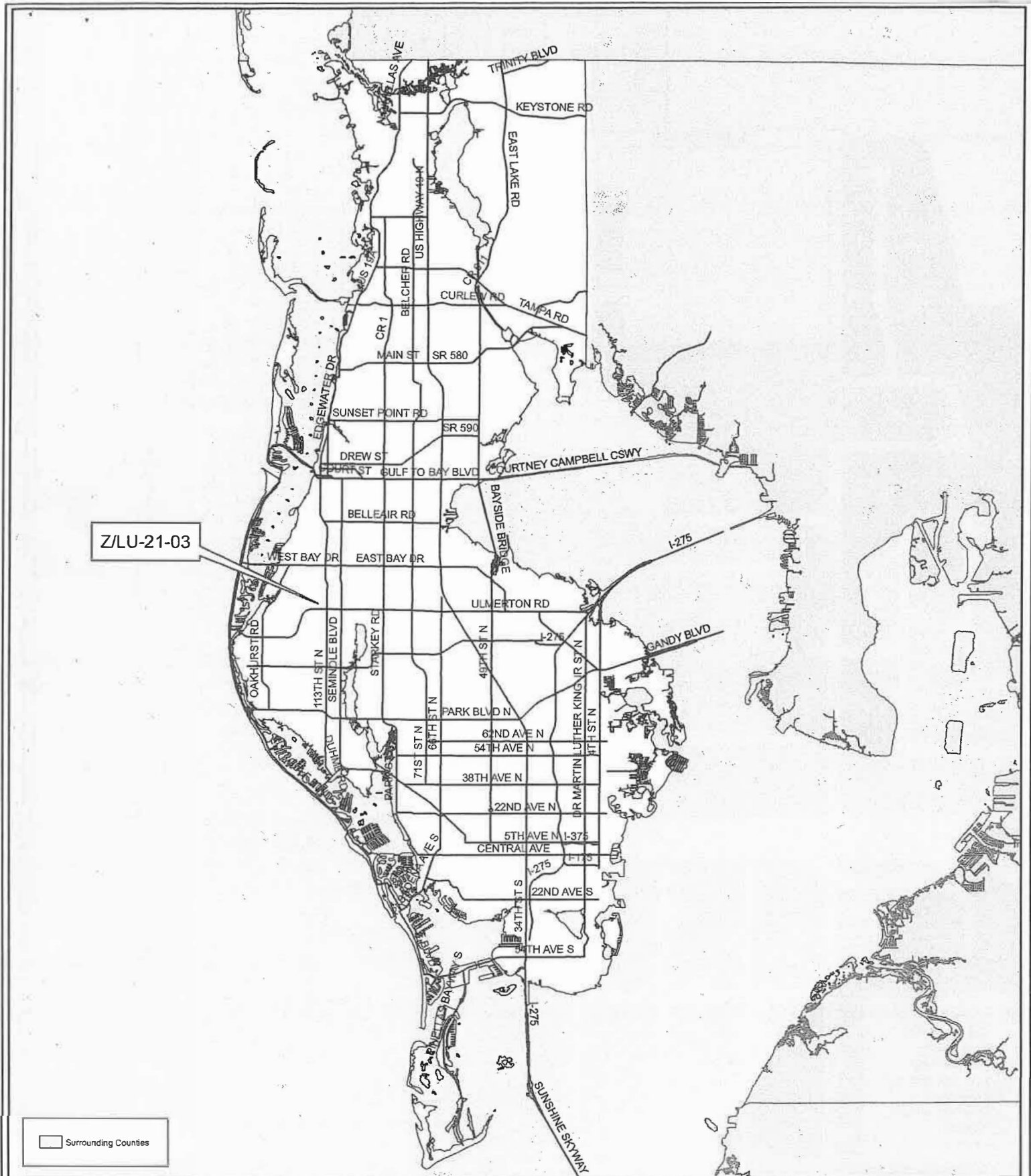
Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

**PROPOSED BCC HEARING DATE:** June 22, 2021

**CORRESPONDENCE RECEIVED TO DATE:** No correspondence received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** No one appeared in favor or in opposition.

