

**NARRATIVE SUMMARY
REZONING & LAND USE PLAN AMENDMENT
FOR
13000 PARK BLVD SITE**

Owners: Community Assisted & Support Living, Inc.
2911 Fruitville Road
Sarasota, FL 34237

Representatives: Katie Cole, Esq. & Angela Rauber, Esq.
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, FL 33755

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

Parcel ID # 29/30/15/70794/400/0701 & 29/30/15/70794/400/0703 (2.79 acres +/-)

I. INTRODUCTION

The subject property contains a total of 2.79 acres and is located on the south side of Park Blvd and east of 131st Street in unincorporated Pinellas County. The site has direct access/frontage to Park Blvd, a major arterial thoroughfare through Pinellas County. The existing land use designation of the subject property per the Future Land Use Plan is Residential Suburban (RS) and the existing zoning is Residential Estate (R-E) for the entire parcel.

The applicant seeks to rezone a from R-E to RM-CO with a Conditional Overlay to provide for affordable housing in single-family attached dwellings functioning as independent living for developmentally disabled persons. The applicant seeks to amend the Future Land Use Plan from RS (Residential Suburban) to RL (Residential Low). The applicant intends to use the existing house as an amenity center for the residents and construct additional 1-story duplex and triplex buildings that will house the residents. The proposed use is a Type 1 Permitted Use in the RM zone.

The area is a mixed-use area in unincorporated Seminole, located along a major arterial roadway, and contains a wide variety of retail, office, and residential uses. As such, this Land Use Plan Amendment and rezoning request is reasonable given the self-imposed limitations of the Conditional Overlay.

II. LAND USE / ZONING

The subject site is developed with a large 2-story single-family home with accessory buildings. The property is severely underutilized. The surrounding uses are as follows:

North: Park Blvd (4-lane divided arterial) North side of Park Blvd has commercial uses, including CVS with CG land use and C-1 zoning, Wells Fargo Bank, Portobello Square Shopping Center, and Winn-Dixie supermarket, on land having CG Land Use with C-2 zoning. Immediately east of Winn-Dixie are single-family homes on land having RL land use and R-2 zoning.

South: Immediately south of the subject site are homes with RS land use and R-E zoning.

East: To the east is a detached home used for independent living with 4BR/4BA, and homes on land having RS land use and R-E zoning. Further east is an ALF (Oak Tree Manor) on the corner of 128th Street on land having Institutional (I) Land Use and Limited Institutional (LI) zoning

West: Immediately to the west is the MaxHealth medical office building with R/OG land use and GO zoning, and further west are Seminole Garden Florist and Joto's Pizza with CG land use and C-1 zoning, a gas station/convenience store with CG land use and C-1 zoning on the corner of Park Blvd/131st Street which is a commercial node. South of the gas station are offices, and a martial arts gym with CG land use and C-1 zoning, and Greenbriar Manor ALF (#7555 131st St) with RS land use and R-E zoning.

The rezoning to RM-CO with the land use plan amendment to Residential Low (RL) is appropriate for this parcel which fronts on an arterial roadway and can serve as a transition between the heavy commercial to the north and west, and the lower density residential to the south and east.

The existing large lot single-family homes fronting Park Blvd with R-E zoning are an anomaly. It is very unusual for single-family homes to have direct access to an arterial road. In addition, the 4 homes immediately to the east are the only homes on the block having direct access to Park Blvd. The large lot homes are better suited for the area along 74th Avenue (Old Oakhurst Road) which is the south side of the block.

The use of this property for the intended purpose will provide affordable housing for 24 developmentally disabled residents in a residential setting that can be harmonious with adjacent residential development. This is consistent with the purpose of the "Residential Low (RL) land use category and residential zoning districts. The site meets the locational characteristics for "RL" land use having minimal impact on adjoining uses, being low density residential in nature, serving as a transition, and in areas not within the 100-year floodplain.

III. AVAILABILITY OF PUBLIC UTILITIES/TRANSPORTATION

Water service and sanitary sewer service is already provided to the site by Pinellas County Utilities. There is a 16-inch potable water main and an 8-inch sanitary sewer line directly adjacent to the site within Park Blvd Right-of-Way.

Transportation impacts are minimal. The adjacent segment of Park Blvd (113th Street – 131st Street) is reported to operate at LOS D carrying 25,230 vehicles AADT on 4-lanes per the Forward Pinellas 2021 Level of Service Report. The segment west of 131st Street operates at LOS C carrying 14,691 vehicles AADT. Based on ITE Trip Generation, 11th Edition rates for LUC 215 (Single-Family Attached Housing), the 24-residents would generate only 79 daily trips, 9 AM peak hour trips and 11 PM peak hour trips.

IV. FLOOD ZONE / HURRICANE EVACUATION ZONE

Based on FEMA data the entire site lies **within Flood Zone X which is out of the 500-year floodplain. The site is located in Hurricane Evacuation Zones “D” and “E” which are very rarely required to evacuate. The site is outside of the Coastal High Hazard Area (CHHA).** Based on SWFWMD topography the site is elevated with elevations ranging from 18 feet above sea level at the south end to 23 feet above sea level along Park Blvd. Therefore, it is very suitable for residential housing.

V. COMPARATIVE IMPACTS WITH CONDITIONAL OVERLAY LIMITATIONS

A. Under the current RS land use designation the site could be developed with up to seven (7) single-family homes. (2.79 acres x 2.5 units/acre = 7) Seven (7) homes with average family size of 4 persons/household = 28 residents. Pursuant to Section 138-1 the code a family may contain up to 6 persons who are not related by blood, marriage, or adoption. = 42 residents

The Conditional Overlay limits the use to 24 residents.

B. Under the RM zoning a variety of uses are permitted, however, these uses would be precluded by the Conditional Overlay that limits the use to up to 20 single-family attached 1-story units, with a maximum of 24 residents. The normally permitted uses precluded by the C.O. include: ALF, Community Residential Homes, Dormitories, Live/Work Dwellings, Multi-family apartments, Property management offices, Short-Term Vacation Rentals, Family Daycare, Shelter/Transitional Housing.

The Conditional overlay limits the use to up to 20 residential single-family attached dwelling units occupied by 24 residents maximum who are Persons with Developmental Disabilities as defined by FS 393.063(1).

