



# Land Development Regulations Amendment

## PLANNING DEPARTMENT

Application for a Zoning and/or Land Use Change,  
and/or Consideration of a Development Agreement

Zoning     Land Use     Zoning/Land Use/Type 3 Use     Development Agreement

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for office use only:

CASE NO. \_\_\_\_\_ FILED: \_\_\_\_\_ BY: \_\_\_\_\_

PARCEL ID NO. \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_ FILING DEADLINE: \_\_\_\_\_

PRE-APP MTG: \_\_\_\_\_ LPA HEARING: \_\_\_\_\_ BCC HEARING: \_\_\_\_\_

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### Notice to applicant: Please read the following:

To assist you in completing this application and providing sufficient information upon which to base a decision on your request, please read the following:

1. Read the Application and instructions thoroughly; prior to filing this Application, the applicant and/or authorized representative is encouraged to call (727-464-3401) or visit the Zoning Division (located at 440 Court Street, 3<sup>rd</sup> Floor, downtown Clearwater, FL) to review the application and proposal with staff.
2. All items in the Application must be completed. Additional documents (see item 16 in the application) and a filing fee are required. Checks may be made payable to the Board of County Commissioners. Note that once the application is advertised, filing fees will not be returned (information on filing fees is online at <http://www.pinellascounty.org/Plan>).
3. The current owner of the property for which the Application is being made must sign the Application. These signatures must be notarized prior to submittal.
4. The applicant is encouraged to file the application well in advance of the filing deadline. Note that Applications received past the deadline will be processed on the next scheduled cycle. Deadlines, hearing schedules, filing fees and other information are available online at <http://www.pinellascounty.org/Plan> or call (727) 464-3401 for more information.
5. The applicant or his or her authorized representative must be present at the public hearing(s). Failure to appear may result in a denial of the request.
6. It is recommended that the applicant or authorized representative contact the Zoning Section at (727) 464-3401 to schedule a Pre-Application meeting to discuss the proposed zoning and/or land use change or development agreement prior to submitting an application.

All information and documents required in the application, as well as the filing fee must be submitted at the time of application (see attached Fee Schedule). Incomplete applications will not be accepted by the Zoning Division of Planning & Development Services Department for processing. Please contact the Zoning staff at (727) 464-3401 if you need additional assistance or information in order to complete the application.

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## Thank you!

The Board of County Commissioners assembly room provides a variety of presentation formats for your convenience.

On hand is a 3'X3' presentation table with an overhead camera for TV monitor presentation of photographs, overheads, poster boards, maps, etc., (easels are no longer needed).

This equipment is designed to be user and audience friendly and will enhance your audio/visual presentations.

County staff will be on hand to assist you with the set-up of your presentation and with the operation of this equipment.

**Filing Fees for Zoning, Land Use and Development Agreement Requests:**

Zoning Change Only

0 – 5 acres:	\$1,370
5.01 – 10 acres:	\$1,525
10.01 – 15 acres:	\$1,685
15.01 acres & up:	\$1,845

Land Use Change Only

0 – 5 acres:	\$1,700
5.01 – 10 acres:	\$1,860
10.01 – 15 acres:	\$2,240
15.01 acres & up:	\$2,390

Zoning & Land Use Change

0 – 5 acres:	\$2,585
5.01 – 10 acres:	\$2,740
10.01 – 15 acres:	\$3,080
15.01 acres & up:	\$3,240

Review/Revise Development Agreements

Any acreage:	\$1,500
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Advertising Fee

Less than 10 acres:	\$350
10 acres & up:	\$750

Continuance request:	\$350
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For filing deadlines, hearing dates and other information, please call Pinellas County Land Use & Zoning at (727) 464-3401 or visit [www.pinellascounty.org/Plan](http://www.pinellascounty.org/Plan).

**Note:** Per Chapter 125.022 F.S., the County has 30 days from its date of submittal to review your application and issue findings to you regarding its completeness. Your application will move forward once it is deemed complete.

1. Owner: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_ Zip Code: \_\_\_\_\_ Daytime Phone: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

2. Representative's Name: \_\_\_\_\_  
Company Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_ Zip Code: \_\_\_\_\_ Daytime Phone: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Specify interest held: \_\_\_\_\_

B. Is there an existing contract for sale of subject property: \_\_\_\_\_ Yes \_\_\_\_\_ No  
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is contract conditional or absolute? \_\_\_\_\_ Conditional \_\_\_\_\_ Absolute

C. Are there any options to purchase on subject property? \_\_\_\_\_ Yes \_\_\_\_\_ No  
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. This hearing is being requested to consider: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Location of subject property (street address): \_\_\_\_\_

6. Legal Description of Property: (attach additional documents if necessary)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Size of Property: \_\_\_\_\_ feet by \_\_\_\_\_ feet, \_\_\_\_\_ acres

8. Zoning classification Present: \_\_\_\_\_ Requested: \_\_\_\_\_

9. Future Land Use Map designation Present: \_\_\_\_\_ Requested: \_\_\_\_\_

10. Date subject property acquired: \_\_\_\_\_

11. Existing structures and improvements on subject property:  
\_\_\_\_\_  
\_\_\_\_\_

12. Proposed structures and improvements will be:  
\_\_\_\_\_  
\_\_\_\_\_

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (Attach a separate sheet if necessary).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Has any previous application relating to zoning or land use on this property been filed within the last year?  
\_\_\_\_ Yes \_\_\_\_ No When? \_\_\_\_\_ In whose name? \_\_\_\_\_

If so, briefly state the nature and outcome of the hearing:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15. Does applicant own any property contiguous to subject property? \_\_\_\_\_ Yes \_\_\_\_\_ No  
If so, give complete legal description of contiguous property:

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16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.  
*(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)*
- c) A concept plan is not required for zoning and land use applications, but may be submitted as supplemental information.
- d) Development Agreement: If the Application includes consideration of a Development Agreement, a completed draft of the Agreement must be submitted with this application. Please contact the County Attorney's Office at (727) 464-3354 to obtain the approved form for a Development Agreement.
- e) A recent survey.
- f) If the request is for a Future Land Use Map amendment for residential density over 5.0 units per acre in the 100-year floodplain, the following information is required:
  - Impact on the demand for shelter space.
  - Meets County Floodplain, Flood Protection & Stormwater Regulations.
  - Approved water shed plan.
  - Comparable compensation pertaining to floodplain storage.
- g) Additional information may be required by Staff, such as but not limited to, verification of adequate access to the subject area, documentation that the mandatory rules regarding transferable development rights or density/intensity averaging are being adhered to, compliance with Airport zoning regulations, etc.

**CERTIFICATION OF OWNERSHIP**

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative tot this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

*Carol Stricklin*

\_\_\_\_\_  
Signature of Owner, Trustee, or  
Officer or Registered Agent of  
Corporation

Date: April 4, 2023

STATE OF FLORIDA, COUNTY OF PINELLAS

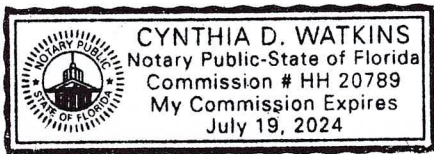
Before me this 4 day of April, 20 23

personally appeared Carol Stricklin  
who, being duly sworn, deposes and says that the above is a true and correct certification.

*Cynthia D. Watkins*

\_\_\_\_\_  
(signature) NOTARY PUBLIC

(seal)



\*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

**LEALMAN FORM BASED CODE PARCELS WITHIN NEIGHBORHOOD PARK DISTRICT**

<u>#</u>	<u>Parcel ID</u>	<u>Address</u>	<u>Acreage</u>	<u>Future Land Use</u>	<u>Zoning</u>
1	16 30 34 96156 002 0140	5418 40TH ST N	0.13	Commercial General	C-2
2	16 30 34 40230 001 0200	3961 54TH AVE N	0.22	Residential Urban	R-4
3	16 31 03 50994 003 0180	3572 54TH AVE N	0.15	Residential Urban	R-4
4	16 31 03 51030 002 0140	3838 54TH AVE N	0.29	Residential Urban	R-4
5	16 31 03 51048 047 0150	4320 54TH AVE N	1.09	Employment	I
6	16 31 03 50994 003 0220	3628 54TH AVE N	0.13	Residential Urban	R-4
7	16 30 34 38754 014 0110	5434 43RD ST N	0.21	Commercial General	C-2
8	16 31 03 51048 046 0310	52ND AVE N	0.28	Employment	E-1
9	16 30 34 96156 002 0170	4021 54TH AVE N	0.26	Commercial General	C-2
10	16 31 03 51030 001 0170	54TH AVE N	0.41	Residential/Office Limited	LO
11	16 31 03 51048 041 0240	4190 54TH AVE N	0.29	Commercial General	C-2
12	16 30 34 40230 001 0220	3981 54TH AVE N	0.22	Residential Urban	R-4
13	16 30 34 29646 000 0040	3567 54TH AVE N	0.13	Residential Urban	R-4
14	16 31 03 51048 047 0130	5300 MAIN ST N	0.15	Employment	I
15	16 30 33 40428 000 1610	4443 54TH AVE N	0.29	Commercial General	C-2
16	16 30 34 29646 000 0030	3575 54TH AVE N	0.13	Residential Urban	R-4
17	16 31 03 51048 040 0130	4226 54TH AVE N	0.27	Commercial General	C-2
18	16 31 03 51030 002 0130	3742 54TH AVE N	0.15	Residential Urban	R-4
19	16 30 34 64746 001 0120	4257 54TH AVE N	0.51	Commercial General	C-2
20	16 30 34 73044 002 0070	3479 54TH AVE N	1.33	Residential Medium	GO
21	16 30 34 96156 002 0210	4101 54TH AVE N	0.26	Commercial General	C-2
22	16 31 03 51048 041 0220	4160 54TH AVE N	0.29	Commercial General	C-2
23	16 31 03 51048 040 0110	4200 54TH AVE N # 1	0.13	Commercial General	C-2
24	16 31 03 50994 003 0190	3584 54TH AVE N	0.29	Residential Urban	R-4
25	16 30 34 38754 014 0140	5400 43RD ST N	0.21	Commercial General	C-2
26	16 31 03 51030 001 0010	3980 54TH AVE N	0.11	Residential Urban	R-4
27	16 31 03 51048 046 0010	MAIN ST N	0.96	Employment	I
28	16 31 03 50994 003 0240	3656 54TH AVE N	0.13	Residential Urban	R-4
29	16 31 03 50994 003 0210	3614 54TH AVE N	0.13	Residential Urban	R-4
30	16 31 03 51030 001 0250	3960 54TH AVE N	0.14	Residential Urban	R-4
31	16 30 34 40230 001 0170	3931 54TH AVE N	0.14	Residential Urban	R-4
32	16 31 03 50994 003 0230	3640 54TH AVE N	0.13	Residential Urban	R-4
33	16 30 34 40230 001 0140	3905 54TH AVE N	0.14	Residential Urban	R-4
34	16 31 03 50994 003 0250	3670 54TH AVE N	0.13	Residential Urban	R-4
35	16 31 03 50994 003 0260	54TH AVE N	0.16	Residential Urban	R-4
36	16 31 03 51048 047 0300	54TH AVE N	0.35	Employment	I
37	16 30 34 29646 000 0020	3585 54TH AVE N	0.13	Residential Urban	R-4
38	16 30 34 96156 002 0230	4195 54TH AVE N	0.52	Commercial General	C-2
39	16 31 03 51048 040 0120	54TH AVE N	0.13	Commercial General	C-2
40	16 31 03 00000 220 0100	4332 54TH AVE N	7.25	Transportation/Utility	E-2
41	16 30 34 40230 001 0150	3911 54TH AVE N	0.14	Residential Urban	R-4
42	16 30 34 40230 001 0130	3901 54TH AVE N	0.14	Residential Urban	R-4
43	16 30 34 00000 440 0500	3695 54TH AVE N	0.40	Commercial General	C-2
44	16 30 34 64746 001 0080	4235 54TH AVE N	0.13	Commercial General	R-4
45	16 31 03 51048 040 0170	4242 54TH AVE N	0.42	Commercial General	C-2
46	16 31 03 51048 046 0150	5000 MAIN ST N	1.20	Employment	I
47	16 31 03 51048 041 0160	54TH AVE N	0.15	Commercial General	C-1

**LEALMAN FORM BASED CODE PARCELS WITHIN NEIGHBORHOOD PARK DISTRICT**

<u>#</u>	<u>Parcel ID</u>	<u>Address</u>	<u>Acreage</u>	<u>Future Land Use</u>	<u>Zoning</u>
48	16 30 34 64746 001 0040	4219 54TH AVE N	0.39	Commercial General	C-2
49	16 30 34 00000 440 0700	3601 54TH AVE N	0.26	Commercial General	C-2
50	16 31 03 50994 003 0170	3560 54TH AVE N	0.15	Residential Urban	R-4
51	16 30 34 96156 002 0190	4065 54TH AVE N	0.26	Commercial General	C-2
52	16 30 34 38754 014 0010	4360 55TH AVE N	1.86	Commercial General	C-1
53	16 30 34 40230 001 0180	3941 54TH AVE N	0.14	Residential Urban	R-4
54	16 30 34 29646 000 0010	3587 54TH AVE N	0.13	Residential Urban	R-4
55	16 30 34 73044 002 0290	54TH AVE N	0.12	Residential Urban	R-4
56	16 30 34 40230 001 0230	3991 54TH AVE N	0.14	Residential Urban	R-4
57	16 30 34 40230 001 0190	3951 54TH AVE N	0.14	Residential Urban	R-4
58	16 30 34 29646 000 0050	3555 54TH AVE N	0.13	Residential Urban	R-4
59	16 31 03 51048 047 0010	5280 MAIN ST N	0.31	Employment	I
60	16 31 03 00000 220 0101	5175 45TH ST N	5.86	Institutional	GI
61	16 31 03 51030 001 0230	3920 54TH AVE N	0.27	Residential Urban	C-1
62	16 30 34 00000 440 0600	3651 54TH AVE N	0.23	Commercial General	C-2
63	16 31 03 51030 001 0260	3970 54TH AVE N	0.14	Residential/Office General	GO
64	16 31 03 51048 040 0200	4260 54TH AVE N	0.65	Commercial General	C-2
65	16 30 34 40230 001 0160	3921 54TH AVE N	0.14	Residential Urban	R-4
66	16 30 34 64746 001 0090	4241 54TH AVE N	0.13	Commercial General	R-4
67	16 31 03 51030 001 0200	3910 54TH AVE N	0.42	Residential Urban	C-1
68	16 31 03 51030 002 0160	3840 54TH AVE N	0.15	Residential Urban	R-4
69	16 31 03 51030 002 0070	3720 54TH AVE N	0.40	Residential Urban	C-1
70	16 31 03 51048 041 0170	4022 54TH AVE N	0.27	Commercial General	C-2
71	16 31 03 51048 047 0080	5292 MAIN ST N	0.36	Employment	I
72	16 31 03 51048 041 0190	4100 54TH AVE N	0.40	Commercial General	C-1
73	16 31 03 50994 003 0010	3698 54TH AVE N	0.26	Commercial General	C-2
74	16 31 03 51030 002 0100	3740 54TH AVE N	0.33	Residential/Office Limited	LO
75	16 30 34 96156 002 0150	4011 54TH AVE N	0.26	Commercial General	C-2
76	16 31 03 51048 040 0150	4232 54TH AVE N	0.28	Commercial General	C-1
77	16 31 03 51030 001 0011	3990 54TH AVE N	0.11	Residential Urban	R-4
78	16 30 34 40230 001 0240	3999 54TH AVE N	0.14	Residential Urban	R-4
79	16 31 03 51048 047 0050	MAIN ST N	0.22	Employment	I
80	16 30 34 73044 002 0300	3547 54TH AVE N	0.13	Residential Urban	R-4
81	16 31 03 51048 041 0140	4000 54TH AVE N	0.32	Commercial General	C-2

