

PINELLAS PLANNING COUNCIL
APPLICATION FOR COUNTYWIDE PLAN MAP AMENDMENT

Countywide Plan Map Information

1. Current Countywide Plan Category(ies) _____
2. Proposed Countywide Plan Category(ies) _____

Local Future Land Use Plan Map Information

1. Requesting Local Government _____
2. Local Map Amendment Case Number _____
3. Current Local Land Use Category(ies) _____
4. Current Local Zoning Designation(s) _____
5. Proposed Local Land Use Category(ies) _____
6. Proposed Local Zoning Designation(s) _____

Site and Parcel Information

1. Parcel number(s) of area(s) proposed to be amended - Sec/Twp/Rng/Sub/Blk/Lot
(and/or legal description, as necessary) _____
2. Location/Address _____
3. Acreage _____
4. Existing use(s) _____
5. Existing density and/or floor area ratio _____
6. Proposed use/name of project (if applicable) _____

Local Action

1. Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment. _____
2. If the local government chooses to submit a development agreement in support of this application, the date the agreement was approved at public hearing by the legislative body. Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Section 6.1.6 of the Countywide Rules. _____

Other Items to Include

1. Copy of local ordinance.
2. If applicable, a copy of the development agreement approved by the legislative body and executed by the applicant property owner and other private party(ies) to the agreement.
3. PPC Disclosure of Interest Form.
4. Local government staff report.
5. Local plan and zoning maps showing amendment area.
6. If applicable, proposed demarcation line for environmentally sensitive areas.

Forms available online at www.pinellasplanningcouncil.org/amendment.htm

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ORDINANCE NO. 2019-32

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE PLAN FUTURE LAND USE MAP CLASSIFICATION OF THE WITHIN DESCRIBED TRACT OF LAND LOCATED AT 14584 66 STREET N, FROM RESIDENTIAL/OFFICE/RETAIL (R/O/R) TO INDUSTRIAL LIMITED (IL) LAND USE CLASSIFICATION, CONSISTENT WITH THE CITY OF LARGO COMPREHENSIVE PLAN; AMENDING THE CITY FUTURE LAND USE MAP ON FILE IN THE OFFICE OF THE CITY CLERK, PURSUANT TO THE PROVISIONS OF CHAPTER 163, PART II, FLORIDA STATUTES, AND THE PINELLAS COUNTYWIDE PLAN RULES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature passed the Local Government Comprehensive Planning and Land Development Regulation Act in 1986 requiring all counties and cities to prepare a comprehensive plan; and

WHEREAS, Section 163.3184, Florida Statutes, provides the process by which local governments may adopt amendments to their comprehensive plans; and

WHEREAS, public hearings have been held in consideration of the City's request to amend the City of Largo Comprehensive Plan Future Land Use Map and the Countywide Future Land Use Map pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, the City of Largo has requested the amendment of the Countywide Future Land Use Plan, for consistency, as herein identified pursuant to the Rules of the Countywide Plan.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF LARGO HEREBY ORDAINS:

Section 1. That pursuant to the Pinellas Countywide Plan Rules, and Chapter 163, Part II, Florida Statutes, the following described tract of land is hereby re-designated on the City of Largo Comprehensive Plan Future Land Use Map from Residential/Office/Retail (R/O/R) as depicted in attached Exhibit "B," to Industrial Limited (IL) as depicted in attached Exhibit "C."

The tract or parcel of land lying and being in the County of Pinellas, Florida, to wit:

THE NORTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF LOT 15 IN THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS GROVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE NORTH 15 FEET THEREOF FOR RIGHT OF WAY AND LESS THE RIGHT OF WAY FOR STATE ROAD 693 ON THE EAST.

The subject property contains 0.49 acres or 21,092.61 square feet, more or less.

ALSO KNOWN AS PINELLAS COUNTY PARCEL IDENTIFICATION NUMBER 06-30-16-70938-100-1501 AS DEPICTED IN ATTACHED EXHIBIT "A".

Section 2. That the Future Land Use Map on file in the office of the City Clerk is hereby amended in accordance with the provisions of this ordinance.

Section 3. That it is the intention of the City Commission of the City of Largo that each provision hereof be considered severable, and that the invalidity of any provision of this ordinance shall not affect the validity of any other portion of this ordinance, the Largo Comprehensive Plan, or the Largo Comprehensive Development Code.

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Section 4. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, this plan amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted plan amendment to be in compliance. No development orders, development permits, or land uses dependent on this plan amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

ATTEST:

Mayor

City Clerk

REVIEWED AND APPROVED:


City Attorney

PINELLAS PLANNING COUNCIL
COUNTYWIDE PLAN MAP AMENDMENT - DISCLOSURE OF INTEREST STATEMENT

SUBMITTING LOCAL GOVERNMENT: Largo

LOCAL GOVERNMENT CASE NUMBER: FLUM 19-001 14584 66th St.

PROPERTY OWNERS/REPRESENTATIVE (include name and address):

Robert Pergolizzi, AICP/PIP
Gulf Coast Consulting, Inc.
13825 ICOT Blvd, Suite 605
Clearwater FL 33760

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interests: Contingent Absolute

Name/Address: Owner
ION MEDIA NETWORKS

Specific Interest Held: Owner

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO: NA

Contract is: Contingent Absolute

All Parties To Contract:

Name/Address:

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT PROPERTY, IF SO: NA

All Parties To Option:

Name/Address

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO SUBMIT PERTAINING TO REQUESTED PLAN MAP AMENDMENT:

City Commission

AGENDA ITEM REPORT



Meeting: City Commission - 02 Apr 2019
Presenter: Katrina Lunan-Gordon, Community Development
Staff Contact: Katrina Lunan-Gordon, Planner II Ext. 7208 kgordon@largo.com

TITLE

Ordinance No. 2019-32 - First Reading - Future Land Use Map Amendment At 14584 66 Street N From Residential/Office/Retail (R/O/R) to Industrial Limited (IL)

SUMMARY:

The applicant, Mr. Robert Pergolizzi, authorized agent, is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for the property located at 14584 66th Street N. The proposed amendment to Lot 15, totaling approximately 0.49 acres is the result of Annexation Agreement: AA19-03, dated November 27, 2018 to amend the land use classification from Residential/Office/Retail (R/O/R) to Industrial Limited (IL). The requested FLUMA will require an amendment to the Pinellas County, Countywide Plan Map from Retail & Services (R&S) category to Employment (E).

The subject property is currently owned and being used by ION Media Networks, Inc. as a "warehouse and storage facility". Said uses are allowed under the IL land use classification. If the FLUMA is approved, ION Media Networks intend to expand their footprint and incorporate the subject property within their plans, that shall comply with all applicable standards and provisions of the Comprehensive Development Code (CDC). The property is located within less than a half-mile of a major activity center, is surrounded on two of four sides with an IL land use classification, and is adjacent to 66th Street N (principal arterial roadway) that connects to US Highway 19 N (primary corridor).

The proposed FLUMA is consistent with the goals, objectives and policies of the adopted Largo Comprehensive Plan, Pinellas Countywide Plan Rules, and Chapter 163, Florida Statutes.

The Planning Board reviewed this small-scale FLUMA at a public hearing held on March 7, 2019 and recommended approval, 4-0. If approved by the City Commission, this amendment will be submitted to Forward Pinellas, Planners Advisory Committee (PAC) and the Countywide Planning Authority (CPA) for review. Thereafter, the amendment will be presented to the City Commission for second and final reading. If approved by the City Commission, staff anticipates the amendment to be completed by July 2019.

CITY ATTORNEY REVIEWED:

Yes

CONSISTENT WITH:

Comprehensive Plan

POTENTIAL MOTION / DIRECTION REQUESTED:

I MOVE TO APPROVE/DISAPPROVE ORDINANCE NO. 2019-32 ON FIRST READING AND TRANSMIT THE AMENDMENT TO THE COUNTYWIDE PLANNING AUTHORITY (CPA) AND SCHEDULE A SECOND READING AFTER REVIEW BY THE CPA.

ATTACHMENTS:

[Ordinance No. 2019-32](#)
[Planning Board Staff Report](#)



CITY OF LARGO

Planning and Development
Services Division
201 Highland Avenue
P.O. Box 296
Largo, FL 33779
(727) 587-6749 ext. 7301
askaplanner@largo.com

STAFF REPORT AND RECOMMENDATIONS PLANNING & DEVELOPMENT SERVICES DIVISION COMMUNITY DEVELOPMENT DEPARTMENT

MEMO DATE: February 14, 2019
AGENDA DATE: March 7, 2019
TO: City of Largo Planning Board
FROM: Katrina Lunan-Gordon (Case Planner)
SUBJECT/CASE: FLUM19-001- 14584 66 STREET N FUTURE LAND USE MAP AMENDMENT