C. The proposed RM rezoning as modified by the Conditional Overlay and Concept Plan provided; will be very comparable to and in harmony with the existing residential

bulk regulations in the R-E zone. The comparison of R-E, RM, and RM-CO with the Conditional Overlay are shown below:

	<u>R-E Regulation</u>	<u>RM Regulation</u>	<u>RM w/CO proposed*</u>
Maximum Height:	35 feet	45 feet	<35 feet (1-story for new buildings)
Front Setback (min):	25 feet	10 feet	25 feet
Side Setback (min):	15 feet	5 feet	15 feet
Rear Setback (min):	20 feet	5 feet	215 feet
ISR (max):	60%	90%	25%
Open Space (min)	40%	10%	75%

* As shown on Conceptual Development Plan

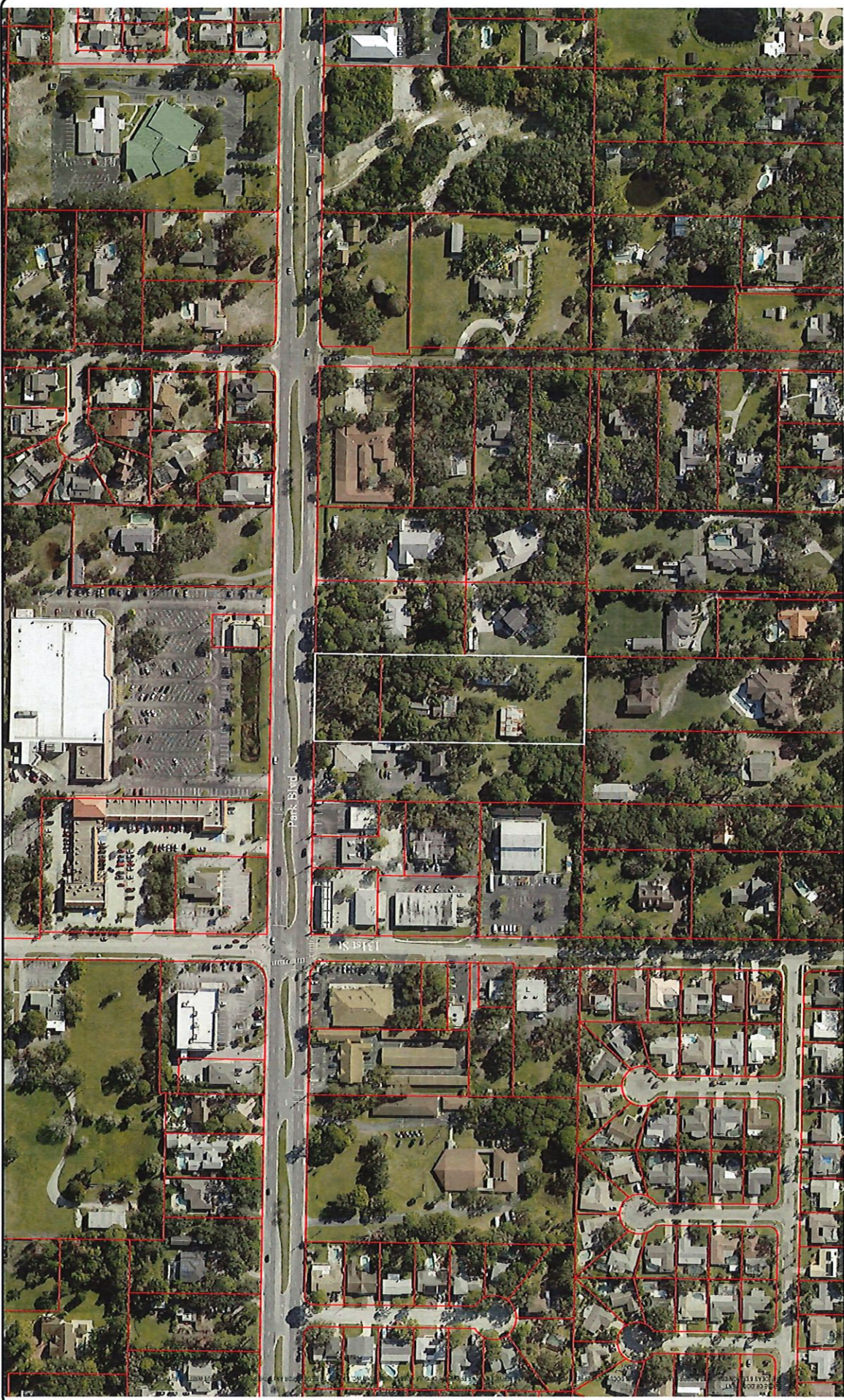
- D. Per Section 138-1200 of the land Development Code: “The purpose of the Conditional Overlay (CO), is to provide for additional limitations to the underlying zoning district, to ensure compatibility with surrounding uses and consistency with the comprehensive plan and this code.”

The Conditional Overlay will invoke several limitations identified in Section 138-1202 of the code, these are: limitations on uses that are otherwise permitted in the RM zone; limiting the maximum height, increasing minimum building setbacks, reducing ISR and increasing open space. These will be consistent with R-E regulations therefore the proposed setbacks will meet or exceed the setbacks required under the existing R-E zoning.

VI. CONCLUSION

The Land Use Plan Amendment to Residential Low (RL) and rezoning of the property from R-E to RM-CO with specific limitations of the Conditional Overlay is compatible with adjacent zoning districts and development in the area. The project which fronts on an arterial roadway can serve as a transition between the heavy commercial to the north and west, and the lower density residential to the south and east. The approval will provide affordable housing for persons with developmental disabilities who are capable of independent living while being in harmony with surrounding development.

Rev 3/2/23



13000 Park Blvd Site
Aerial Photograph

CONCEPT PLAN ONLY
NOT TO BE USED FOR FINAL DESIGN, BOUNDARY
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.



Gulf Coast Consulting, Inc.
13000 Park Blvd, Suite 100
Houston, Texas 77057
Phone: 281.465.1234
Fax: 281.465.1235
www.gulfcoastconsulting.com

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Updated November 9, 2022

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Ownership/Mailing Address Change Mailing Address COMMUNITY ASSISTED & SUPPORTED LIVING INC 2911 FRUITVILLE RD SARASOTA FL 34237-5320	Site Address PARK BLVD (Unincorporated)
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Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres) **Current Tax District:** SEMINOLE FIRE (STF) **Total Living: SF:** **Total Gross SF:**

[\[click here to hide\] Legal Description](#)

PINELLAS GROVES SE 1/4, SEC 29-30-15, E 198FT(S) OF LOT 7 LESS RD ON N AND LESS S 464FT(S)

Tax Estimator File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording 21376/0236	Sales Comparison \$262,400	Census Tract 121030251101	Evacuation Zone (NOT the same as a FEMA Flood Zone) E	Flood Zone (NOT the same as your evacuation zone) Current FEMA Maps	Plat Book/Page 1/55
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2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$224,000	\$224,000	\$224,000	\$224,000	\$224,000

