

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	City of Pinellas Park
Local Government Contact:	Tiffany Menard
Address:	6051 78th Street N. Pinellas Park, FL 33781
Phone:	(727) 369-5842
E-Mail Address:	tmenard@pinellas-park.com
Local Government Case #:	LUPA-0324-00004
Local Government Ordinance #:	

Property Owner Contact Information

Name(s):	Ulmerton Pinellas Park, LLC
Address:	2240 W First Street, Suite 101 Fort Myers, FL 33901
Phone:	(239) 210-0455
E-Mail Address:	bevans@creightondev.com

Agent Contact Information (if applicable)

Name(s):	Kevin B. Reali (Stearns Weaver Miller)
Address:	401 East Jackson St. Suite 2100 Tampa, FL 33602
Phone:	(813) 222-5059
E-Mail Address:	kreali@stearnsweaver.com

Characteristics of the Subject Property

Site Address(s):	5005 Ulmerton Road
Total Acreage of the Amendment Area:	1.9 acres
Existing Use(s):	Financial Institution (vacant)
Proposed Use(s):	Gas Station and Convenient Store
Parcel Identification #:	04-30-16-70902-400-1109
Legal Description of the Amendment Area:	Please see attachment.
Countywide MAX Index Score:	Level of Service B, C
Grid Cell MAX Index Score:	50

Does the Amendment Area impact:
[check all that apply]

- | | |
|---|--|
| <input type="checkbox"/> Activity Center | <input type="checkbox"/> Industrial or Employment Land |
| <input type="checkbox"/> Multimodal Corridor | <input type="checkbox"/> Target Employment Center |
| <input type="checkbox"/> Planned Redevelopment District | <input type="checkbox"/> Scenic/Noncommercial Corridor |
| <input type="checkbox"/> Coastal High Hazard Area | |

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	N/A
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	N/A
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	N/A
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	The owner would simply like to point out that the entire area includes future land use designations for commercial, industrial, and employment areas. The existing future land use category is leftover from when a bank was located on the property; the existing designation is non consistent with the area. The bank is no longer operating; so the owner seeks to shift to commercial consistent with the larger area and the existing zoning.

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Employment/Office
Proposed Countywide Plan Map Category(ies):	Employment
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input checked="" type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	Residential/Office General (R/OG)
Proposed Local Future Land Use Plan Map Category(ies):	Industrial Limited (IL)

Local Action Date

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:

Public Hearing Date:	June 13, 2024
Verdict and Vote:	
Please note if any public comment was made and elaborate as applicable:	

Application Checklist

Note: Our email server cannot accept files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

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

- A completed Countywide Plan Map amendment application form
- A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- A copy of the ordinance being considered by the governing body
- A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- A GIS shapefile of the amendment area (if technically feasible)
- A boundary survey (if applicable)
- A development agreement (if applicable)*
- Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- For AC and MMC categories, documentation of consistency with size criteria
- For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* 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 Countywide Rules Section 6.1.5.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING FOR A CHANGE IN THE LAND USE FROM RESIDENTIAL/OFFICE GENERAL (R/OG) TO INDUSTRIAL LIMITED (IL) FOR CERTAIN LANDS GENERALLY LOCATED AT 5005 ULMERTON ROAD AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (LUPA-0324-00004, Ulmerton Pinellas Park, LLC)

WHEREAS, the City of Pinellas Park, Florida, received a request to change the City's Land Use Plan Map designation from Residential/Office General (R/OG) to Industrial Limited (IL) for a parcel of land located at 5005 Ulmerton Road and more particularly described and depicted in Exhibit "A", which is attached hereto and made a part hereof;

WHEREAS, the City of Pinellas Park, Florida, finds that it is in the public's interest to change the City's Land Use Plan Map designation from Residential/Office General (R/OG) to Industrial Limited (IL) for a parcel of land located at 5005 Ulmerton Road and more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida have reviewed and held public hearings on said request.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the City Council of the City of Pinellas Park hereby amends the City's Official Land Use Plan Map and changes the following described property from Residential/Office General (R/OG) to Industrial Limited (IL):

THAT PARCEL LEGALLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

SECTION TWO: That the City Council does hereby certify that this Ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Community Planning Act.

SECTION THREE: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION FOUR: That this Ordinance shall become effective immediately upon approval hereof by the Countywide Planning Authority, unless challenged as hereinafter provided. If challenged within thirty (30) days after adoption, the Ordinance shall not become effective until (i) the date that a final order is issued by the Administrative Law Judge through the State Division of Administrative Hearings finding the same to be in compliance in accordance with Section 163.3187, Florida Statutes, and (ii) the adoption of this Ordinance ____ by the Countywide

Planning Authority.

PUBLISHED THE _____ DAY OF _____, 2024.

FIRST READING _____ DAY OF _____, 2024.

PUBLIC HEARING THE _____ DAY OF _____, 2024.

PASSED THIS _____ DAY OF _____, 2024.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2024.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

Exhibit "A"

Legal Description

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT CREATED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

PARCEL 1

THE SOUTH 450 FEET OF THE FOLLOWING:

THAT PART OF THE SOUTH 1000 FEET OF LOT 11 AND THE EAST 130 FEET OF THE SOUTH 1000 FEET OF LOT 10, PINELLAS GROVES SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST FOR A POINT OF BEGINNING, RUN NORTH 00°46'00" WEST 1000 FEET; THENCE RUN NORTH 89°57'22" WEST 459.27 FEET; THENCE RUN SOUTH 00°48'17" EAST 1000 FEET; THENCE RUN SOUTH 89°57'22" EAST 458.42 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE EAST 50 FEET THEREOF AND LESS AND EXCEPT THE SOUTH 77.5 FEET THEREOF:

ALSO LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN 120 FEET OF THE SURVEY LINE ON STATE ROAD S-688, SECTION 15120, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE WEST BOUNDARY OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AT A POINT 2607.51 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4, RUN THENCE NORTH 89°46'39" EAST 2837.00 FEET, THENCE NORTH 89°47'59" EAST 2632.48 FEET TO THE EAST BOUNDARY OF SAID SECTION 4 AT A POINT 1294.35 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4.

AND ALSO LESS AND EXCEPT: THE EAST 150 FEET OF THE SOUTH 350 FEET OF SAID LOT 11, AS MEASURED FROM THE QUARTER-QUARTER SECTION LINE AND THE SOUTH SECTION LINE, PINELLAS COUNTY, FLORIDA;

AND ALSO LESS AND EXCEPT: THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING WITHIN 100 FEET OF THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST:

THE SOUTH 450 FEET OF LOTS 10 AND 11, LESS THE WEST 198 FEET M.O.L. OF LOT 10 AND LESS THE EAST 250 FEET OF THE SOUTH 350 FEET OF LOT

11 AND LESS ROAD, OF PINELLAS GROVES, INC., IN THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

ALSO LESS AND EXCEPT THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8652, PAGE 175, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (AND ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 16701, PAGE 608, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA).

PARCEL 2

THAT PART OF LOT 11, PINELLAS GROVES, INC. IN THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN NORTH 0°46'00" WEST, 153.14 FEET ALONG THE 40 ACRE LINE, THE SAME BEING THE CENTERLINE OF 49TH STREET NORTH, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 688 (ULMERTON ROAD); THENCE NORTH 89°45'51" WEST, 69.63 FEET FOR A POINT OF BEGINNING ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 688; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°45'51" WEST, 180.37 FEET; THENCE NORTH 0°46'00" WEST, 200.00 FEET; THENCE SOUTH 89°45'51" EAST, 217 FEET TO A POINT ON THE WEST MAINTAINED RIGHT-OF-WAY LINE OF 49TH STREET NORTH, SAID MAINTAINED RIGHT-OF-WAY LINE BEING 33.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF 49TH STREET NORTH; THENCE RUN SOUTH 0°46'00" EAST, 144.44 FEET ALONG SAID MAINTAINED RIGHT-OF-WAY LINE; THENCE RUN SOUTH 89°14'00" WEST 12.00 FEET; THENCE SOUTH 0°46'00" EAST, 25.00 FEET THENCE RUN SOUTH 38°41'32" WEST, 38.74 FEET TO THE POINT OF BEGINNING; LESS THAT PART LYING WITHIN 100 FEET OF THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 4 AS SET FORTH IN DEED RECORDED IN OFFICIAL RECORDS BOOK 4728, PAGE 573, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN IN QUITCLAIM DEED RECORDED OFFICIAL RECORDS BOOK 7794, PAGE 1685, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND

AND FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN IN SPECIAL WARRANTY DEED OFFICIAL RECORDS BOOK 8652, PAGE 175, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (AND ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 16701, PAGE 608, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA).