Total Acreage = 36.50



## LEALMAN FORM BASED CODE

## PARCELS WITHIN COMMERCE DISTRICT

<u>#</u>	<u>Parcel ID</u>	<u>Address</u>	<u>Acreeage</u>	<u>Future Land Use</u>	<u>Zoning</u>
1	16 31 03 50994 013 0040	5050 34TH ST N	0.30	Commercial General	C-2
2	16 31 02 33930 049 0010	5301 34TH ST N	1.67	Commercial General	C-2
3	16 30 35 01404 001 0010	5755 34TH ST N	0.24	Commercial General	C-2
4	16 31 03 50994 013 0030	5030 34TH ST N	0.10	Commercial General	C-2
5	16 30 35 66946 001 0010	5447 HAINES RD N	1.95	Commercial General	C-2
6	16 30 35 76464 002 0140	HAINES RD N	0.28	Commercial General	C-2
7	16 30 34 29628 004 0100	5700 34TH ST N	0.39	Commercial General	C-2
8	16 30 35 51966 007 0110	6201 34TH ST N	0.46	Commercial General	C-2
9	16 31 02 33930 001 0490	54TH AVE N	0.17	Residential/Office General	GO
10	16 31 02 00000 230 1900	4999 34TH ST N	0.92	Commercial General	E-2
11	16 30 35 01404 004 0130	3301 54TH AVE N	0.15	Commercial General	C-2
12	16 31 03 00000 140 0300	4900 34TH ST N	0.72	Commercial General	C-2
13	16 30 35 76464 002 0280	5510 28TH ST N	0.21	Commercial General	C-2
14	16 30 35 51966 006 0090	6401 34TH ST N	0.37	Commercial General	C-2
15	16 31 02 00000 220 0400	5151 34TH ST N	4.64	Commercial General	C-2
16	16 30 35 00000 430 0600	5485 HAINES RD N	0.30	Commercial General	C-2
17	16 31 03 00000 140 1400	4700 34TH ST N	0.74	Commercial General	C-2
18	16 31 03 50994 004 0090	54TH AVE N	0.13	Commercial General	C-2
19	16 31 02 33930 001 0480	54TH AVE N	0.04	Residential/Office General	GO
20	16 30 35 00000 320 0800	6001 34TH ST N	1.88	Commercial General	C-2
21	16 30 35 00000 320 0900	34TH ST N	1.93	Commercial General	C-2
22	16 30 35 00000 430 2200	2575 54TH AVE N	3.09	Commercial General	C-2
23	16 30 35 76464 001 0060	2850 58TH AVE N	0.80	Commercial General	C-2
24	16 31 02 33930 001 0050	5300 HAINES RD N	0.18	Commercial General	C-2
25	16 31 02 00000 230 0900	4711 34TH ST N	4.64	Employment	E-2
26	16 30 35 00000 320 1200	5801 34TH ST N	0.69	Commercial General	C-2
27	16 31 02 33930 001 0090	53RD AVE N	0.20	Commercial General	C-2
28	16 30 35 00000 430 0700	5601 HAINES RD N	2.52	Commercial General	C-2
29	16 31 03 00000 140 0200	4950 34TH ST N	0.72	Commercial General	C-2
30	16 31 03 00000 410 0100	34TH ST N	0.15	Commercial General	C-2
31	16 31 03 00000 140 0400	4888 34TH ST N	0.52	Commercial General	C-2
32	16 30 35 01404 004 0010	5499 34TH ST N	0.82	Commercial General	C-2
33	16 30 35 76464 002 0190	5690 28TH ST N	0.21	Commercial General	C-2
34	16 31 02 33930 049 0020	54TH AVE N	0.68	Commercial General	C-2
35	16 30 34 29628 004 0130	5600 34TH ST N	0.52	Commercial General	C-2
36	16 30 35 00000 430 1900	2551 54TH AVE N	0.70	Commercial General	C-2
37	16 30 35 01404 001 0230	5701 34TH ST N	0.24	Commercial General	C-2
38	16 31 03 00000 140 0600	4800 34TH ST N	0.52	Commercial General	C-2
39	16 31 02 00000 120 0100	5301 HAINES RD N	0.42	Commercial General	C-2
40	16 30 35 76464 002 0160	5700 HAINES RD N	0.38	Commercial General	C-2
41	16 31 02 33930 001 0530	2688 54TH AVE N	0.26	Residential/Office General	GO
42	16 30 35 74340 009 0010	2500 55TH AVE N	0.60	Commercial General	C-2
43	16 31 03 00000 140 0100	4990 34TH ST N	0.71	Commercial General	C-2
44	16 30 35 00000 430 0900	5698 HAINES RD N	0.25	Commercial General	C-2
45	16 31 02 00000 230 0500	4895 34TH ST N	0.86	Commercial General	E-2
46	16 31 02 33930 001 0140	2627 53RD AVE N	0.09	Commercial General	C-2
47	16 30 35 43002 000 0010	5705 HAINES RD N	0.21	Commercial General	C-2
48	16 31 02 00000 230 0300	4901 34TH ST N	0.57	Commercial General	E-2

## LEALMAN FORM BASED CODE

## PARCELS WITHIN COMMERCE DISTRICT

<u>#</u>	<u>Parcel ID</u>	<u>Address</u>	<u>Acreege</u>	<u>Future Land Use</u>	<u>Zoning</u>
49	16 31 03 50994 004 0010	34TH ST N	0.75	Commercial General	C-2
50	16 31 03 50994 005 0010	5200 34TH ST N	0.19	Commercial General	C-2
51	16 31 02 33930 001 0010	54TH AVE N	0.16	Commercial General	C-2
52	16 30 35 01404 001 0220	57TH AVE N	0.15	Commercial General	C-2
53	16 31 02 00000 220 0500	5005 34TH ST N	4.24	Commercial General	C-2
54	16 30 35 00000 430 1200	2705 54TH AVE N	6.67	Commercial General	C-2
55	16 31 02 00000 230 0400	4899 34TH ST N	0.57	Commercial General	E-2
56	16 31 03 50994 013 0010	5000 34TH ST N	0.19	Commercial General	C-2
57	16 30 34 00000 410 0400	5944 34TH ST N	1.04	Commercial General	C-2
58	16 30 34 00000 410 0100	6190 34TH ST N	0.33	Commercial General	C-2
59	16 30 35 76464 002 0250	28TH ST N	0.14	Commercial General	C-2
60	16 31 03 50994 004 0140	54TH AVE N	0.43	Commercial General	C-2
61	16 31 03 50994 004 0070	5326 34TH ST N	0.75	Commercial General	C-2
62	16 30 34 29628 004 0040	5790 34TH ST N	0.72	Commercial General	C-2
63	16 31 03 50994 004 0100	54TH AVE N	0.25	Commercial General	C-2
64	16 30 35 76464 004 0030	2836 55TH AVE N	0.14	Residential/Office General	GO
65	16 30 35 76464 002 0200	5680 28TH ST N	0.69	Commercial General	C-2
66	16 30 34 00000 410 1200	5800 34TH ST N	0.48	Commercial General	C-2
67	16 30 35 00000 430 1400	5461 HAINES RD N	0.23	Commercial General	C-2
68	16 31 03 50994 012 0030	5198 34TH ST N	0.38	Commercial General	C-2
69	16 30 35 01404 004 0150	3329 54TH AVE N	0.29	Commercial General	C-2
70	16 30 34 73044 002 0100	5400 34TH ST N	1.24	Commercial General	C-2
71	16 30 35 01404 002 0200	5601 34TH ST N	0.68	Commercial General	C-2
72	16 30 35 01404 003 0210	5501 34TH ST N	0.53	Commercial General	C-2
73	16 31 02 33930 049 0110	34TH AVE N	0.23	Commercial General	C-2
74	16 31 03 00000 140 0700	4680 34TH ST N	3.90	Commercial General	C-2
75	16 30 35 00000 430 2100	2525 54TH AVE N	0.53	Commercial General	C-2
76	16 30 35 76464 002 0260	5520 28TH ST N	0.24	Commercial General	C-2
77	16 31 03 50994 004 0120	54TH AVE N	0.13	Commercial General	C-2
78	16 30 34 00000 410 0200	6160 34TH ST N	1.07	Commercial General	C-2
79	16 30 35 00000 430 1800	2595 54TH AVE N	5.46	Commercial General	C-2
80	16 31 02 33930 001 0120	2621 53RD AVE N	0.09	Commercial General	C-2
81	16 30 35 01404 004 0220	5401 34TH ST N	0.31	Commercial General	C-2
82	16 31 02 33930 001 0380	54TH AVE N	0.34	Residential Low Medium	R-4
83	16 31 03 50994 005 0040	5228 34TH ST N	0.10	Commercial General	C-2
84	16 31 02 33930 001 0460	54TH AVE N	0.09	Residential/Office General	GO
85	16 31 03 50994 012 0010	5100 34TH ST N	0.20	Commercial General	C-2
86	16 30 35 01404 003 0020	5599 34TH ST N	0.68	Commercial General	C-2
87	16 30 35 00000 320 1100	34TH ST N	0.34	Commercial General	C-2
88	16 31 02 00000 220 0100	5237 34TH ST N	9.24	Commercial General	C-2
89	16 31 03 50994 004 0130	54TH AVE N	0.14	Commercial General	C-2
90	16 31 02 33930 001 0620	2600 54TH AVE N	0.13	Commercial General	C-2
91	16 30 35 76464 004 0010	2869 54TH AVE N	0.60	Residential/Office General	GO
92	16 30 34 73044 001 0110	5500 34TH ST N	1.24	Commercial General	C-2
93	16 31 03 50994 005 0050	5250 34TH ST N	0.19	Commercial General	C-2
94	16 31 02 00000 230 0700	4875 34TH ST N	0.83	Commercial General	E-2
95	16 30 34 00000 410 1100	5804 34TH ST N	0.34	Commercial General	C-2
96	16 31 02 33930 001 0590	2610 54TH AVE N	0.13	Commercial General	C-2
97	16 30 35 00000 320 1300	58TH AVE N	0.90	Commercial General	C-2

**LEALMAN FORM BASED CODE****PARCELS WITHIN COMMERCE DISTRICT**

<u>#</u>	<u>Parcel ID</u>	<u>Address</u>	<u>Acreage</u>	<u>Future Land Use</u>	<u>Zoning</u>
98	16 30 35 01404 002 0020	5661 34TH ST N	0.48	Commercial General	C-2
99	16 30 35 00000 320 1000	34TH ST N	0.64	Commercial General	C-2
100	16 30 35 76464 004 0060	2805 54TH AVE N	2.46	Commercial General	C-2
101	16 31 03 50994 005 0030	34TH ST N	0.10	Commercial General	C-2
102	16 30 35 00000 320 0700	6151 34TH ST N	1.61	Commercial General	C-2
103	16 30 35 43002 000 0020	5703 HAINES RD N	0.17	Commercial General	C-2
104	16 30 35 01404 004 0140	3313 54TH AVE N	0.15	Commercial General	C-2

Total Acreage = 93.42

## LEALMAN FORM BASED CODE

## PARCELS WITHIN LOCAL TRADE DISTRICT

<u>#</u>	<u>Parcel ID</u>	<u>Address</u>	<u>Acreage</u>	<u>Future Land Use</u>	<u>Zoning</u>
1	16 30 35 95076 016 0070	31ST ST N	0.10	Commercial General	C-2
2	16 30 35 51966 003 0090	3223 62ND AVE N	0.18	Commercial General	R-4
3	16 30 35 95076 016 0010	6399 HAINES RD N	0.12	Commercial General	C-2
4	16 31 02 26604 000 0290	5209 HAINES RD	0.15	Commercial General	E-2
5	16 30 35 08928 008 0020	61ST AVE N	0.12	Commercial General	C-2
6	16 30 35 51966 002 0110	LINCOLN WAY N	0.09	Commercial General	C-2
7	16 30 35 08928 001 0010	3118 62ND AVE N	0.23	Commercial General	C-2
8	16 31 02 38070 000 0010	2445 51ST AVE N	0.51	Commercial General	E-2
9	16 31 02 27810 000 0010	4877 28TH ST N	0.22	Commercial General	C-2
10	16 31 02 00000 110 0300	5050 HAINES RD N	0.79	Commercial General	C-2
11	16 30 35 08928 009 0010	5989 HAINES RD N	0.59	Commercial General	C-2
12	16 31 02 38070 000 0050	2431 51ST AVE N	0.11	Commercial General	E-2
13	16 30 35 00000 310 0300	2901 58TH AVE N	0.46	Commercial General	C-2
14	16 30 35 51966 001 0170	6404 HAINES RD N	0.09	Commercial General	C-2
15	16 30 35 08928 009 0070	5901 HAINES RD N	0.30	Commercial General	C-2
16	16 30 35 51966 002 0080	6320 HAINES RD N	0.35	Commercial General	C-2
17	16 30 35 00000 230 0100	3295 62ND AVE N	2.01	Commercial General	E-2
18	16 31 02 27810 000 0011	28TH ST N	0.30	Commercial General	C-2
19	16 30 35 08928 008 0200	6005 HAINES RD N	0.16	Commercial General	C-2
20	16 30 35 51966 002 0010	3290 64TH AVE N # 3	0.09	Commercial General	C-2
21	16 31 02 33966 000 0010	5200 HAINES RD N	0.47	Commercial General	C-2
22	16 30 35 08928 008 0040	61ST AVE N	0.13	Commercial General	C-2
23	16 30 35 51966 004 0110	3341 62ND AVE N	0.11	Commercial General	C-2
24	16 30 35 08928 014 0121	5853 HAINES RD N	0.13	Commercial General	C-2
25	16 30 35 51966 002 0160	6200 HAINES RD N	0.19	Commercial General	C-2
26	16 30 35 08928 001 0300	6101 HAINES RD N	0.12	Commercial General	C-2
27	16 30 35 51966 004 0020	33RD WAY N	0.11	Commercial General	C-2
28	16 30 35 45216 000 0070	6725 HAINES RD N	1.59	Residential Low	R-4
29	16 31 02 38070 000 0190	5001 HAINES RD N	0.32	Commercial General	E-2
30	16 30 35 00000 320 0500	6060 31ST ST N	0.25	Commercial General	C-2
31	16 31 02 33930 002 0060	53RD AVE N	0.09	Commercial General	C-2
32	16 31 02 40284 000 0010	4699 28TH ST N	0.15	Commercial General	C-2
33	16 30 35 00000 310 0200	2905 58TH AVE N	1.22	Residential/Office General	C-2
34	16 30 35 51966 007 0240	3398 64TH AVE N	0.22	Commercial General	C-2
35	16 31 02 26604 000 0210	2416 52ND AVE N	0.43	Commercial General	E-2
36	16 31 02 33966 000 0510	2568 GROVE PARK AVE N	0.17	Commercial General	C-2
37	16 30 35 51966 004 0120	62ND AVE N	0.11	Commercial General	E-2
38	16 30 35 51966 001 0140	6400 HAINES RD N	0.28	Commercial General	C-2
39	16 30 35 95076 016 0080	6243 HAINES RD N	0.18	Commercial General	C-2
40	16 30 35 51966 002 0140	3221 62ND AVE N	0.19	Commercial General	C-2
41	16 30 35 00000 230 0200	6238 33RD ST N	0.51	Commercial General	E-2
42	16 31 02 26604 000 0270	5205 HAINES RD N	0.09	Commercial General	E-2
43	16 30 35 00000 220 0500	6600 HAINES RD N	0.41	Commercial General	C-2
44	16 30 35 51966 004 0030	33RD WAY N	0.11	Commercial General	C-2
45	16 30 35 28296 000 0020	6042 HAINES RD N	0.16	Commercial General	C-2
46	16 31 02 38070 000 0200	23RD AVE N	0.47	Commercial General	E-2
47	16 30 35 95076 001 0010	6599 HAINES RD	0.13	Commercial General	E-2
48	16 30 35 88380 000 0380	3202 62ND AVE N	0.13	Commercial General	C-2