**ATTACHMENTS: (Maps)**



Z/LU-21-03

□ Surrounding Counties

**Z/LU-21-03**

**Location Map**

**Zoning**

**From:** C-2, General Commercial & Services  
**To:** R-3, Single Family Residential

**Land Use**

**From:** Commercial Neighborhood  
**To:** Residential Low



**Housing & Community Development**

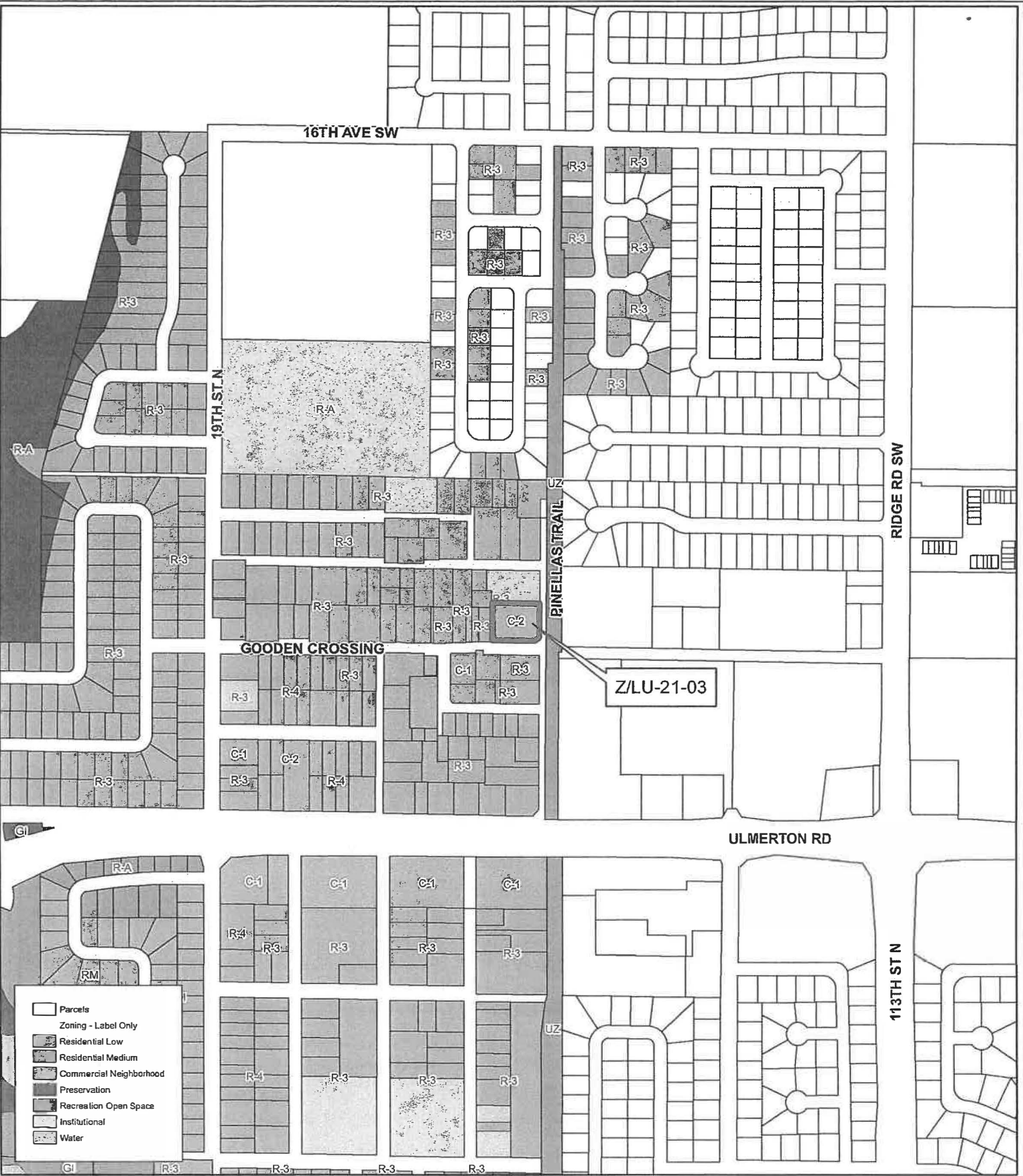
04/30/15/00000/430/5300

Prepared by: Pinellas County Planning Department



Date: 3/18/2021

1 inch = 4.5 miles



- Parcels
- Zoning - Label Only**
- Residential Low
- Residential Medium
- Commercial Neighborhood
- Preservation
- Recreation Open Space
- Institutional
- Water