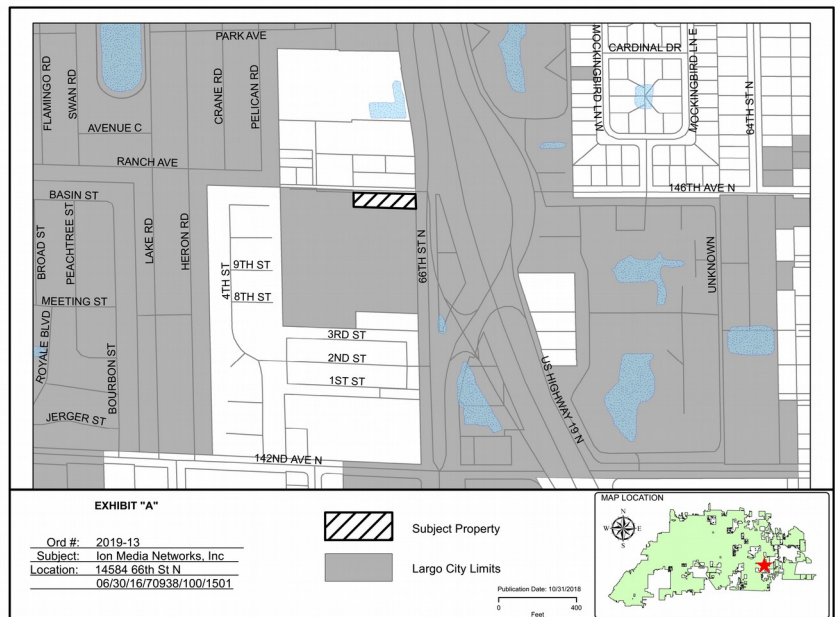
INTRODUCTION:

The applicant, Mr. Robert Pergolizzi, authorized agent, is requesting a Level IV, Comprehensive Plan Future Land Use Map (FLUM) Amendment for the property located at 14584 66th Street N. The request to amend Lot 15, totaling 0.49 acres more or less (mol) is the result of Annexation Agreement: AA19-03, dated November 27, 2018 to amend the land use classification from Residential/Office/Retail (R/O/R) to Industrial Limited (IL) depicted as “Employment” on the Pinellas County, Countywide Plan Map.

PURPOSE AND INTENT:

As shown in the Annexation Agreement location map, the subject property (also known as ION Media Networks) consists of approximately 0.49 acres and is located south of 146th Avenue N and west of 66th Street N. Official records from the County indicate that prior to being annexed, the subject property was functioning with some of the following uses: “Boat Sale & Marine Equipment (not associated with a marina) Mobile Home, Motor Home, Travel Trailer”. Records also depict that there was a Pinellas County Easement and deed reservation encompassing the site that was released/vacated in 1937.

Currently, the site is used as a “Warehouse and Storage Facility”, an ancillary to the “Radio & TV Stations, Cable TV Reception Station” to the immediate south and west. The current uses identified are allowed under the Countywide Plan Map category, Employment (E) and the City’s future land use classification, Industrial Limited (IL).



It shall be noted that it is the owners, ION Media Networks, Inc., intention to expand their current footprint and incorporate the subject property within their plans. If the FLUM amendment is approved, the current property owners may develop the site in full compliance with all applicable standards and provisions of the Comprehensive Development Code (CDC). Any future proposed (re)development will be subject to the development review process.

SITE INFORMATION:

ADDRESS: 14584 66th Street N, Clearwater, FL 33764
 LOCATION: South of 146th Avenue N and West of 66th Street N
 PARCEL ID NUMBERS: 06-30-16-70938-100-1501
 LOT SIZE: 0.49 acres mol (21,344.4 sq. ft.)
 EXISTING LAND USE: Warehouse and Storage Facility
 FUTURE LAND USE: Residential/Office/Retail (R/O/R)

Existing Land Use and FLU of Adjacent Properties		
Direction	Existing Land Use	FLU
North (located in Unincorporated Pinellas County)	Automobile Rental Agency, Used Car Lot, Trailer Rental, Truck & Van Rental	Retail & Services (R&S)
South	Radio & TV Stations, Cable TV Reception Station	Industrial Limited (IL)
East	Right-of-Way Street & Road, Irrigation Canal, Channel, Ditch, etc.	Transportation/Utility (T/U)
West	Radio & TV Stations, Cable TV Reception Station	Industrial Limited (IL)

PRIOR CITY CASES RELEVANT TO SUBJECT PROPERTY:

- 1) AA19-03: Annexation Agreement / A19-08: Annexation

APPLICABLE CDC CHAPTERS/SECTIONS:

- 1) Chapter 4: Hearing Procedures in General, Section 4.5: Level IV, Comprehensive Plan Future Land Use Map Amendment; and
- 2) Chapter 5: Land Use Classifications.

REVIEW CRITERIA FOR FUTURE LAND USE MAP AMENDMENT:

In reviewing the applicant’s FLUMA request for the subject property, staff considered the extent to which the request complies with Section 163.3187 of the Florida Statutes and conforms with the standards set forth in Section 4.5.3 of the Comprehensive Development Code (CDC).

- A. **Consistency: Comprehensive Plan amendments shall be reviewed for consistency with the goals, objectives, and policies of the Comprehensive Plan and Ch. 163, Part II, Florida Statutes and the Countywide Rules.**
 - I. Consistency with Comprehensive Plan: Forwarding Our Future 2040:
 - 1. The subject property is currently classified by the Largo Comprehensive Plan: Forwarding Our Future 2040 Future Land Use Map as Residential/Office/Retail (R/O/R). Future Land Use Element (FLUE), Policy 1.1.1 of the Comprehensive Plan, requires that the City maintain consistency of the Future Land Use Map (Map 1) and the Countywide Plan Map Categories, where Map 1 provides the City of Largo’s adopted Land Use Classifications as identified in Table FLUE-1. **The request to change the classified use of the subject property from R/O/R to Industrial Limited (IL) is not only consistent, it is**

contiguous with the bordering parcel (south and west).

2. Table FLUE-1 describes IL as, “the classification generally appropriate to locations with sufficient size to encourage integrated industrial/mixed-use projects, with provisions for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses; and served by the arterial and thoroughfare highway network, as well as mass transit”. **Changing the classified land use of the subject property from R/O/R to IL is consistent with Table FLUE-1. Located within less than a half-mile of a major activity center, the property is surrounded on 2 of 4 sides with a IL land use classification, and is adjacent to 66th Street N (principal arterial roadway) that connects to US Highway 19 N (primary corridor). Along the corridor are existing uses that vary from manufacturing, warehouses, retail and vehicle sales. There is a mobile home park located to the west and south that is buffered by landscaping and parking where as the industrial buildings front 66th Street N and an internal road network serves the subject property to the existing IL property (south and west).**
3. The applicant’s request to change the land use classification of the subject property from R/O/R to IL is also consistent with the following objectives and policies of the Comprehensive Plan: Forwarding Our Future 2040:
 1. FLUE, Policy 1.1.2: Ensure compatibility among land use classifications by preserving its characteristics throughout existing and future development in order to accommodate anticipated growth.
 2. FLUE, Policy 1.1.3: Coordinate with adjacent jurisdictions and local government plans to ensure compatibility with existing and future planed uses along its common boundaries.

II. Consistency with Ch. 163, Part II, Florida Statutes:

1. The applicant’s request does not involve a text change to the goals, objectives and policies of the City’s Comprehensive Plan, but only proposes a land use change to the City’s Future Land Use Map for a specific property that comprises less than 10 acres. Furthermore, the subject real property is not located within an area of critical state concern and will not be developed to include affordable housing units as defined in the state statutes. Lastly, the City has not, in this calendar year, exceeded the 120-acre threshold established in the statutes. **The requested land use map amendment meets the statutory criteria of a small scale development amendment.**

III. Consistency with the Countywide Rules:

1. Section 2.3.3.6 Category/Symbol, Employment (E) - Locational Characteristics of the Countywide Rules, describes and characterizes E as, “the category generally appropriate to locations with sufficient size to support target employment and other industrial uses, as well as integrated industrial/mixed-use projects, with provision for internal service access and other necessary site improvements in locations suitable for light industrial use with minimal adverse impact on adjoining uses; served by the collector, arterial, and highway network; and on Multimodal Corridors depicted on the Transit-Oriented Land Use Vision Map, where its proximity to transit.” **As stated above, the request to change the subject property from Retail & Services (R&S) to E is consistent with Section 2.3.3.8. Adjacent to the R&S category use is an E category comprising of a high-wage primary employment use identified as Ion Media, an American broadcasting company. In addition, the subject property is adjacent to 66th Street N, depicted as a Secondary Corridor and connects to US Highway 19 N, depicted as a Primary Corridor on the Transit-Oriented Land Use Vision Map (attached).**
2. Section 2.3.3.6 Category/Symbol – Resort (R) – Permitted Uses Not Subject to Acreage Thresholds – Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility

B. Compatibility: Amendments shall not result in incompatible land use classifications for adjacent parcels or a neighborhood based on standards set out in the Comprehensive Plan (Table FLUE-1 of the Future Land Use Element, Location Criteria for Future Land Use classifications) and the compatibility criteria established in this CDC. All proposed development will be reviewed and approved by staff during the site

plan review process.

Section 4.5.3 B Compatibility Review of the CDC:

I. Impacts on Public Facilities and Services

1. **Transportation:** According to the 2017 Annual Level of Service (LOS) Report, 66th Street N (Ulmerton Road to US 19) is operating at LOS C and US Highway 19 N (Bryan Dairy Road/118th Avenue N to East Bay Drive) is operating at LOS D. The existing R/O/R land use classification reflects an internal access to the adjacent property (14444 66th Street N) being the primary use, therefore the proposed IL will have no significant impact to the adjacent roadways.

2. **Sanitary Sewer:** There is a wastewater pump station to the south of the subject property. The proposed land use designation will not result in a significant increase in the amount of wastewater generated. However, all proposed development will be reviewed and approved by staff during the site plan review process.

As contained in the Comprehensive Plan, Sanitary Sewer Subelement, Policy 1.2.6: Operate the wastewater treatment plant at or below 90% of design capacity on an annual average.

3. **Potable Water:** Any new development on the subject property will tie into the existing Pinellas County Utilities potable water network. Potable water demand is not expected to significantly increase with the change of use.