## LEALMAN FORM BASED CODE

## PARCELS WITHIN LOCAL TRADE DISTRICT

<u>#</u>	<u>Parcel ID</u>	<u>Address</u>	<u>Acreage</u>	<u>Future Land Use</u>	<u>Zoning</u>
49	16 31 02 33930 002 0050	53RD AVE N	0.04	Commercial General	C-2
50	16 30 35 08928 008 0180	6001 HAINES RD N	0.36	Commercial General	C-2
51	16 30 35 08928 008 0030	3024 61ST AVE N	0.13	Commercial General	C-2
52	16 30 35 95076 016 0090	6231 HAINES RD N	0.47	Commercial General	C-2
53	16 30 35 51966 002 0270	6380 HAINES RD N	0.23	Commercial General	C-2
54	16 30 35 08928 013 0170	5861 HAINES RD N	0.71	Commercial General	C-2
55	16 31 02 38070 000 0160	5043 HAINES RD N	0.14	Commercial General	E-2
56	16 30 35 08928 008 0010	6095 HAINES RD N	0.56	Commercial General	C-2
57	16 31 02 26604 000 0030	5275 HAINES RD N	0.15	Commercial General	E-2
58	16 31 02 40266 000 0300	4747 28TH ST N	0.18	Commercial General	E-1
59	16 30 35 28296 000 0060	6000 HAINES RD N	0.15	Commercial General	C-2
60	16 30 35 51966 004 0070	6295 33RD WAY N	0.11	Commercial General	R-4
61	16 30 35 51966 002 0210	6280 HAINES RD N	0.09	Commercial General	C-2
62	16 31 02 57546 002 0010	4633 28TH ST N	0.29	Commercial General	E-2
63	16 30 35 95076 001 0080	HAINES RD N	0.13	Commercial General	E-2
64	16 30 35 51966 004 0010	33RD WAY N	0.11	Commercial General	C-2
65	16 30 35 00000 320 0300	6180 HAINES RD N	0.22	Commercial General	C-2
66	16 30 35 51966 001 0010	6590 HAINES RD N	0.37	Commercial General	C-2
67	16 31 02 38070 000 0060	2425 51ST AVE N	0.11	Commercial General	E-2
68	16 30 35 95076 001 0070	6515 HAINES RD N	0.37	Residential Medium	R-4
69	16 30 35 45216 000 0071	6777 HAINES RD	1.25	Commercial General	C-2
70	16 31 02 57546 001 0010	4685 28TH ST N	0.29	Commercial General	E-2
71	16 30 35 95076 001 0020	6585 HAINES RD N	0.25	Commercial General	E-2
72	16 30 35 00000 320 0400	6100 31ST ST N	0.48	Commercial General	C-2
73	16 30 35 51966 002 0091	LINCOLN WAY N	0.04	Commercial General	C-2
74	16 30 35 00000 320 0100	62ND AVE N	0.12	Commercial General	C-2
75	16 30 35 51966 004 0080	6271 33RD WAY N	0.11	Commercial General	R-4
76	16 30 35 28296 000 0040	6022 HAINES RD N	0.12	Commercial General	C-2
77	16 31 02 40266 000 0301	4725 28TH ST N	0.68	Commercial General	E-1
78	16 30 35 08928 014 0120	2862 58TH PL N	0.09	Commercial General	C-2
79	16 30 35 95076 016 0050	6335 HAINES RD N	0.36	Commercial General	C-2
80	16 31 02 33930 002 0010	5298 HAINES RD N	0.20	Commercial General	C-2
81	16 31 02 38070 000 0140	5155 HAINES RD N	0.39	Commercial General	E-2
82	16 30 35 51966 001 0030	6418 HAINES RD N	1.90	Commercial General	C-2
83	16 30 35 08928 013 0220	5867 HAINES RD N	0.11	Commercial General	C-2
84	16 31 02 38070 000 0170	5017 HAINES RD N	0.31	Commercial General	E-2
85	16 30 35 51966 002 0130	6230 HAINES RD N	0.09	Commercial General	C-2
86	16 30 35 08928 008 0160	2915 60TH AVE N	0.23	Commercial General	C-2
87	16 31 02 26604 000 0010	HAINES RD N	0.22	Commercial General	E-2
88	16 31 02 26604 000 0240	2426 52ND AVE N	0.43	Commercial General	E-2
89	16 30 35 08928 001 0310	HAINES BLVD N	0.15	Commercial General	C-2
90	16 30 35 51966 007 0200	6322 33RD WAY N	0.33	Commercial General	C-2
91	16 30 35 51966 004 0220	6370 33RD ST N	0.11	Commercial General	C-2
92	16 30 35 51966 004 0210	6360 33RD ST N	0.11	Commercial General	C-2
93	16 30 35 51966 002 0290	6390 HAINES RD N	0.20	Commercial General	C-2
94	16 30 35 51966 002 0040	6381 LINCOLN WAY N	0.08	Commercial General	C-2
95	16 30 35 95076 001 0040	6525 HAINES RD N	0.38	Commercial General	E-2
96	16 30 35 08928 001 0320	6115 HAINES BLVD N	0.13	Commercial General	C-2
97	16 31 02 40284 000 0020	4693 28TH ST N	0.15	Commercial General	C-2

## LEALMAN FORM BASED CODE

## PARCELS WITHIN LOCAL TRADE DISTRICT

<u>#</u>	<u>Parcel ID</u>	<u>Address</u>	<u>Acreage</u>	<u>Future Land Use</u>	<u>Zoning</u>
98	16 30 35 51966 002 0020	6391 LINCOLN WAY N	0.12	Commercial General	C-2
99	16 30 35 51966 004 0060	6351 33RD WAY N	0.11	Commercial General	R-4
100	16 30 35 51966 002 0050	6371 LINCOLN WAY N	0.20	Commercial General	C-2
101	16 31 02 33966 000 0030	5208 HAINES RD N	0.28	Commercial General	C-2
102	16 30 35 00000 220 0600	6605 HAINES RD N	1.72	Commercial General	C-2
103	16 31 02 48672 000 0010	4601 28TH ST N	0.30	Commercial General	C-2
104	16 30 35 95076 016 0020	6363 HAINES RD N	0.12	Commercial General	C-2
105	16 30 35 08928 008 0210	6025 HAINES RD N	0.12	Commercial General	C-2
106	16 30 35 08928 001 0030	62ND AVE N	0.12	Commercial General	C-2
107	16 30 35 88380 000 0010	3186 62ND AVE N	0.40	Commercial General	C-2
108	16 31 02 48672 000 0420	4555 28TH ST N	0.27	Commercial General	C-2
109	16 30 35 51966 002 0250	6370 HAINES RD N	0.24	Commercial General	C-2
110	16 30 35 51966 004 0200	6308 33RD ST N	0.11	Commercial General	C-2
111	16 31 02 00000 110 0200	5052 HAINES RD N	0.05	Commercial General	C-2
112	16 30 35 88380 000 0390	3200 62ND AVE N	0.27	Commercial General	C-2
113	16 30 35 95076 015 0110	6201 31ST ST N	0.11	Commercial General	C-2
114	16 31 02 33966 000 0050	5296 HAINES RD N	0.27	Commercial General	C-2
115	16 30 35 51966 002 0180	6230 HAINES RD N	0.17	Commercial General	C-2
116	16 31 02 40266 000 0010	4801 28TH ST N	0.42	Commercial General	R-3
117	16 30 35 95076 016 0040	HAINES RD N	0.12	Commercial General	C-2
118	16 30 35 28296 000 0030	6025 31ST ST N	0.11	Commercial General	C-2
119	16 30 35 51966 004 0230	6390 33RD ST N	0.18	Commercial General	C-2
120	16 30 35 00000 320 0200	62ND AVE N	0.25	Commercial General	C-2
121	16 30 35 51966 002 0100	LINCOLN WAY N	0.09	Commercial General	C-2
122	16 30 35 95076 016 0030	6363 HAINES RD N	0.12	Commercial General	C-2
123	16 30 35 08928 014 0100	5845 HAINES RD N	0.11	Commercial General	C-2
124	16 30 35 51966 001 0180	6408 HAINES RD N	0.11	Commercial General	C-2
125	16 31 02 00000 420 0200	4475 28TH ST N	1.48	Commercial General	C-2
126	16 30 35 51966 004 0040	33RD WAY N	0.22	Commercial General	C-2
127	16 30 35 08928 014 0110	HAINES RD N	0.11	Commercial General	C-2
128	16 31 02 33930 002 0080	2550 53RD AVE N	0.09	Residential Low Medium	C-2
129	16 30 35 95076 001 0090	HAINES RD N	0.25	Commercial General	E-2
130	16 30 35 95076 001 0110	6421 HAINES RD N	0.12	Commercial General	E-2
131	16 30 35 95076 001 0120	6401 HAINES RD N	0.26	Commercial General	E-2

Total District Acreage = 38.71

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

*The following are boundary descriptions for all lands situate, lying and being within the three Lealman Form Based Code (L-FBC) Districts:*

### Neighborhood Park District Boundary Description

Begin at the Northwest corner of Section 3, Township 31 South, Range 16 East, Pinellas County, Florida; thence run East along the said North Section line 671.10 feet along the center line of 54<sup>th</sup> Avenue North; thence run south 720.05 feet following the Eastern right-of-way of 45<sup>th</sup> Street North to the Point of Beginning which is the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF NW ¼ OF NW ¼ OF SEC 03-31-16 DESC COM NW COR OF NW ¼ OF SD SEC TH S89D43'10"E 661.51FT TH S00D48'45"W 717.03FT TH S89D53'11"E 15FT FOR POB TH S89D53'11"E 397.42FT TH S00D44'29"W 617.38FT TH N89D52'31"W 413.19FT TH N00D48'45"E 602.31FT TH N45D27'47"E 21.34FT TO POB CONT 5.85 AC(C) of Section 3, Township 31 South, Range 16 East; thence run Southwest 16.45 feet to the start of the West line of said parcel; thence run South 602.28 feet to the Southwest corner of said parcel; thence run East 413.19 feet to the Southeast corner of said parcel; thence run North 617.38 feet to the Northeast corner of said parcel; thence run North 40 feet to the North right-of-way of Duval Park Boulevard; thence run 244.59 feet East along the North right-of-way of Duval Park Boulevard; thence run North 201.18 feet along the East parcel line of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as COM NW COR OF NW ¼ TH S89D43'04"E 671.51FT TH S00D48'17"W 50FT FOR POB TH E 218FT(S) TH SE'LY ALG RR R/W 600FT(S) TH S 201FT (S) TH N89D53'41"W 597.54 FT TH N44D12'07"W 18.33FT TH CUR PT RAD 28FT ARC 21.73FT CB N21D57'59"W 21.19FT TH N00D16'09"E 54.43FT TH N89D53'11"W 33.49FT TH N00D48'17"E 539FT(S) TO POB CONT 7.2AC(C), of Section 3, Township 31, Range 16 East; thence run North 16.08 feet along the North parcel line of metes and bounds parcel identified in the Pinellas County Property Appraiser Records as CENTRALLY ASSESSED MUNICIPAL SERVICE DISTRICT, railroad right-of-way in Section 3, Township 31, Range 16 East; thence run East 97.5 feet to the East railroad right-of-way; thence run Southeast along East side of said parcel 1,188.29 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC UNNUMBERED BLK, LOTS 1 THRU 13 of Section 3, Township 31 South, Range 16 East; thence run East 174.3 feet to the Southeast corner of said parcel; thence run Northwest 400 feet to the East corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC UNNUMBERED BLK 46 (NOT LABELED), LOTS 14 THRU 29 & SE'LY 15.53FT OF LOT 30 of Section 3, Township 31 South, Range 16 East; thence run Northwest 415.5 feet to the East corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 46 (NOT LABELED), LOTS 31, 32 & 33 & NW'LY 9.47FT OF LOT 30 of Section 3, Township 31 South, Range 16 East; thence run Northwest 34.4 feet along the East side of said parcel; thence run Northwest 91 feet to the East corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HIEGHTS 5<sup>TH</sup> SEC BLK 47, LOTS 1 THRU 4 of Section 3, Township 31 South, Range 16 East; thence run Northwest 173.7 feet along the East side of said parcel to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 47, LOTS 5, 6 AND 7 of Section 3, Township 31 South, Range 16 East; thence run Northwest 75 feet along the East side of said parcel to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 47, LOTS 8 THRU 12 of