**Z/LU-21-03**  
**Current Land Use & Zoning**

**Zoning** From: C-2, General Commercial & Services  
 To: R-3, Single Family Residential

**Land Use** From: Commercial Neighborhood  
 To: Residential Low



04/30/15/00000/430/5300

Prepared by: Pinellas County Planning Department



Date: 3/18/2021

1 inch = 0.09 miles



**Z/LU-21-03**

**Aerial Map**

**Zoning** From: C-2, General Commercial & Services  
To: R-3, Single Family Residential

**Land Use** From: Commercial Neighborhood  
To: Residential Low



**Housing & Community Development**

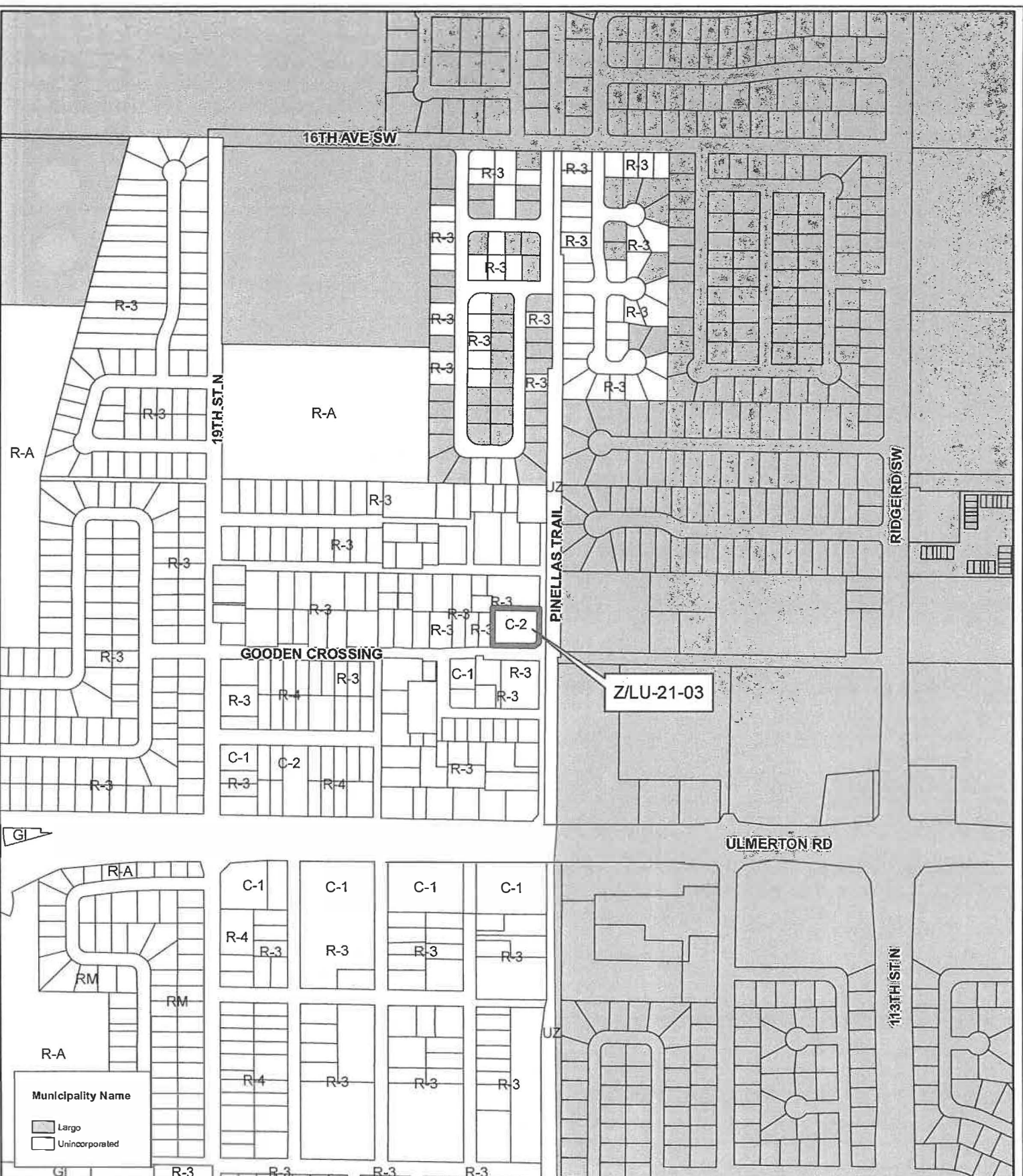
04/30/15/00000/430/5300

Prepared by: Pinellas County Planning Department



Date: 3/18/2021

1 inch = 0.09 miles



**Municipality Name**  
 [Shaded Box] Largo  
 [White Box] Unincorporated

**Z/LU-21-03**  
**Municipal Map**

**Zoning** From: C-2, General Commercial & Services  
 To: R-3, Single Family Residential

**Land Use** From: Commercial Neighborhood  
 To: Residential Low



04/30/15/00000/430/5300

Prepared by: Pinellas County Planning Department



Date: 3/18/2021

1 inch = 0.09 miles



**Legend**

- Parcels
- Zoning - Label Only**
- Residential Low
- Residential Medium
- Commercial Neighborhood
- Preservation
- Recreation Open Space
- Institutional
- Water

**Z/LU-21-03**  
**Proposed Land Use & Zoning**

**Zoning** From: C-2, General Commercial & Services  
 To: R-3, Single Family Residential

**Land Use** From: Commercial Neighborhood  
 To: Residential Low



04/30/15/00000/430/5300

Prepared by: Pinellas County Planning Department



Date: 3/18/2021

1 inch = 0.09 miles

**Impact Assessment and Background Data for Staff Report**

**Amendment to the Pinellas County Future Land Use Map  
and Pinellas County Zoning Atlas Map**

Z/LU-21-03

Site Location: 1201 Gooden Crossing, unincorporated Largo

Street Address: 1201 Gooden Crossing

Parcel Number: 04-30-15-00000-430-5300

Prepared by: CY

Date: 04/14/2021

**Proposed Amendment From:**

Future Land Use Designation(s): CN acres: .65

Zoning Designation(s): C-2 acres: .65

**Proposed Amendment To:**

Future Land Use Designation(s): RL acres: .65

Zoning Designation(s): R-3 acres: .65

Development Agreement? No  Yes  New  Amended

Affordable Housing Density Bonus? No  Yes

## INFRASTRUCTURE IMPACTS

### SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
<b>EXISTING</b>	
Commercial Neighborhood	(8,509.05 FAR x 10.2 / 2,000) (commercial factor) = 43.4 tons/year
<b>PROPOSED</b>	
Residential Low	(3 units x 1.66) (Residential factor) = 4.98 tons/year
<b>NET DIFFERENCE</b>	<b>-38.4 tons/year</b>

\* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

\* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

### POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
<b>EXISTING</b>		
Commercial Neighborhood	8,509.05 FAR x .25 sq. ft (Commercial rate) = 2,127.3 GPD	8,509.05 FAR x .25 sq. ft (commercial rate) = 2,127.3 GPD
<b>PROPOSED</b>		
Residential Low	3 units x 266 (Single-Family rate) = 798 GPD	3 units x 187.5 (Single-Family rate) = 562.5 GPD
<b>NET DIFFERENCE</b>	<b>-1,329.3 GPD</b>	<b>-1,564.8 GPD</b>

\* (Non Residential) Gross Floor Area x Consumption Rate = GPD

\* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day



## TRANSPORTATION AND ROADWAY IMPACTS

	YES or NO	COMMENTS
Is the proposed amendment located within one half mile of a deficient facility (i.e., a road operating at peak hour level of service E or F, and/or a volume-to-capacity (v/c) ratio of 0.9 or higher with no mitigating improvements scheduled within three years)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located along a scenic/non-commercial corridor?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pomello soils and Urban land, 0 to 5 percent slopes
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the McKay Creek Drainage Basin
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

\*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

## PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Evacuation Zone E



Identify the Fire District serving the proposed development.		The subject site is located within Largo Fire District.
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**COMMUNITY IMPACTS**

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site is within 0.21 mile of ridge Crest Elementary School

***Has the property been the subject of a previous amendment proposal within the last 12 months?***  
 Yes  No

***Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?***  
 Yes  No

**ATTACH THE FOLLOWING:**

- Location Map
- Future Land Use Map with zoning designations
- Aerial



**PINELLAS COUNTY PLANNING DEPARTMENT  
TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE**

LU#: Z/LU-21-03

Jurisdiction: Pinellas County

Revised:

Received: 4/14/2021

Signoff: CY

**SITE DATA**

Parcel Size: 0.65  
Proposed for Amendment: 0.65

Current Land Use Designation: Commercial Neighborhood

Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) General Comm	0.65	0.30	N/A	8.509	94.7	0.49	395
Total							395

Proposed Land Use Designation: Residential Low

Potential Use	acre(s)	(upa)	Units		x(tgr)	cap.	Proj. trips
(1) Single Family	0.65	5.00	3		9.60	1.00	29
Total							29

Potential Decrease in Daily Trips: -366

**ROADWAY IMPACT DATA - Trip Distribution**

Road(s)	% Distribution			Traffic Vol. (AADT)	
	2020	2040		2020	2040

(1) Ulmerton Rd.	0	0	existing	35,500	40,733
Ridge Rd to Walsingham Rd	100.00	100.00	proposed	35,500	40,733

Road(s)	LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.
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(1) Ulmerton Rd.	C	0.631	C	C	B	B
Ridge Rd to Walsingham Rd						

Road(s)	Ln Cfg	Extg	Planned	Const.	Future
(1) Belcher Road		6D	None	None	6D

**ABBREVIATIONS/NOTES**

AADT = Average Annual Daily Trips	Ln. = Lanes
AC = Acres	LOS = Level of Service
CAP = Capture Rate (i.e., % new trips)	LTCM = Long Term Concurrency Management Corridor
CCC = Congestion Containment Corridor	MPO = Metropolitan Planning Organization
CFG = Configuration	N/A = Not applicable
CON = Constrained County Corridor	PC = Partially controlled access
Const. = Construction	PH = Peak Hour
D/U = Divided/undivided	SF = Square Feet
E = Enhanced	TGR = Trip Generation Rate
FAR = Floor Area Ratio	UPA = Units Per Acre
FDOT = Florida Department of Transportation	UTS = Units (dwelling)
DEF= Deficient Road	V/CR = Volume-to-Capacity Ratio
MMS = Mobility Management System	MIS= Mitigating Improvement Scheduled
2040 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output	
Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2019 LOS Manual	

BEGINNING 30 FEET WEST OF THE SE CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, RUN NORTH 182.46 FEET, WEST 215.00 FEET, SOUTH 182.46 FEET, EAST 215.00 FEET TO THE POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SE CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST; THENCE N88°59'45"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4 (BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION) FOR 77.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N88°59'45"W ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4 FOR 168.44 FEET; THENCE LEAVING SAID SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, N00°16'00"E FOR 33.00 FEET; THENCE S88°58'45"E FOR 173.33 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN O.R. BOOK 5440, PAGE 963, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S59°47'18"W ALONG SAID WEST LINE FOR THAT CERTAIN PROPERTY AS DESCRIBED IN O.R. BOOK 5440, PAGE 963, FOR 5.79 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN O.R. BOOK 5440, PAGE 963, S00°06'23"W FOR 30.00 FEET TO THE POINT OF BEGINNING.

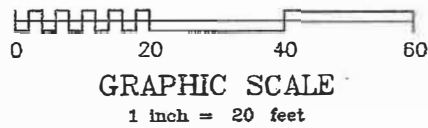
**FLOOD ZONE**

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, COMMUNITY NUMBER 125139 (MAP NUMBER 12103C-0018-G), MAP DATED SEPTEMBER 3, 2003.

**PREPARED FOR**

HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.

- LINE L1  
N00°18'00"E - 33.00'D
- LINE L2  
N00°21'22"E - 149.73'M
- LINE L3  
S88°59'21"E - 192.86'M
- LINE L4  
S59°47'32"W - 23.17'DC  
S59°47'32"W - 23.66'M
- LINE L5  
N88°58'45"W - 173.33'D  
N88°55'23"W - 173.07'M
- LINE L6  
S59°47'18"W - 5.79'D
- LINE L7  
S89°02'02"E - 23.37'D



ON-SITE T.B.M.  
FND. NAIL & TIN  
ELEV. = 66.00'  
N.A.V.D. 1988

S.W. COR. OF THE  
N.W. 1/4 OF S.W.  
1/4 OF S.E. 1/4 OF  
SECTION 4-30-15

**GOODEN CROSSING**  
R/W VARIES: (20' ASPHALT)

S. BNDY. OF THE N. 1/2 OF  
THE S.W. 1/4 OF THE S.E. 1/4  
OF SECTION 4-30-15

S. BNDY. OF THE N. 1/2 OF  
THE S.W. 1/4 OF THE S.E. 1/4  
OF SECTION 4-30-15

ON-SITE T.B.M.  
SET NAIL & TIN  
ELEV. = 68.25'  
N.A.V.D. 1988

P.O.B.  
S.E. CORNER OF  
GRANTOR'S TRACT

P.O.C.  
S.E. COR. OF THE N.  
1/2 OF THE S.W. 1/4  
OF THE S.E. 1/4 OF  
SECTION 4-30-15

**LEGEND**

- |                          |                    |
|--------------------------|--------------------|
| + 000 - ELEVATION        | - 2' CURB          |
| ■ - GRATE INLET          | - 2' CURB & GUTTER |
| ☆ - LIGHT POLE           | ○ - CEDAR          |
| ● - POWER POLE           | ○ - CHINABERRY     |
| □ - SIGN                 | ○ - MULBERRY       |
| ⊙ - STORM SEWER MANHOLE  | ○ - OAK            |
| ⊗ - WATER METER          | ○ - PALM           |
| ○ - WOOD POST            | ○ - PINE           |
| → - GUY WIRE             | ○ - SCHEFFLERA     |
| - - - - - OVERHEAD WIRES |                    |

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED  
(VACANT)



Z/LU-21-03

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**BOUNDARY SURVEY - SHEET 1 OF 2**

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5A-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: 200330 DATE SURVEYED: 11-9-2020  
DRAWING FILE: 200330.DWG DATE DRAWN: 12-1-2020  
LAST REVISION: N/A X REFERENCE: N/A

**GEORGE A. SHIMP II**  
**AND ASSOCIATES, INCORPORATED**  
LAND SURVEYORS LAND PLANNERS



*George A. Shimp II*

P.O.C.  
SOUTH 1/4 COR.