PARCEL 3 (EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENT IN RECIPROCAL EASEMENT AGREEMENT CROSS ACCESS SURFACE WATER DRAINAGE PARKING RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 8652, PAGE 178, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA



CITY HALL - P.O.Box 1100
PINELLAS PARK, FL 33780-1100

Please Respond To:

City Attorney's Office
Lauren C. Rubenstein
James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

April 1, 2024

Mr. Derek Reeves
Long Range Planning Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #24-083
LUPA - 5005 Ulmerton Road

Dear Mr. Reeves:

Our office has received and reviewed the above-mentioned Land Use Map Amendment for the property generally located at 5005 Ulmerton Road. Assuming the legal description contained in Exhibit A is correct, our office would approve of the proposed Ordinance as to form and correctness.

Very truly yours,



Lauren C. Rubenstein
City Attorney

cc: Bart Diebold, City Manager
Jennifer Carfagno, MMC, City Clerk
Dan Hubbard, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

LCR/mks
24-083.04012024.LDR.LUPA 5005 UlmertonRd.wpd



Tiffany Menard <tmenard@pinellas-park.com>

5005 Ulmerton Road - Legal Description

Puigdomenech, David <dpuigdomenech@jmt.com>
To: Tiffany Menard <tmenard@pinellas-park.com>

Wed, Nov 22, 2023 at 10:05 AM

Tiffany, all comments have been addressed.

David

Johnson, Mirmiran & Thompson, Inc.

An Employee Owned Company

David A. Puigdomenech, PSM

Senior Associate

Surveys

2000 East 11th Avenue, Suite 300

Tampa, Fl., 33605

P. (813) 868-6183

F. (813) 314-0345

M. (813) 323-4444

dpuigdomenech@jmt.com

 Please consider the environment before printing this e-mail

[Quoted text hidden]

 **Pinellas Park Survey Review Document.xlsx**
11K



Prepared by: Tiffany Menard
Senior Planner

I. APPLICATION DATA

A. Case Numbers: REZ-2024-00003, LUPA-0324-00004

B. Location:

1. **Address:** 5005 Ulmerton Road
2. **Parcel Number:** 04-30-16-70902-400-1109

C. Request:

REZ-2024-00003: Rezone from General Commercial (B-1) to Light Industrial (M-1).

LUPA-0324-00004: Change Future Land Use designation from Residential/Office General (R/OG) to Industrial Limited (IL).

D. Applicant: Ulmerton Pinellas Park, LLC

E. Agent: Kevin B. Reali (Stearns Weaver Miller)

F. PARC Meeting: March 19, 2024

G. Public Hearings:

Planning & Zoning Commission Hearing Date: May 2, 2024
Advertising Date: April 17, 2024

City Council (1st Reading) Date: May 23, 2024

City Council (2nd Reading) Public Hearing Date: June 13, 2024
Advertising Date: May 29, 2024

II. BACKGROUND INFORMATION

A. Case Summary: The applicant is requesting to rezone the 1.9-acre parcel from General Commercial (B-1) to Light Industrial (M-1) in order to construct a gas station with a convenience store. The applicant is also requesting that the current Future Land Use designation of Residential/Office General (R/OG) be changed to Industrial Limited (IL) to facilitate the requested rezoning. The Countywide Plan Map has split designations for the subject property. The eastern portion is designated Office while the western portion is designated Employment. On behalf of the applicant, the City will request to amend the eastern portion designated Office to Employment to rectify the split designation.

B. Site Area:

Parcel Area: 82,764 square feet / 1.9 acres

C. Property History:

1. Previous Land Use Plan or Zoning Amendments: Subject property was annexed into the city in 1999 under Ordinance Number 2620. There have been no changes to the Future Land Use or Zoning designations since annexation.

2. Permits and Development: The subject property has received various permits for minor work and signage for new tenants such as: new signs in 2002 (Permit Number 2002003529); the replacement of an atm machine in 2010 (Permit Number 2010001327); new signs in 2011 (Permit Number 2011000245); exterior lighting in 2012 (Permit Number 2012000871); a partial new roof and A/C replacement in 2014 (Permit Numbers 2014002516 and 2014002529); ADA sidewalk repairs in 2017 (Permit Number 2017003529).

3. Previous Approvals: None on record.

D. Existing Use: Financial Institution

E. Proposed Use: Gas Station with Convenience Store

F. Current Future Land Use: Residential/Office General (R/OG)

G. Proposed Future Land Use: Industrial Limited (IL)

H. Current Zoning: General Commercial (B-1)

I. Proposed Zoning: Light Industrial (M-1)

J. Flood Zone: The property is located in Flood Zone X, which is a low-risk flood zone.

K. Evacuation Zone: The subject property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

L. Vicinity Characteristics:

	Land Use	Zoning	Existing Use
North	IL (Largo)	N/A (Largo)	Garage (Workshop)
South	CG	B-1	Hotel, Convenience Store
East	CG, R/OG (Largo)	N/A (Largo)	Fast Food Restaurant
West	IL (Largo)	N/A (Largo)	Strip Store (2 or More Stores)

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

This category is intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.

2. Use Characteristics – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the respective acreage threshold specified below, alone or when added together within any district, separately delineated area designated Industrial Limited, exceeding the acreage maximum shall require a Future Land Use Map amendment to another category that permits the use(s) where the acreage maximum does not apply:
 - Uses Subject to Three Acre Maximum – Retail Commercial; Personal Service/Office Support; Transfer/Recycling.
 - Uses Subject to Five Acre Maximum – Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Community Garden; Agricultural-Light; Agricultural.

3. Relevant Policies:

POLICY LU.1.4.1

Ensure that proposed development considered for approval conforms with existing and planned support facilities, (sanitary sewer, solid waste, drainage, and potable water), and that such facilities and services will be available, at the adopted level of service standards, concurrent with the impacts of development.

POLICY LU.1.7.1

The City Land Development Code shall, at a minimum, provide regulations for the subdivision of land, site and building design, landscaping and buffering, street standards, environmental management, stormwater management, open space, safe and convenient on-site traffic flow, signage, and vehicle parking.

POLICY LU.1.12.1

Commercial development shall be located at or near major intersections, within the Community Redevelopment Area, along commercial and multimodal corridors, and within mixed-use categories and developments to ensure access to daily needs and employment.

4. Staff Analysis:

The abutting properties primarily have Future Land Use designations of Industrial Limited (IL) and Commercial General (CG). Allowing residential uses on the subject

property would be incompatible with the Future Land Use designations of the surrounding properties. Amending the subject property's Future Land Use designation to Industrial Limited (IL) would be more compatible with the abutting properties than the current Future Land Use designation of Residential/Office General (R/OG). The proposed Future Land Use designation (IL) has been found to be the most compatible with adjacent and surrounding land uses. Furthermore, the Industrial Limited (IL) Future Land Use designation is appropriate for the property's proposed zoning of Light Industrial "M-1".

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

Section 18-1524. – "M-1" LIGHT INDUSTRIAL DISTRICT

Sec. 18-1524.1. – STATEMENT OF INTENT. *The "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family dwellings, together with accessory uses and public facilities customary to or required for such an environment.*

2. Key Standards:

SECTION 18-1524. – "M-1" LIGHT INDUSTRIAL DISTRICT

Sec. 18-1515.4 – DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred fifty (150) feet.
4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to the adoption of these regulations may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty (20) feet.
2. Secondary Front Yard Setback: Ten (10) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Five (5) feet, ten (10) feet is required if abutting a residential zoning district.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7 "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.

(C) MAXIMUM LOT COVERAGE. *Seventy-five (75) percent. Refer to Section 18-1530.18 for maximum lot coverage allowances for master stormwater retention/detention ponds.*

(D) MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.

1. Nonresidential: Three hundred (300) square feet.
2. Residential: See Table 1524-1.

Table 1524-1

Single-family Attached		Multifamily	
# of bedrooms	Required interior floor space in ft ²	# of bedrooms	Required interior floor space in ft ²
Efficiency	650	Efficiency	450
One (1)	750	One (1)	550
Two (2)	850	Two (2)	650
Three (3) or more	1,000	Three (3)	1,000

(E) *MAXIMUM BUILDING HEIGHT. Forty (40) feet. See Section 18-1503.13, "Exclusion from Height Limits" for height limit exclusions.*

(F) *FLOOR AREA RATIO. (F.A.R.)*

1. *Fifty-five hundredths (0.55) in CRD.*

2. *Fifty-five hundredths (0.55) in IL.*

SECTION 18-1538. – AMENDMENTS TO THE LAND USE PLAN MAP

Sec. 18-1538.1. AUTHORITY.

The City Council shall have the authority to amend the Land Use Plan Map of the Comprehensive Plan in accordance with F.S. ch. 163, pt. II, and the following regulations.

Sec. 18-1538.2. PROCEDURE.