As contained in the Comprehensive Plan, Water Conservation Subelement, Policy 1.1.3: Sustain the level of service standard for potable water that is 120 gallons per capita per day (gcpd) until the year 2026 (next ten-year planning period), through the Pinellas County Ten-Year Water Supply Facilities Work Plan.

4. **Drainage:** Upon submittal of a future project application, the applicant will have to comply with the standards of the Largo Comprehensive Development Code, Southwest Florida Water Management District regulations, and Florida Department of Transportation regulations. The City provides stormwater drainage facilities and services throughout the City's planning service area in order that the health, safety and welfare of the inhabitants of the City may be protected.

The existing or future drainage conveyance systems on private properties are maintained by the property owners. Discharges into public stormwater systems are the responsibility of the jurisdictional authority. In the event further development or redevelopment occurs on the property, stormwater systems will be improved or constructed, by the property owner, in accordance with the rules and regulations of the City and Southwest Florida Water Management District, and Florida Department of Transportation regulations.

As contained in the Comprehensive Plan, Stormwater Subelement, Policy 1.1.1: The City shall utilize the following Level of Service (LOS) standards for flood control and water quality:

1) Flood Control:

A) Stormwater Management Systems that have a positive outfall shall be designed for a 25-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.

B) Stormwater Management Systems that have no positive outfall shall be designed for a 100-year/24-hour storm event, unless it is determined by the City Engineer that conditions exist that require more stringent requirements.

2) Water Quality:

A) Stormwater ponds, or other similar Stormwater Management Systems, shall be designed to treat the first ½ inch of runoff unless it is an impaired water body; then the SWFWMD guidelines are followed.

5. **Solid Waste:** Solid waste services are currently provided by the City of Largo and will continue to be provided by the City for the use on site. No significant increase in solid waste is expected as a result of the future land use map amendment.

As contained in the Comprehensive Plan, Solid Waste Subelement, Policy 1.1.1: Comply with the LOS Standard for solid waste disposal of 1.30 tons of solid waste disposed per person per year in accordance with Pinellas County's adopted LOS Standard, while striving to reduce this number.

6. **Fire Protection, Rescue and Emergency Medical Services:** The property is currently located in the Largo Fire District. Largo's Fire and Rescue Services have the ability to serve the property currently and following the proposed future land use amendment. Service is provided by Fire Station #38, located approximately 2 miles from the property. Fire, rescue and emergency response services in Pinellas County are provided by first responder agreements.
7. **Financing Municipal Services:** The major revenues that are collected from properties within the City limits (including the property) include ad-valorem taxes, stormwater fees, sanitary sewer monthly fees and impact fees, solid waste collection fees, communication service taxes, municipal utility taxes, franchise fees, and local business tax receipt fees. The revenues collected from properties are distributed into the City's General Fund, Wastewater Fund, Stormwater Fund and/or the Solid Waste Fund. In addition, the City will collect development fees at the time of any future development review and permitting, which includes: site plan review fees, infrastructure and building permit fees, recreation impact and facility fees, reclaimed water fees (if applicable), and other fees. These funding sources pay for the cost of providing municipal services to properties located within the City of Largo's municipal boundaries. Services the City will provide or is already providing to properties include, sanitary sewer, stormwater management, police, code enforcement, recreation and parks, library, solid waste, fire protection, and road/right-of-way improvements. The City, through its Capital Improvements Element (CIE) of the Comprehensive Plan, annual budget, Capital Improvement Program (CIP) and other funding sources identifies all new capital and municipal improvements that may be necessary in providing any unforeseen infrastructure, transportation or other needs.
8. **Other:** Should the property receive approval for the FLUM change and the property be developed all appropriate current and future City services not listed above are or will be available to the property on substantially the same basis and in the same manner as such services are provided within the rest of the City. Based on the information presented above, the City has the ability to provide municipal services to the area where the property is located.

The current future land use classification for the 0.49 acres mol subject property is R/O/R. If approved through this FLUMA process, the proposed IL classification would allow the continuation of the warehouse and storage facility, and would allow future development with “clean industry” uses that are consistent with the surrounding uses. To furthermore ensure that the standards established in this CDC are met, any development proposed now or for the future, will be reviewed and approved by staff during the site plan review process.

II. Demonstration of Need

1. The subject property is currently being used as a “Warehouse & Storage Facility” by and for the neighboring ION Media Networks to the south/west. Currently classified as R/O/R, said uses are conditionally allowed. The proposed IL future land use will recognize the existing uses as allowed, but will serve the adjoining property and furthermore be compatible and serve the corridor (66th Street N) as it supports commercial, employment and other light/clean industrial uses. It is the applicants intent to expand the footprint of ION Media Networks and having identical land uses will allow accuracy and land use compatibility during development review.

III. Parcels Ability to Develop in Compliance of CDC Standards

1. Upon submission of any future potential (re) development, staff will review future site plans to ensure that the CDC requirements are met.

There is no evidence that the parcel cannot be developed in full compliance with the CDC under the proposed Future Land Use Map designation.

IV. Special Flood and Coastal High Hazard Area/Hurricane Evacuation

1. The subject property is located within unshaded Zone X, which is not located within a Special Flood Hazard Area;

- 2. The subject property is not located within the Coastal High Hazard Area;
 - 3. The subject property is in Evacuation Zone C; and
 - 4. The proposed amendment does not create any significant negative impact(s).
- V. **Scenic/Noncommercial Corridors**
- 1. The subject property is not located adjacent to a roadway designated as a Scenic/Noncommercial Corridor.

PUBLIC NOTIFICATION REQUIREMENTS:

MAILED WRITTEN NOTIFICATION: February 5, 2019
 PUBLISHED NEWSPAPER NOTIFICATION: February 22, 2019
 POSTED PROPERTY NOTICE: February 28, 2019

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Level IV, Comprehensive Plan Future Land Use Map Amendment (FLUMA) for a portion of the property located at 14584 66th Street N, Lot 15, totaling 0.49 acres MOL from Residential/Office/Retail (R/O/R) to Industrial Limited (IL). Staff finds the project meets the requirements of Section 4.5 of the CDC and is consistent with the goals, objectives and policies of the adopted City of Largo Comprehensive Plan: Forwarding Our Future 2040, Pinellas Countywide Plan Rules and Chapter 163, Florida Statutes.

SUGGESTED MOTIONS FOR THE PLANNING BOARD:

I MOVE TO APPROVE FLUM19-001 - 14584 66 STREET N FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT MEETS THE REQUIREMENTS OF CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS SUBJECT TO ALL STAFF RECOMMENDATIONS.

I MOVE TO APPROVE WITH CONDITIONS FLUM19-001 - 14584 66 STREET N FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT MEETS THE REQUIREMENTS OF CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS SUBJECT TO THE FOLLOWING ADDITIONAL CONDITIONS: <LIST CONDITIONS FOR APPROVAL>

I MOVE TO DENY FLUM19-001 - 14584 66 STREET N FUTURE LAND USE MAP AMENDMENT, FINDING THAT THE PROPOSED FUTURE LAND USE MAP AMENDMENT DOES NOT MEET THE REQUIREMENTS OF CDC SUBSECTION 4.5.3 FOR FUTURE LAND USE MAP AMENDMENTS.

PLANNING BOARD ACTION:

PUBLIC HEARING DATE:

March 7, 2019

RECOMMENDATION:

Approval

(Vote 4/0)

Approval with conditions

(Vote _____)

Denial

(Vote _____)




 Cheryl Bowman, Chairperson

REPORT PREPARED BY:



Katrina Lunan-Gordon
Planner II

APPROVED BY:



Richard Perez, AICP
Planning Manager

DATE:

February 14, 2019

Attachments: Exhibit "A" – Location Map
 Exhibit "B" – Existing Future Land Use Map
 Exhibit "C" – Proposed Future Land Use Map
 Exhibit "D" - Aerial Map
 Exhibit "E" - Countywide Plan Map
 Transit-Oriented Vision Map
 Narrative Summary
 Annexation Agreement: AA 19-03
 Boundary Survey