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

Section 3, Township 31 South, Range 16 East; thence run Northwest 125 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 47, LOTS 13 AND 14 of Section 3, Township 31 South, Range 16 East; thence run Northwest 50 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 47, LOTS 15 THRU 29 INCL of Section 3, Township 31 South, Range 16 East; thence run Northwest 249.31 feet along the East side of the said parcel; thence run East 89.76 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 40, LOTS 20 AND 21 LESS ST & LOTS 22 AND 23 of Section 3, Township 31 South, Range 16 East; thence run East 139 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 40, LOTS 17, 18 AND 19 of Section 3, Township 31 South, Range 16 East; thence run East 135 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 40, LOTS 15 AND 16 of Section 3, Township 31 South, Range 16 East; thence run East 90 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 40, LOTS 13 AND 14 of Section 3, Township 31 South, Range 16 East; thence run East 90 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 40, LOT 12 of Section 3, Township 31 South, Range 16 East; thence run East 45 feet along the south side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 40, LOT 12 of Section 3, Township 31 South, Range 16 East; thence run East 45 feet along the South side of said parcel to the intersection of the alleyway and 41<sup>st</sup> Way North, West right-of-way; thence run East 60 feet to the East right-of-way of 41<sup>st</sup> Way North also the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 41, LOTS 24 AND 25 of Section 3, Township 31 South, Range 16 East; thence run East 93 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 41, LOTS 24 AND 25 of Section 3, Township 31 South, Range 16 East; thence run East 135 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 41, LOTS 19, 20 AND 21 of Section 3, Township 31 South, Range 16 East; thence run East 95 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 41, LOTS 17 & 18 of Section 3, Township 31 South, Range 16 East; thence run East 50 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 41, LOT 16 of Section 3, Township 31 South, Range 16 East; thence run East 18 feet to the East right-of-way of the alley which is also the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 41, LOTS 14 & 15 & N 17FT OF LOT 13 of Section 3, Township 31 South, Range 16 East; thence run East 100 feet along the south side of said parcel; thence run North 40.5 feet along the East side of said parcel; thence run East 60 feet to the East right-of-way of 40<sup>th</sup> Street North; thence run East 110 feet along the north side of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 3<sup>RD</sup> SEC BLK 1, LOT 3 of Section 3, Township 31 South,



## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

Range 16 East; thence run East 18 feet to the West right-of-way of alley; thence run South 36.5 feet along the West side of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5<sup>TH</sup> SEC BLK 41, LOT 26 of Section 3, Township 31 South, Range 16 East; thence run East 472.6 feet along the Southern parcel line of the following metes and bounds parcels identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 3<sup>RD</sup> SEC BLK 1, LOTS 26, THRU 17 of Section 3, Township 31 South, Range 16 East to the West right-of-way of 39<sup>th</sup> Street North; thence run East 60 feet to the East right-of-way of 39<sup>th</sup> Street North; thence run East 235 feet along the Southern parcel line of the following metes and bounds parcels identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 3<sup>RD</sup> SEC BLK 2, LOTS 16 THRU 10 of Section 3, Township 31 South, Range 16 East to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 3<sup>RD</sup> SEC BLK 2, LOTS 5 THRU 9 & ½ OF VACALLEY W OF LOTS 5 & 6 W ½ OF VAC ALLEY E OF LOT 7 PER O.R. 21799/2300 of Section 3, Township 31 South, Range 16 East; thence run East 143 feet along the south line of said parcel; thence run North 37 feet along the East side of said parcel, thence run East 120.1 feet along the South side of said parcel to the West right-of-way of 37<sup>th</sup> Street North; thence run East 60 feet to East right-of-way of 37<sup>th</sup> Street North also being a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 1<sup>ST</sup> SEC BLK 3, LOTS 1 AND 2 & ½ OF VAC ALLEY of Section 3, Township 31 South, Range 16 East; thence run East 120 feet along Southern parcel line of said parcel to a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 1<sup>ST</sup> SEC BLK 3, LOT 26 & ½ OF VAC ALLEY of Section 3, Township 31 South, Range 16 East; thence run South 37 feet along the West parcel line of said parcel; thence run East along the South parcel line of a metes and bounds parcels identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 1<sup>ST</sup> SEC BLK 3, LOTS 26 THRU 17 & ½ OF VAC ALLEY of Section 3, Township 31 South, Range 16 East to the West right-of-way for 35<sup>th</sup> Way North; thence run North 127 feet along the West right-of-way of 35<sup>th</sup> Way North to the intersection of the South right-of-way of 54<sup>th</sup> Avenue North; thence run North 61 feet to the Northwest intersection the 54<sup>th</sup> Avenue North right-of-way and the 35<sup>th</sup> Way North right-of-way; thence run East 50 feet to Southwest corner of metes and bounds parcels identified in the Pinellas County Property Appraiser Records as PREMIER TERRACE BLK 2, LOT 30 of Section 34, Township 30 South, Range 16 East; thence run East 401.1 feet along the North right-of-way of 54<sup>th</sup> Avenue North to the Southeastern Corner of a metes and bounds parcels identified in the Pinellas County Property Appraiser Records as PREMIER TERRACE BLK 2, LOTS 7, 8 & 9 TOGETHER WITH LOTS 21 THRU 28 INCL LESS RD R/W ON S of Section 34, Township 30 South, Range 16 East; thence run North 125.9 feet along the East side of said parcel; thence run West 40 feet along North side of said parcel; thence run North 135 feet to the Northeast corner of said parcel; thence run West 120 feet along the north side of said parcel; thence run South 135 feet along the west side of said parcel; thence run West 180 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PREMIER TERRACE BLK 2, LOT 29 of Section 34, Township 30 South, Range 16 East; thence run West 81.1 feet to the East right-of-way of 35<sup>th</sup> Way North; thence run South 33.4 feet along the East right-of-way of 35<sup>th</sup> Way North; thence run West 50 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FRUIT HAVEN ANNEX LOT 5 of Section 34, Township 30 South, Range 16 East; thence run West 220.8 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FRUIT HAVEN ANNEX LOT 1 of Section 34, Township 30 South, Range 16 East; thence run West to the West right-of-way of alley also being a metes and bounds parcel identified in the Pinellas County Property

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Appraiser Records as FROM SW COR OF SW ¼ OF SE ¼ OF SE ¼ TH E 241.88FT & N 30FT FOR POB TH N 115FT TH N87DE 335FT TH N70DE 14FT TH N82DE 17 FT TH N70DE 28.57FT TH S 134FT TH W 91.6FT TO POB of Section 34, Township 30 South, Range 16 East; thence run Southwesterly 94 feet to the Northwest corner of said parcel; thence run South 15 feet along the westside of said parcel; thence run West 100 feet along the north side of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM SW COR OF SE ¼ OF SE ¼ OF SE ¼ RUN E 141.88FT TO POB TH RUN N 130FT TH E 100FT TH S 130FT TH W 100FT TO POB LESS RD of Section 34, Township 30 South, Range 16 East to the East side of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF SE ¼ OF SEC 34-30-16 DESC AS BEG SW COR OF SE ¼ OF SE ¼ OF SEC TH N00D05'35"W 173FT TH S79D51'E 145FT TH S00D13'18"W 148FT TH N89D 46'42"W 141.88FT TO POB LESS 30FT & W 30FT OF N 35FT OF S 65FT THEREOF FOR RD R/W of Section 34, Township 30 South, Range 16 East; thence run North 18 feet along said East side of said parcel; thence run Northwesterly 127.52 feet to the Northwest corner of said parcel; thence run South 108 feet along the west side of said parcel; thence run East 30 feet along the South side of said parcel; thence run South 35 feet along the West side of said parcel to the North right-of-way of 54<sup>th</sup> Avenue North; thence run South 60 feet to the Southeastern corner of the intersection of 37<sup>th</sup> Street North and 54<sup>th</sup> Avenue North; thence run West along the Southern right-of-way of 54<sup>th</sup> Avenue North for 703 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 3<sup>RD</sup> SEC BLK 1, LOTS 17, 18 & 19 of Section 3, Township 31 South, Range 16 East; thence run North 207.1 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOELDTKE HEIGHTS SUB BLK 1, LOT 13 of Section 34, Township 30 South, Range 16 East; thence run West 598.4 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOELDTKE HEIGHTS SUB BLK 1, LOT 24 of Section 34, Township 30 South, Range 16 East; thence run South 11.2 feet; thence run West 62.6 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WEST BURNSIDE AT LEALMAN BLK B, LOT 14 of Section 34, Township 30 South, Range 16 East; thence run West 127 feet along the north side of said parcel to the Northwest corner of said parcel; thence run South 7.6 feet along the west side of said parcel; thence run West 16 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WEST BURNSIDE AT LEALMAN BLK B, LOTS 17 AND 18 of Section 34, Township 30 South, Range 16 East; thence run West 455.5 feet to the Northeast corner of parcel a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WEST BURNSIDE AT LEALMAN BLK B, LOTS 23 THRU 26 INCL of Section 34, Township 30 South, Range 16 East; thence run West 60 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ORANGWOOD HEIGHTS BLK 1, LOTS 1 THRU 7 of Section 34, Township 30 South, Range 16 East; thence run West 599.9 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ORANGWOOD HEIGHTS BLK 1, LOTS 12 & 13 LESS S 20FT FOR RD R/W TOEGTHER WITH LOTS 10 & 11 of Section 34, Township 30 South, Range 16 East; thence run West 60 feet to the West right-of-way of 43<sup>rd</sup> Street North; thence run North 55.6 feet along the West side of said right-of-way to the Northeast Corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HIGHLAND GROVES BLK 14, LOTS 11 AND 12 of Section 34, Township 30 South, Range 16 East; thence run West 100 feet along the North side of said parcel to the Northwest corner of said parcel and the East right-of-way of the alley; thence run 16 feet to the West right-of-way of the alley and the East side of a metes and bounds parcel identified in the Pinellas

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County Property appraiser Records as HIGHLAND GROVES BLK 14, LOTS 1 THRU 8 & N ½ OF VAC ALLEY ON S & LOTS 15 THRU 19 & S ½ OF VAC ALLEY ON N LESS RD R/W FROM LOT 16 – 19 of Section 34, Township 30 South, Range 16 East; thence run North 90 feet along the East side of said parcel to the Northeast corner of said parcel; thence run West 437.5 feet along the North side of said parcel to the Northwest corner of said parcel; thence run Southeast 41.2 feet along the West side of said parcel; thence run Southwest 236.5 feet to the West corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOLDCROFT HEIGHTS UNIT 2 LOTS 161 and 162 LESS NW 10FT OF LOT 161 of Section 34, Township 30 South, Range 16 East; thence run Southeast 78.1 feet to the Southwest corner of said parcel; thence run East 22.5 feet along the south side of said parcel; thence run South 100 feet to the South right-of-way of 54<sup>th</sup> Avenue North and the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as COM NW COR OF NW ¼ TH S89D43'04"E 671.51FT TH S00D48'17"W 50FT for POB TH E 218FT(S) TH SE'LY ALG RR R/W 600FT(S) TH S 201FT (S) TH N89D53'41"W 597.54 FT TH N44D12'07"W 18.33FT TH CUR RT RAD 28FT ARC 21.73FT CB N21D57'59"W 21.19FT TH N00D16'09"E 54.43FT TH N89D53'11"W 33.49FT TH N00D48'17"E 539 FT(S) TO POB CONT 7.2AC(C) of Section 3, Township 31 South, Range 16 East; thence run South 539 feet along the west side of said parcel; thence run South 126.8 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF NW ¼ OF NW ¼ OF SEC 03-31-16 DESC COM NW COR OF NW ¼ OF SD SEC TH S89D43'10"E 661.51FT TH S00D48'45"W 717.03FT TH S89D53'11"E 15FT FOR POB TH S89D53'11"E 397.42FT TH S00D44'29"W 617.38FT TH N89D52'31"W 413.19FT TH N00D48'45"E 602.31FT TH N45D27'47"E 21.34FT TO POB CONT 5.85 AC(C) of Section 3, Township 31 South, Range 16 East to the Point of Beginning containing 46.66 acres.

### Commerce District Boundary Description

Begin at the Northeast corner of the Section 34, Township 30 South, Range 16 East, Pinellas County, Florida; thence run South 50 feet to the center line of 34<sup>th</sup> Street North being the Point of Beginning; thence run West 50 feet to the West right-of-way of 34<sup>th</sup> Street North with is also the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as S 125FT OF N 175FT OF E ½ OF E ¼ OF NE ¼ OF NE ¼ OF SE ¼ LESS RD ON E of Section 34, Township 30 South, Range 16 East, thence run West 114 feet along the north side of said parcel to the Northwest corner of said parcel; thence run South 1,242 feet to the North right-of-way of 58<sup>th</sup> Avenue North also being the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as S 212FT OF E ½ OF E ¼ OF NE ¼ OF SE ¼ OF SEC 34-30-16 LESS E 50FT & LESS S 30FT FOR RD R/WS of Section 34, Township 30 South, Range 16 East; thence run South 60 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FRUIT HAVEN BLK D, ALL OF LOTS 4 & 5 AND LOTS 6 THRU 9 LESS E 20FT FOR RD R/W of Section 34, Township 30 South, Range 16 East; thence run South 605 feet to the North right-of-way of 56<sup>th</sup> Avenue North also being the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FRUIT HAVEN BLK D, LOTS 13 THRU 16 LESS E 20FT FOR RD R/W of Section 34, Township 30 South, Range 16 East; thence run South 60 feet to the South right-of-way of 56<sup>th</sup> Avenue North; thence run West 61.5 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PREMIER TERRACE BLK 1, LOTS 11 THRU 21 LESS RD R/W of Section 34, Township 30 South, Range 16 East; thence run South 134.7 feet along the West side of said parcel; thence run West 40 feet along the said parcel; thence run South 135 feet along

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the West side of said parcel to the Southwest corner of said parcel also being the North right-of-way of 55<sup>th</sup> Avenue North; thence run South 60 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PREMIER TERRACE BLK 2, LOTS 10 THRU 20 LESS RD R/W of Section 34, Township 30 South, Range 16 East; thence run South 135 feet along the West side of said parcel; thence East 40 feet along the said parcel; thence run South 135 feet to the Southwest corner of said parcel also being the North right-of-way of 54<sup>th</sup> Avenue north; thence run South 74.7 feet to the South right-of-way of 54<sup>th</sup> Avenue North; thence run Westerly 470.3 feet along the South right-of-way of 54<sup>th</sup> Avenue North to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 1<sup>ST</sup> SEC BLK 4, LOTS 14 & 15 LESS RD R/W ON N & ALL OF LOT 16 of Section 03, Township 31 South, Range 16 East; thence run South 127 feet to the Southwest corner of said parcel; thence run East 268 feet along North right-of-way of the alley; thence run South 143.1 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 1<sup>ST</sup> SEC BLK 4, LOTS 7 & 8 LESS RD ON N & W ½ OF VAC ALLEY ON E & N ½ OF VAC ALLEY ON S & LOTS 23, 24 & 25 & E ½ OF LOT 22 & S ½ OF VAC ALLEY N OF LOTS 24 & 25 PER O.R. 8974/1529 of Section 03, Township 31 South, Range 16 East; thence run East 218.6 feet along the North right-of-way of 53<sup>rd</sup> Avenue North; thence run South 992.6 feet along the East right-of-way of the alley to the South right-of-way of 50<sup>th</sup> Avenue North; thence run 1,052.6 feet to the South right-of-way of 50<sup>th</sup> Avenue North; thence run West 158.9 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N 155FT OF E 300FT OF SE ¼ OF NE ¼ OF SEC 3-31-16 LESS RD R/WS and COM NE COR OF SE ¼ OF NE ¼ OF SEC 3-31-16 TH S 155FT FOR POB TH W 300FT TH S 125FT TH E 300FT TH N 125FT TO POB LESS 50FT FOR RD R/W and 125FT OF N 405FT OF E300FT OF SE ¼ OF NE ¼ LESS ST of Section 03, Township 31 South, Range 16 East; thence run South 330.2 feet along West side of said parcels; thence run West 100 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM SE COR OF NE ¼ TH W 165FT (S) TO NE'LY LINE OF JOE'S CREEK TH N43DW 41.52 FT FOR POB TH N43DW 156.58 FT TH N33DW 142.73FT TH N06DW 204.28FT TH N06DE 32.24FT TH SE ALG ARC OF CURVE TO LEFT 50.47FT TH E 300FT (S) TH S 438FT (S) TH W 150FT (S) TO POB AND THAT PT DES AS FROM E ¼ COR TH N 530FT TH W 300 FT FOR POB TH W 50FT TH NW'LY ALG ARC OF CURVE TO RIGHT 42.7FT TH N06DW 170FT (S) TH N 230FT (S) TH E 100FT TH S 422FT TO POB CONT 3.51 AC (C) of Section 03, Township 31 South, Range 16 East; thence run South 230.11 feet along West side of said parcel; thence run Southerly 163.2 feet along an arc on West side of said parcel; thence run Southwesterly 72.2 feet to the corner of said parcel; thence run South 237 feet along an arc on West Side of said parcel; thence run Southeasterly 142.73 feet along West side of said parcel to the North right-of-way of Joe's Creek; thence run Southeasterly 360 feet along the North right-of-way of Joe's Creek to the Southern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as COM 50FT W OF E ¼ COR SEC FOR P O B RUNS S 114.87FT NW ALONG CREEK 158.96FT E 110.68FT TO P O B of Section 03, Township 31 South, Range 16 East; thence run North 459.87 feet along the West right-of-way of 34<sup>th</sup> Street North; thence run East 711 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N ½ OF SW ¼ OF SW ¼ OF NW ¼ LESS W 50FT FOR R/W CONT 4.63AC (C) of Section 03, Township 31 South, Range 16 East; thence run North 331 feet to the Northeastern corner of said parcel; thence run West 280.89 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as S 125FT OF W 350FT OF NW ¼ OF SW ¼ OF NW ¼ OF SEC 2-31-16 LESS RD R/W ON W of Section 02, Township 31 South, Range 16 East; thence run North 250 feet to the Northeast