The general procedure for the amendment of the Land Use Plan Map is as follows:

(A) *FILING OF APPLICATION. Petitions for Land Use Plan Map amendments shall be filed on forms provided by the City and shall be submitted to the Zoning Division. Applications for map amendments of ten (10) or more acres or to a classification that permits ten (10) or more units per gross acre shall be accepted and processed twice per calendar year, with filing windows to be established by administrative policy. There shall be an application fee for each petition for Land Use Plan Map amendment. The amount of the fee shall be set by Resolution of the City Council, as may be amended from time to time. The application fee shall be paid upon filing of the application. Such applications may be filed by:*

1. *City Council.*

2. *City Manager.*

3. *Community Redevelopment Agency.*

4. *Any person(s) that own real property within the City.*

(B) *PUBLIC NOTICE. Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".*

(C) *PUBLIC HEARING PROCEDURE.*

1. *The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency for purposes of F.S. ch. 163, pt. II.*

2. *The City Council shall hear the application during a public hearing and shall consider the recommendation of the Local Planning Agency in its decision to approve or deny the application. Approval of a map amendment application may incorporate voluntary and enforceable stipulations made by the applicant for the purpose of addressing amendment impacts on the community.*

3. *Amendments to the future land use plan map are considered legislative, and need not be subject to quasi-judicial hearing procedure.*

SECTION 18-1539. - AMENDMENTS TO ARTICLE 15, "ZONING CODE" & OFFICIAL ZONING MAP

Sec. 18-1539.1. - APPLICABILITY.

The regulations, restrictions, and boundaries set forth in this Article 15 "Zoning Code" may from time to time be amended, supplemented, changed, or repealed in accordance with the following regulations.

Sec. 18-1539.2. - PROCEDURE.

(A) APPLICATION FILING. *Petitions for amendment to Article 15 and the Official Zoning Map shall be filed on forms provided by the City and shall be submitted to the Zoning Division.*

- 1. An application for amendment to the text of Article 15 may be filed only by the City Council or the City Manager. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to Article 15.*
- 2. An application for amendment to the Official Zoning Map may be filed only by the City Council, City Manager, or by an owner of real property that is located within the City. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to the Official Zoning Map.*

(B) PUBLIC NOTICE. *Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".*

(C) PUBLIC HEARING PROCEDURE.

- 1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency when required by F.S. ch. 163, pt. II. The Planning and Zoning Commission shall submit written reasons for its recommendations, and its determinations related to the application review criteria listed in Section 18-1539.3, "Review Criteria", below.*
- 2. The City Council shall hear the application during a separate public hearing and shall consider the recommendation of the Local Planning Agency if applicable in its decision to approve or deny the application.*
- 3. Public hearings for map amendments shall be conducted pursuant to the quasi-judicial procedures set forth in Resolution No. 94-65 unless otherwise determined by the City Attorney. Public hearings for text amendments are legislative in nature, and are not subject to quasi-judicial procedures.*

(D) BURDEN OF PROOF. *The applicant shall bear the burden of demonstrating, by competent substantial evidence that the evidence on the record demonstrates that a map amendment should be granted.*

(E) ADOPTION. *Amendments to the Official Zoning Map and to Article 15 shall be by Ordinance of the City Council.*

Sec. 18-1539.3. - REVIEW CRITERIA.

(A) *For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.*

(B) *For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:*

- 1. Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.*

2. *Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.*
3. *Whether the amendment will constitute a grant of special privilege to an individual owner.*
4. *Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.*
5. *Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.*
6. *Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.*
7. *Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.*
8. *Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.*
9. *Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.*
10. *Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.*

3. Staff Analysis:

The requested Zoning Map amendment is following the procedures specified in the Land Development Code. An analysis of the review criteria for Zoning Map amendments is as follows:

1. The available uses to which the property may be put are appropriate to the property under accepted planning practices and compatible with existing land uses and planned uses in the area;
2. The proposed use of the property will comply with the requirements of the zoning district;
3. There is no special privilege to be granted;
4. The site is already developed and is serviced with existing utilities;
5. The site has direct access to Ulmerton Road and 49th Street N.; therefore, there are adequate provisions for traffic movement and safety for vehicles and pedestrians;
6. There are adequate provisions for schools, parks, and mass transit within the service area involved;
7. The district boundaries are appropriate;
8. The proposed amendment is appropriate with the surrounding properties;
9. The site is not located within a designated wetland area;
10. Staff finds that the proposed request is consistent with the Comprehensive Plan.

The proposed change to the current zoning designation of General Commercial “B-1” to Light Industrial “M-1” is necessary to support the Future Land Use amendment from Residential/Office General (R/OG) to Industrial Limited (IL). The Light Industrial “M-1” zoning designation is found to be the most appropriate.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the March 19, 2024 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:

1. The requested Future Land Use Map amendment to Industrial Limited (IL) is consistent with the existing conditions of the subject property and the surrounding area;
2. The request to rezone to Light Industrial (M-1) is consistent with the existing conditions of the subject property, the surrounding area and the requested Future Land Use Map amendment;
3. The requested map amendments are consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan as well as the regulations of the Land Development Code.


B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case numbers REZ-2024-00003 and LUPA-0324-00004.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

4/12/24
Date



Nick A. Colonna, AICP
Community Development Administrator
or Aaron Peterson, MPA, MBA, CFM
Assistant Community Development Administrator

4/12/2024
Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND DENIAL

... of a request to amend the Future Land Use Map from Residential/Office General (R/OG) to Industrial Limited (IL) with a request to rezone from General Commercial (B-1) to Light Industrial (M-1) at 5005 Ulmerton Road.

VI. ATTACHMENTS

Exhibit A: Application Materials

Exhibit B: Aerial Map

Exhibit C: Future Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM

Exhibit F: Site Photos

Exhibit G: Legal Description

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Ulmerton Pinellas Park, LLC, a Florida limited liability company

being first duly sworn, depose(s) and say(s):

1. That (I am / we are) the owner(s) and record title holder(s) of the following described property:

ADDRESS OR GENERAL LOCATION:

5005 Ulmerton Road, Pinellas Park, FL

LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)

See Exhibit "A" attached hereto and incorporated herein.

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

Future Land Use Map Amendment and Rezoning.

3. That the undersigned (has / have) appointed and (does / do) appoint Kevin B. Reali, Esq.** as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.** and all employees of Stearns Weaver Miller

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.
Ulmerton Pinellas Park, LLC, a Florida limited liability company

By: [Signature]
SIGNED (PROPERTY OWNER 1)
Print Name: M. Dan Creighton
Its: Manager

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization, this 21 day
of MARCH, 20 24.

By M DAN CREIGHTON, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

(Type of identification)
as identification and who DID / DID NOT
take an oath.

Notary Public, Commission No. [Signature], HH 464509

(Name of Notary- typed, printed or stamped)

(SEAL ABOVE)

KELLI J. FROST
MY COMMISSION # HH 464509
EXPIRES: February 26, 2028

EXHIBIT "A"

Legal Description (Prepared by L&S Diversified):

Parcel 1

Commence at the Southeast corner of the Southeast 1/4 of Section 4, Township 30 South, Range 16 East; Thence along the South line of the Southeast 1/4 of Section 4 run the following three (3) courses: 1) S89°59'46"W, a distance of 1316.60 feet; 2) N89°37'31"W, a distance of 202.87 feet; 3) S89°57'57"W, a distance of 43.15 feet; thence departing said South line, run N00°46'57"W, a distance of 154.04 feet to a point on the Northerly right-of-way line of Ulmerton Road, said point also being the Point of Beginning; thence along said Northerly right-of-way line run N89°46'48"W, a distance of 209.08 feet; thence departing said Northerly right-of-way line run N00°46'46"W, a distance of 295.35 feet; thence run S89°58'18"E, a distance of 359.30 feet to a point on the Westerly right-of-way line of 49th Street; thence along said Westerly right-of-way line run S00°43'48"E, a distance of 31.88 feet; thence departing said Westerly right-of-way line run N89°46'16"W, a distance of 46.98 feet to a point on a non-tangential curve having a radius of 15.00 feet; thence along said curve run through a central angle of 88°59'52", a distance of 23.30 feet to a point of tangency; thence run S00°46'25"E, a distance of 39.82 feet to a point of curvature of a curve to the right having a radius of 15.00 feet; thence along said curve run through a central angle of 42°06'58", a distance of 11.03 feet to a point of non-tangency; thence run N89°46'18"W, a distance of 70.34 feet; thence run N89°46'48"W, a distance of 43.76 feet; thence run S00°46'57"E, a distance of 200.00 feet to the Point of Beginning.

Said parcel containing 1.702 acres (74,136 square feet), more or less.

Parcel 2

Commence at the Southeast corner of the Southeast 1/4 of Section 4, Township 30 South, Range 16 East; thence along the South line of the Southeast 1/4 of Section 4 run the following two (2) courses: 1) S89°59'46"W, a distance of 1316.60 feet; 2) N89°37'31"W, a distance of 202.87 feet; thence departing said South line, run N00°34'05"W, a distance of 153.84 feet to a point on the Northerly right-of-way line of Ulmerton Road, said point also being the Point of Beginning; thence along said Northerly right-of-way line run N89°46'48"W, a distance of 43.73 feet; thence departing said Northerly right-of-way line run N00°46'57"W, a distance of 200.00 feet; thence run S89°46'48"E, a distance of 43.76 feet; thence run S00°46'25"E, a distance of 200.00 feet to the Point of Beginning.

Said parcel containing 0.201 acres (8,748 square feet), more or less.