**LEGAL DESCRIPTION**

PARCEL A:

COMMENCING AT THE S.E. CORNER OF THE N. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, RUN NORTH 89°59'45" WEST, ALONG THE SOUTH BOUNDARY OF THE N. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, 246.08 FEET; THENCE RUN NORTH 00°18'00" EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°21'22" EAST, 149.73 FEET; THENCE RUN SOUTH 88°59'21" EAST 60.00 FEET; THENCE RUN SOUTH 00°21'33" EAST, 149.80 FEET; THENCE RUN SOUTH 88°55'23" EAST, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8985.11 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

**FLOOD ZONE**

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, COMMUNITY NUMBER 125139 (MAP NUMBER 12103C-0018-G), MAP DATED SEPTEMBER 3, 2003.

**PREPARED FOR**

HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.

- LINE L1  
N00°18'00"E - 33.00'D
- LINE L2  
N00°21'22"E - 149.73'M
- LINE L3  
S88°59'21"E - 60.00'M
- LINE L4  
S59°47'32"W - 23.17'DC  
S59°47'32"W - 23.66'M
- LINE L5  
S88°55'23"E - 60.00'M
- LINE L6  
S59°47'18"W - 5.79'D
- LINE L7  
S89°02'02"E - 23.37'D
- LINE L8  
S00°21'23"W - 149.80'M
- LINE L11  
S88°59'21"E - 72.86'M
- LINE L12  
N88°55'23"W - 53.07'M