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	\$220,800	\$168,544	\$168,544	\$220,800	\$168,544
2020	No	\$153,222	\$153,222	\$153,222	\$153,222	\$153,222
2019	No	\$148,502	\$148,502	\$148,502	\$148,502	\$148,502
2018	No	\$136,567	\$136,567	\$136,567	\$136,567	\$136,567
2017	No	\$125,148	\$125,148	\$125,148	\$125,148	\$125,148
2016	No	\$116,485	\$115,032	\$115,032	\$116,485	\$115,032
2015	No	\$104,575	\$104,575	\$104,575	\$104,575	\$104,575
2014	No	\$102,377	\$68,861	\$68,861	\$102,377	\$68,861
2013	No	\$78,957	\$62,601	\$62,601	\$78,957	\$62,601
2012	No	\$56,910	\$56,910	\$56,910	\$56,910	\$56,910
2011	No	\$69,143	\$69,143	\$69,143	\$69,143	\$69,143
2010	No	\$75,820	\$75,820	\$75,820	\$75,820	\$75,820
2009	No	\$167,918	\$167,918	\$167,918	\$167,918	\$167,918
2008	No	\$177,600	\$177,600	\$177,600	\$177,600	\$177,600
2007	No	\$199,500	\$199,500	\$199,500	N/A	\$199,500
2006	No	\$161,200	\$161,200	\$161,200	N/A	\$161,200
2005	No	\$82,200	\$82,200	\$82,200	N/A	\$82,200
2004	No	\$73,900	\$73,900	\$73,900	N/A	\$73,900
2003	No	\$76,700	\$76,700	\$76,700	N/A	\$76,700
2002	No	\$72,100	\$72,100	\$72,100	N/A	\$72,100
2001	No	\$71,400	\$71,400	\$71,400	N/A	\$71,400
2000	No	\$59,900	\$59,900	\$59,900	N/A	\$59,900
1999	No	\$72,900	\$72,900	\$72,900	N/A	\$72,900
1998	No	\$55,300	\$55,300	\$55,300	N/A	\$55,300
1997	No	\$53,400	\$53,400	\$53,400	N/A	\$53,400
1996	No	\$56,700	\$56,700	\$56,700	N/A	\$56,700

2022 Tax Information

2022 Tax Bill	Tax District: STF
2022 Final Millage Rate	17.7228
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.	

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
29 Jan 2021	21376 / 0236	\$897,000	U	V
31 Dec 2014	18639 / 2080	\$675,000	M	V
21 Jun 2004	13651 / 1280	\$850,000	U	V
18 Nov 1988	06879 / 1834	\$45,000	Q	

2022 Land Information

Seawall: No	Frontage:	View: None
Land Use Vacant (00)	Land Size 198x150	Unit Value 400000.00
Units 0.6800	Total Adjustments 1.0000	Adjusted Value \$272,000
		Method AC

[\[click here to hide\] 2023 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			





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Ownership/Mailing Address Change Mailing Address COMMUNITY ASSISTED & SUPPORTED LIVING INC 2911 FRUITVILLE RD SARASOTA FL 34237-5320	Site Address 13000 PARK BLVD (Unincorporated)
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Property Use: 0110 (Single Family Home) **Current Tax District:** SEMINOLE FIRE (STF) **Total Living:** SF: 4,149 **Total Gross SF:** 4,247 **Total Living Units:** 1
 [click here to hide] **Legal Description:** PINELLAS GROVES SE 1/4, SEC 29-30-15, E 198FT(S) OF S 464FT(S) OF LOT 7

Tax Estimator File for Homestead Exemption			2023 Parcel Use		
Exemption	2023	2024			
Homestead:	No	No	Homestead Use Percentage: 0.00%		
Government:	No	No	Non-Homestead Use Percentage: 100.00%		
Institutional:	Yes	Yes	Classified Agricultural: No		
Historic:	No	No			

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21376/0236	\$1,051,100 Sales Query	121030251101	D	Current FEMA Maps	1/55

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$904,100	\$904,100	\$0	\$0	\$0

[click here to hide] **Value History as Certified** (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	Yes	\$946,368	\$498,738	\$448,738	\$473,738	\$448,738
2020	Yes	\$872,600	\$491,852	\$441,852	\$466,852	\$441,852
2019	Yes	\$863,851	\$480,794	\$430,794	\$455,794	\$430,794
2018	Yes	\$820,064	\$471,829	\$421,829	\$446,829	\$421,829
2017	Yes	\$736,575	\$462,124	\$412,124	\$437,124	\$412,124
2016	Yes	\$668,373	\$452,619	\$402,619	\$427,619	\$402,619
2015	Yes	\$611,919	\$449,473	\$399,473	\$424,473	\$399,473
2014	No	\$597,101	\$571,946	\$571,946	\$597,101	\$571,946
2013	No	\$519,951	\$519,951	\$519,951	\$519,951	\$519,951
2012	No	\$479,363	\$479,363	\$479,363	\$479,363	\$479,363
2011	No	\$496,670	\$496,670	\$496,670	\$496,670	\$496,670
2010	No	\$603,935	\$603,935	\$603,935	\$603,935	\$603,935
2009	No	\$865,402	\$865,402	\$865,402	\$865,402	\$865,402
2008	No	\$921,200	\$921,200	\$921,200	\$921,200	\$921,200
2007	No	\$919,600	\$919,600	\$919,600	N/A	\$919,600
2006	No	\$928,600	\$928,600	\$928,600	N/A	\$928,600
2005	No	\$554,200	\$554,200	\$554,200	N/A	\$554,200
2004	Yes	\$486,800	\$395,200	\$370,200	N/A	\$370,200
2003	Yes	\$472,700	\$387,900	\$362,900	N/A	\$362,900
2002	Yes	\$441,100	\$373,200	\$348,200	N/A	\$348,200
2001	Yes	\$431,600	\$367,400	\$342,400	N/A	\$342,400
2000	Yes	\$396,200	\$356,700	\$331,700	N/A	\$331,700
1999	Yes	\$425,200	\$347,400	\$322,400	N/A	\$322,400
1998	Yes	\$356,400	\$342,000	\$317,000	N/A	\$317,000
1997	Yes	\$348,000	\$336,300	\$311,300	N/A	\$311,300
1996	Yes	\$264,300	\$264,300	\$239,300	N/A	\$239,300

2022 Tax Information

2022 Tax Bill	Tax District: STF
2022 Final Millage Rate	17.7228
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Ranked Sales (What are Ranked Sales? [See all transactions](#))

Sale Date	Book/Page	Price	Q/U	V/I
29 Jan 2021	21376 / 0236	\$897,000	U	I
31 Dec 2014	18639 / 2080	\$675,000	M	I
21 Jun 2004	13651 / 1280	\$850,000	U	I
24 Apr 1995	08972 / 1489	\$280,000	Q	I
Dec 1985	06128 / 0160	\$250,000	Q	

2022 Land Information

Seawall: No	Frontage:			View: None	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value
Single Family (01)	198x461	400000.00	2.1000	1.0000	\$840,000
					Method
					AC