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT CREATED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

PARCEL 1
 THE SOUTH 450 FEET OF THE FOLLOWING:
 THAT PART OF THE SOUTH 1000 FEET OF LOT 11 AND THE EAST 130 FEET OF THE SOUTH 1000 FEET OF LOT 10, PINELLAS GROVES SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST FOR A POINT OF BEGINNING, RUN NORTH 00°46'00" WEST 1000 FEET; THENCE RUN NORTH 89°57'22" WEST 459.27 FEET; THENCE RUN SOUTH 00°48'17" EAST 1000 FEET; THENCE RUN SOUTH 89°57'22" EAST 458.42 FEET TO THE POINT OF BEGINNING.
 LESS AND EXCEPT THEREFROM THE EAST 50 FEET THEREOF AND LESS AND EXCEPT THE SOUTH 77.5 FEET THEREOF:
 ALSO LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN 120 FEET OF THE SURVEY LINE ON STATE ROAD S-688, SECTION 15120, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:
 BEGIN ON THE WEST BOUNDARY OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AT A POINT 2607.51 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4, RUN THENCE NORTH 89°46'39" EAST 2837.00 FEET, THENCE NORTH 89°47'59" EAST 2632.48 FEET TO THE EAST BOUNDARY OF SAID SECTION 4 AT A POINT 1294.35 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4.
 AND ALSO LESS AND EXCEPT: THE EAST 150 FEET OF THE SOUTH 350 FEET OF SAID LOT 11, AS MEASURED FROM THE QUARTER-QUARTER SECTION LINE AND THE SOUTH SECTION LINE, PINELLAS COUNTY, FLORIDA;
 AND ALSO LESS AND EXCEPT: THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING WITHIN 100 FEET OF THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST:
 THE SOUTH 450 FEET OF LOTS 10 AND 11, LESS THE WEST 198 FEET M.O.L. OF LOT 10 AND LESS THE EAST 250 FEET OF THE SOUTH 350 FEET OF LOT 11 AND LESS ROAD, OF PINELLAS GROVES, INC., IN THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;
 ALSO LESS AND EXCEPT THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8652, PAGE 175, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (AND ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 16701, PAGE 608, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA).

PARCEL 2
 THAT PART OF LOT 11, PINELLAS GROVES, INC. IN THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, DESCRIBED AS FOLLOWS:
 FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN NORTH 0°46'00" WEST, 153.14 FEET ALONG THE 40 ACRE LINE, THE SAME BEING THE CENTERLINE OF 49TH STREET NORTH, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 688 (ULMERTON ROAD); THENCE NORTH 89°45'51" WEST, 69.63 FEET FOR A POINT OF BEGINNING ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 688; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°45'51" WEST, 180.37 FEET; THENCE NORTH 0°46'00" WEST, 200.00 FEET; THENCE SOUTH 89°45'51" EAST, 217 FEET TO A POINT ON THE WEST MAINTAINED RIGHT-OF-WAY LINE OF 49TH STREET NORTH, SAID MAINTAINED RIGHT-OF-WAY LINE BEING 33.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF 49TH STREET NORTH; THENCE RUN SOUTH 0°46'00" WEST, 144.44 FEET ALONG SAID MAINTAINED RIGHT-OF-WAY LINE; THENCE RUN SOUTH 89°44'00" WEST 12.00 FEET; THENCE SOUTH 0°46'00" EAST, 25.00 FEET THENCE RUN SOUTH 38°41'32" WEST, 38.74 FEET TO THE POINT OF BEGINNING, LESS THAT PART LYING WITHIN 100 FEET OF THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 4 AS SET FORTH IN DEED RECORDED IN OFFICIAL RECORDS BOOK 4728, PAGE 573, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN IN QUITCLAIM DEED RECORDED OFFICIAL RECORDS BOOK 7794, PAGE 1685, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;
 AND
 AND FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN IN SPECIAL WARRANTY DEED OFFICIAL RECORDS BOOK 8652, PAGE 175, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (AND ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 16701, PAGE 608, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA).
 PARCEL 3 (EASEMENT)
 TOGETHER WITH NON-EXCLUSIVE EASEMENT IN RECIPROCAL EASEMENT AGREEMENT CROSS ACCESS SURFACE WATER DRAINAGE PARKING RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 8652, PAGE 178, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION: (CREATED BY L & S DIVERSIFIED)

PARCEL 1
 COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST;
 THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4 RUN THE FOLLOWING THREE (3) COURSES: 1) S89°59'46"W, A DISTANCE OF 1316.60 FEET; 2) N89°37'31"W, A DISTANCE OF 202.87 FEET; 3) S89°57'57"W, A DISTANCE OF 43.15 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°46'57"W, A DISTANCE OF 154.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ULMERTON ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE RUN N89°46'48"W, A DISTANCE OF 209.08 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN N00°46'46"W, A DISTANCE OF 295.35 FEET; THENCE RUN S89°58'18"E, A DISTANCE OF 359.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 49TH STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN S00°43'48"E, A DISTANCE OF 31.88 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN N89°46'16"W, A DISTANCE OF 46.98 FEET TO A POINT ON A NON-TANGENTIAL CURVE HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE RUN THROUGH A CENTRAL ANGLE OF 88°59'52", A DISTANCE OF 23.30 FEET TO A POINT OF TANGENCY; THENCE RUN S00°46'25"E, A DISTANCE OF 39.82 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE RUN THROUGH A CENTRAL ANGLE OF 42°06'58", A DISTANCE OF 11.03 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N89°46'18"W, A DISTANCE OF 70.34 FEET; THENCE RUN N89°46'48"W, A DISTANCE OF 43.76 FEET; THENCE RUN S00°46'57"E, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINING 1.702 ACRES (74,136 SQUARE FEET), MORE OR LESS.
 PARCEL 2
 COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST;
 THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4 RUN THE FOLLOWING TWO (2) COURSES: 1) S89°59'46"W, A DISTANCE OF 1316.60 FEET; 2) N89°37'31"W, A DISTANCE OF 202.87 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°34'05"W, A DISTANCE OF 153.84 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ULMERTON ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE RUN N89°46'48"W, A DISTANCE OF 43.73 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN N00°46'57"W, A DISTANCE OF 200.00 FEET; THENCE RUN S89°46'48"E, A DISTANCE OF 43.76 FEET; THENCE RUN S00°46'25"E, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINING 0.201 ACRES (8,748 SQUARE FEET), MORE OR LESS.

TITLE AND SCHEDULE BII EXCEPTIONS:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO. 19111358, EFFECTIVE SEPTEMBER 27, 2019 AT 8:00 AM. EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE BII (EXCEPTIONS) ARE AS FOLLOWS:
 7. BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2249, PAGE 57. DOES NOT AFFECT PROPERTY - NOT A PLOTTABLE MATTER.
 8. EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 4741, PAGE 1464. AFFECTS PROPERTY - PLOTTED HEREON.
 9. DISTRIBUTION EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 5153, PAGE 1278. AFFECTS PROPERTY - PLOTTED HEREON.
 10. RECIPROCAL EASEMENT AGREEMENT CROSS ACCESS SURFACE WATER DRAINAGE PARKING RESTRICTIVE COVENANTS BY AND BETWEEN FIRST UNION NATIONAL BANK OF FLORIDA AND CHECKERS DRIVE-IN RESTAURANTS, INC. RECORDED IN OFFICIAL RECORDS BOOK 8652, PAGE 178. AFFECTS PROPERTY - PLOTTED HEREON.
 11. TERMS, CONDITIONS AND RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED FROM WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A. F/K/A FIRST UNION NATIONAL BANK SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK OF FLORIDA SUCCESSOR TO CENTURY FIRST NATIONAL BANK OF PINELLAS COUNTY F/K/A CENTURY FIRST NATIONAL BANK OF ST PETERSBURG TO CREIGHTON COMPANIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____

AREAS:

PARCEL 1:	1.702 ACRES (74,136 SQUARE FEET)
PARCEL 2:	0.201 ACRES (8,748 SQUARE FEET)
TOTAL:	1.903 ACRES (82,884 SQUARE FEET)