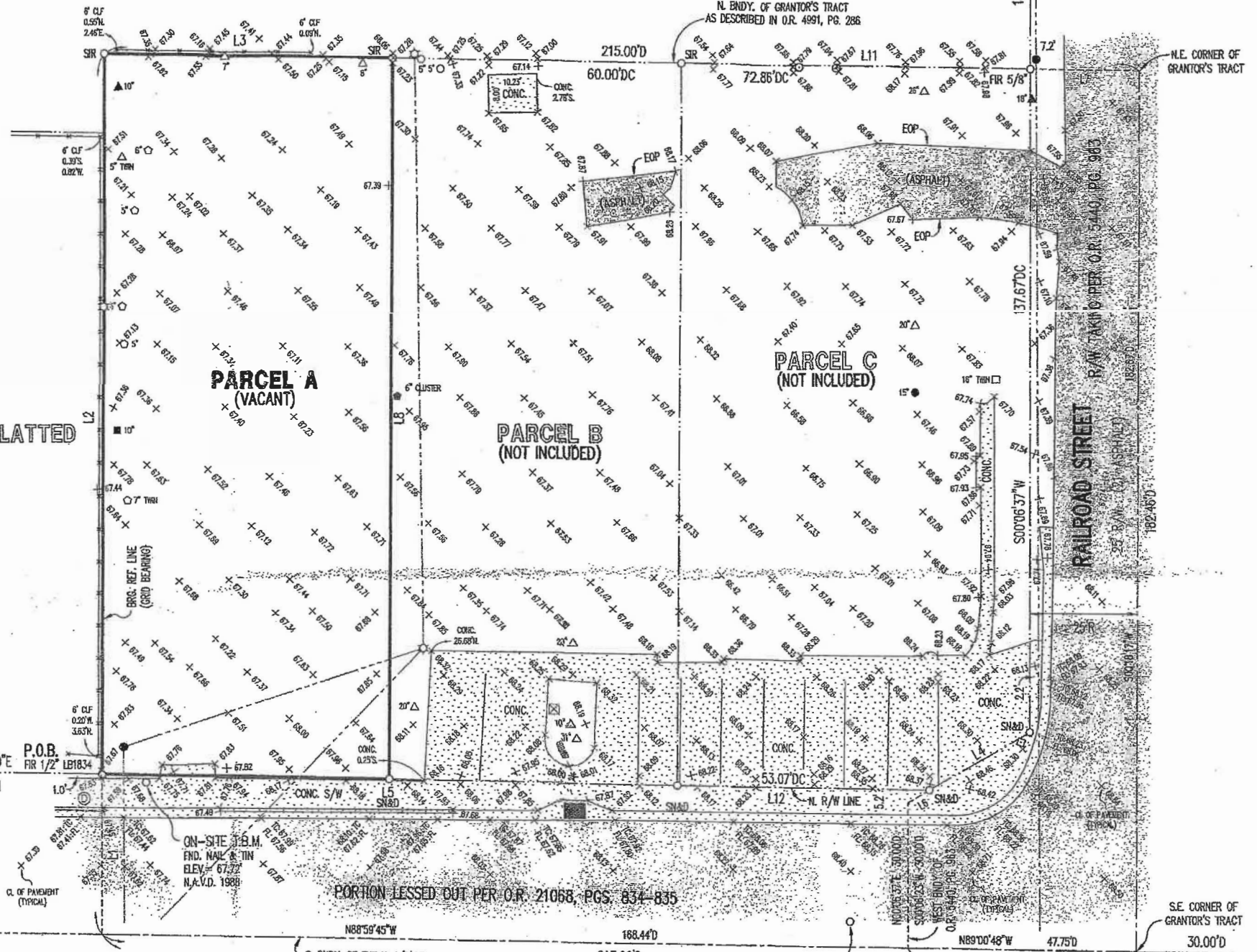


GRAPHIC SCALE  
1 inch = 20 feet

UNPLATTED

UNPLATTED

UNPLATTED



**GOODEN CROSSING**  
R/W VARIES: (20' ASPHALT)

ON-SITE T.B.M.  
FND. NAIL & TIN  
ELEV. = 66.08'  
N.A.V.D. 1988

S.W. COR. OF THE  
N.W. 1/4 OF S.W.  
1/4 OF S.E. 1/4 OF  
SECTION 4-30-15

S. ENDY. OF THE N. 1/2 OF  
THE S.W. 1/4 OF THE S.E. 1/4  
OF SECTION 4-30-15

S89°00'48"E

S. ENDY. OF THE N. 1/2 OF  
THE S.W. 1/4 OF THE S.E. 1/4  
OF SECTION 4-30-15

1253.88'D

215.00'D

246.08'R

ON-SITE T.B.M.  
SET NAIL & TIN  
ELEV. = 68.25'  
N.A.V.D. 1988

N88°59'45"W

77.64'D

S.E. CORNER OF  
GRANTOR'S TRACT

P.O.C.  
S.E. COR. OF THE N.  
1/2 OF THE S.W. 1/4  
OF THE S.E. 1/4 OF  
SECTION 4-30-15

**LEGEND**

- + 0.50 - ELEVATION
- - GRATE INLET
- ☆ - LIGHT POLE
- - POWER POLE
- - SIGN
- ⊙ - STORM SEWER MANHOLE
- ⊗ - WATER METER
- ⊠ - WOOD POST
- - GUY WIRE
- - OVERHEAD WIRES
- - 2' CURB
- - 2' CURB & GUTTER
- - CEDAR
- - CHINABERRY
- - MULBERRY
- △ - OAK
- ▲ - PALM
- - PINE
- - SCHEFFLERA

Z/111-21-03

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**BOUNDARY SURVEY - SHEET 1 OF 2**

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5A-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: 200330A DATE SURVEYED: 1-22-2021  
DRAWING FILE: 200330.DWG DATE DRAWN: 2-1-2021  
LAST REVISION: N/A X REFERENCE: N/A

**GEORGE A. SHIMP II**  
**AND ASSOCIATES, INCORPORATED**  
LAND SURVEYORS LAND PLANNERS

*George A. Shimp II*

**LEGAL DESCRIPTION**

PARCEL B:

COMMENCING AT THE S.E. CORNER OF THE N. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, RUN NORTH 89°59'45" WEST, ALONG THE SOUTH BOUNDARY OF THE N. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, 246.08 FEET; THENCE RUN NORTH 00°18'00" EAST, 33.00 FEET; THENCE RUN SOUTH 88°55'23" EAST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°21'23" EAST, 149.8 FEET; THENCE RUN SOUTH 88°59'21" EAST, 60.00 FEET; THENCE RUN SOUTH 00°21'24" WEST, 149.87 FEET; THENCE RUN NORTH 88°55'23" WEST, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8989.31 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

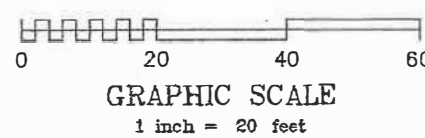
**FLOOD ZONE**

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, COMMUNITY NUMBER 125139 (MAP NUMBER 12103C-0018-G), MAP DATED SEPTEMBER 3, 2003.