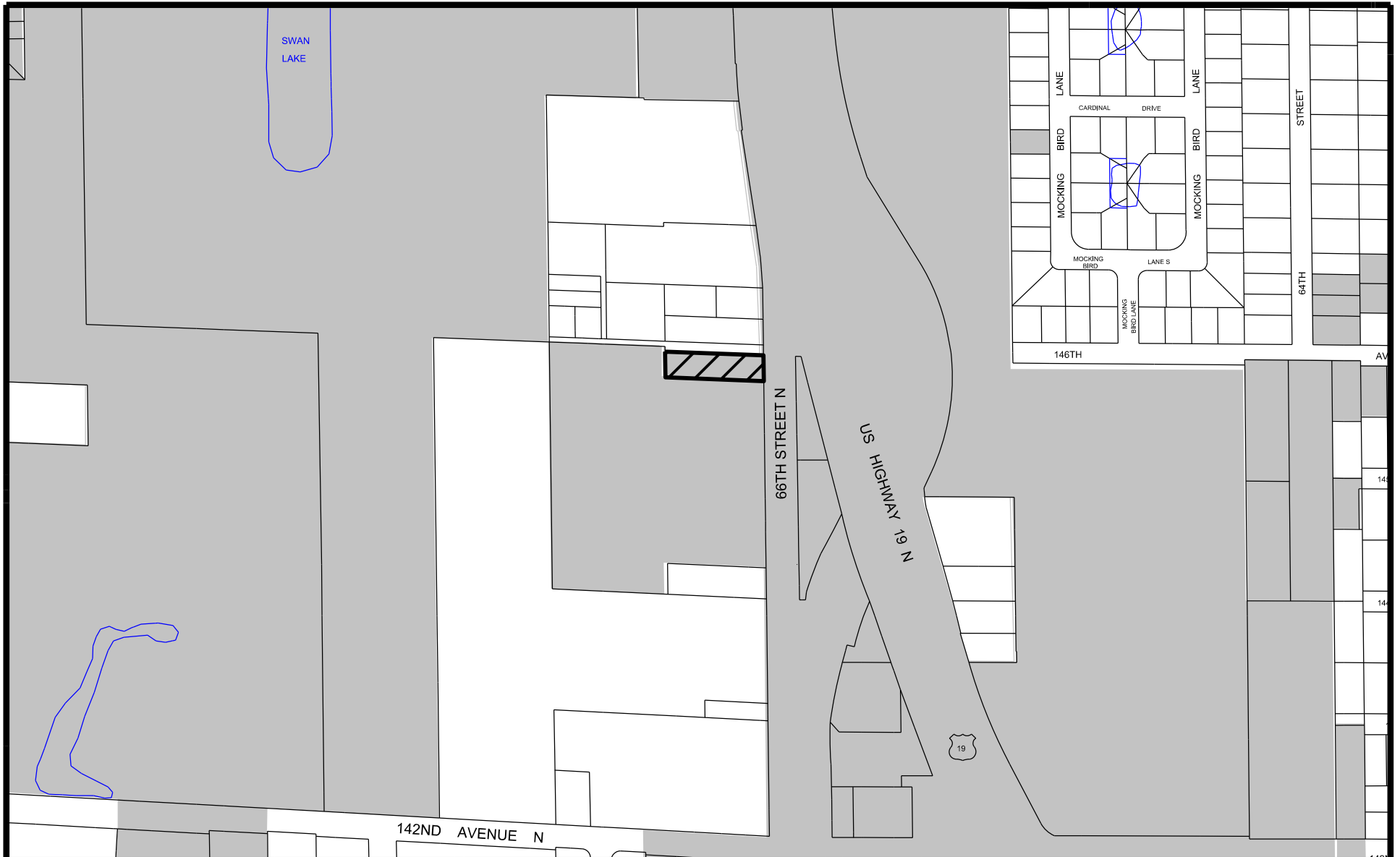




EXHIBIT "A"

Case #: FLUM19-001
 Subject: ION Media Future Land Use Map Amendment
 Location: 14584 66th St N
06/30/16/70938/100/1501

-  Subject Property
-  City of Largo

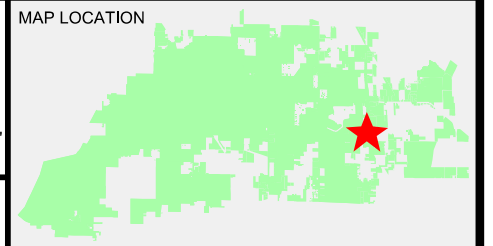


Scale: 1"=400'

Date: 01/29/19

By: D.B.

MAP LOCATION



THIS MAP WAS PREPARED BY
 THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT

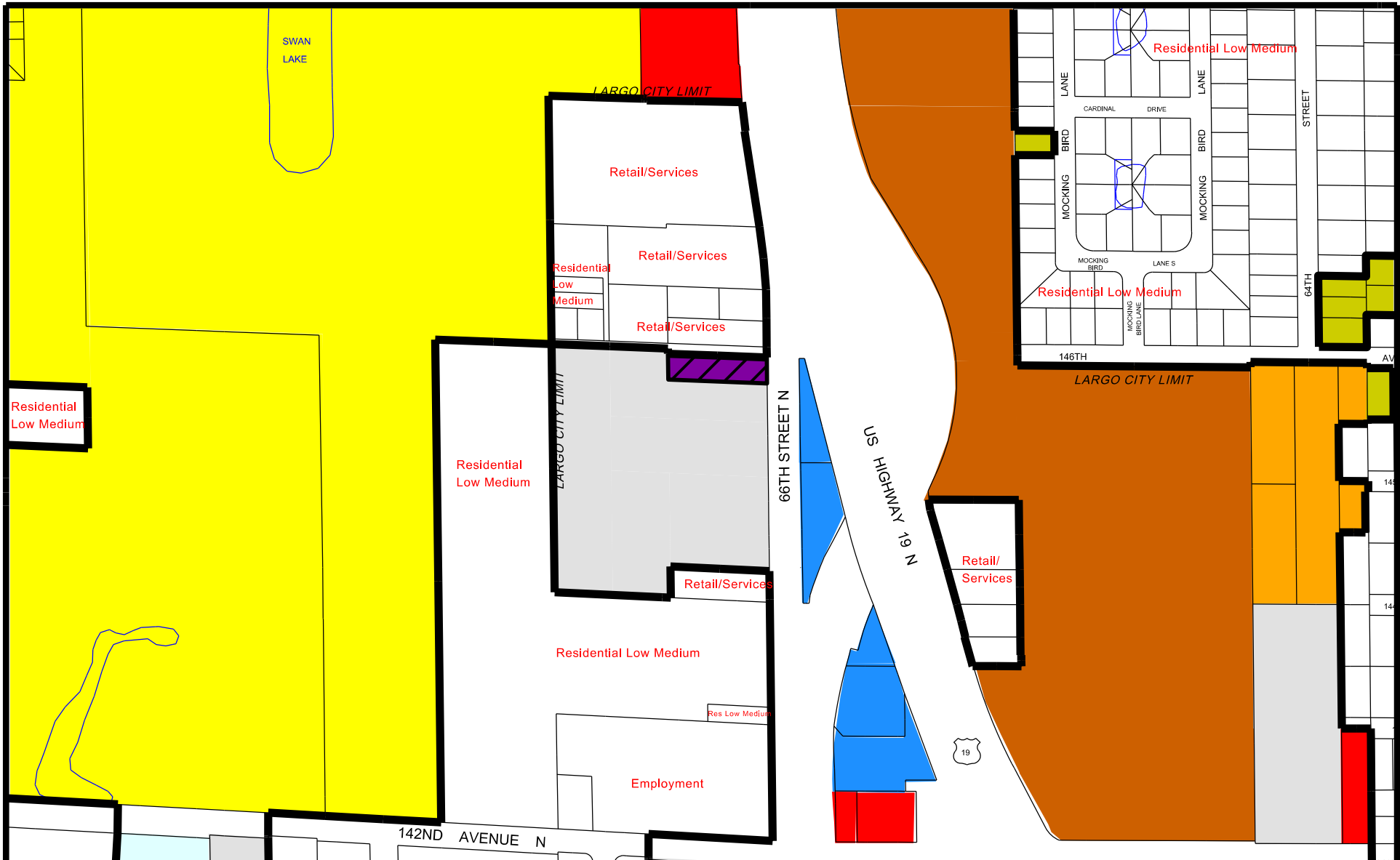













EXHIBIT "B"

Case #: FLUM19-001
 Subject: ION Media Future Land Use Map Amendment
 Location: 14584 66th St N
06/30/16/70938/100/1501

EXISTING FUTURE LAND USE MAP

- | | | | |
|---|---------------------------|---|------------------------|
|  | Subject Property |  | Commercial General |
|  | Residential/Office/Retail |  | Residential Low |
|  | Industrial Limited |  | Residential Low Medium |
|  | Residential Urban |  | Institutional |
|  | Residential Medium |  | Largo City Limits |
|  | Transportation/Utility | | |

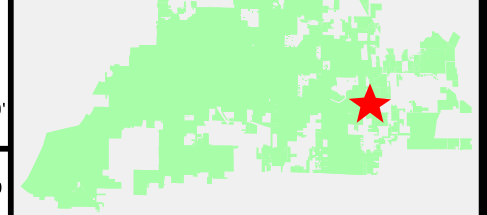


Scale: 1"=400'

Date: 02/08/19

By: _D.B._

MAP LOCATION













THIS MAP WAS PREPARED BY
 THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT



EXHIBIT "C"

PROPOSED FUTURE LAND USE MAP

Case #: FLUM19-001
 Subject: ION Media Future Land Use Map Amendment
 Location: 14584 66th St N
06/30/16/70938/100/1501

- | | | | |
|---|---------------------------|---|------------------------|
|  | Subject Property |  | Commercial General |
|  | Residential/Office/Retail |  | Residential Low |
|  | Industrial Limited |  | Residential Low Medium |
|  | Residential Urban |  | Institutional |
|  | Residential Medium |  | Largo City Limits |
|  | Transportation/Utility | | |

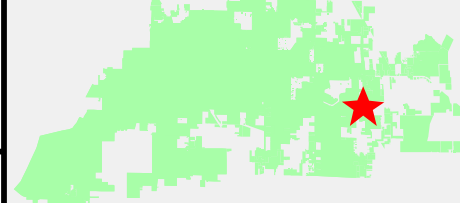


Scale: 1"=400'

Date: 02/11/19

By: _D.B._

MAP LOCATION




THIS MAP WAS PREPARED BY
 THE CITY OF LARGO COMMUNITY DEVELOPMENT DEPARTMENT



EXHIBIT "D"

AERIAL

Case #: FLUM19-001
Subject: ION Media Future Land Use Map Amendment
Location: 14584 66th St N
06/30/16/70938/100/1501

 Subject Property

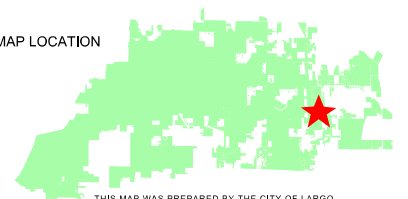


Scale: 1"=175'