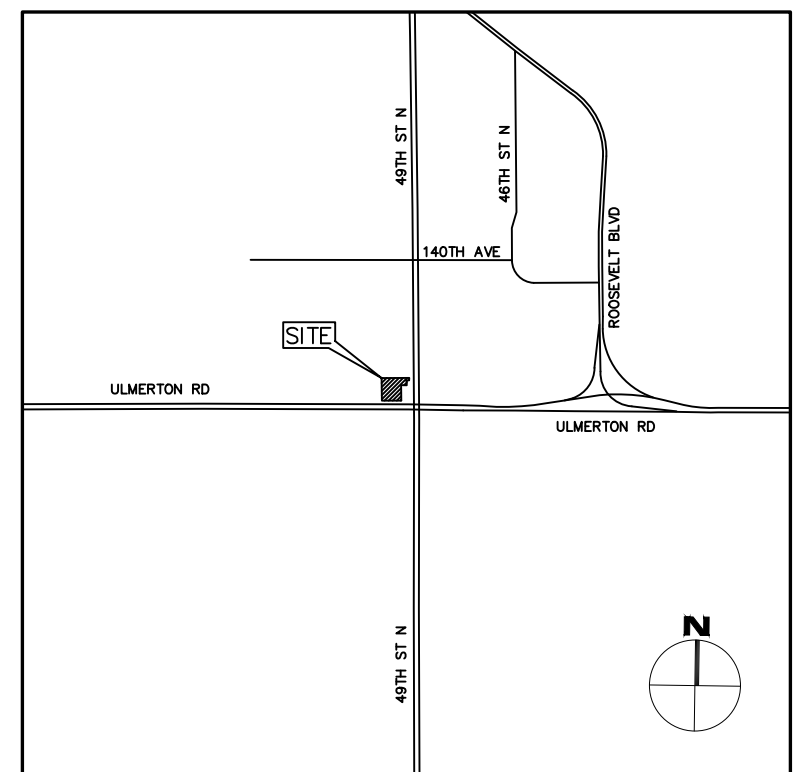
SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DESCRIBED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY IS LIMITED TO: (1) THE DOCUMENTATION OF THE PERIMETER OF THE PARCELS OF LAND SHOWN HEREON BY MONUMENTING THE BOUNDARY LINES FOR THE PURPOSE OF DESCRIBING SAID PARCELS. (2) THE LOCATION OF SURFACE IMPROVEMENTS WITHIN PROJECT LIMITS AS DESCRIBED IN THE CONTRACT. (3) SPOT ELEVATIONS AND CONTOURS. (4) SPECIMEN TREES. (5) SUB-SURFACE UTILITY DESIGNATION AND LOCATION.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF ULMERTON ROAD HAVING A GRID BEARING OF N89°46'48"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- THE HORIZONTAL SURVEY DATA SHOWN IS BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), WITH A 1990 ADJUSTMENT, STATE PLANE COORDINATES, FLORIDA WEST ZONE, AND IS RELATIVE TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED RECORD NUMBER 100441, BEING A 2.5" BRASS DISK STAMPED "PCED", AND HAVING THE COORDINATES OF N:1294710.524, E:431259.297.
- THE VERTICAL DATUM AND ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1929 (NAVD 29), FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BM 15-88-B563 RESET" BEING A 4" X 4" CONCRETE MONUMENT WITH FDOT BRASS DISK STAMPED "BM 15-88-B563 RESET" AND HAVING AN ELEVATION OF 15.363 FEET.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF WALLS AND FENCES.
- THIS FIRM IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 3 CALIPER INCHES OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
- ORNAMENTAL PLANTS, HEDGES, SPRINKLER HEADS WERE NOT LOCATED.
- THE PROJECT WAS SCANNED FOR UNDERGROUND UTILITIES USING ELECTRONIC DETECTION DEVICES AND GROUND PENETRATING RADAR (GPR). ANY UTILITIES FOUND WITHIN THE PROJECT LIMITS WERE SURFACE PAINTED AND FLAGGED WITH THE APPROPRIATE COLOR AS RECOGNIZED BY THE NATIONAL UTILITY LOCATING CONTRACTORS ASSOCIATION (NULCA). ANY UTILITIES MARKED BY ANOTHER FIRM WILL BE VERIFIED BY AN L&S DIVERSIFIED UTILITY LOCATOR.
- IT SHOULD BE UNDERSTOOD BY THE CLIENT THAT SOME UNDERGROUND UTILITIES MAY NOT BE MADE OF A CONDUCTIVE MATERIAL OR MAY NOT RETURN A GPR ECHO AND THEREFORE CANNOT BE DESIGNATED WITH ELECTRONIC PROSPECTING EQUIPMENT OR GPR.
- L & S DIVERSIFIED, LLC DID NOT SEARCH THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY L & S DIVERSIFIED, LLC (L&S). L&S HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYORS CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. L&S MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT L&S DIRECTLY FOR VERIFICATION OF ACCURACY.
- THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER.
- THIS SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE SURVEYED PROPERTY SHOWN HEREON CONTAINS A TOTAL AREA OF 1.903 ACRES (82,884 SQUARE FEET) MORE OR LESS.

SYMBOL AND ABBREVIATION LEGEND:

Ⓕ	CABLE TELEVISION RISER	E	EAST/EASTING
●	CONCRETE LIGHT POLE	ELEV	ELEVATION
ⓧ	FIBERGLASS LIGHT POLE	INV	INVERT
→	GUY WIRE	L	ARC LENGTH
☊	METAL LIGHT POLE	LB	LICENSED BUSINESS
⚡	ELECTRICAL VAULT	N	NORTH/NORTHING
Ⓢ	WOODEN POWER POLE	ORB	OFFICIAL RECORDS BOOK
Ⓢ	BOLLARD	PB	PLAT BOOK
Ⓢ	SINGLE STAND SIGN	PG(S)	PAGE(S)
Ⓢ	WELL	PT	POINT
Ⓢ	SANITARY SEWER MANHOLE	PVC	POLYVINYL CHLORIDE PIPE
R	CATCH BASIN	R	RADIUS
RCP	FOUND BRASS OR ALUMINUM DISK	RCP	REINFORCED CONCRETE PIPE
S	FOUND CONCRETE MONUMENT	S	SOUTH
TRAV	FOUND IRON ROD	TRAV	TRAVERSE
TYP.	FOUND NAIL & DISK	TYP.	TYPICAL
W	SET NAIL & DISK	W	WEST
CONTOUR	SET TRAVERSE POINT OR BENCHMARK	CONTOUR	CONTOUR
SPOT ELEVATION	TREE UNKNOWN - OVERGROWN	SPOT ELEVATION	SPOT ELEVATION
BURIED FIBER OPTIC	TREE LIQUISTRUM - OVERGROWN	BURIED FIBER OPTIC	BURIED FIBER OPTIC
BURIED SANITARY SEWER	TREE LIVE OAK	BURIED SANITARY SEWER	BURIED SANITARY SEWER
FENCE LINE	TREE PALM	FENCE LINE	FENCE LINE
OVERHEAD ELECTRICAL LINE	TREE MANGROVE - OVERGROWN	OVERHEAD ELECTRICAL LINE	OVERHEAD ELECTRICAL LINE
BUILDING LINE	CHORD DISTANCE	BUILDING LINE	BUILDING LINE
EDGE OF PAVEMENT	CHORD BEARING	EDGE OF PAVEMENT	EDGE OF PAVEMENT
STORM DRAINAGE PIPE	CHORD DISTANCE	STORM DRAINAGE PIPE	STORM DRAINAGE PIPE
CONCRETE	CHORD BEARING	CONCRETE	CONCRETE
CENTRAL ANGLE	CENTRAL ANGLE	CENTRAL ANGLE	CENTRAL ANGLE

VICINITY MAP: NOT TO SCALE



CERTIFIED TO:

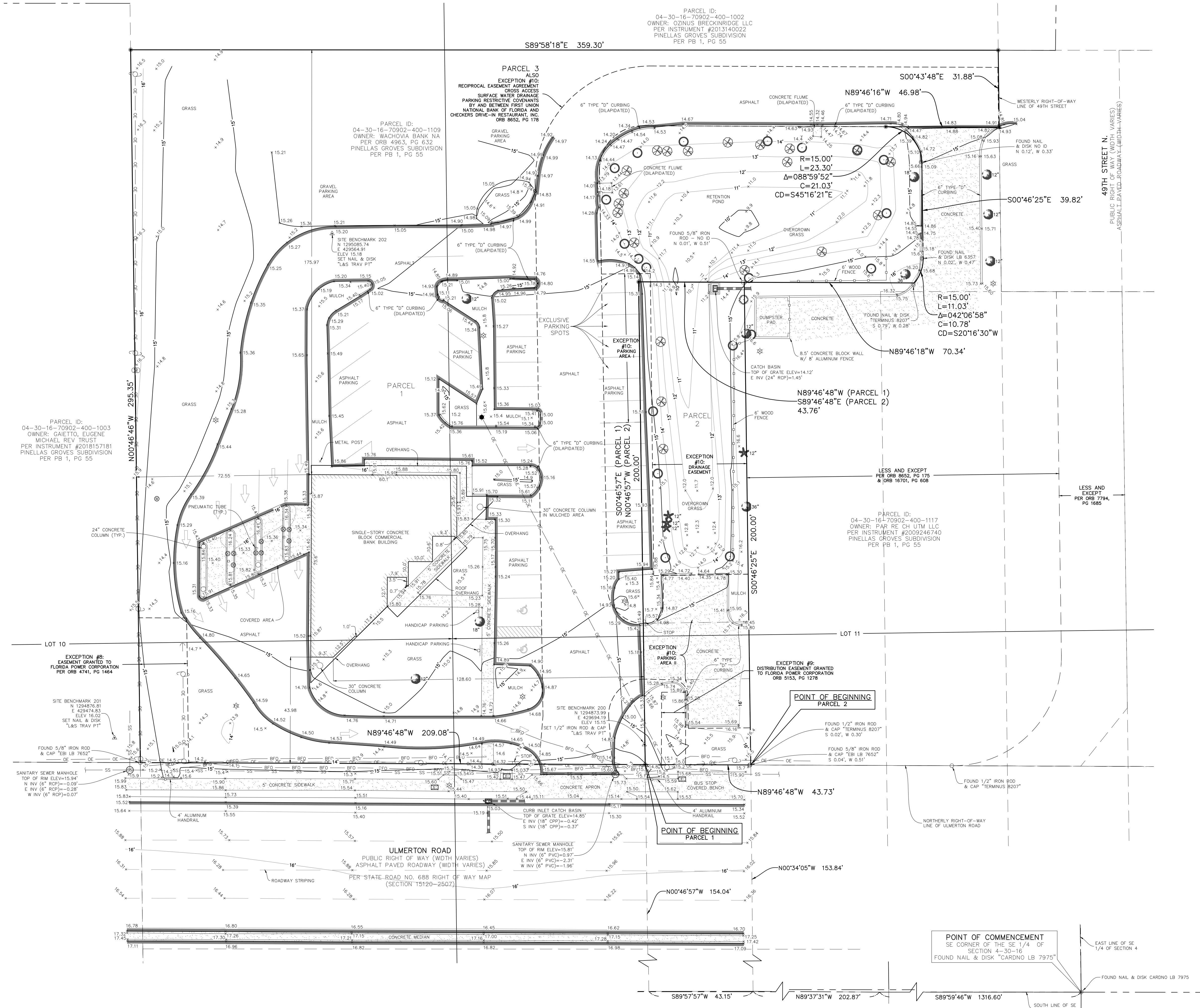
WELLS FARGO BANK, N.A.;
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
 ULMERTON PINELLAS PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
 CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 8, 11, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 10, 2019.