[click here to hide] **2023 Building 1 Structural Elements** [Back to Top](#)

Site Address: 13000 PARK BLVD

Building Type: Single Family [Compact Property Record Card](#)
Quality: Above Average
Foundation: Continuous Footing Poured
Floor System: Slab On Grade
Exterior Wall: Cb Stucco/Cb Reclad
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Stories: 2
Living units: 1
Floor Finish: Carpet/Hardtile/Hardwood
Interior Finish: Upgrade
Fixtures: 13
Year Built: 1972
Effective Age: 51
Heating: Central Duct

Cooling: Cooling (Central)

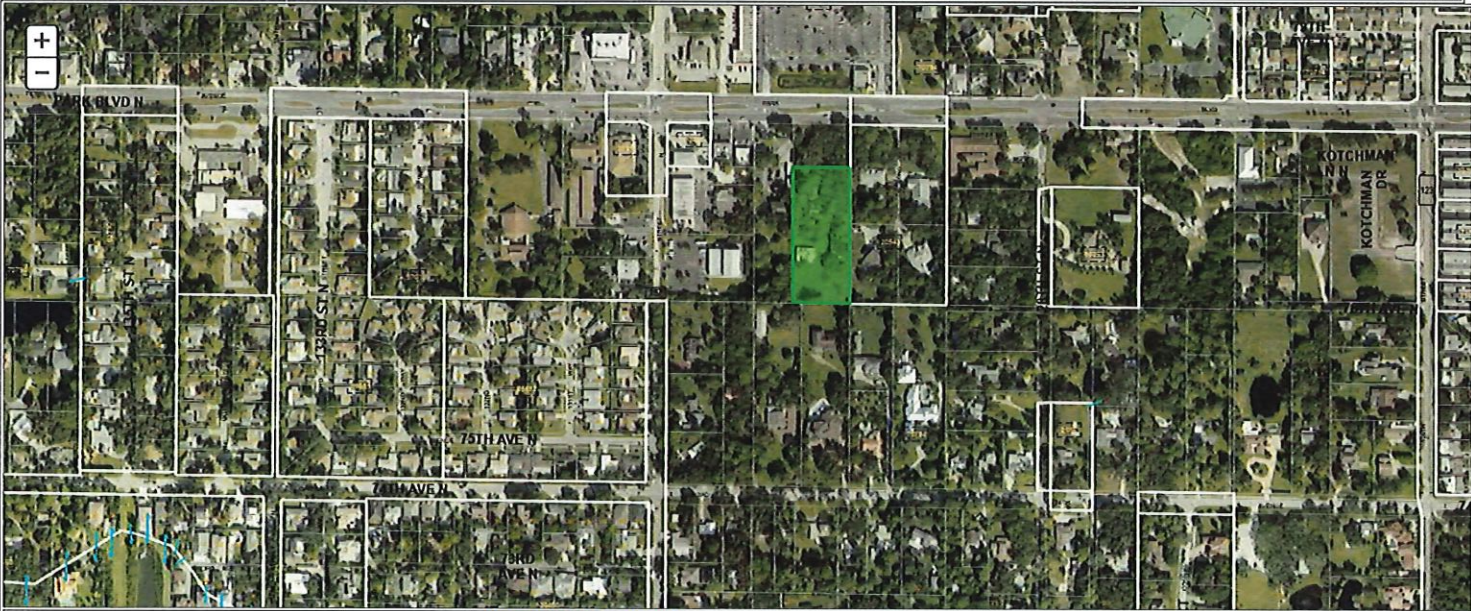
Description	Living Area SF	Gross Area SF
Base (BAS)	3,087	3,087
Open Porch (OPF)		98
Upper Story (USF)	1,062	1,062
Total	Total Living SF: 4,149	Total Gross SF: 4,247

Description	Value/Unit	UnBAS	USF	Total Value as New	Depreciated Value	Year
SPA/JAC/HT	\$12,000.00	1.00		\$12,000.00	\$4,800.00	1972
SHED	\$16.00	420.00		\$6,720.00	\$3,494.00	2004
PORCH	\$30.00	360.00		\$10,800.00	\$4,320.00	1972
PATIO/DECK	\$12.00	200.00		\$2,400.00	\$960.00	1972
PORCH	\$23.00	150.00		\$3,450.00	\$1,656.00	2002
ENCLOSURE	\$7.00	2,760.00		\$19,320.00	\$9,274.00	2002
POOL	\$37,000.00	1.00		\$37,000.00	\$14,800.00	1972
BARN	\$36.00	2,880.00		\$103,680.00	\$41,472.00	1972
FIREPLACE	\$9,000.00	1.00		\$9,000.00	\$3,600.00	1972
BBQ	\$9,000.00 New Window			\$1,500.00	\$1,500.00	1972
BARN	\$36.00	1,800.00		\$64,800.00	\$25,920.00	1972

[\[click here to hide\] Permit Data](#)