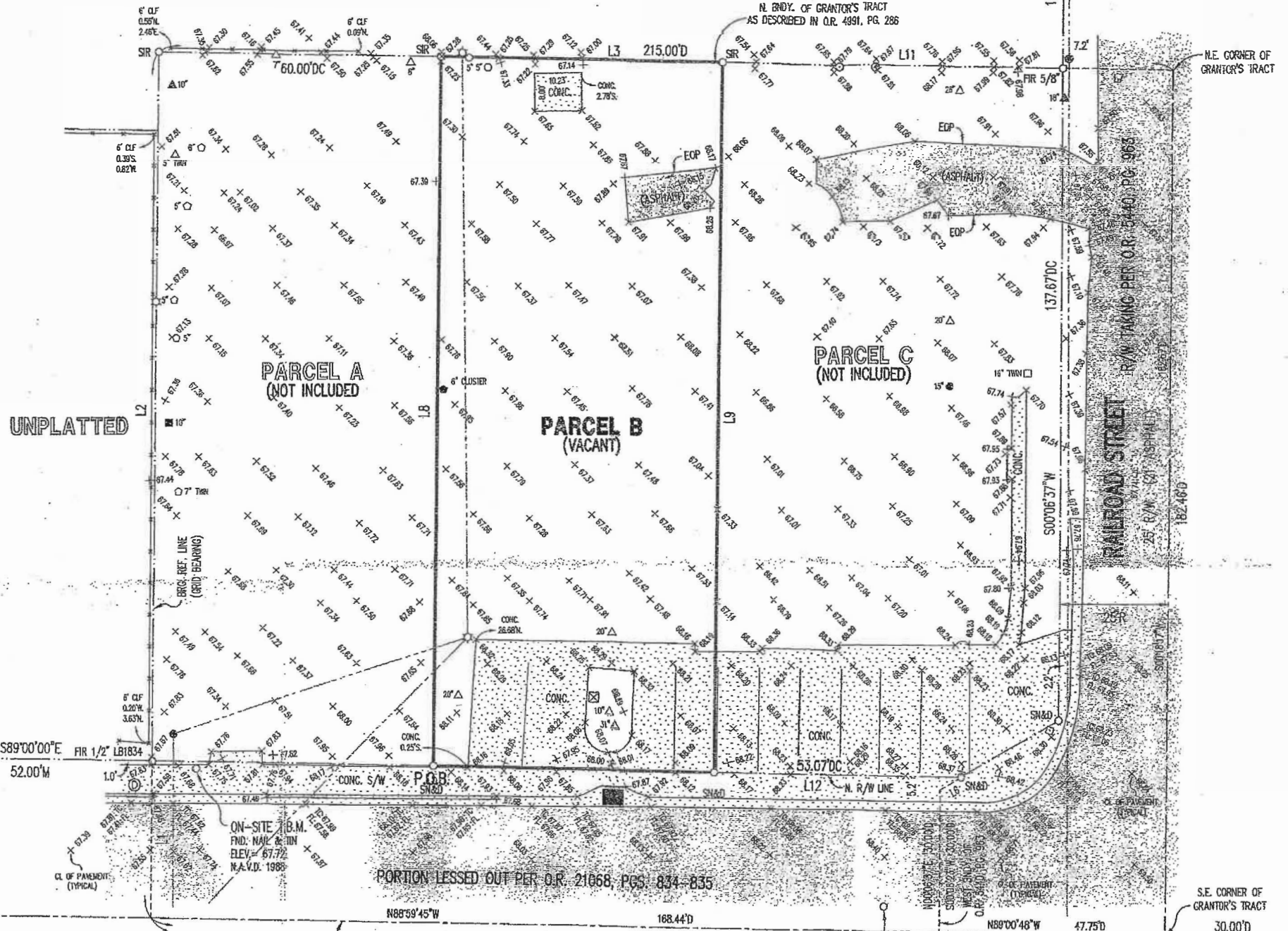
**PREPARED FOR**

HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.

- LINE L1  
N00°18'00"E - 33.00'D
- LINE L2  
N00°21'22"E - 149.73'M
- LINE L3  
S88°59'21"E - 60.00'M
- LINE L4  
S59°47'32"W - 23.17'DC  
S59°47'32"W - 23.66'M
- LINE L5  
S88°55'23"E - 60.00'M
- LINE L6  
S59°47'18"W - 5.79'D
- LINE L7  
S89°02'02"E - 23.37'D
- LINE L8  
N00°21'23"E - 149.80'M
- LINE L9  
S00°21'24"W - 149.87'M
- LINE L11  
S88°59'21"E - 72.86'M
- LINE L12  
N88°55'23"W - 53.07'M



UNPLATTED UNPLATTED



ON-SITE T.B.M.  
FND. NAIL & TIN  
ELEV. = 66.08'  
N.A.V.D. 1988

**GOODEN CROSSING**  
R/W VARIES: (20' ASPHALT)

PORTION LESSED OUT PER O.R. 21066, PGS. 834-835

P.O.C.  
S.E. COR. OF THE N.  
1/2 OF THE S.W. 1/4  
OF THE S.E. 1/4 OF  
SECTION 4-30-15

**LEGEND**

- + 850 - ELEVATION
- - GRATE INLET
- ☆ - LIGHT POLE
- ⊙ - POWER POLE
- - SIGN
- ⊙ - STORM SEWER MANHOLE
- ⊗ - WATER METER
- ⊙ - WOOD POST
- - GUY WIRE
- - - - OVERHEAD WIRES
- - - - 2' CURB
- - - - 2' CURB & GUTTER
- ⊙ - CEDAR
- ⊙ - CHINABERRY
- ⊙ - MULBERRY
- ⊙ - OAK
- ⊙ - PALM
- ⊙ - PINE
- ⊙ - SCHEFFLERA

Z/111-21-03

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**BOUNDARY SURVEY - SHEET 1 OF 2**

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: 200330A DATE SURVEYED: 1-22-2021  
DRAWING FILE: 200330.DWG DATE DRAWN: 2-1-2021  
LAST REVISION: N/A X REFERENCE: N/A

**GEORGE A. SHIMP II**  
**AND ASSOCIATES, INCORPORATED**  
LAND SURVEYORS LAND PLANNERS

*George A. Shimp II*

SOUTH 1/4 COR.

**LEGAL DESCRIPTION**

PARCEL C:

COMMENCING AT THE S.E. CORNER OF THE N. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, RUN NORTH 89°59'45" WEST, ALONG THE SOUTH BOUNDARY OF THE N. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, 246.08 FEET; THENCE RUN NORTH 00°18'00" EAST, 33.00 FEET; THENCE RUN SOUTH 88°55'23" EAST, 120.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°21'23" EAST, 149.87 FEET; THENCE RUN SOUTH 88°59'21" EAST, 72.86 FEET; THENCE RUN SOUTH 00°06'37" WEST, 137.67 FEET; THENCE RUN SOUTH 59°47'32" WEST, 23.17 FEET; THENCE RUN NORTH 88°55'23" WEST, 53.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 10844.26 SQUARE FEET OR 0.25 ACRES, MORE OR LESS.

**FLOOD ZONE**

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, COMMUNITY NUMBER 125139 (MAP NUMBER 12103C-0018-G), MAP DATED SEPTEMBER 3, 2003.

**PREPARED FOR**

HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.

- LINE L1  
N00°18'00"E - 33.00'D
- LINE L2  
N00°21'22"E - 149.73'M
- LINE L3  
S88°59'21"E - 60.00'M
- LINE L4  
S59°47'32"W - 23.17'DC  
S59°47'32"W - 23.66'M
- LINE L5  
S88°55'23"E - 120.00'M
- LINE L6  
S59°47'18"W - 5.79'D
- LINE L7  
S89°02'02"E - 23.37'D