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corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N 125FT OF S 250FT OF W 350FT OF NW ¼ OF SW ¼ OF NW ¼ LESS W 50FT FOR ST (RISHER MOTOR LEASE) of Section 02, Township 31 South, Range 16 East; thence run West 50 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N 100FT OF S 350FT OF W 300FT OF NW ¼ OF SW ¼ OF NW ¼ OF SEC 02-31-16 LESS W 50FT FOR RD R/W (AAMCO AUTO TRANSMISSION LEASE) of Section 02, Township 31 South, Range 16 East; thence run North 200 feet to the Northeastern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N 100FT OF S 450FT OF W 300FT OF NW ¼ OF SW ¼ OF NW ¼ OF SEC 02-31-16 LESS W 50FT FOR RD R/W (PEOPLES LOAN & FINANCE CORP LEASE) of Section 02, Township 31 South, Range 16 East; thence run East 25.99 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF NW ¼ OF SEC 02-31-16 DESC AS FROM NW COR OF SW ¼ OF NW ¼ OF SEC TH S89D52'04"E 50FT TH S00D15'45" W 33FT FOR POB TH S89D52'04"E 224FT TH S'LY 178.7FT TH N89D49'01"W 224FT TH N00D15'45"E 178.5 FT TO POB of Section 02, Township 31 South, Range 16 East; thence run North 241.7 feet to the North right-of-way of 50<sup>th</sup> Avenue North; thence run East 389 feet along the North right-of-way of 50<sup>th</sup> Avenue North to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF NW ¼ OF NW ¼ OF SEC 2-31-16 DESC FROM SW CO OF NW ¼ OF SEC TH N00D15'01"E 1353.66FT TH S89D50'29"E 50FT FOR POB TH N00D15'01"E 301.57FT TH S89D49'54"E 612.32FT TH S00D19'56"W 301.47FT TH N89D50'29"W 611.89FT TO POB CONT 4.23AC(C) of Section 02, Township 31 South, Range 16 East; thence run North 631.47 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BEG 331.5FT N & 50FT E OF SW COR OF NW ¼ OF NW ¼ RUN N 330FT TH E 612.2FT TH S 330FT TH W 611.9FT TO POB (T.B. LEASE) CONT 4.7AC of Section 02, Township 31 South, Range 16 East; thence run East 661 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PT OF N ½ OF NW ¼ OF NW ¼ IN SEC 02-31-16 INCL PT OF S 30FT OF VAC 60FT 53<sup>RD</sup> AVE N LYING BTWN 33<sup>RD</sup> ST N & 34<sup>TH</sup> ST N ALL DESC BEG SE COR OF 34<sup>TH</sup> ST N & C/L OF VAC 60FT 53<sup>RD</sup> AVE N TH S89D49'14"E 582FT(S) TH S00D19'05"W 30FT TH E'LY ALG S R/W LN OF 53<sup>RD</sup> AVE N 692.48FT TO C/L OF 31<sup>ST</sup> ST N TH S 301.35FT TH W'LY 1274.65FT TH N'LY ALG E RD R/W OF 34<sup>TH</sup> ST N 331.75FT TO POB CONT (9.21AC(C)) (PER O.R.'S 5791/391, 8855 137 & 13000/2113) of Section 02, Township 31 South, Range 16 East; thence run North 301.35 feet to the Northeast corner of said parcel; thence run West 692.48 feet along the north side of said parcel; thence run North 300.4 feet to the South right-of-way of 54<sup>th</sup> Avenue North; thence run North 221.5 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK D, LOT 13 of Section 35, Township 30 South, Range 16 East; thence run West 200 feet along South right-of-way of alley to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK D, LOTS 15 AND 16 LESS RD R/W ON S of Section 35, Township 30 South, Range 16 East; thence run North 143 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK D, LOT 1 LESS RD R/W ON W & LOTS 2 THRU 8 & LOTS 17 THRU 21 LESS RD R/W TO S of Section 35, Township 30 South, Range 16 East; thence run West 201 feet long the north side of said parcel; thence run North 203 feet to the North right-of-way of alley; thence run East 101.3 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK C, LOT 1 LESS W 20FT THEREOF & ALL OF LOTS 2 THRU 6 of Section 35, Township 30 South, Range 16 East; thence run North 127 feet along the east side of said parcel; thence run West 54.1 feet along the South

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right-of-way of 56<sup>th</sup> Avenue North; thence run North 187 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK B, LOTS 20, 21, 22, & 23 & E 30.75FT OF LOT 24 of Section 35, Township 30 South, Range 16 East; thence run West 40 feet along South right-of-way of alley; thence run North 63 feet to East corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK B, LOTS 2 & 3 & LOT 1 LESS W 20FT OF LOT 1 FOR RD & LOT 4 LESS E 35FT OF N 80FT OF LOT 4 & W 10FT OF S 47FT OF LOT 5 of Section 35, Township 30 South, Range 16 East; thence run West 45 feet on the North side of said parcel; thence run North 80 feet to the Northeast corner of said parcel; thence run East 15 feet along the South right-of-way of 57<sup>th</sup> Avenue North; thence run North 203.6 feet to the North right-of-way of alley; thence run East 101 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK A, LOTS 1 THRU 5 LESS RD R/W of Section 35, Township 30 South, Range 16 East; thence run North 187.5 feet to the North right-of-way of 58<sup>th</sup> Avenue North; thence run East 46.5 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as E 130FT OF S 330FT OF W 330FT OF NW  $\frac{1}{4}$  OF SW  $\frac{1}{4}$  LESS S 30FT of Section 35, Township 30 South, Range 16 East; thence run North 1,242 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N 300FT OF W 330FT OF NW  $\frac{1}{4}$  OF SW  $\frac{1}{4}$  LESS N 50FT & W 50FT FOR RDS CONT 1.6 AC(C) of Section 35, Township 30 South, Range 16 East; thence run West 80 feet along the North side of said parcel: thence run North 100 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK G, LOTS 11 THRU 14 INCL of Section 35, Township 30 South, Range 16 East; thence run 200 feet North 100 feet to the Northeast corner of said parcel; thence run 200 feet West to the Northwest corner of said parcel; thence run South 200 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N 300FT OF W 330FT OF NW  $\frac{1}{4}$  OF SW  $\frac{1}{4}$  LESS N 50FT & W 50FT FOR RDS CONT 1.6AC (C) of Section 35, Township 30 South, Range 16 East; thence run West 50 feet to the center line of 34<sup>th</sup> Street North to the Point of Beginning containing 81.64 acres.

Together with the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK A, LOTS 6, 12 AND 13 of Section 35, Township 30 South, Range 16 East also being the Point of Beginning; thence run South 110 feet along the West side of said parcel; thence run Southwesterly 35.9 feet to the west corner of said parcel; thence run Southeasterly 148 feet to the North right-of-way of Division Drive North; thence run Northeasterly 97 feet; thence run Southeasterly 55.5 feet to the West corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK B, LOTS 14 AND 15 of Section 35, Township 30 South, Range 16 East; thence run Southeasterly 138 feet along the west side of said parcel; thence run Southeasterly 78 feet; thence run Southeasterly 346 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK B, LOT 26 & N 35FT OF LOT 27 of Section 35, Township 30 South, Range 16 East; thence run Southwesterly 217.7 feet to South right-of-way of 55<sup>th</sup> Avenue North; thence run West 451 feet in an arc to the Northeastern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HIEGHTS BLK D, LOT 3 of Section 35, Township 30 South, Range 16 East; thence run Northwesterly in an arc 50 feet to the Northeastern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK D, LOTS 1, 2, 23 & 24 of Section 35, Township 30 South, Range 16 East; thence run West 100 feet to the Northwestern corner arc of said parcel; thence run South 268 feet along the West side of said parcel to the

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Southwestern corner arc of said parcel; thence run East 100 feet along the South side of said parcel; thence run North 6.4 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK D, LOTS 4 THRU 22 LESS RD R/W ON S PER O.R. 16479/1478 of Section 35, Township 30 South, Range 16 East; thence run Easterly 542 feet in an arc; thence run North 6 feet; thence run East 15 feet; thence run Northeasterly 21.5 feet to the West right-of-way of 28<sup>th</sup> Street North; thence run East 60 feet to the Southwestern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM SW COR OF SE ¼ OF SEC 35-30-16 TH N 66FT TH E 30FT FOR POB TH N 651.37 FT TH N67D38'43"E 126.26FT TH S40DE 930FT(S) TH W 678 FT(S) TH N 16FT TH W 30FT TO POB CONT 6.7 AC(C) of Section 35, Township 30 South, Range 16 East; thence run East 30 feet along the South side of said parcel; thence run South 16 feet to the North right-of-way of 54<sup>th</sup> Avenue North; thence run South 81 feet to a West corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISAT SUB BLK 1, LOTS 38 THRU 45 LESS THAT PART DESC FROM NE COR OF NW ¼ OF SEC 02-31-16 TH S00D30'30"W 30FT TH S89D52'33"E 30FT FOR POB TH S89D52'33"E 27.12FT TH S47D39'58"W 36.99FT TH N00D30'30"E 24.97FT TO POB PER O.R. 16479/1486 of Section 02, Township 31 South, Range 16 East; thence run Southwesterly 36.9 feet to the Northwest corner of said parcel; thence run South 50 feet to the Southwest corner of said parcel; thence run East 550 feet along the North right-of-way of the alley to a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA SUB BLK 1, LOTS 59 THRU 61 LESS RD R/W PER O.R.'S 3481/928 & 3601/112 TOGETHER WITH N ½ VAC 15FT ALLEY ADJ ON S OF LOTS 60 & 61 PER O.R. 20148/2453 of Section 02, Township 31 South, Range 16 East; thence run South 90 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA SUB BLK 1, LOTS 14 & 15 TOGETHER WITH ½ VAC 15FT ALLEY ADJ ON N PER O.R. 20148/2453 of Section 02, Township 31 South, Range 16 East; thence run East 335 feet to the Southeastern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA SUB BLK 1, LOTS 5 THRU 8 TOGETHER WITH E ½ VAC 15FT ALLEY ADJ ON W PER O.R. 20148/2453 of Section 02, Township 31 South, Range 16 East; thence run Southeasterly to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PT OF NW ¼ OF NE ¼ DESC BEG AT PNT ON S R/W OF 54<sup>TH</sup> AVE N & E'LY R/W OF HAINES RD TH E 165.22FT TH S 145.1FT TH W 66.64FT TH N40DW 172.28FT TH N41DE 16.37FT TO POB of Section 02, Township 31 South, Range 16 East; thence run East 66.64 feet along the South side of said parcel; thence run North 255.1 feet to the North right-of-way of 54<sup>th</sup> Avenue North; thence run East 474.4 feet along the North right-of-way of 54<sup>th</sup> Avenue North; thence run Northeasterly 66.1 feet in an arc to the Southeasterly corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as RENWICK, ERLE SUB NO. 4 BLK 9, LOTS 1, 2, 8, 9 & 10 LESS RD R/W ON S PER O.R. 3332/345 & O.R. 3380/192 of Section 35, Township 30 South, Range 16 East; thence run North 158.1 feet to the Northeast corner of said parcel; thence run West 120 feet to the Northwest corner of said parcel; thence run South 107 feet along the West side of said parcel; thence run West 180 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as RENWICK, ERLE SUB NO. 4 BLK 9, W 55FT OF LOT 5 of Section 35, Township 30 South, Range 16 East; thence run North 529.84 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF S ½ OF E 3/8 OF SW ¼ OF SE ¼ OF SEC 35-30-16 DESC FROM SE COR OF SW ¼ OF SE ¼ OF SD SEC TH N00D23'41"E 288.73 FT FOR POB TH N89D48'30"W 106.62FT TH N 80.44FT TH W 31FT TH N 44.44FT TH W 161.72FT TH N 122.09FT TH W 115.88FT TH N 126.44FT TH S89D52'24"E 414.79FT

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TH S00D04'08"E 372.84FT TO POB CONT 2.38AC(C) of Section 35, Township 30 South, Range 16 East; thence run West 494.76 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF S ½ OF E 3/8 OF SW ¼ OF SE ¼ OF SEC 35-30-16 DESC FROM SE COR OF SW ¼ OF SE ¼ OF SD SEC TH N00D23'41"E 288.73 FT TH N89D48'30"W 106.62FT FOR POB TH N89D48'30"W 29.33FT TH S00D05'09"E 58.77FT TH N89D53'23"W 174.03FT TH S00D08'14"E 175.05FT TH N89D54'41"W 185.82FT TH N00D00'32"E 606.68FT TH S89D52'24"E 79.97FT TH S 126.44FT TH E 115.88FT TH S 122.09FT TH E 161.73FT TH S 44.44FT TH E 31FT TH S 80.44FT TO POB CONT 3.09AC(C) of Section 35, Township 30 South, Range 16 East; thence run North 143 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM INTERSECTION OF C/L OF HAINES RD & 54<sup>TH</sup> AVE N RUN 51.7FT TH N39DW 791.04FT TO POB TH CONT N39DW 183.1FT TH E 621.8FT TH S 235.61FT TH W 321.81FT TH N 91FT TH W 182.7FT TO POB CONT 2.51AC(C) of Section 35, Township 30 South, Range 16 East; thence run West 687.8 feet to the West right-of-way of Haines Road; thence run Northwesterly 234.8 feet to the Eastern corner arc of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK B, LOTS 16 AND 17 & N 20FT OF LOT 18 Section 35, Township 30 South, Range 16 East; thence run North 311.5 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as INGALSBE'S REPLAT LOT A of Section 35, Township 30 South, Range 16 East; thence run West 350 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK A, LOTS 6, 12 AND 13 of Section 35, Township 30 South, Range 16 East and the Point of Beginning containing 35.37 acres.