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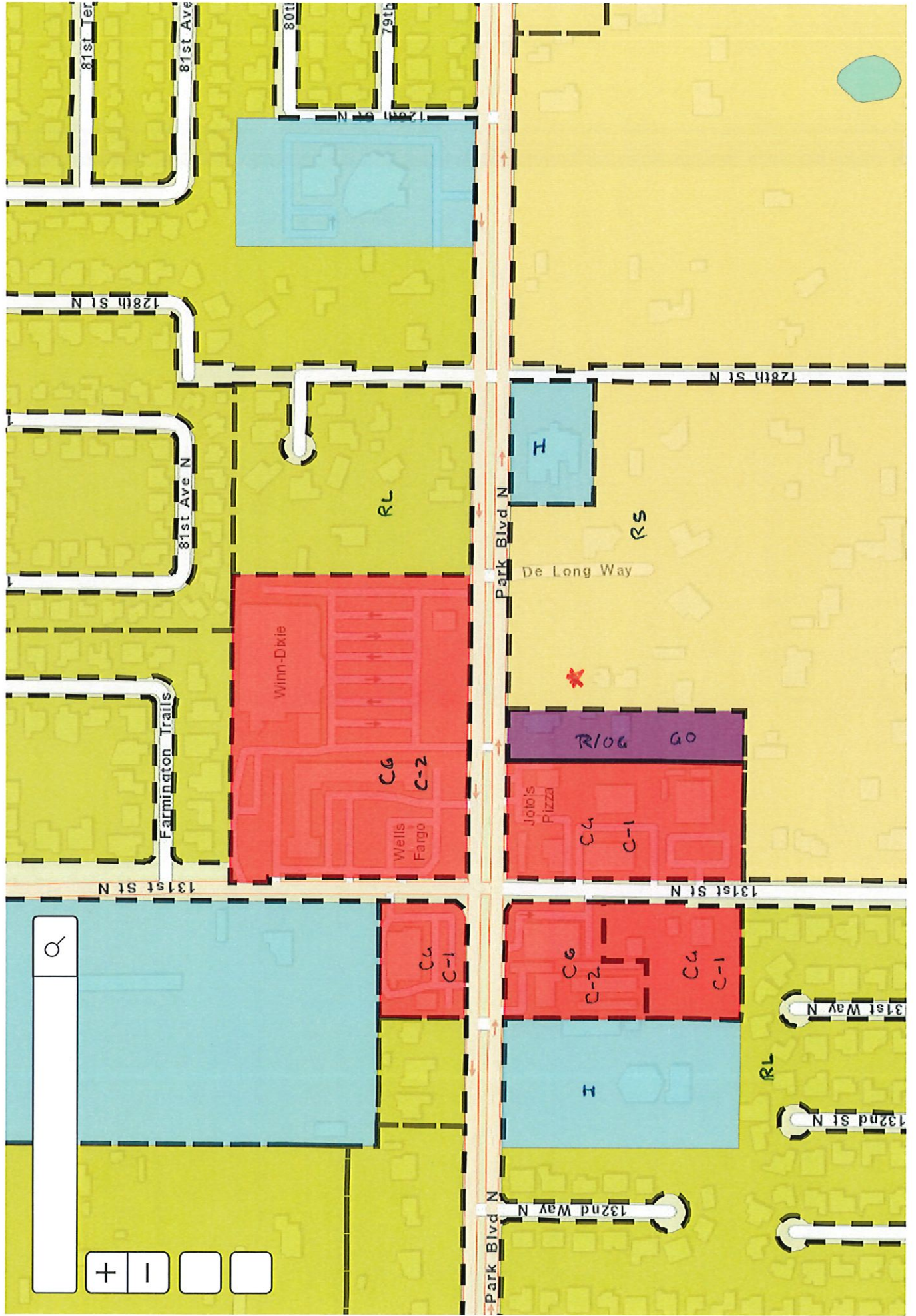
Permit Number	Description	Issue Date	Estimated Value
PER-H-CB06-07445	ROOF	26 Apr 2006	\$53,000
PER-H-CB249932	ENCLOSURE	22 Feb 2002	\$14,600



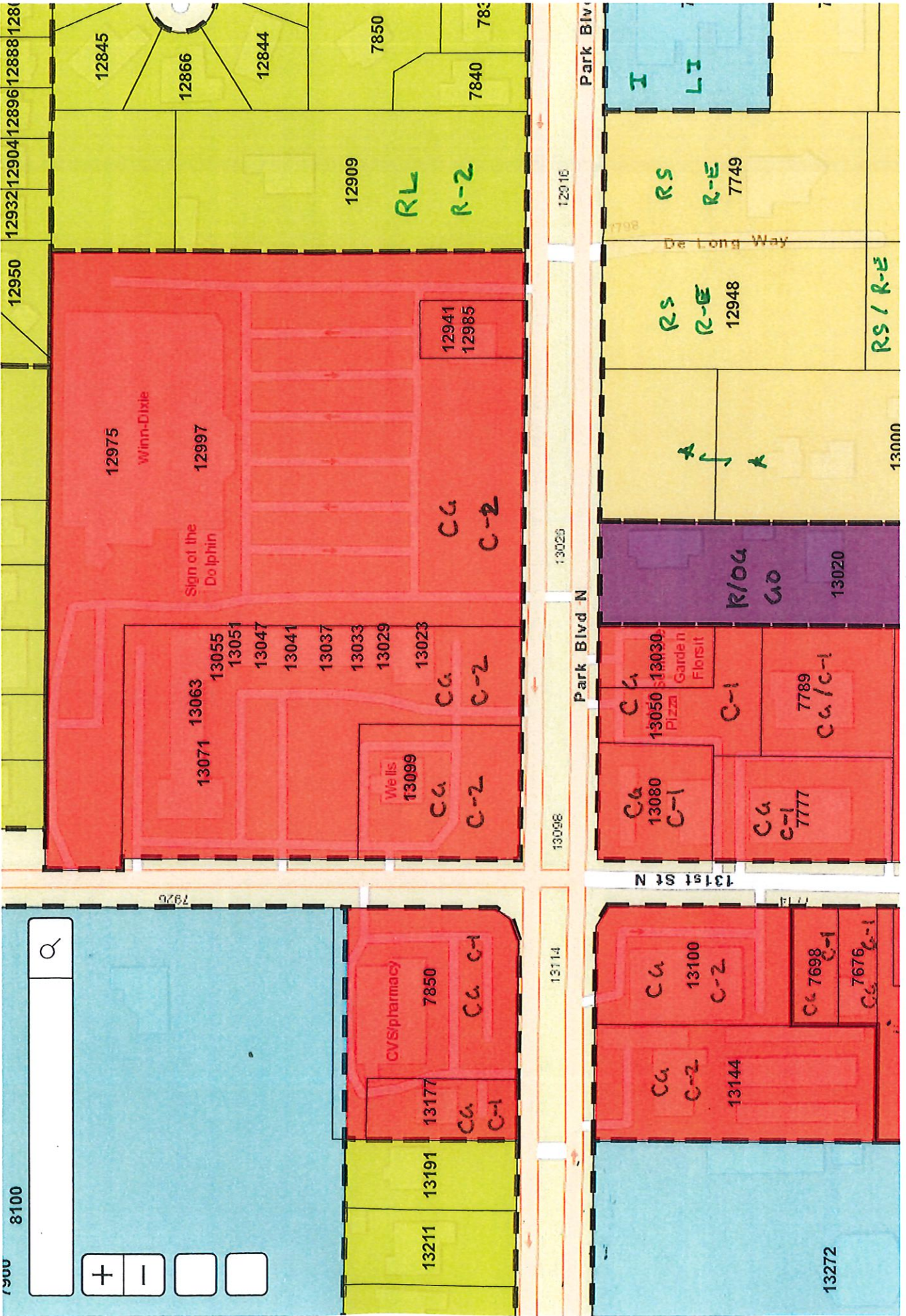
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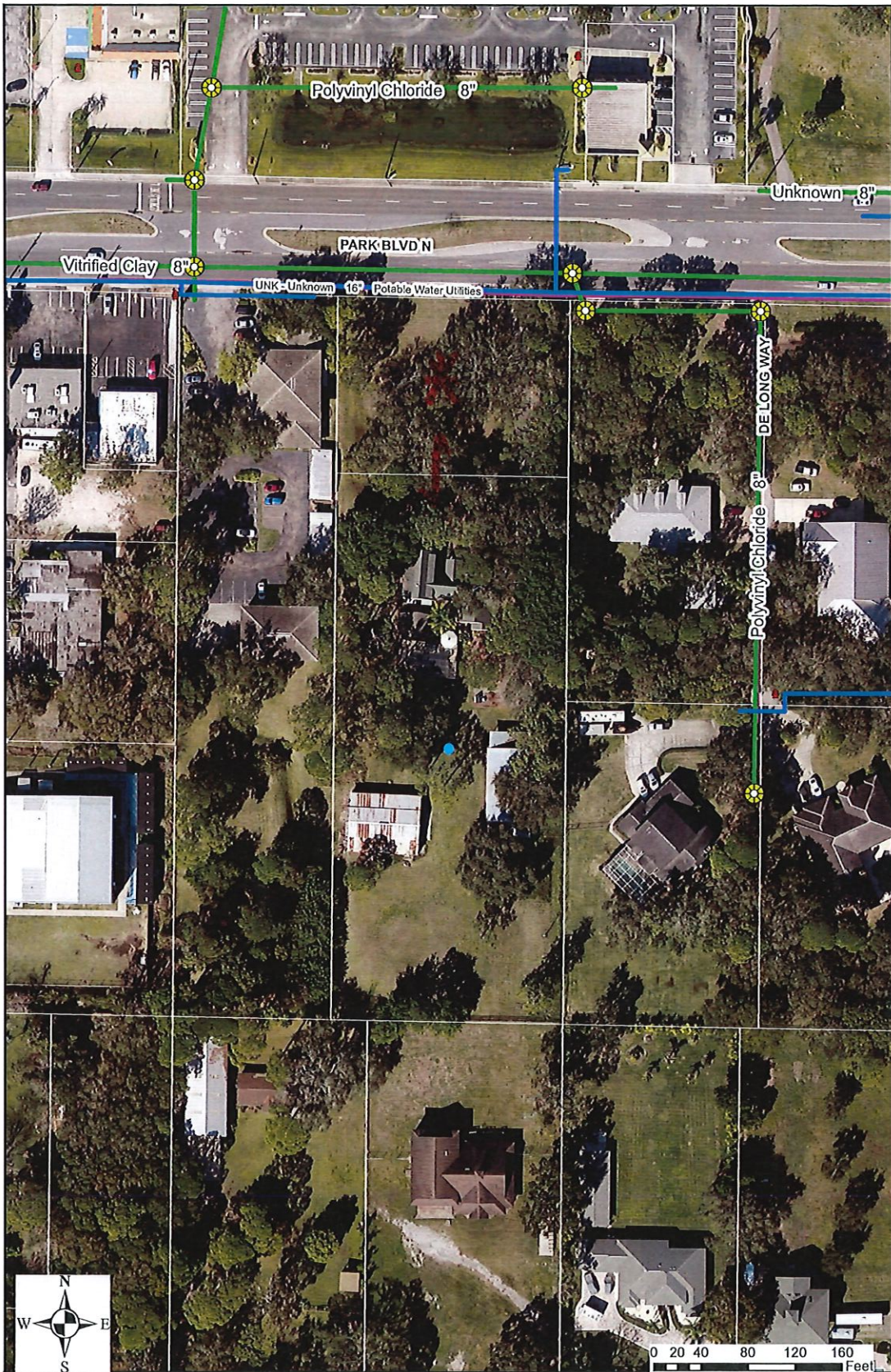
Pinellas County Unincorporated - Zoning / Land Use Information Lookup