DATE OF PLAT OR MAP: DECEMBER 18, 2019

Digitally signed by Sherry Lee Manor
 Date: 2019.12.19 10:27:15 -05'00'
 SHERRY L MANOR, PSM
 LS#6961

ULMERTON ROAD CREIGHTON	LOCATED IN SECTION 04, TOWNSHIP 30 SOUTH, RANGE 16 EAST CITY OF PINELLAS PARK PINELLAS COUNTY, FLORIDA	REVISIONS No. DATE BY DESCRIPTION	SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS HERETOIN TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TDC 50P.147 AND 42 OF THE FLORIDA STATUTES.	PROJECT No. 190212 DRAWN BY: A.ACKEVEDO DRAWN DATE: 2019.DEC.19 REVIEWED BY: S.MANOR APPROVED BY: S.MANOR	DRAWING No. V-100 SHEET 1 OF 2	L & S Diversified Professional Surveyors and Planners 405 LAKE HOWELL ROAD SUITE 5001 MARTINDALE, FL 32751 PHONE: 407.648.3639 FAX: 407.648.6346 WWW.LSSURVEYOR.COM INFO@LSSURVEYOR.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE # 196797
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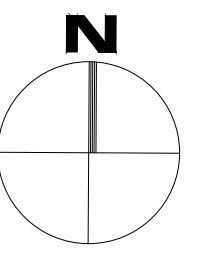


PARCEL ID:
04-30-16-70902-400-1002
OWNER: OZINUS BRECKINRIDGE, LLC
PER INSTRUMENT #2013140022
PINELLAS GROVES SUBDIVISION
PER PB 1, PG 55

PARCEL ID:
04-30-16-70902-400-1109
OWNER: WACHOVIA BANK NA
PER ORB 4963, PG 632
PINELLAS GROVES SUBDIVISION
PER PB 1, PG 55

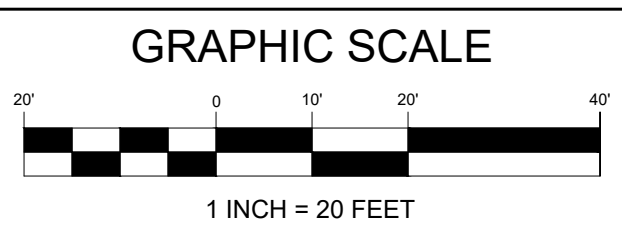
PARCEL ID:
04-30-16-70902-400-1003
OWNER: GAETTO, EUGENE
MICHAEL REV TRUST
PER INSTRUMENT #2018157181
PINELLAS GROVES SUBDIVISION
PER PB 1, PG 55

PARCEL ID:
04-30-16-70902-400-1117
OWNER: PAR RE CH UM LLC
PER INSTRUMENT #2009246740
PINELLAS GROVES SUBDIVISION
PER PB 1, PG 55



ULMERTON ROAD
CREIGHTON
BOUNDARY AND
TOPOGRAPHIC SURVEY

SECTION 04, TOWNSHIP 30 SOUTH, RANGE 16 EAST
CITY OF PINELLAS PARK
PINELLAS COUNTY, FLORIDA



No.	DATE	BY	DESCRIPTION

REVISIONS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS THE TRUTH AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 59.17 OF THE FLORIDA ADMINISTRATIVE CODE PPLIC TO TOPTIC SURVEYS AND 42 OF THE FLORIDA STATUTES.

SHERRY LEE MANOR, PSM - LSR 6961
PROFESSIONAL SURVEYOR AND MAPPER BUSINESS LICENSE # 18478

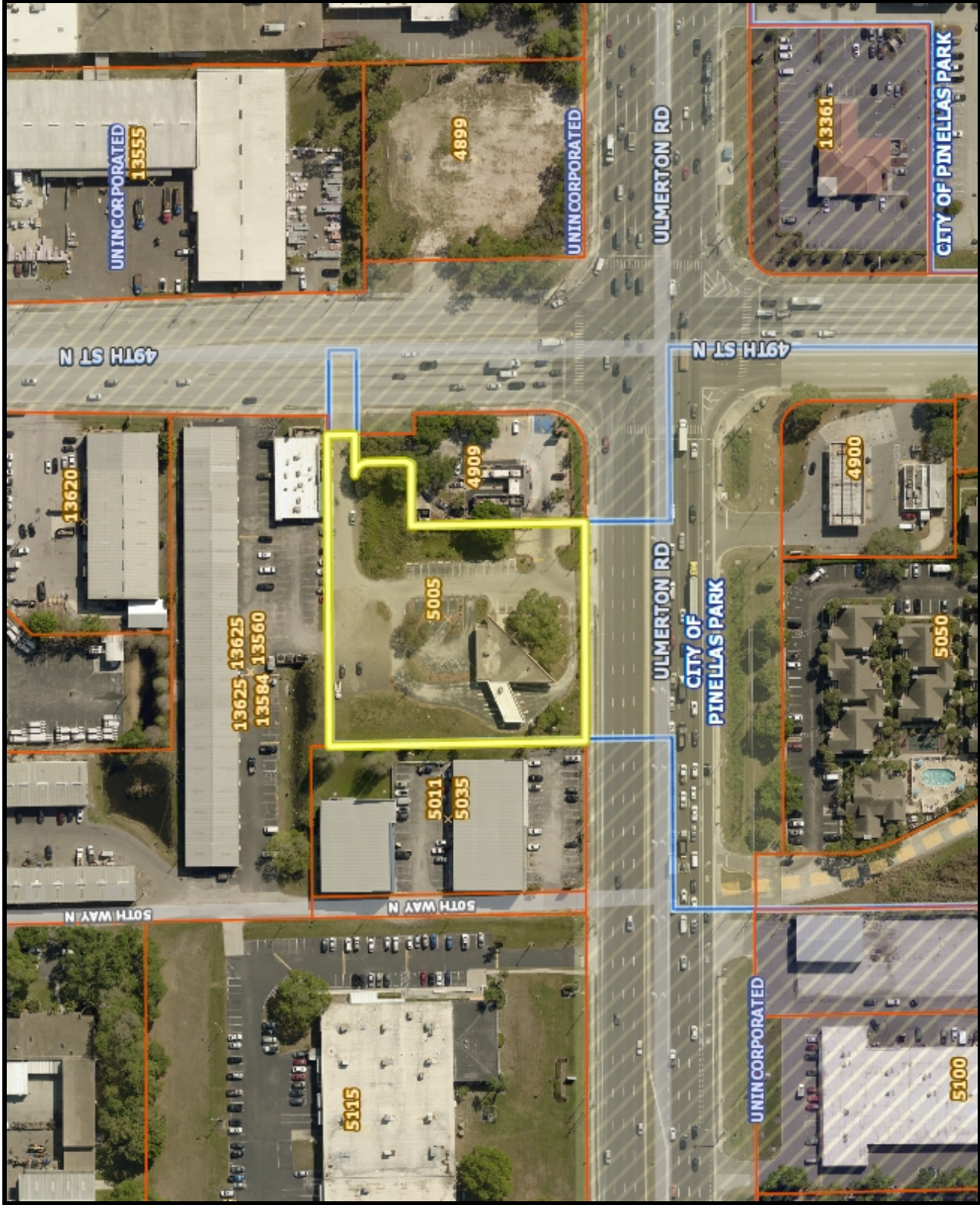
PROJECT No. 1900212
DRAWING No. V-200
SHEET 2 OF 2