Date: 02/11/19

By: DB

MAP LOCATION



THIS MAP WAS PREPARED BY THE CITY OF LARGO
COMMUNITY DEVELOPMENT DEPARTMENT

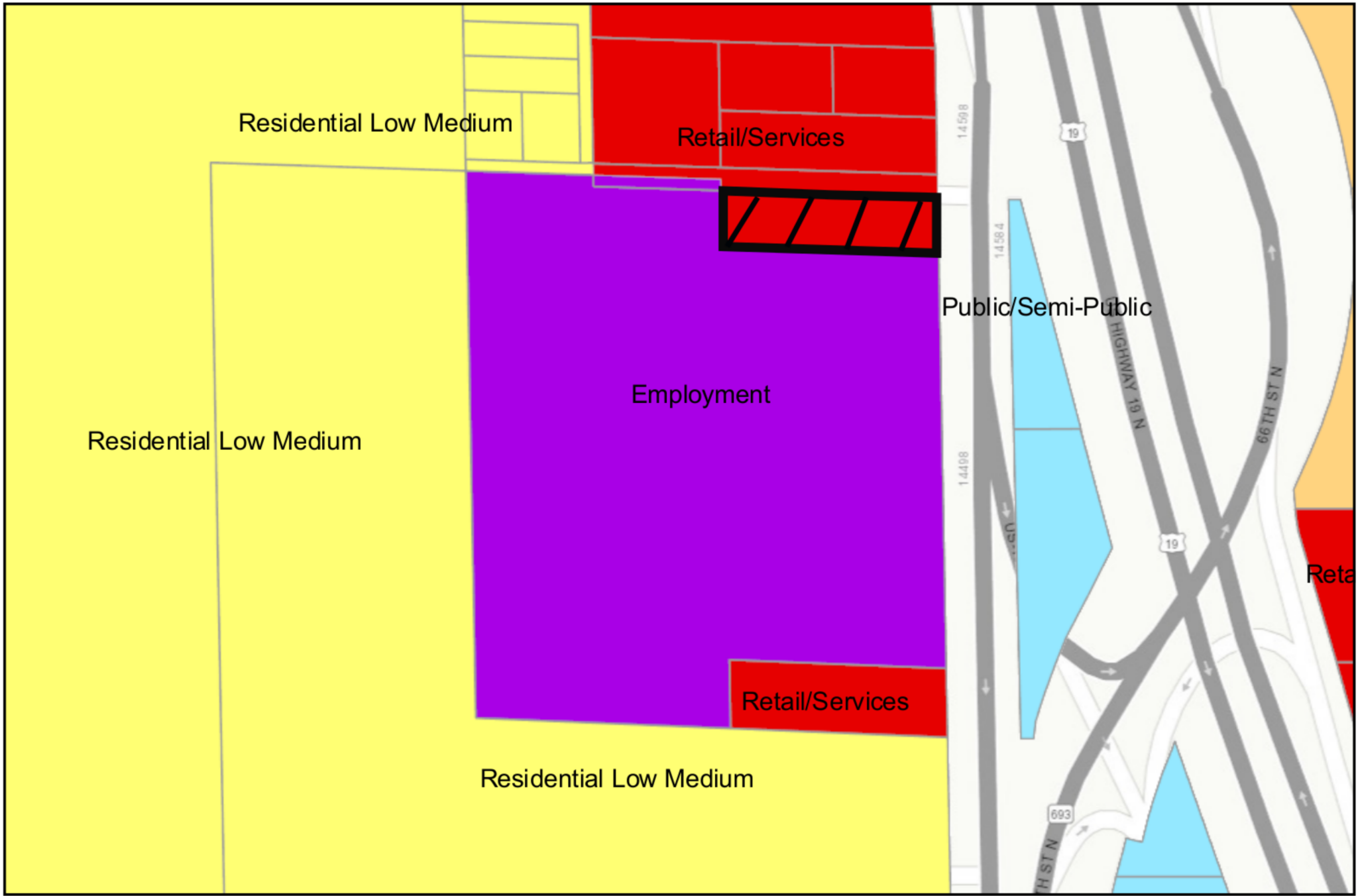







EXHIBIT "E" Countywide Plan Map Categories






Transit-Oriented Land Use Vision Map

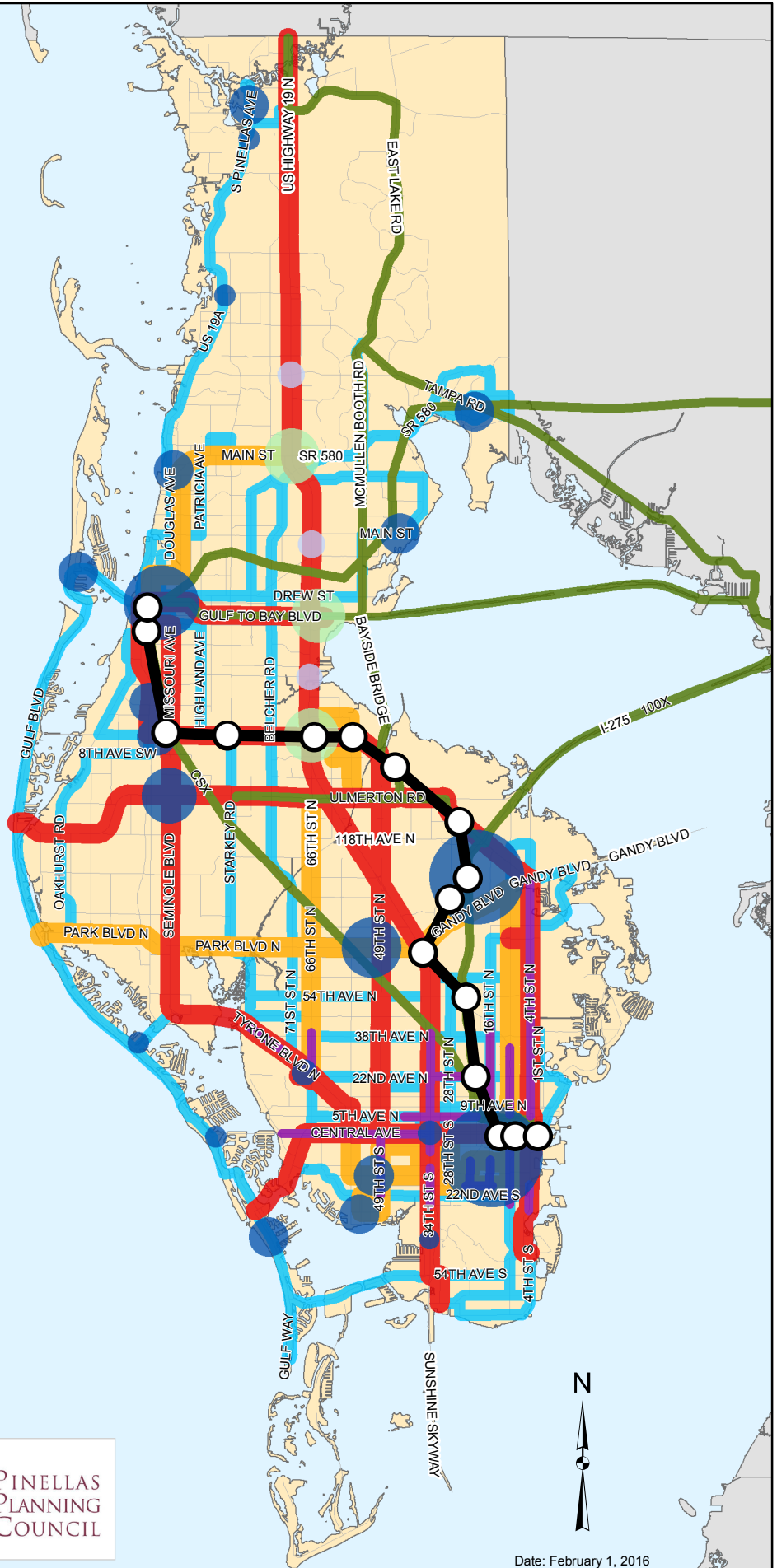
Legend

Activity Centers

-  Special Centers
-  Major Centers
-  Community Centers
-  Neighborhood Centers
-  Transit Station Centers

Multimodal Corridors

-  Special Corridors
-  Primary Corridors
-  Secondary Corridors
-  Supporting Corridors
-  Regional Corridors



**NARRATIVE SUMMARY
LAND USE PLAN AMENDMENT
FOR ION MEDIA NETWORK SITE
14584 66TH STREET N.**

Owners: ION MEDIA NETWORKS
14444 66th Street
Largo, FL 33764

Planning/Engineering Consultant:

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

Parcel ID # 06/30/16/70938/100/1501

I. INTRODUCTION

The subject property contains 0.49 acres and is located on the west side of 66th Street corner of the Ulmerton Road/66th Street between 142nd Avenue and US 19 in Largo. The subject property was recently annexed into the City of Largo (Ordinance #2019-13) and is contiguous to the existing ION Media network offices located immediately south at 14444 66th Street which was already within city limits. The existing land use designation per the City of Largo Future Land Use Plan is Residential/Office/Retail (ROR). The existing ROR designation allows a wide range of uses including offices and retail space. The subject property is currently developed with small vacant storage buildings. ION Media networks plans to expand their employment base with new buildings and wishes to have the same Land Use designation on the subject property as their adjacent property to the south in order to redevelop the site with compatible uses. Therefore, the applicant seeks this amendment to the land use plan to Industrial Limited (IL).