Pinellas County Unincorporated - Zoning / Land Use Information Lookup



13000 Park Blvd N



Prepared by: C.S.D.

Approved by: H.H.

Reclaimed Water

- Reclaimed Water Main
- ◆ Reclaimed Hydrant
- ◀▶ Reclaimed Valve

Potable Water

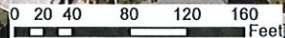
- ◆ Water Hydrant
- Water Main

Sanitary System

- Sanitary Sewer Manhole
- Sanitary Sewer Force Main
- Sanitary Sewer Gravity Main

Pinellas County Utilities GIS Disclaimer
 The information being provided is made available as a public service. Maps and data are to be used for reference purposes only. The data contained on the Pinellas County Utilities Department (PCU) Geographic Information System is subject to constant change. PCU's agents, consultants, contractors and employees provide this information AS IS, without warranty of any kind, implied or expressed, including the implied warranties of merchantability and fitness for a particular purpose, as to the information being accurate or complete.

Map information is believed to be accurate but accuracy is not guaranteed. With knowledge of the foregoing, by proceeding to use PCU's GIS data, each user agrees to waive, release and indemnify PCU, its agents, consultants, contractors and employees from any and all claims, actions or causes of action for damages or injury or property arising from the use or inability to use the PCU's GIS. The GIS information is not a replacement for locating buried utilities by contacting Sunshine 811, performing field location and Surface Utilities Engineering (SUE).





Pinellas County
2021 Level of Service Map
Existing Conditions
(PM Peak Hour Directional)
2020 Base Data



Level of Service	
	Level of Service B, C
	Level of Service D
	Level of Service E
	Level of Service F

Data Source: Forward Pinellas, 2018. Map Produced: September 3, 2021.

C:\Users\plndf31\Desktop\SKcounts_losvc2020losvcmaps.mxd

September 3, 2021
(Data Year 2020)