Aerial Map

Legend

- Master Address Points
- Parcel Lines
- Parcels Redacted
- Centerlines
- Private Roads
- Pinellas Park
- Rights of Way
- Holes
- Fairways
- Greens
- Course
- Unincorporated



Notes:

1: 2,257

188.1 Feet

94.04

0

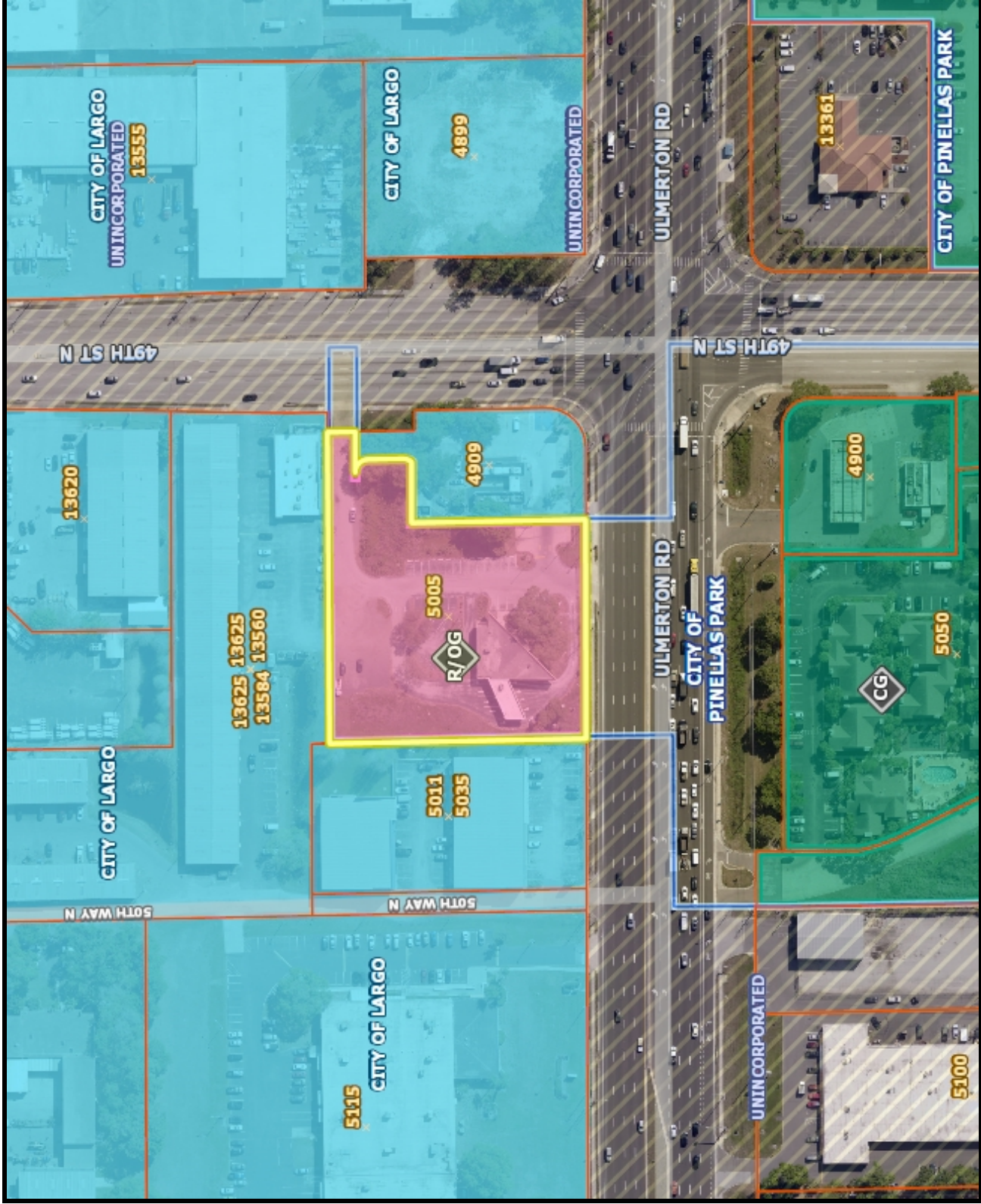
188.1



Future Land Use Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Land Use Borders
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Residential/Open Space - R/O/S
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - F
- Residential Urban (Residential Low) - RU/R
- Transportation/Utility - T/U
- Land Use Fill
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/O/G
- Recreation/Open Space - R/O/S
- Residential Facilities High - RFH

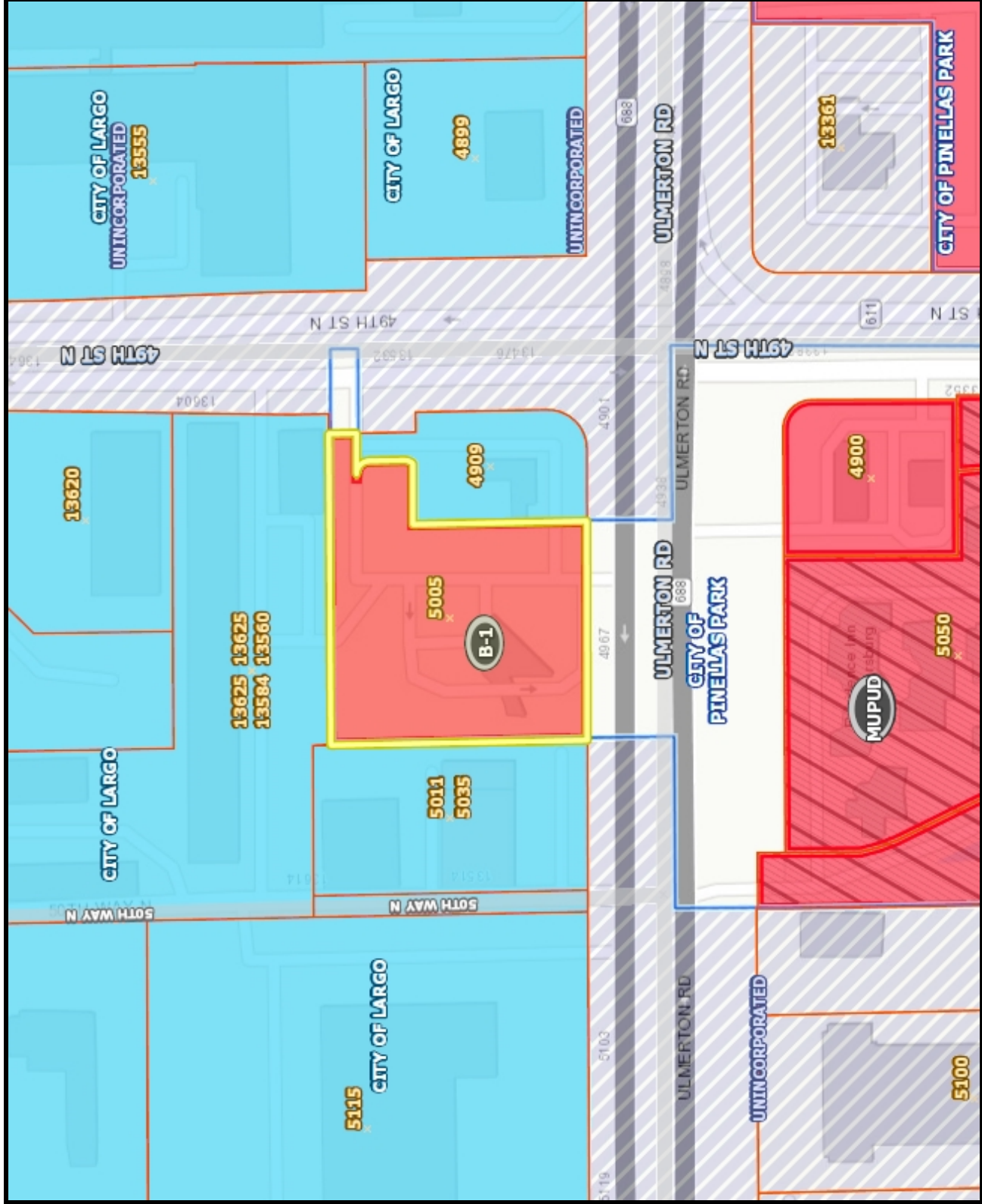


Notes:

Zoning Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CI
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUD
- IN REVIEW
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Mixed Use Planned Unit Development - MU
- Open Space - O/S
- Public - P
- Preservation - PRES.
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RP
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2
- Town Center - TC
- Zoning Fill
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CI
- Farm - F



Notes:

1: 2,257

188.1 Feet

94.04

0

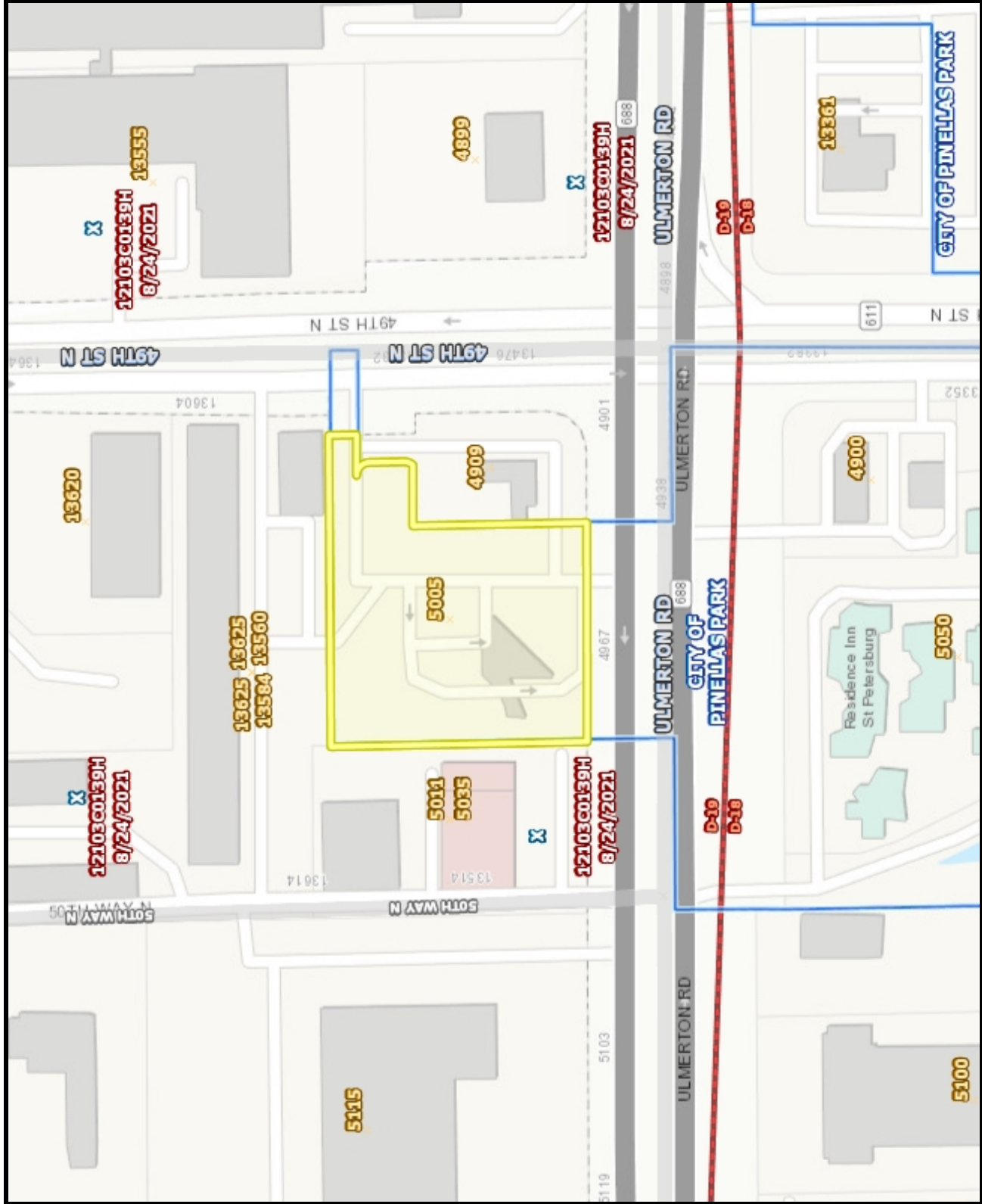


Flood Insurance Rate Map

Legend

- Master Address Points
- Centerlines
- Pinellas Park
- City Grid
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
- Bridge
- Culvert
- Weir
- Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
- LIMIT LINES
- SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
- <all other values>
- 1% Annual Chance Flood Hazard (A, AE, AI)
- Combined Riverine and Coastal Floodplain
- Coastal Floodplain (AE)
- 0.2% Annual Chance Flood Hazard in Combined Coastal Zone (X)
- 0.2% Annual Chance Flood Hazard (X)
- 0.2% Annual Chance Flood Hazard in Coas
- Area of Minimal Flood Hazard (X)
- Riverine Floodway in Combined Riverine an (AE)
- Floodway (AE)

Exhibit E: FIRM



Notes:

1: 2,257

188.1 Feet

94.04

188.1

Exhibit F: Site Photos



Photo 1: Taken from the northeast portion of the property.



Photo 2: Taken from the southeast corner of the property on Ulmerton Road.

Exhibit "A"

Legal Description

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT CREATED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

PARCEL 1

THE SOUTH 450 FEET OF THE FOLLOWING:

THAT PART OF THE SOUTH 1000 FEET OF LOT 11 AND THE EAST 130 FEET OF THE SOUTH 1000 FEET OF LOT 10, PINELLAS GROVES SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST FOR A POINT OF BEGINNING, RUN NORTH 00°46'00" WEST 1000 FEET; THENCE RUN NORTH 89°57'22" WEST 459.27 FEET; THENCE RUN SOUTH 00°48'17" EAST 1000 FEET; THENCE RUN SOUTH 89°57'22" EAST 458.42 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE EAST 50 FEET THEREOF AND LESS AND EXCEPT THE SOUTH 77.5 FEET THEREOF:

ALSO LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN 120 FEET OF THE SURVEY LINE ON STATE ROAD S-688, SECTION 15120, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE WEST BOUNDARY OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AT A POINT 2607.51 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4, RUN THENCE NORTH 89°46'39" EAST 2837.00 FEET, THENCE NORTH 89°47'59" EAST 2632.48 FEET TO THE EAST BOUNDARY OF SAID SECTION 4 AT A POINT 1294.35 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4.

AND ALSO LESS AND EXCEPT: THE EAST 150 FEET OF THE SOUTH 350 FEET OF SAID LOT 11, AS MEASURED FROM THE QUARTER-QUARTER SECTION LINE AND THE SOUTH SECTION LINE, PINELLAS COUNTY, FLORIDA;

AND ALSO LESS AND EXCEPT: THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING WITHIN 100 FEET OF THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST:

THE SOUTH 450 FEET OF LOTS 10 AND 11, LESS THE WEST 198 FEET M.O.L. OF LOT 10 AND LESS THE EAST 250 FEET OF THE SOUTH 350 FEET OF LOT

11 AND LESS ROAD, OF PINELLAS GROVES, INC., IN THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

ALSO LESS AND EXCEPT THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8652, PAGE 175, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (AND ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 16701, PAGE 608, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA).

PARCEL 2

THAT PART OF LOT 11, PINELLAS GROVES, INC. IN THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN NORTH 0°46'00" WEST, 153.14 FEET ALONG THE 40 ACRE LINE, THE SAME BEING THE CENTERLINE OF 49TH STREET NORTH, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 688 (ULMERTON ROAD); THENCE NORTH 89°45'51" WEST, 69.63 FEET FOR A POINT OF BEGINNING ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 688; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°45'51" WEST, 180.37 FEET; THENCE NORTH 0°46'00" WEST, 200.00 FEET; THENCE SOUTH 89°45'51" EAST, 217 FEET TO A POINT ON THE WEST MAINTAINED RIGHT-OF-WAY LINE OF 49TH STREET NORTH, SAID MAINTAINED RIGHT-OF-WAY LINE BEING 33.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF 49TH STREET NORTH; THENCE RUN SOUTH 0°46'00" EAST, 144.44 FEET ALONG SAID MAINTAINED RIGHT-OF-WAY LINE; THENCE RUN SOUTH 89°14'00" WEST 12.00 FEET; THENCE SOUTH 0°46'00" EAST, 25.00 FEET THENCE RUN SOUTH 38°41'32" WEST, 38.74 FEET TO THE POINT OF BEGINNING; LESS THAT PART LYING WITHIN 100 FEET OF THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 4 AS SET FORTH IN DEED RECORDED IN OFFICIAL RECORDS BOOK 4728, PAGE 573, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN IN QUITCLAIM DEED RECORDED OFFICIAL RECORDS BOOK 7794, PAGE 1685, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND

AND FURTHER LESS AND EXCEPT THE PROPERTY DESCRIBED IN IN SPECIAL WARRANTY DEED OFFICIAL RECORDS BOOK 8652, PAGE 175, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (AND ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 16701, PAGE 608, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA).

PARCEL 3 (EASEMENT)

TOGETHER WITH NON-EXCLUSIVE EASEMENT IN RECIPROCAL EASEMENT AGREEMENT CROSS ACCESS SURFACE WATER DRAINAGE PARKING RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 8652, PAGE 178, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Public Comment and Outreach on LUPA-0324-00004

PUBLIC COMMENT

Planning and Zoning Commission – May 2, 2024

There was no public comment.

City Council – May 23, 2024 (first reading)

There was no public comment.

City Council – June 13, 2024

TBD

PUBLIC OUTREACH

The public hearings on May 2, 2024 at the Planning and Zoning Commission and on June 13, 2024 at the City Council were advertised in accordance with City and State requirements, including ads in the Tampa Bay Times, mailed notice to all property owners within 300 feet, and signage in front of the subject property.