II. LAND USE

The subject site is presently developed with a storage which had Pinellas County C-2 zoning and ROR land use prior to annexation to Largo. The surrounding uses are mixed and are as follows:

North: The 146th Avenue Right-of-Way, various small businesses, and outdoor storage on land having ROR land use and C-2 zoning in unincorporated Pinellas County.

South: ION Media Networks facilities on land having IL land use in the City of Largo.

East: 66th Street and US Highway 19 interchange and ramps.

West: ION Media Networks facilities on land having IL land use in the City of Largo.

III. TRANSPORTATION

The property is regulated by the City of Largo Concurrency Management System. According to the Forward Pinellas 2017 Level of Service Report 66th Street is operating at LOS C between Ulmerton Road and US 19 where the segment is 4-lanes divided.

IV. FLOOD ZONE / HURRICANE EVACUATION ZONE / UTILITIES

Based on FEMA data the site lies within Flood Zone X which is out of the 500-year floodplain, it is in Hurricane Evacuations Zone “C” and is rarely required to evacuate. The area is served by Pinellas County water and Largo sanitary sewer.

V. CONCLUSION

The plan amendment to convert 0.49 acres of property to ROR to IL on the west side of 66th Street immediately north of the ION Media Networks complex is consistent with the surrounding land uses, and is well suited for industrial limited uses as part of the ION Media networks campus. The redevelopment of an existing eyesore on a highly visible arterial roadway will be more compatible with remaining industrial users in the area.

PREPARED BY: City Attorney
AND RETURN TO:
Community Development / City of Largo
Post Office Box 296
Largo, Florida 33779-0296

AA 19 - 03

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2018381382 11/29/2018 10:24 AM
OFF REC BK: 20350 PG: 833-838
DocType:GOV RECORDING: \$52.50

ANNEXATION AGREEMENT

This Annexation Agreement (AGREEMENT) is made and entered into this 27 day of November 2018 between the CITY OF LARGO, FLORIDA, a municipal corporation of the State of Florida, 201 Highland Avenue, Largo, Florida, (CITY) and the ION MEDIA NETWORKS INC, whose mailing address is, 601 CLEARWATER PARK ROAD WEST PALM BEACH, FLORIDA 33401-6233, (OWNER), together hereinafter referred to as the (PARTIES).

RECITALS

WHEREAS, the OWNER fully warrants that the OWNER holds fee simple title to the real property located in an unincorporated area of Pinellas County, Florida, and being more particularly described on Exhibit "A" (PROPERTY) which is attached hereto and made a part hereof; and

WHEREAS, the OWNER is desirous that the PROPERTY be annexed into the municipal boundaries of the CITY, and the CITY wishes to annex the PROPERTY; and

WHEREAS, the OWNER is willing to execute a document pursuant to Ch. 171, Fla. Stat., (PETITION) to facilitate the voluntary annexation of said PROPERTY in satisfaction of Ch. 171, Fla. Stat.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises contained herein and other valuable considerations, receipt of which is hereby acknowledged, the PARTIES agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein and made a part hereof.
2. The OWNER hereby warrants, covenants, and agrees as follows:
 - A. OWNER possesses fee simple title to the PROPERTY and, as such, has the full right and lawful authority to enter into this AGREEMENT.
 - B. OWNER, as soon as the subject PROPERTY becomes eligible for annexation into the CITY pursuant to Ch. 171, Fla. Stat., shall immediately execute and deliver to the CITY a PETITION for voluntary annexation of the PROPERTY into the CITY in accordance with the provisions of Ch. 171, Fla. Stat.
 - C. If the OWNER fails to timely execute and deliver the PETITION for voluntary annexation, the CITY may initiate annexation proceedings on behalf of and as agent for the OWNER. The PARTIES understand that action pursuant to this subparagraph constitutes a voluntary annexation of the PROPERTY. The PARTIES further agree that the OWNER does hereby make, constitute, and appoint the CITY and its appropriate officials or employees as agent for the OWNER for the purpose of filing the PETITION for voluntary annexation pursuant to this paragraph. The CITY shall give the OWNER not less than thirty (30) days to file the PETITION for voluntary annexation and shall, upon the OWNER'S failure to file said PETITION with the CITY within the allotted time period, file such PETITION as agent for the OWNER.
 - D. OWNER agrees not to request annexation of nor grant the right to annex the PROPERTY into any municipal corporation other than the CITY.

3. The CITY hereby covenants and agrees as follows:
- A. When CITY sanitary sewer is available to the PROPERTY, the in-CITY sanitary sewer connection charges shall be applied to the PROPERTY in accordance with Section 23-85 of the CITY's Code of Ordinances, as may be amended from time to time. The CITY agrees to waive the non-reimbursable portion of the Capacity to Serve Determination fee for the sewer connection. The OWNER is responsible for the refundable portion of the Capacity to Serve Determination fee.
 - B. In-CITY monthly sanitary sewer rates shall be applied to the PROPERTY in accordance with Section 23-84(c) of the CITY's Code of Ordinances, as may be amended from time to time.
 - C. After the annexation of the PROPERTY, CITY staff will process OWNER's application for a Future Land Use Map (FLUM) amendment for the PROPERTY, which has an existing land use designation of Residential/Office/Retail (R/O/R). The CITY cannot guarantee approval of a land use map amendment. The CITY agrees to pay the application fee for one application for a FLUM amendment filed by the OWNER or OWNER's representative with the CITY, in an amount not to exceed two-thousand-four-hundred dollars (\$2,400), so long as the application is filed by the OWNER or OWNER's representative within 365 days of the effective date of the annexation. In the event the OWNER files said application after the 365 days have expired, the application fee and all other costs shall be the OWNER's sole responsibility.
 - D. The CITY has been requested by the OWNER to provide solid waste collection service for the PROPERTY prior to actual annexation of the PROPERTY into the CITY. When the CITY has the ability to provide said service, it will do so in accordance with the provisions of the CITY Codes, Ordinances, and operating practices of the Solid Waste Collection Division prior to and after the annexation of the PROPERTY.
 - E. OWNER and individuals legally dwelling or employed on the OWNER's PROPERTY will be given the in-CITY rate for participation in any of the CITY's recreation programs.
4. The PARTIES agree that mandamus, specific performance, or injunctive relief (either prohibitory or mandatory, both temporary or permanent) are the appropriate remedies in the event of breach, whether actual or anticipatory, of this AGREEMENT. In the event of any litigation arising out of this AGREEMENT, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees.
5. This AGREEMENT shall be binding upon, and inure to the benefit of, the PARTIES and their respective heirs, successors, or assigns, and shall run with the land. This AGREEMENT will be recorded in the Public Records of Pinellas County, Florida.
6. Nothing in this agreement shall be construed as requiring the CITY, at its sole expense, to construct or install any sanitary sewer lines or other improvements of any kind upon the PROPERTY or extend such public improvements to service the PROPERTY.
7. Prior to the effective date of the annexation of the PROPERTY, the CITY reserves the right to periodically review this AGREEMENT and cancel same at its sole discretion. Provided, however, prior to such cancellation, the CITY will notify the property owner of record of the cancellation. The notification of cancellation of this AGREEMENT shall be deemed completed upon mailing the notice of cancellation, and all terms, conditions and provisions of the AGREEMENT shall be null and void.
8. This AGREEMENT embodies all agreements and representations of the PARTIES. There are no promises, terms, conditions, or allegations other than those contained herein; and this AGREEMENT supersedes all previous communications, representations, and agreements, whether written or verbal, between the PARTIES. This AGREEMENT may be modified only in writing and executed by all PARTIES.
9. This AGREEMENT may be executed in one or more counterparts, each of which when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed the day and year first above written.

SIGNATURE BLOCK: CORPORATE / PARTNERSHIP/ TRUST/ OTHER ENTITY

By executing this AGREEMENT, Corporate / Partnership / Trust / Other Entity representative acknowledges that the undersigned has the lawful authority granted by said entity to execute this AGREEMENT on behalf of the entity, and has been granted the right to bind the owner to the covenants and agreements herein above stated.

ENTITY NAME: ION MEDIA NETWORKS, INC.
By (Signature): [Signature]
Print Name: R. Brandon Burgess
As (Title): CEO

By (Signature): [Signature]
Print Name: Fabiana Bucciol

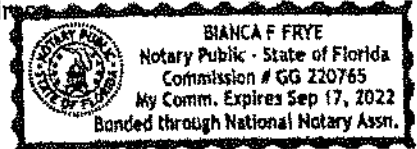
Corporate Seal (if Available)

OWNER NOTARIZATION: CORPORATE/PARTNERSHIP/TRUST/OTHER ENTITY

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me 1st day of November, 2018,
this by R. Brandon Burgess, as CEO of ION MEDIA NETWORKS, INC. and he/she
acknowledged before me that he/she is authorized to execute this AGREEMENT on behalf of said entity and
 is personally known to me or [] has produced identification.
Type of identification produced: _____

My commission expires
(Notary Seal)



[Signature]
Notary Public Signature
Bianca F. Frye
Notary Public Print Name

CITY OF LARGO

BY:

Henry P. Schubert
Henry P. Schubert, City Manager

REVIEWED AND APPROVED BY:

[Signature]
City Attorney

ATTEST:

Diane Bruner
Diane Bruner, City Clerk



REVIEWED BY:

Carol Stricklin
Carol Stricklin, AICP,
Community Development Director

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 28 day of November 2018, by HENRY P. SCHUBERT, as City Manager of the CITY OF LARGO, FLORIDA, a municipal corporation, and he acknowledged before me that he executed the instrument on behalf of the CITY. He is personally known to me.