0 2.25 4.5 Miles



CL	SC	2U	D	2020	2.014	4.357	T	5466	209	559	0.374	C
MLK JR AVE: (BELLEAIR RD -> DREW ST)	CL	2U	D	2020	2.014	4.357	T	5466	209	559	0.374	C
MLK JR AVE: (DREW ST -> FAIRMONT ST)	CL	2U	D	2020	1.904	1.993	T	4000	209	559	0.374	C
N GANDY BLVD/FRONTAGE RD: (88TH ST N -> GRAND AVE)	CR	NA	SA	2020	0.45	0	T	4700	245	1440	0.17	C
NE COACHMAN RD: (DREW ST -> US 19)	SR	SA	2U	2020	1.738	1.744	T	10900	969	880	0.647	C
NE COACHMAN RD: (US 19 -> MCMULLEN BOOTH RD)	SR	SA	2U	2020	1.266	2.126	T	14400	752	880	0.855	C
NEBRASKA AVE: (ALT 19 -> BELCHER RD)	CR	SA	2U	2020	1.207	4.065	T	5000	261	774	0.337	C
NEBRASKA AVE: (BELCHER RD -> US 19)	CR	SA	4D	2020	0.511	1.95	T	16261	849	1764	0.481	D
NURSERY RD: (BELCHER RD -> KEENE RD)	CR	SMC	2U	2020	1.008	0.809	T	5500	256	572	0.448	D
NURSERY RD: (KEENE RD -> HIGHLAND AVE)	CR	NMC	2U	2020	0.772	0	T	4900	256	1440	0.378	C
NURSERY RD: (US 19 -> BELCHER RD)	CR	SMC	2U	2020	0.961	1.041	T	6100	318	792	0.556	C
OAKHURST RD: (PARK BLVD -> WALSHINGHAM)	CR	SA	2U	2020	2.618	2.456	T	8177	427	792	0.539	D
PARK BLVD: (131ST ST N -> 131ST ST N)	CR	SA	4D	2020	1.532	2.313	T	25230	767	1764	0.435	D
PARK BLVD: (131ST ST N -> GULF BLVD)	CR	SA	4D	2020	1.282	2.536	T	14691	767	1764	0.435	C
PARK BLVD: (69TH ST N -> 66TH ST N)	SR	SA	6D	2020	1.748	1.705	T	47166	2429	2940	0.826	C
PARK BLVD: (66TH ST N -> 71ST ST N/ BELCHER RD)	CR	SA	6D	2020	0.502	1.993	T	46500	2429	2646	0.938	C
PARK BLVD: (71ST ST N / BELCHER RD -> STARKET RD)	CR	SA	6D	2020	1.557	1.461	T	45438	2374	2646	0.897	C
PARK BLVD: (SEMINOLE BLVD -> 113TH ST N)	CR	SA	4D	2020	0.548	4.694	T	30500	1593	1683	0.947	F
PARK BLVD: (STARKET RD -> SEMINOLE BLVD)	CR	SA	6D	2020	1.525	2.427	T	45438	2374	2646	0.897	C
PARK BLVD: (US 19 -> 49TH ST N)	SR	SA	6D	2020	0.983	3.412	T	53500	2795	2830	0.988	C
PARK ST: (22ND AVE N -> BAY PINES BLVD)	CR	SA	4D	2020	1.177	0.85	T	19668	1027	1764	0.582	C
PARK ST: (22ND AVE N -> CENTRAL AVE)	CR	SA	4D	2020	1.681	0.957	T	14500	757	1764	0.429	D
PARK ST: (BAY PINES BLVD -> PARK BLVD)	CR	SA	4D	2020	2.325	3.346	T	27500	1436	1683	0.853	C
PARK ST: (CENTRAL AVE -> PASADENA AVE)	SP	SA	2D	2020	0.718	0.828	T	6673	348	792	0.439	D
PASADENA AVE: (SHORE DR -> 66TH ST N)	SR	SA	6D	2020	1.669	6.227	T	30000	1515	2830	0.535	C
PATRICIA AVE: (UNION ST -> MAIN ST)	DN	SA	2D	2020	1.47	2.471	T	8372	430	813	0.529	D
PHILLIPPE PKWY: (ENTERPRISE CR 102 -> SR 580)	SR	SA	2U	2020	1.228	0.814	T	11000	574	880	0.652	C
PHILLIPPE PKWY: (MAIN ST -> ENTERPRISE RD/CR 102)	SR	SA	2D	2020	1.526	0.56	T	9644	503	792	0.655	D
PINEHURST RD: (MICHIGAN AVE -> SR 580)	DN	SA	2U	2020	1.258	2.482	T	6156	226	572	0.395	C
PINELLAS BAYWAY SR 679: (1/2 MI N OF TOLL PLAZA -> MADONNA BLVD)	SR	NA	4D	2020	0	0	T	4400	229	3760	0.061	C
PINELLAS BAYWAY SR 679: (ANDERSON BLVD -> 1/2 MILE OF TOLL PLAZA)	CR	NA	2U	2020	2.847	0	T	4400	229	1440	0.159	C
PINELLAS BAYWAY SR 679: (BAHIA DEL MAR BLVD -> MADONNA BLVD)	SR	NA	2U	2020	1.152	0	T	9450	229	1440	0.159	C
PINELLAS BAYWAY SR 679: (BAHIA DEL MAR BLVD)	SR	NA	4U	2020	0.412	0	T	14500	757	3572	0.312	C
PINELLAS BAYWAY SR 682 54TH AVE S: (AVENUE OF STATES DR)	SR	SA	6D	2020	0.476	2.102	T	35500	1854	2940	0.631	C
PINELLAS BAYWAY SR 682 54TH AVE S: (AVENUE OF STATES DR -> DOLPHIN CAY)	SR	NA	6D	2020	0.244	0	T	35500	1854	5650	0.328	C
PINELLAS BAYWAY SR 682: (DOLPHIN CAY LN 5 -> PINELLAS BAYWAY SR 679)	SR	SA	4D	2020	1.544	1.327	T	27500	1436	1960	0.733	C
PINELLAS BAYWAY SR 682: (PINELLAS BAYWAY SR 679 -> SR 699 GULF BLVD)	SR	SA	4D	2020	1.419	0.835	T	19700	1029	1960	0.525	D
PINELLAS POINT DR: (31ST ST S -> ROY HANINA)	SP	NMC	2U	2020	0.366	0	T	6500	339	1440	0.235	D
PINELLAS POINT DR: (BATH ST S -> 31ST ST S)	SP	SA	4D	2020	0.449	4.01	T	11364	593	1683	0.352	C
ROSELY RD / PONSSETIA RD: (LAKE AVE -> MISSOURI AVE)	LA	SA	2U	2020	1.086	2.559	T	10929	571	832	0.686	D
ROSELY RD / PONSSETIA RD: (CLWTR-LARGO RD -> MISSOURI AVE)	LA	SA	2U	2020	0.513	1.95	T	10929	571	792	0.721	D
SAAN CHRISTOPHER DR: (PINEHURST RD -> ALT US 19)	DN	NMC	2U	2020	1.103	0	T	4255	222	1440	0.154	C
SAAN CHRISTOPHER DR: (PINEHURST RD -> CR 1)	DN	SMC	2U	2020	0.501	1.996	T	5599	292	559	0.522	C
SAAN MARTIN BLVD/83RD AVE NE: (GANDY BLVD -> 44TH ST N)	CR	SC	2U	2020	2.073	2.42	T	3693	193	601	0.321	C
SOLOON AVE: (CR 1 -> BELCHER RD)	DN	SC	2U	2020	0.929	1.076	T	3650	159	572	0.278	C
SR 580 MAIN ST: (CR 1 -> BELCHER RD)	SR	SA	6D	2020	1.019	4.06	T	43500	2272	2830	0.803	C
SR 580 MAIN ST: (PINEHURST RD -> CR 1)	SR	SA	6D	2020	0.699	5.095	T	29500	1841	2830	0.545	C
SR 580 MAIN ST: (SKINNER BLVD -> PINEHURST RD)	SR	SA	4D	2020	0.676	3.177	T	20450	883	1870	0.472	C
SR 580 MAIN ST: (US 19 -> BELCHER RD)	SR	SA	6D	2020	0.538	1.393	T	44000	2299	2940	0.782	C
SR 580 NEW SR80: (FOREST LAKES BLVD -> SR 584 TAMPA RD)	SR	SA	4D	2020	1.119	1.946	T	21200	1107	1960	0.565	C
SR 580 SKINNER BLVD: (MAIN ST -> ALT US 19 BROADWAY)	SR	SA	4D	2020	0.48	4.456	T	9800	512	1870	0.274	C
SR 580: (KENDALE DR -> FOREST LAKES BLVD)	SR	SA	4D	2020	1.358	3.12	T	32200	1619	1960	0.826	C
SR 580: (MCMULLEN BOOTH RD -> KENDALE DR)	SR	NA	6D	2020	0.757	0	T	31000	1619	5650	0.287	C
SR 580: (US 19 -> MCMULLEN BOOTH RD)	SR	SA	6D	2020	1.857	3.048	T	33833	1750	2830	0.618	C
SR 584 TAMPA RD: (HILLSBOROUGH COUNTY LINE -> NEW SR 580)	SR	SA	8D	2020	0.856	2.446	T	58500	3004	3780	0.795	C
SR 584 TAMPA RD: (NEW SR 580 -> CURLEW RD)	SR	SA	6D	2020	2.105	2.548	T	53500	2795	2830	0.988	C