Together with a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK F, LOTS 9, 10 & 11 AND VAC ST of section 35, Township 30 South, Range 16 East containing 0.37 acres.

### Local Trade District Boundary Description

Begin at the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF S ½ OF SW ¼ OF NW ¼ OF N/W ¼ OF SEC 35-30-16 DESC FROM SW COR OF SW ¼ NW ¼ OF SD SEC 35 TH N00D02'46"W 1322.15FT TH S89D49'38"E 372FT FOR POB TH N31D56'21"W 272.26FT TH S89D48'32"E 437FT TH S00D30'09"E 230.51FT TH N89D49'38"W 293.17FT TO POB LESS 30FT FOR RD R/W FOR 66<sup>TH</sup> AVE N CONT 1.69 AC(C) of Section 35, Township 30 South, Range 16 East also being the Point of Beginning; thence run Southwest 105 feet along the East right-of-way of Haines Road; thence run West 202 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM SW COR OF NW ¼ OF NW ¼ SEC 35-30-16 TH N 30FT TH E 83FT FOR POB TH N 110.8FT TH E 122.6FT TH SE'LY 132.6FT TH W 193FT(S) TO POB of Section 35, Township 30 South, Range 16 East; thence run South 110.8 feet to the North right-of-way of 66<sup>th</sup> Avenue North; thence run Southeasterly 829.6 feet along the East right-of-way of Lincoln Way to the Northwestern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK B, LOT 1 of Section 35, Township 30 South, Range 16 East; thence run West 373.2 feet along the South right-of-way of 64<sup>th</sup> Avenue North to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK G, LOTS 24 & 23 of Section 35, Township 30 South, Range 16 East; thence run South 240 feet to the Southwest corner of a metes and bounds



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parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK G, LOTS 20, 21 AND 22 of Section 35, Township 30 South, Range 16 East; thence run East 160 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK D, LOT 6 of Section 35, Township 30 South, Range 16 East; thence run South 340 feet along the East right-of-way of 33<sup>rd</sup> Way North to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK G, LOTS 11 THRU 14 INCL of Section 35, Township 30 South, Range 16 East; thence run East 513.6 feet along the North right-of-way of 62<sup>nd</sup> Avenue North to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK C, LOTS 9 AND 10 of Section 35, Township 30 South; Range 16 East; thence run South 287 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as SUNSHINE HEIGHTS MONOR LOT 38 of Section 35, Township 30 South, Range 16 East; thence run East 257.4 feet to the East side of the alley; thence run South 124.5 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as S 50FT OF N 360FT OF E 247.5FT OF NW ¼ OF SW ¼ OF SEC 35-30-16 LESS E 30FT FOR RD R/W of Section 35, Township 30 South, Range 16 East; thence run East 280.5 feet to the East right-of-way of 31<sup>st</sup> Street North; thence run South 292 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FLORIDA POWER FARM PLAT 1 LOTS 5 & 6 of Section 35, Township 30 South, Range 16 East; thence run East 127 feet along the south side of said parcel; thence run Northeasterly 140.7 feet along the Southerly side of said parcel to the South right-of-way of Haines Road; thence run Northeasterly 63.3 feet to the West corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 8, LOT 20 of Section 35, Township 30 South, Range 16 East; thence run Southeasterly 412.3 feet along an arc on the North right-of-way of Haines Road; thence run South 513.2 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM SSW COR OF NE ¼ OF SW ¼ TH E 652FT TH N 30 FT FOR POB TH N 421FT(S) TH S39DE 261FT(S) TH S 220 FT(S) TH W 165FT TO POB POB CONT 1.21AC(C) of Section 35, Township 30 South, Range 16 East; thence run East 347 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM SW COR OF NE ¼ OF SW ¼ OF SEC 35-30-16 TH S89D37'30"E 817FT TH N 30 FT FOR POB TH N 220FT(S) TH 39D20'30"E 286FT(S) TH N89D37'30"W 182FT(S) TO POB of Section 35, Township 30 South, Range 16 East; thence run Northwest 6.8 feet along the East side of said parcel; thence run East 159.9 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 14, LOTS 9 & 10 of Section 35, Township 30 South, Range 16 East; thence run North 106.9 feet along the East side of said parcel; thence run West 31.9 feet along the North side of said parcel to the Eastern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 14, LOT 11 of Section 35, Township 30 South, Range 16 East; thence run Northwesterly 138.3 feet to the Northern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 14, NE'LY 40.73FT OF LOTS 12 AND 13 of Section 35, Township 30 South, Range 16 East also being the Southern right-of-way of 58<sup>th</sup> Place North; thence run Northwesterly 157.9 feet to the Northeast corner of a metes and

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bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 13, LOTS 16 THRU 21 11 of Section 35, Township 30 South, Range 16 East; thence run West 100 feet along the North side of said parcel; thence run Northwesterly 134.2 feet to the North corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 13, LOT 22 of Section 35, Township 30 South, Range 16 East; thence run Southwest 14 feet along the Southern right-of-way of 59<sup>th</sup> Avenue North; thence run Northwesterly 203.9 feet to the North corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 9, LOTS 7, 8 & 9 ALL LESS N'LY 15FT THEREOF of Section 35, Township 30 South, Range 16 East; thence run Northeasterly 15 feet along the South side of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 9, LOTS 1, 2, 10, 11 AND 12 of Section 35, Township 30 South, Range 16 East; thence run Northwesterly 3.1 feet; thence run East 16.5 feet to the Southeast corner of said parcel; thence run North 102 feet to the Northeast corner of said parcel; thence run West 100.2 feet along the south right-of-way of 60<sup>th</sup> Avenue North; thence run North 152 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 8, LOTS 16 AND 17 of Section 35, Township 30 South, Range 16 East; thence run West 100 feet along the North side of said parcel; thence run South 20 feet along the West side of said parcel to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 8, LOTS 18 AND 19 of Section 35, Township 30 South, Range 16 East; thence run Westerly 50 feet along the North side of said parcel to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 8, LOT 4 of Section 35, Township 30 South, Range 16 East; thence run North 117.5 feet to the Northeast corner of said parcel; thence run West 298.5 feet to a point in the right-of-way of 61<sup>st</sup> Avenue North; thence run North 253.7 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 1, LOT 3 of Section 35, Township 30 South, Range 16 East; thence run East 141.5 feet along the south right-of-way of 62<sup>nd</sup> Avenue North; thence run North 201 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WASHINGTON TERRACE BLK 15, W ½ OF LOT 12 of Section 35, Township 30 South, Range 16 East; thence run West 135 feet to the West right-of-way of 31<sup>st</sup> Street North; thence run North 210.5 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WASHINGTON TERRACE BLK 16, E 97FT OF LOT 7 of Section 35, Township 30 South, Range 16 East; thence run West 98 feet to the Northwest corner of said parcel; thence run Northwest 653.5 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WASHINGTON TERRACE BLK 1, LOTS 7, 19 AND 20 of Section 35, Township 30 South, Range 16 East; thence run East 118.3 feet along the Southern boundary of said parcel; thence run Northwest 108.8 feet to the Northeast corner of said parcel; thence run West 118.3 feet along the North side of said parcel to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WASHINGTON TERRACE BLK 1, LOTS 4, 5 & 6 of Section 35, Township 30 South, Range 16 East; thence run Northwesterly 272.1 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WASHINGTON TERRACE BLK 1, LOTS

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2 AND 3 of Section 35, Township 30 South, Range 16 East; thence run East 118.3 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WASHINGTON TERRACE BLK 1, LOTS 1 & 26 of Section 35, Township 30 South, Range 16 East; thence run Northwesterly 127.6 feet along the West side of said parcel to the North right-of-way of 66<sup>th</sup> Avenue North; thence run East 71.4 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF S ½ OF SW ¼ OF NW ¼ OF NW ¼ OF SEC 35-30-16 DESC FROM SW COR OF SW ¼ NW ¼ OF SD SEC 35 TH N00D02'46"W 1322.15 FT TH S89D49'38"E 372FT FOR POB TH N31D56'21"W 272.26FT TH S89D48'32"E 437FT TH S00D30'09"E 230.51FT TH N89D49'38"W 293.17FT TO POB LESS S 30FT FOR RD R/W FOR 66<sup>TH</sup> AVE N CONT 1.69 AC(C) of Section 35, Township 30 South, Range 16 East; thence run North 200.51 feet along the East side to the Northeast corner of said parcel; thence run West 437 feet along the North side to the Northwest corner of said parcel also being the Point of Beginning containing 34.71 acres.

Together with the Northwest corner of a metes and bound parcel identified in the Pinellas County Property Appraiser Records as KAY'S GARDENS N 175.57FT OF LOT 7 LESS W 17FT FOR RD R/W of Section 35, Township 30 South, Range 16 East also the Point of Beginning; thence run South 126 feet along the west side of said parcel; thence run Southeast 114 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as KAY'S GARDENS PT OF LOTS 2 THRU 7 DESC FROM SE COR LOT 2 TH W 449.38FT TH N32DW 155FT(S) TH E 283FT(S) TH N 25.57FT TH E 200FT TH S 25.51FT TH E 50FT TH S 130.51FT TO POB of Section 35, Township 30 South, Range 16 East; thence run East 449.3 feet to the Southeast corner of said parcel; thence run North 130.5 feet along the east side of said parcel; thence run West 50 feet along the north side of said parcel; thence run North 25.5 feet along the Eastside of said parcel; thence run West 200 feet along the North side of said parcel; thence run North 175.5 feet along the East side of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as KAY'S GARDENS N 175.57FT OF LOT 7 LESS W 17FT FOR RD R/W of Section 35, Township 30 South, Range 16 East; thence run West 314.9 feet to the Northwest corner of said parcel also being the Point of Beginning containing 2.83 acres.

Together with the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA SUB BLK 2, LOTS 8 & 9 of Section 02, Township 31 South, Range 16 East also being the Point of Beginning; thence run South 78.6 feet along the west side of said parcel; thence run East 140 feet to the East right-of-way of an alley; thence run South 7.1 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA SUB BLK 2, LOTS 1, 2, 3 AND 4 of Section 02, Township 31 South, Range 16 East; thence run Southeast 112.3 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA ANNEX REP LOTS 5 & 6 of Section 02, Township 31 South, Range 16 East; thence run Southeasterly 60.2 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA ANNEX REP LOTS 51 & 51A TOGETHER WITH N ½ OF VAC ALLEY LYING N OF LOTS 52 & 53 & LYING N OF E 12 FT OF LOTS 54, TOGETHER WITH W ½ OF VAC ALLEY LYING E OF LOT 51A PER RES 08-52 O.R. 16221/2553 of Section 02, Township 31 South, Range 16 East; thence run West 59.7 feet to the Northwest corner of said

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

parcel; thence run South 75 feet to the Southwest corner of said parcel; thence run East 63 feet along the south side of said parcel; thence run South 90 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA ANNEX REP LOTS 1 & 2 & E ½ OF VAC ALLEY ADJ ON W TOGETHER WITH LOTS 52 & 53 & E 12FT OF LOT 54 & S ½ OF VAC ALLEY ADJ ON N & W ½ OF VAC ALLEY ADJ ON E PER RES 08-52 O.R. 16221/2553 of Section 02, Township 31 South, Range 16 East; thence run East 391.5 feet to the East right-of-way of Haines Road; thence run Southeast 347.6 feet along the East right-of-way of Haines Road; thence run South 393.82 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF NE ¼ OF NE ¼ OF SEC 2-31-16 DESC FROM SW COR OF NE ¼ OF NE ¼ OF SEC TH N00D27'33"E 30FT TO N R/W OF 50<sup>TH</sup> AVE N TH S89D52'33"E 300FT FOR POB TH N00D27;33"E 201.13FT TH N50D20'23"E 57.60FT TO SW'LY R/W OF HAINES RD TH S39D40'33"E 157.94FT TH CUR LT RAD 683FT ARC 171.48FT ALG R/W TO N R/W OF 50<sup>TH</sup> AVE N TH N89D52'33"W 271.66FT TO POB of Section 02, Township 31 South, Range 16 East; thence run East 538 feet to a point in Haines Road; thence run Northerly 116.8 feet to the West right-of-way of I-275; thence run Northerly 247 feet along the West right-of-way of I-275 to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HEINZ SUB LOTS 20, 21 & 22 & VAC PT OF I-275 ADJ ON E of Section 02, Township 31 South, Range 16 East; thence run West 164.4 feet to East corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HEINZ SUB LOTS 14 AND 15 of Section 02, Township 31 South, Range 16 East; thence run North westerly 71.5 feet along the east side of said parcel; thence run North 130.5 feet to the North right-of-way of 51<sup>st</sup> Avenue North; thence run East 75.3 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HEINZ SUB LOT 6 of Section 02, Township 31 South, Range 16 East; thence run North 100 feet to the Northeast corner of said parcel; thence run Northwest 21.6 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FAIRFIELD HEIGHTS LOTS 21, 22 AND 23 of Section 02, Township 31 South, Range 16 East; thence run North 124 feet to the Northeast corner of said parcel; thence run West 450 feet along the South right-of-way of 52<sup>nd</sup> Avenue North; thence run North 183.4 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FAIRFIELD HEIGHTS LOT 3 of Section 02, Township 31 South, Range 16 East; thence run West 289.7 feet to the West right-of-way of Haines Road; thence run Northwesterly 134.3 feet along the West right-of-way of Haines Road; thence run in an westerly arc 35.7 feet to the South right-of-way of 53<sup>rd</sup> Avenue North; thence run West 179 feet along the South right-of-way of 53<sup>rd</sup> Avenue North to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA SUB BLK 2, LOTS 8 & 9 of Section 02, Township 31 South, Range 16 East and the Point of Beginning containing 8.56 acres.