My commission expires:
(Notary Seal)

Debra A. Minges
Notary Public Signature

Debra A. Minges
Notary Public Print Name

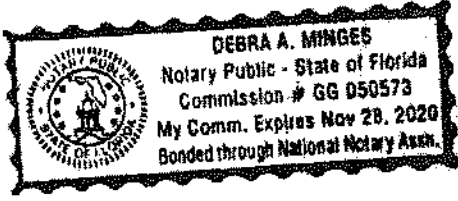


EXHIBIT "A"

PROPERTY

Parcel Identification Number:

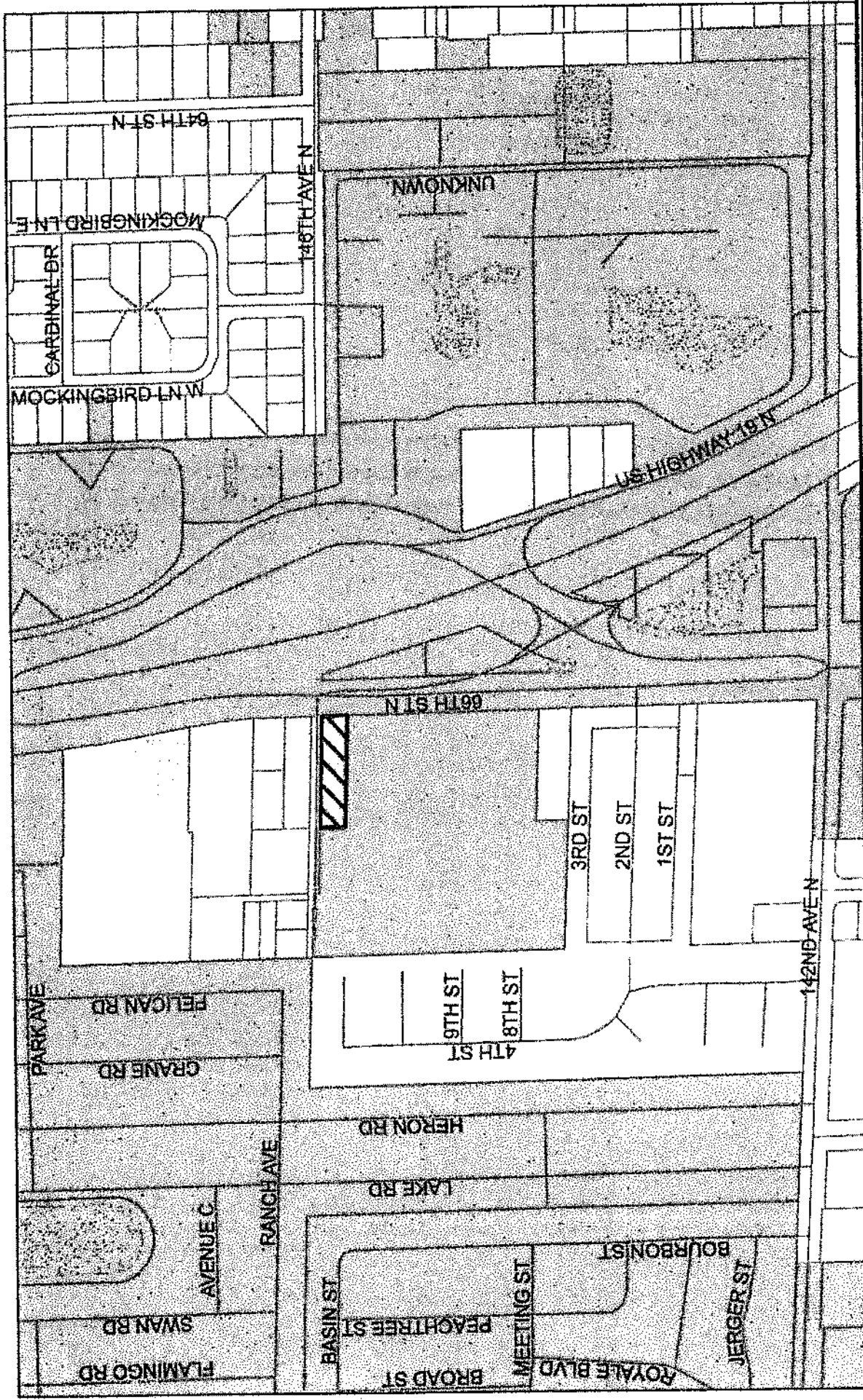
06/30/16/70938/100/1501

Legal Description:

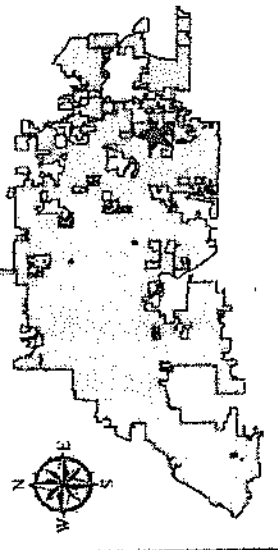
The North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Lot 15 in the Northeast $\frac{1}{4}$ of Section 6, Township 30 South, Range 16 East, PINELLAS GROVES, according to the plat thereof as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, LESS the North 15 feet thereof for Right-of-Way and LESS the Right-of-Way for State Road 693 on the East.

Address of which is commonly known as:

14584 66th St N

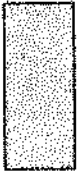


MAP LOCATION



Subject Property

Largo City Limits



Publication Date: 10/31/2018

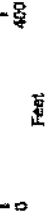
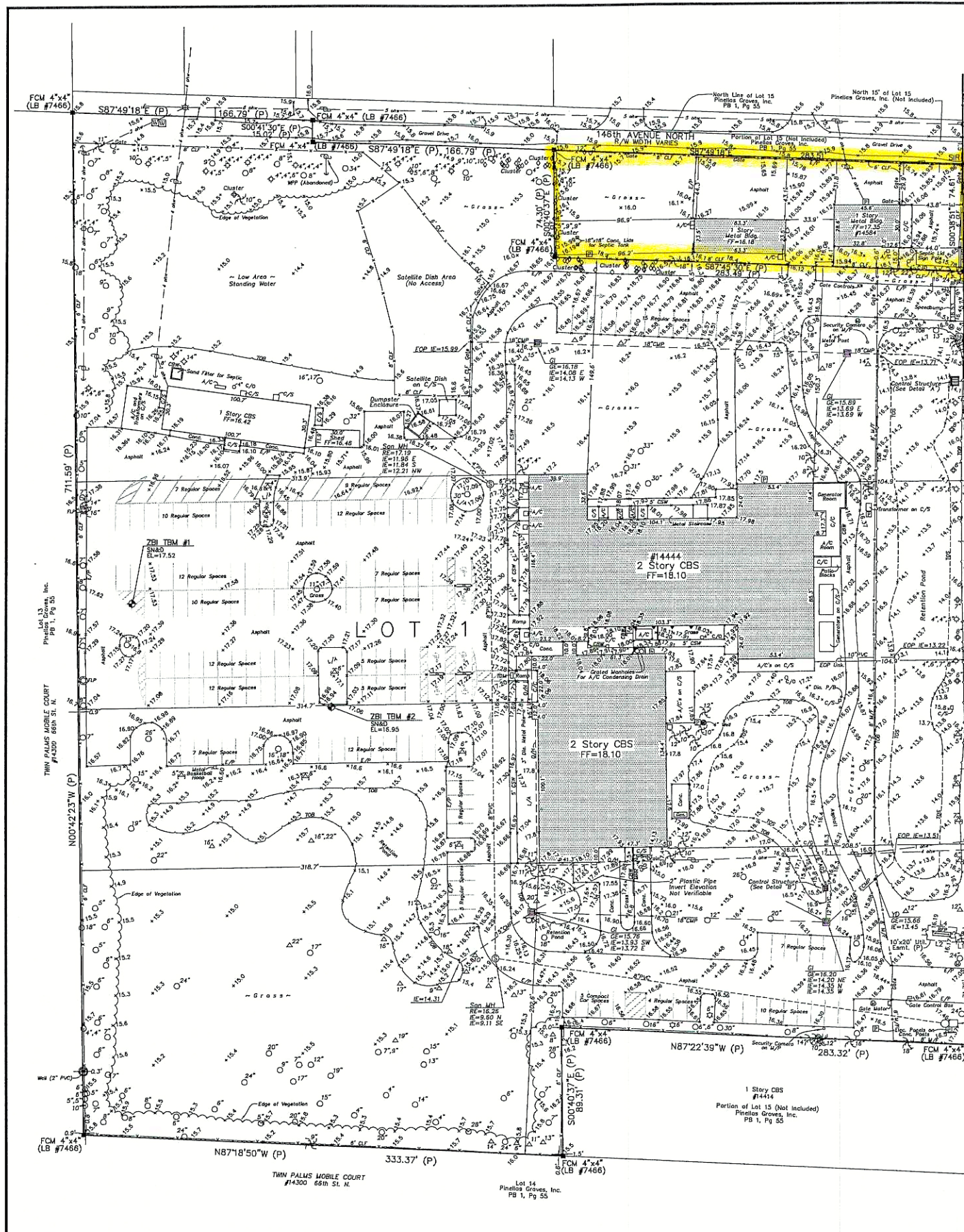
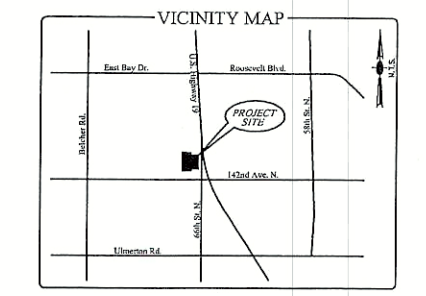


EXHIBIT "A"

AA#: AA 19-03
 Subject: Ion Media Networks, Inc
 Location: 14584 66th St N
 06/30/16/70938/100/1501



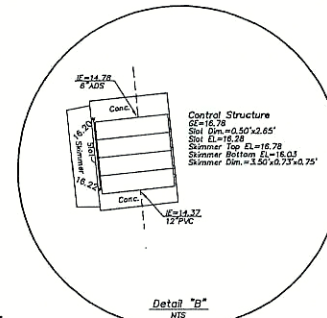
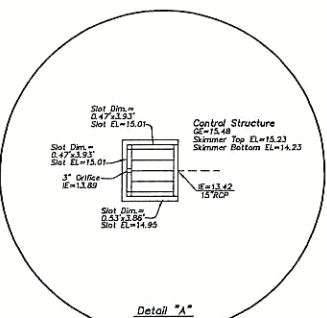
AREA OF L.U.P.A.



