

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 168.63 ACRES COMPRISING VARIOUS PARCELS WITHIN THE LEALMAN COMMUNITY REDEVELOPMENT AREA; PAGES 782, 784, 785, 786, 791, 792, 793 AND 794 OF THE ZONING ATLAS, AS BEING IN SECTIONS 33, 34 AND 35, TOWNSHIP 30 SOUTH, RANGE 16 EAST AND SECTIONS 2 AND 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST; FROM C-1, NEIGHBORHOOD COMMERCIAL, C-2, GENERAL COMMERCIAL & SERVICES, E-1, EMPLOYMENT-1, E-2, EMPLOYMENT-2, I, HEAVY INDUSTRY, GO, GENERAL OFFICE, LO, LIMITED OFFICE, GI, GENERAL INSTITUTIONAL, R-3, SINGLE FAMILY RESIDENTIAL & R-4, ONE, TWO & THREE FAMILY RESIDENTIAL TO L-FBC, LEALMAN FORM BASED CODE DISTRICT; UPON APPLICATION OF PINELLAS COUNTY/HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, ZON-23-05.

WHEREAS, the Pinellas County Housing and Community Development Department has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property from C-1, Neighborhood Commercial, C-2, General Commercial & Services, E-1, Employment-1, E-2, Employment-2, I, Heavy Industry, GO, General Office, LO, Limited Office, GI, General Institutional, R-3, Single Family Residential & R-4, One, Two & Three Family Residential to L-FBC, Lealman Form Based Code District; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 12<sup>th</sup> day of December 2023, that the zone classification of the following described real property in Pinellas County, Florida, as described in **Attachment “A”** be, and the same is hereby changed from C-1, Neighborhood Commercial, C-2, General Commercial & Services, E-1, Employment-1, E-2, Employment-2, I, Heavy Industry, GO, General Office, LO, Limited Office, GI, General Institutional, R-3, Single Family Residential & R-4, One, Two & Three Family Residential to L-FBC, Lealman Form Based Code District.

Commissioner \_\_\_\_\_ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner \_\_\_\_\_ upon the roll call the vote was:

Ayes:

Nays:

Absent and not voting:

**APPROVED AS TO FORM**

By: Derrill McAteer  
Office of the County Attorney

# **Attachment “A”**

## 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

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

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

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

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

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

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

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

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

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

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 ¼ OF SW ¼ 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 ¼ OF SW ¼ 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 ¼ OF SW ¼ 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

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

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

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

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

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

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

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

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

## BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

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.