Together with the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FIFTIETH AVE HOMESITES REV W 104.35FT OF LOT 1 of Section 02, Township 31 South, Range 16 East as the Point of Beginning; thence run South 701.6 feet along the East right-of-way of 28<sup>th</sup> Street North to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOERNER'S HOMESITE ADD W 112FT OF LOT 2 of Section 02, Township 31 South, Range 16 East; thence run East 7 feet to the

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as MICHAEL DICK SUB BLK 1, LT 1 of Section 02, Township 31 South, Range 16 East as POB; thence run South 828.48 feet along the East right-of way of 28<sup>th</sup> Street North to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BEG 131.43FT N OF S LINE OF N ½ OF NW ¼ OF SE ¼ ON E LN OF 28<sup>TH</sup> ST N FOR POB TH N 200.08FT TH SE 351.37FT TH S 169.08FT TH W 350FT TO POB CONT 1.48AC(C) of Section 02, Township 31 South, Range 16 East; thence run East 350 feet along the south side to the Southeast corner of said parcel; thence run North 169.08 feet along the East side to the Northeast corner of said parcel; thence run Northwesterly 351.37 along the south bank of Joe's Creek drainage right-of-way; thence run North 241.5 feet to the North right-of-way of 46<sup>th</sup> Avenue North; thence run East 31.2 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LAKESIDE ESTATES LOT 1 LESS W 10FT ST & W 30FT OF LOT 2 of Section 02, Township 31 South, Range 16 East; thence run North 100 feet along the East side to the Northeast corner of said parcel; thence run West 21.5 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as MICHAEL DICK SUB BLK 2, LOT 1 of Section 02, Township 31 South, Range 16 East; thence run North 294.4 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as MICHAEL DICK SUB BLK 1, LOT 1 of Section 02, Township 31 South, Range 16 East; thence run West 2.4 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOERNER'S HOMESITE ADD W 112FT OF LOT 2 of Section 02, Township 31 South, Range 16 East; thence run North 176 ft to the North right-of-way of 47<sup>th</sup> Avenue North; thence run East to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOERNER'S HOMESITE LOTS 31, & 32 & S 28 FT OF LOT 30 & W 10 FT OF LOT 33 of Section 02, Township 31 South, Range 16 East; thence run North 116 feet along the East side to the East corner of said lot; thence run West 10 feet along the North side of said parcel; thence run North 294.6 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOERNER'S HOMESITE LOT 1 of Section 02, Township 31 South, Range 16 East; thence run East 39.6 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FIFTIETH AVE HOMESITES REV E 82.65FT OF LOT 1 of Section 02, Township 31 South, Range 16 East; thence run North 115 feet to the Northeast corner of said parcel; thence run West 186.9 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FIFTIETH AVE HOMESITES REV W 104.35FT OF LOT 1 of Section 02, Township 31 South, Range 16 East also being the Point of Beginning containing 5.25 acres.

**APPLICATION – ITEM NO. 7.**

**7. GROSS ACREAGE (parcels & ROWs)**

44.66 = Neighborhood Park

117.38 = Commerce

51.35 = Local Trade

**213.39 = Gross Total**

**NET ACREAGE (parcels only)**

36.50 = Neighborhood Park

93.42 = Commerce

38.71 = Local Trade

**168.63 = Net Total**

**APPLICATION – ITEM NO. 13.**

13. The proposed Comprehensive Plan amendment, and associated Future Land Use Map (FLUM), Land Development Code (LDC), and Zoning Atlas amendments are a result of significant study and analysis along with community input. This input consisted of a community engagement process in preparation of the Lealman Form Based Code (L-FBC) over the course of several public workshops and direct consultation with the Lealman Citizen Advisory Committee. The proposed changes will provide the Lealman community with opportunity for redevelopment in three (3) separate Mixed Use Corridor-Supporting (MUC-Su) designations along four (4) major transportation corridors. Each designation and associated L-FBC districts have been customized to recognize the character and nature of the road corridor and surrounding neighborhood and will encourage provision of new housing opportunities and commercial services using an efficient and streamlined review process.

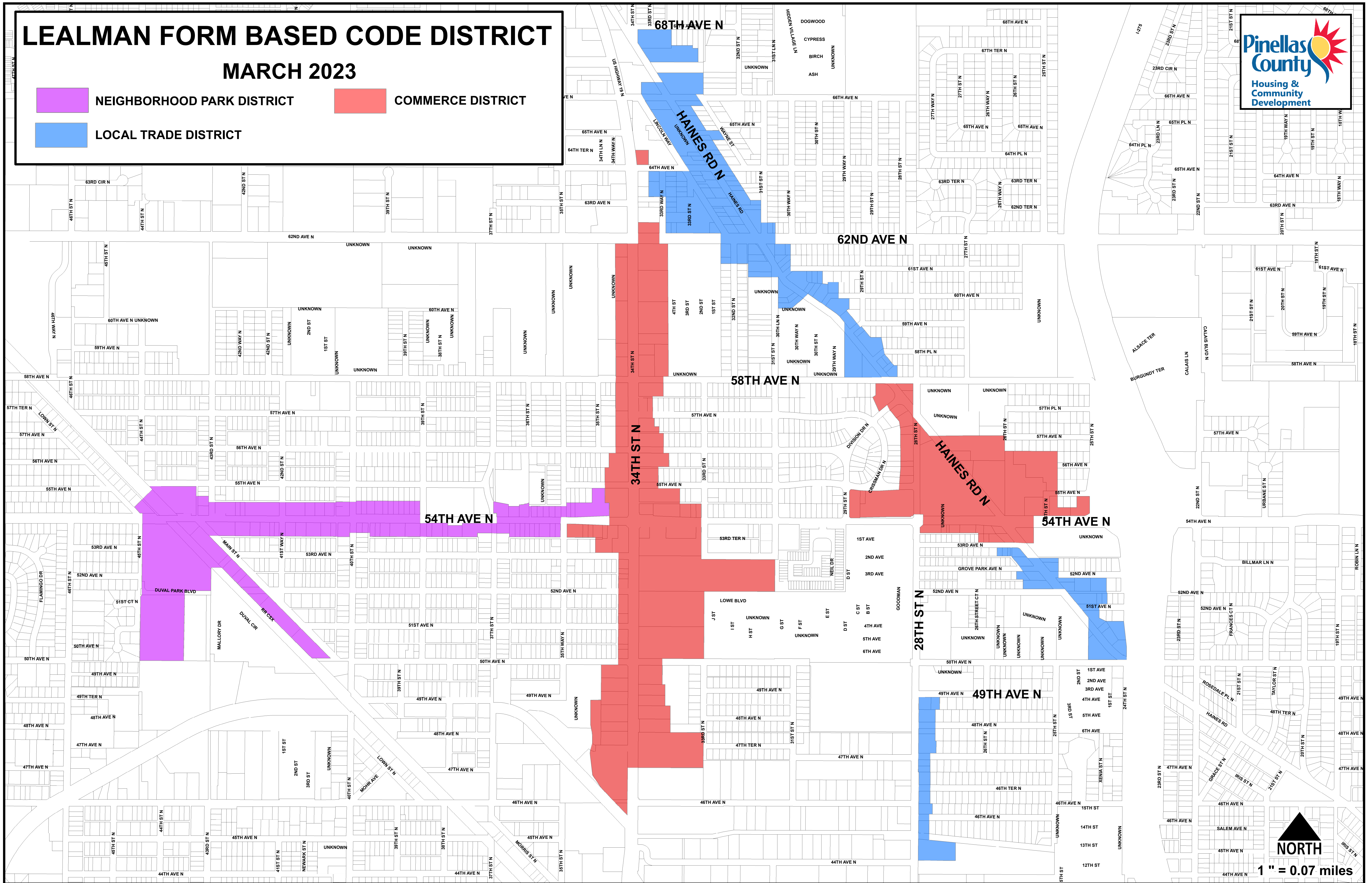
# LEALMAN FORM BASED CODE DISTRICT

MARCH 2023

 NEIGHBORHOOD PARK DISTRICT

 COMMERCE DISTRICT

 LOCAL TRADE DISTRICT





# MAP 1 - CURRENT ZONING

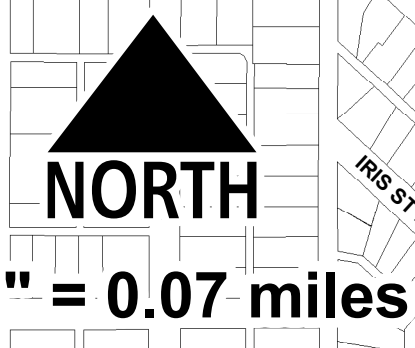
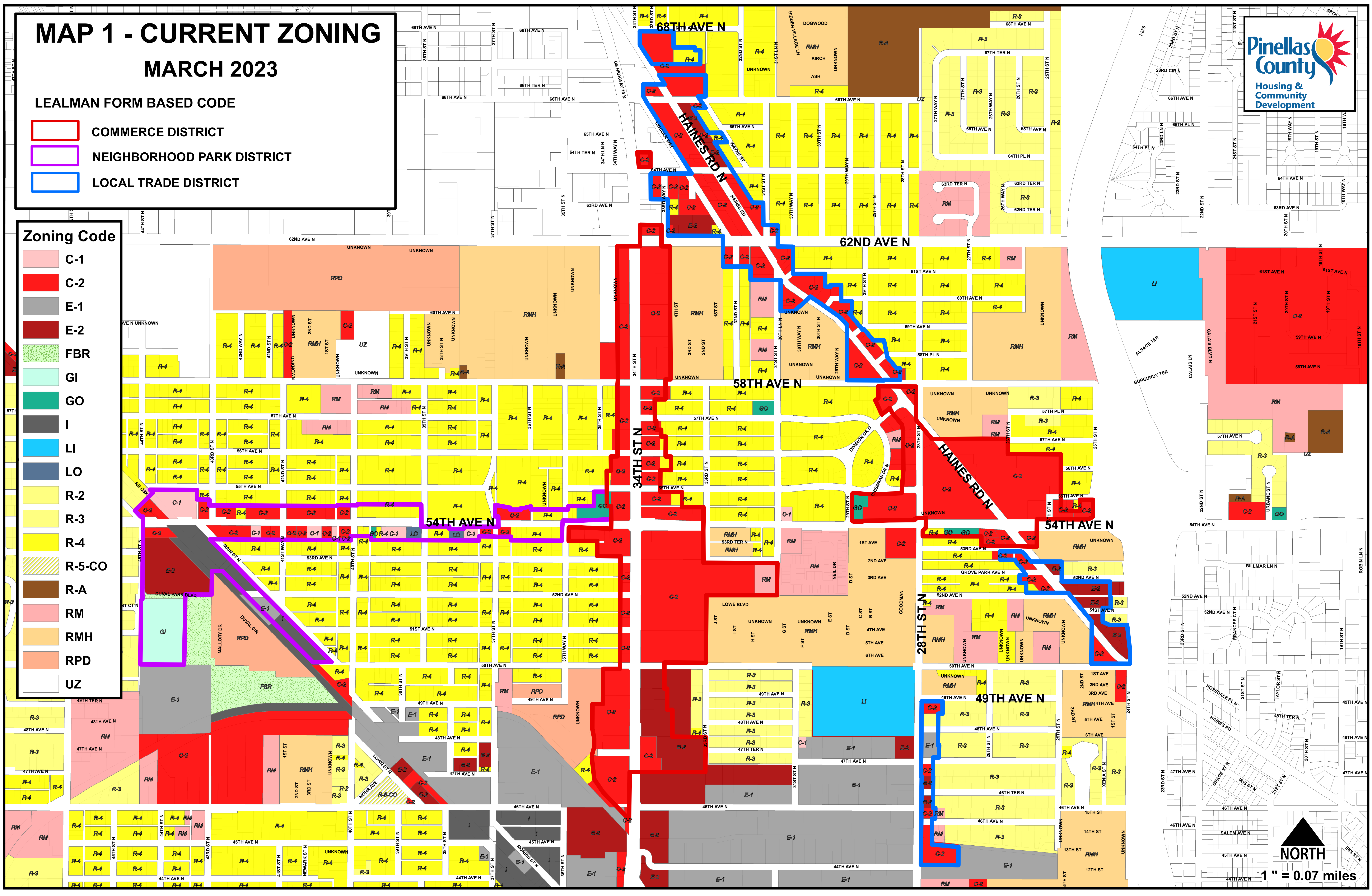
## MARCH 2023

LEALMAN FORM BASED CODE

- COMMERCE DISTRICT
- NEIGHBORHOOD PARK DISTRICT
- LOCAL TRADE DISTRICT

### Zoning Code

- C-1
- C-2
- E-1
- E-2
- FBR
- GI
- GO
- I
- LI
- LO
- R-2
- R-3
- R-4
- R-5-CO
- R-A
- RM
- RMH
- RPD
- UZ



# MAP 2 - PROPOSED ZONING

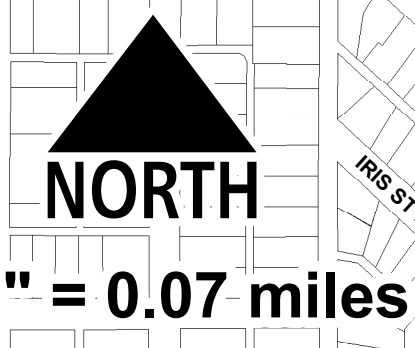
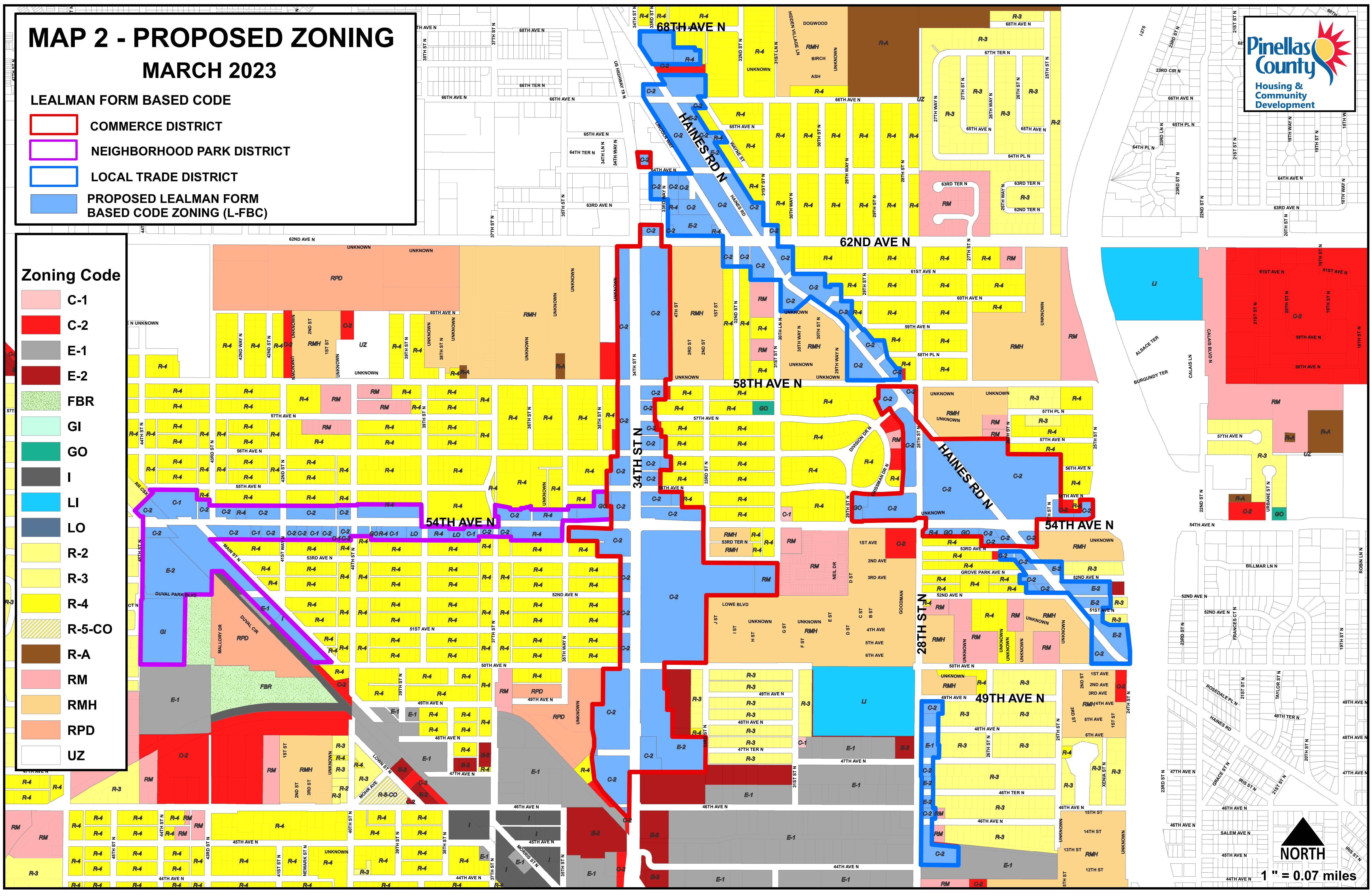
## MARCH 2023