0' 40' 80'
SCALE: 1" = 40'
GRAPHIC SCALE (IN FEET)

PROPERTY DESCRIPTION
 Lot 1, Ion Media Networks, according to the plat thereof, as recorded in Plat Book 136, Page 70, of the Public Records of Pinellas County, Florida.
 AND
 The North 1/4 of the North 1/4 of the Northeast 1/4 of Lot 15 in the Northeast 1/4 of Section 6, Township 30 South, Range 16 East, Pinellas Groves, according to the plat thereof as recorded in Plat Book 1, Page 35, Public Records of Pinellas County, Florida, Less the North 15 feet thereof for right of way and LESS the right of way for State Road 693 on the East.

TREE LEGEND
 O" = OAK (SIZE AS NOTED)
 P" = PINE (SIZE AS NOTED)
 ELW (SIZE AS NOTED)
 A" = AUSTRALIAN PINE (SIZE AS NOTED)
 PALM (SIZE AS NOTED)
 T" = TALLOW (SIZE AS NOTED)
 MYRTLE (SIZE AS NOTED)
 M" = MAPLE (SIZE AS NOTED)
 U" = UNKNOWN (SIZE AS NOTED)



LEGEND
 A/C = Plus or Minus (more or less)
 A = Acres
 B/C = Back of Curb
 BLDG = Building
 BWP = Barb Wire Fence
 C = Concrete
 CBS = Concrete Block Structure
 CCR = Certified Corner Record
 CLP = Chain Link Fence
 CLS = Concrete Light Pole
 CMC = Concrete Manhole
 C/S = Concrete Slab
 D = Data per Description
 FA = Found
 D/W = Driveway
 E/P = Edge of Pavement
 FLP = Fiberglass Light Pole
 F/O = Fiber Optic
 FDN = Found Concrete Monument
 F4* = 4" x 4" (20 LBS/472) Unless Noted
 F/T = Fence Tie
 FR = Found Iron Rod & Cap
 5/8" (LBS/472) Unless Noted
 FND = Found
 FNAD = Found Nail & Disc (20 LBS/472)
 FOP = Found Open Pipe (Unless Noted)
 DIP = Ductile Iron Pipe
 FPP = Found Pinched Pipe
 F/T = Fence Tie
 GE = Grade Elevation
 G = Gate
 YD = Yard Drain
 GV = Gate Valve
 NS = Nail Set
 Dim. = Dimension
 DCVA = Double Check Valve Assembly
 ID = Identification
 I/F = Inlet Fence
 M/F = Metal Fence
 EOP = End of Pipe
 F/H = Fire Hydrant
 ESAT = Easement
 TSB = Traffic Signal Box
 V/C = Vertical Curve
 T/S = Top of Slope
 T/F = Transformer
 C/W = Concrete Block Wall
 C/O = Curbing Overhang
 M/H = Metal Handrail
 C = Cap
 B/P = Brick Powers
 LB = Corporate Certificate Number
 LS = Professional Land Surveyor
 M = Measured Data
 W/E = Wire End Section
 MHP = Monohole
 M/LP = Metal Light Pole
 M/L = More or Less
 N/C = No Cap
 N/S = Not to Scale
 O/A = Overlaid
 O/W = Overhead Wires
 OR = Official Record Book
 P/B = Plat Book
 PCED = Pinellas County Engineering Department Disk
 PCP = Permanent Control Point
 PCLP = Pipe (S)
 P/B = Plastic Bolard
 PCB = Point of Beginning
 POC = Point of Commencement
 PRM = Permanent Reference Monument
 RE = Right-of-Way
 S = Section
 S/S = Sanitary Sidelink
 S/R = Set Iron Rod 5/8" & Cap (LBS/472)
 S/NAD = Set Nail & Disc (LBS/472)
 S/W = Sidewalk
 TOB = Top of Bank
 TYP = Typical
 U/G = Underground
 G = Generator
 TBM = Temporary Benchmark
 M/P = Metal Pole
 W/LP = Wood Light Pole
 W/L = Wood Lath
 W/P = Wood Power Pole
 C/M = Corner Marking
 D/M = Ditch
 ASPH = Asphalt
 W/F = Wood Fence
 C/R = Concrete Ramp
 ID = Identification
 S/T = Slurry
 P/C = Polyway Chloride Pipe
 A/C = Air Conditioner
 L/A = Landscape Area
 ECAP = Electrical Corrugated Metal Pipe
 M/P = Metal Pipe
 L/T = Landscape Timber
 W/D = Wood Deck
 C/M = Corrugated Metal Pipe
 C/D = Culvert
 RR = Railroad
 R/S = Registered Land Surveyor
 U/K = Unknown

SURVEY NOTES
 1. Type of Survey: Boundary Survey 51-17.050(10)(b) and Topographic Survey 51-17.050(10)(a), Florida Administrative Code.
 2. The bearings shown hereon are based on the West Right of Way Line of 66th Street North as S00°38'51"E.
 3. The elevations shown hereon are based upon the North American Vertical Datum, 1988 (NAVD).
 4. Vertical control is based upon L-Net Global Navigation Satellite System (GNSS) Network, a real time network, within the State of Florida.
 5. If there is no measured (M) value listed along a line that is shown as being monumented at both ends by a survey marker, the measurement along that specific line was found to be in substantial conformance with the plotted value. All measurements and locations were obtained by a field survey which met or exceeded the minimum accuracy requirements set forth in Chapter 51-17.050 of the Florida Administrative Code.
 6. Subject property lies within Sections 06, Township 30 South, Range 16 East, City of Largo, Pinellas County, Florida.
 7. Subject properties are listed as the Pinellas County Property Appraiser's Office as Parcel 06-30-16-321 17-000-0010 & 06-30-16-30318-100-1501.
 8. The latest deed of record for subject property is recorded in OR 13819 on page 1016 & OR 17461 on page 2036 of the Public Records of Pinellas County, Florida.
 9. Subject property is shown on Flood Insurance Rate Map #12103C0138G, Effective Date of September 03, 2003. Subject property lies entirely within Flood Zone X.
 10. All trees (4" dbh) and visible improvements lying on or immediately adjacent to subject property have been mapped and shown hereon. There are no visible encroachments either way across the property lines unless shown or denoted hereon. Underground improvements have not been excavated and mapped. Any underground improvement that is shown or denoted hereon is based upon maps, plans, atlas sheets or flagmarks set by others.
 11. The survey was prepared without the benefit of a title commitment.
 12. This survey map and report are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

SYMBOL LEGEND
 Cable Television
 Well
 Flood Light
 Concrete Light Pole
 Cicantout
 Concrete Power Pole
 Concrete Monument
 Mitered End Section
 Water Meter
 Gas Valve
 Gate Inlet
 Telephone Manhole
 Telephone Sign
 Gas Meter
 Fiber Optic Marker
 Guy Wire Anchor
 Hydrant
 Irrigation Control Valve
 Metal Light Pole
 Power Control Box
 Sanitary Manhole
 Storm Manhole
 Sign
 Telephone Control Box
 Gas Valve
 Greasemap
 Fiberglass Light Pole
 Wood Light Pole
 Wood Power Pole
 Mailbox

SURVEYOR'S CERTIFICATE
 I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 51-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Survey not valid unless signed and embossed with Surveyor's seal
 Mark S Lischalk PLS Digitally signed by Mark S Lischalk PLS
 Date: 2018.11.23 06:40:21 -0500
 Mark S. Lischalk
 Professional Land Surveyor #5727
 State of Florida

UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	9.05'	S89°21'07"W
L2	20.00'	N84°49'59"W
L3	10.00'	N05°10'01"E
L4	20.00'	S84°49'59"E
L5	10.00'	S05°10'01"W

DESIGN BY: N/A
 DRAWN BY: MSL/JVE
 REVIEW BY: MSL
 QC BY: MSL

ZBI
 ZARRA BOYD, INC.
 Land Surveying and Mapping
 1480 Beltrami St., Suite 3, Dunedin, FL 34698
 (727)738-9010 Fax:(727)733-0083

ION MEDIA NETWORKS
 BOUNDARY & TOPOGRAPHIC SURVEY

FOR:
 ION MEDIA NETWORKS
 14444 & 14584 66th ST. N.
 LARGO, FL 33764

NO.	DATE	REVISIONS	BY

JOB NO: 1099RW
 DATE: 10/08/18
 SCALE: 1"=40'
 FILE:
 SHT 1 OF 1