- LINE L9  
N00°21'24"E - 149.87'M

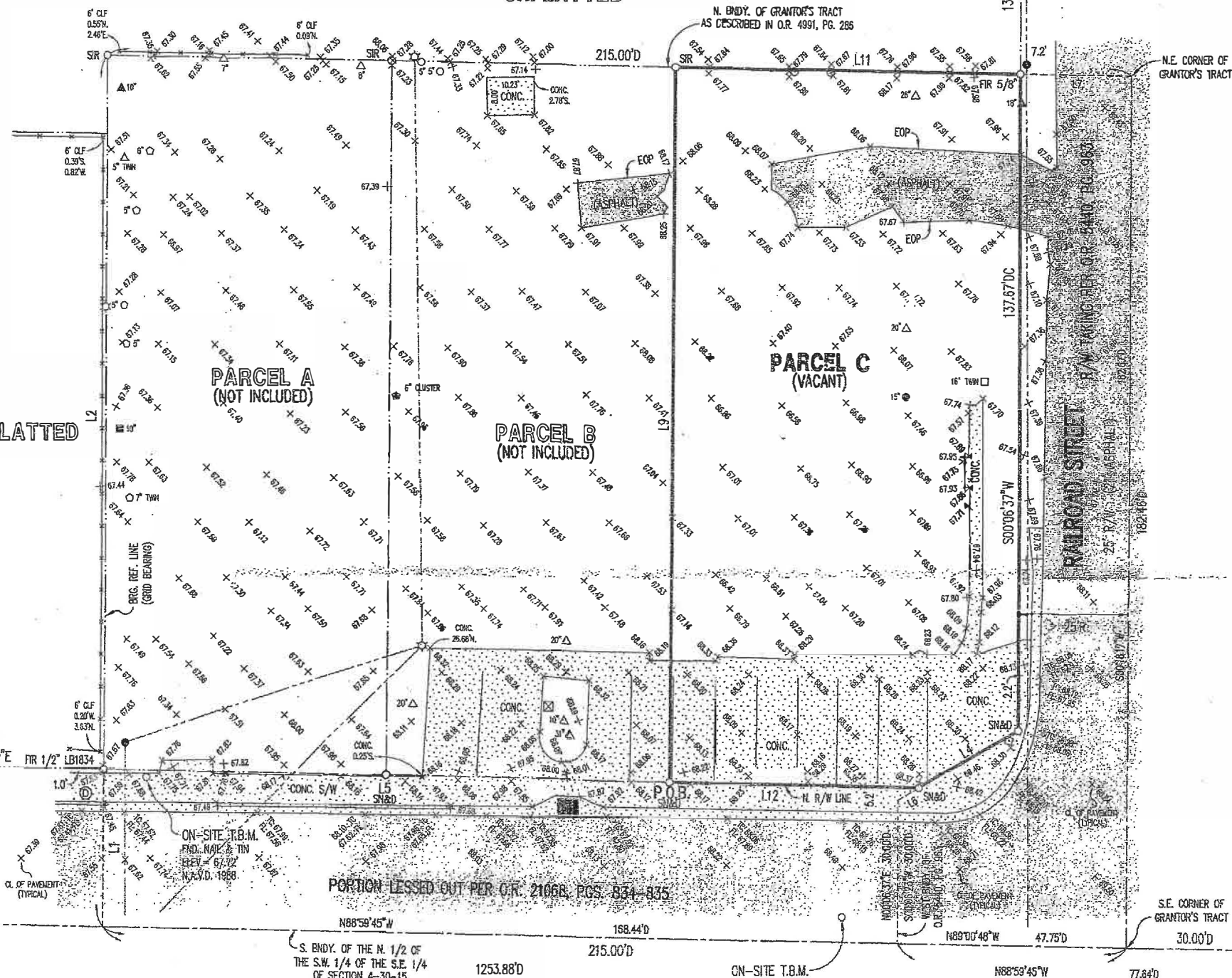
- LINE L11  
S88°59'21"E - 72.86'M

- LINE L12  
N88°55'23"W - 53.07'M

UNPLATTED

UNPLATTED

UNPLATTED



GRAPHIC SCALE  
1 inch = 20 feet

ON-SITE T.B.M.  
FND. NAIL & TIN  
ELEV. = 66.08'  
N.A.V.D. 1988

S.W. COR. OF THE  
N.W. 1/4 OF S.W.  
1/4 OF S.E. 1/4 OF  
SECTION 4-30-15

**GOODEN CROSSING**  
R/W VARIES: (20' ASPHALT)

S. BNDY. OF THE N. 1/2 OF  
THE S.W. 1/4 OF THE S.E. 1/4  
OF SECTION 4-30-15

PORTION LESSER OUT PER O.R. 21068, PGS. 834-835

S. BNDY. OF THE N. 1/2 OF  
THE S.W. 1/4 OF THE S.E. 1/4  
OF SECTION 4-30-15

ON-SITE T.B.M.  
SET NAIL & TIN  
ELEV. = 68.25'  
N.A.V.D. 1988

P.O.C.  
S.E. COR. OF THE N.  
1/2 OF THE S.W. 1/4  
OF THE S.E. 1/4 OF  
SECTION 4-30-15

**LEGEND**

- |        |                       |   |                  |
|--------|-----------------------|---|------------------|
| + 0.00 | - ELEVATION           | — | 2' CURB          |
| ■      | - GRATE INLET         | — | 2' CURB & GUTTER |
| ☆      | - LIGHT POLE          | ○ | - CEDAR          |
| ●      | - POWER POLE          | ○ | - CHINABERRY     |
| □      | - SIGN                | ○ | - MULBERRY       |
| ⊙      | - STORM SEWER MANHOLE | ○ | - OAK            |
| ⊗      | - WATER METER         | ○ | - PALM           |
| ○      | - WOOD POST           | ○ | - PINE           |
| —      | - GUY WIRE            | ○ | - SCHEFFLERA     |
| —      | - OVERHEAD WIRES      |   |                  |

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**BOUNDARY SURVEY - SHEET 1 OF 2**

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5A-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: 200330A DATE SURVEYED: 1-22-2021  
DRAWING FILE: 200330.DWG DATE DRAWN: 2-1-2021  
LAST REVISION: N/A X REFERENCE: N/A



**GEORGE A. SHIMP II**  
**AND ASSOCIATES, INCORPORATED**  
LAND SURVEYORS LAND PLANNERS