### LEALMAN FORM BASED CODE

- COMMERCE DISTRICT
- NEIGHBORHOOD PARK DISTRICT
- LOCAL TRADE DISTRICT
- PROPOSED LEALMAN FORM BASED CODE ZONING (L-FBC)

### Zoning Code

- C-1
- C-2
- E-1
- E-2
- FBR
- GI
- GO
- I
- LI
- LO
- R-2
- R-3
- R-4
- R-5-CO
- R-A
- RM
- RMH
- RPD
- UZ



# MAP 3 - CURRENT FUTURE LAND USE

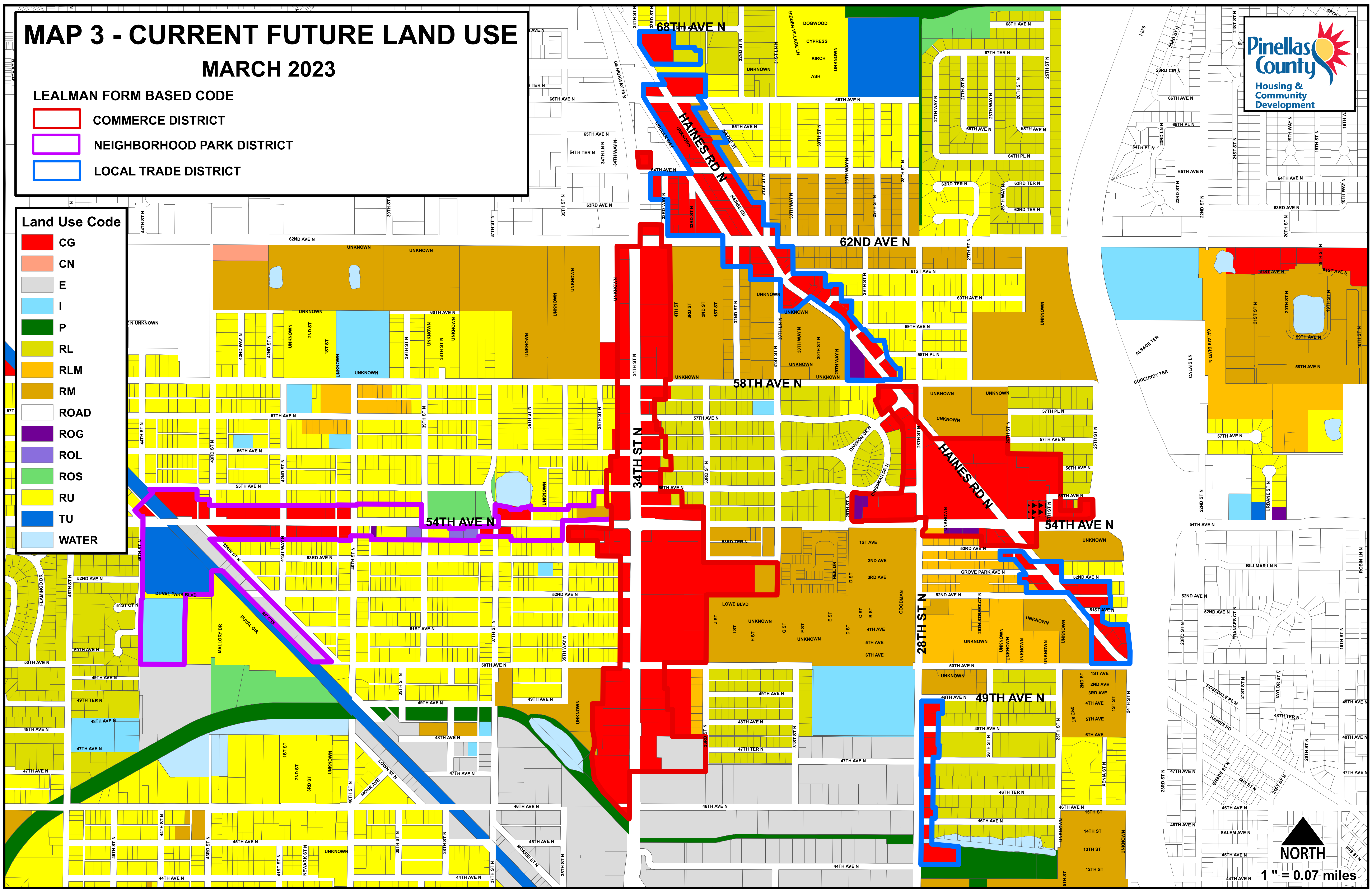
MARCH 2023

## LEALMAN FORM BASED CODE

- COMMERCE DISTRICT
- NEIGHBORHOOD PARK DISTRICT
- LOCAL TRADE DISTRICT

## Land Use Code

- CG
- CN
- E
- I
- P
- RL
- RLM
- RM
- ROAD
- ROG
- ROL
- ROS
- RU
- TU
- WATER



1" = 0.07 miles

# MAP 4 - PROPOSED FUTURE LAND USE

MARCH 2023

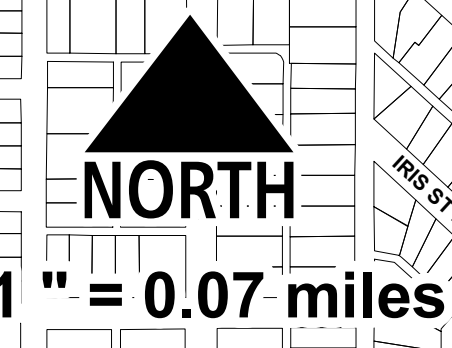
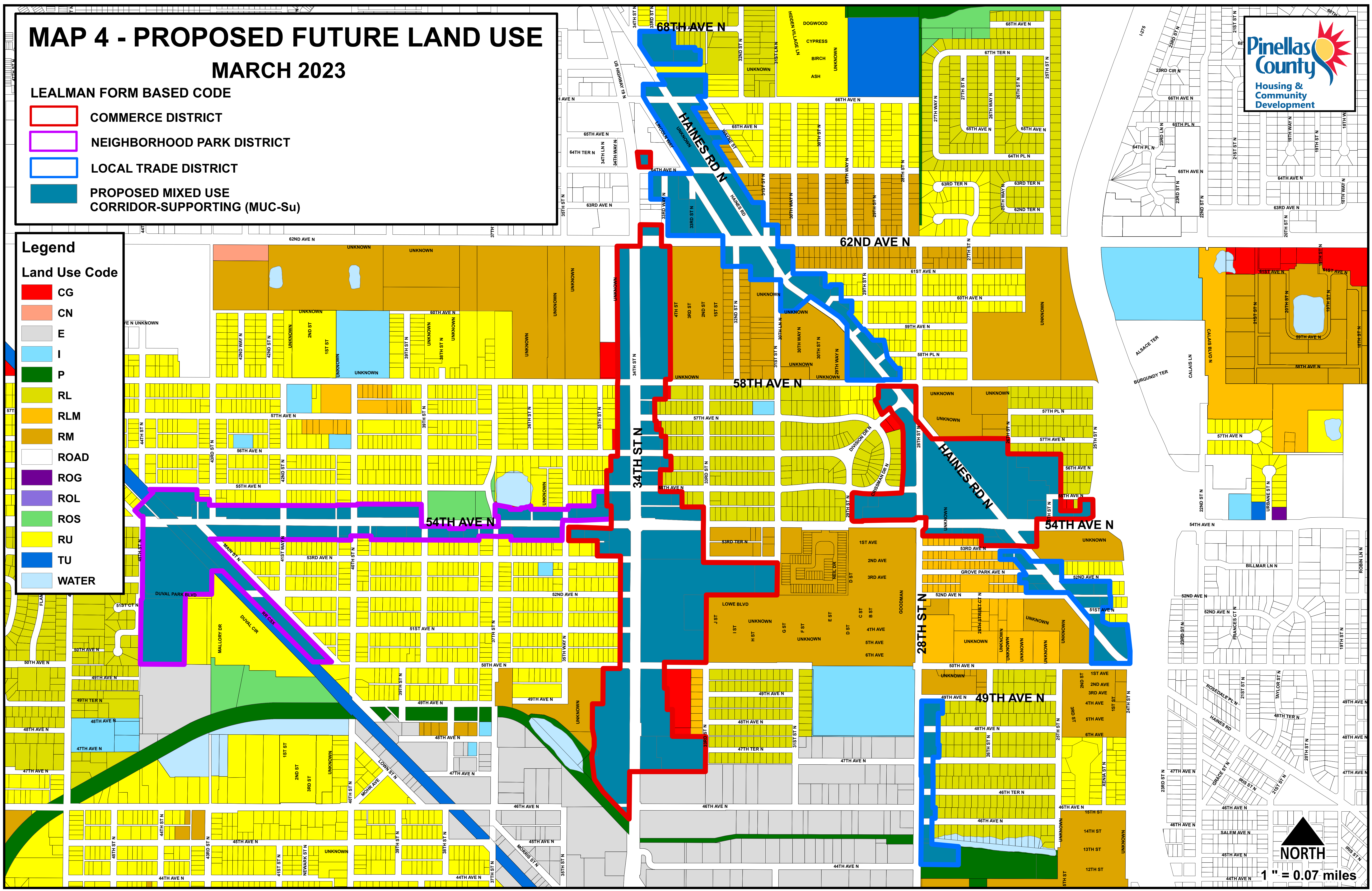
## LEALMAN FORM BASED CODE

- COMMERCE DISTRICT
- NEIGHBORHOOD PARK DISTRICT
- LOCAL TRADE DISTRICT
- PROPOSED MIXED USE CORRIDOR-SUPPORTING (MUC-Su)

## Legend




### Land Use Code

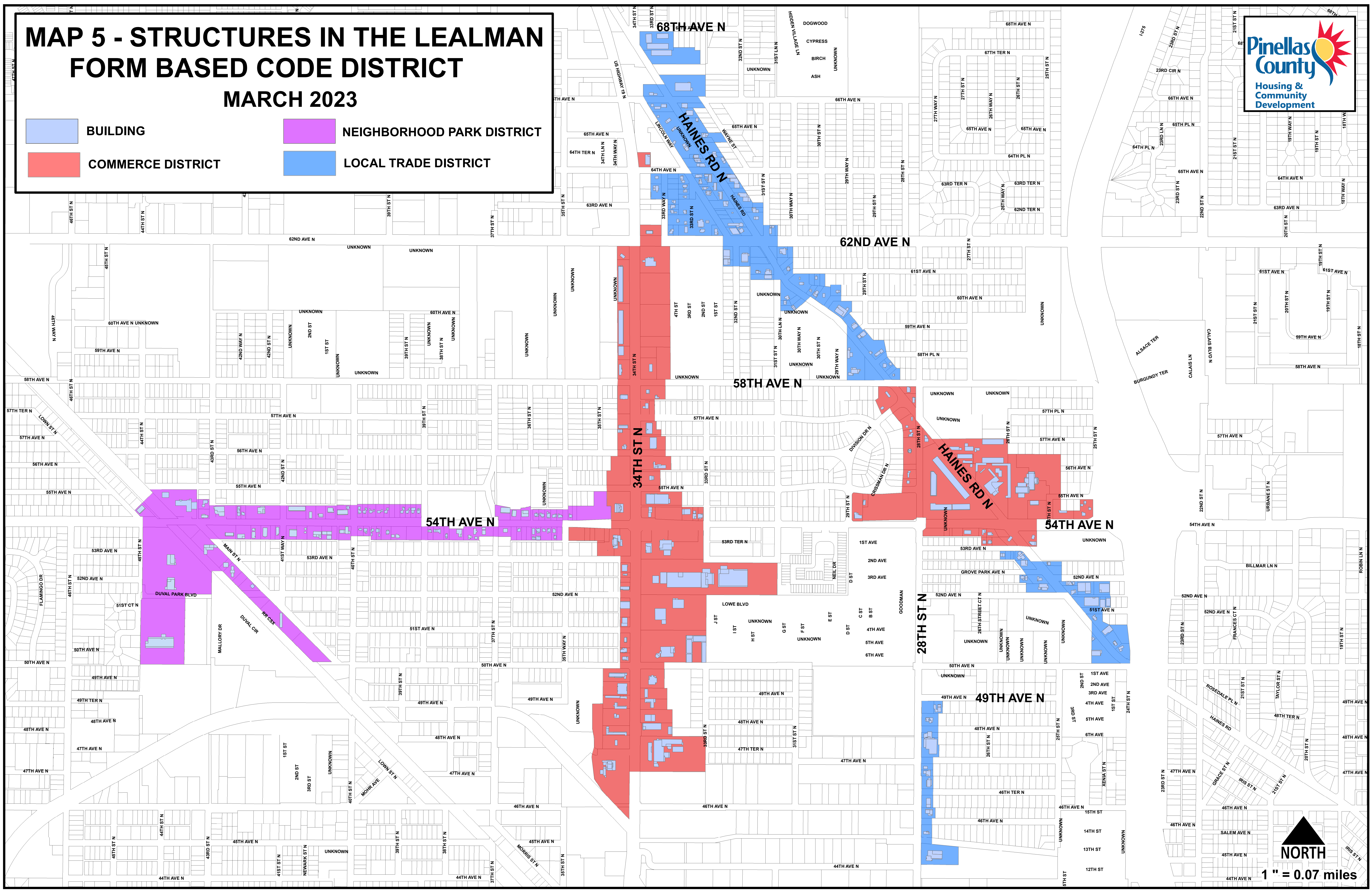
- CG
- CN
- E
- I
- P
- RL
- RLM
- RM
- ROAD
- ROG
- ROL
- ROS
- RU
- TU
- WATER



# MAP 5 - STRUCTURES IN THE LEALMAN FORM BASED CODE DISTRICT

MARCH 2023

-  BUILDING
-  NEIGHBORHOOD PARK DISTRICT
-  COMMERCE DISTRICT
-  LOCAL TRADE DISTRICT



1" = 0.07 miles