National Flood Hazard Layer FIRMette



32°49'24"W 27°50'49"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transsect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transsect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

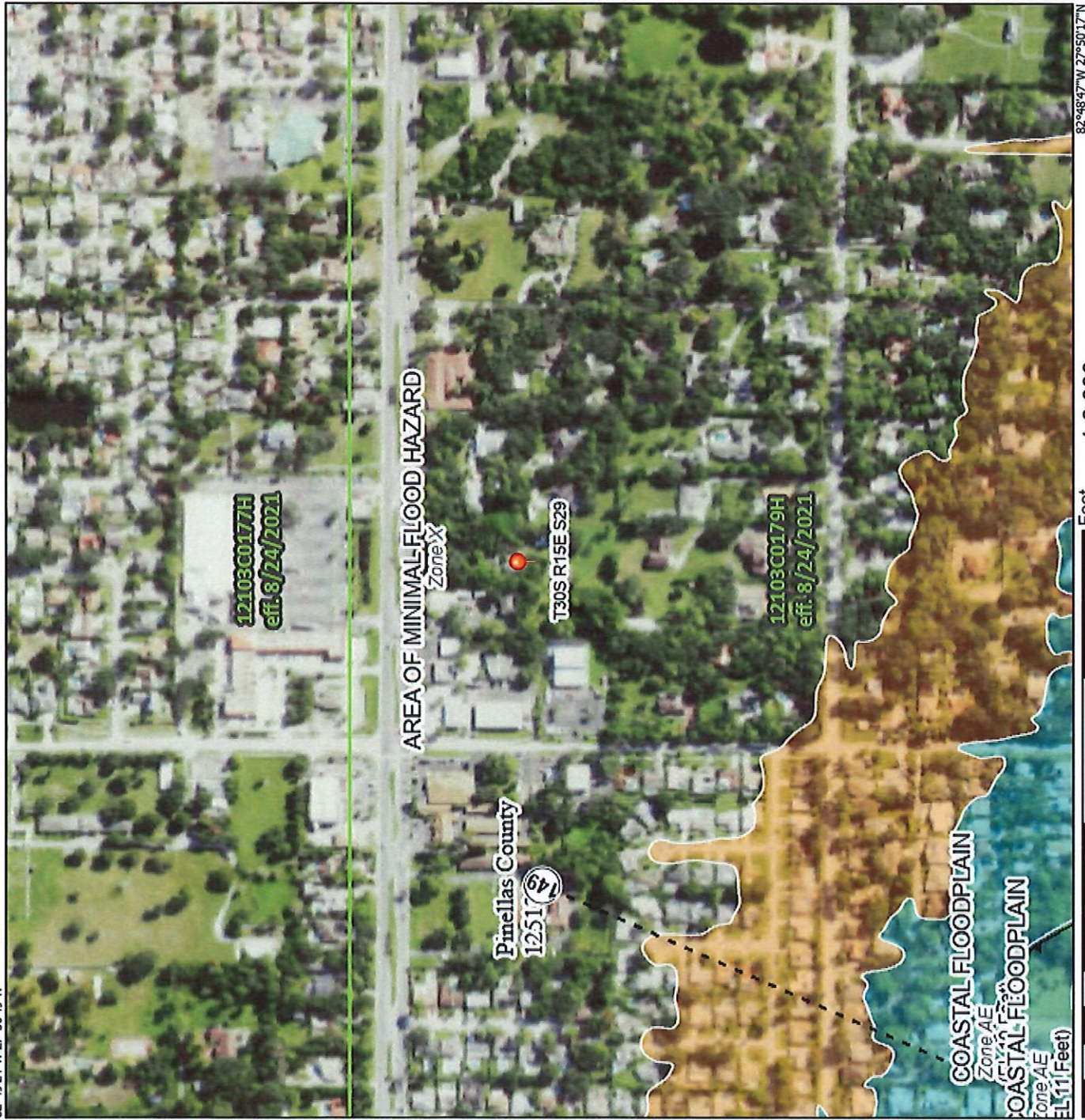
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/15/2022 at 1:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



82°48'47"W 27°50'17"N

1:6,000

Feet

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: OrthoImagery: Data refreshed October, 2020



Table 138-355 – Table of Uses for Zoning Districts

LEGEND: 1 = Permitted Use / Type 1 Review 2 = Board of Adjustment and Appeal (B) / Type 2 Review 3 = Board of County Commissioners (BoCC) / Type 3 Review Blank = Use Not Allowed

NOTES: (a) - Uses may be further defined, restricted, and/or limited in an approved Development Master Plan, regulatory plan, and/or Specific Area Plan.

Zoning Districts	Single-Family Districts (a)					Multi-Family Districts (a)					Office and Commercial Districts (a)					Industrial Districts (a)					Mixed-Use District (a)					Special Districts (a)					Intervenor Districts	Public/Community Districts (a)					Specific Use Standards	
	R-A	R-E	R-R	R-1	R-2	R-3	R-3	R-3	R-4	R-5	RM	LO	GO	C-1	C-2	CP	CR	S-1	S-2	I	IPD	MXD	ISC	See Adopted Regulatory Plan	U	CI	AL	PC	P-3M	Recreational Districts		See Article VI Division 3	See Article VI Division 4	See Article IX				
RESIDENTIAL USES																																						
Accessory Dwelling Unit	A	A	A	A	A					A	A	A																										
Accessory Dwelling Unit, Owner/Manager	A	A																																				
Attachable Housing Development (AHD)	2	2	2	2	2	2	2	2	2	2	2	1	1	2	1	1	1					2	1															
Assisted Living Facility	2	2	2	2	2	2	2	2	2	2	2	1	1	2	1	1	1					1	1															
Community Residential Home, Category 1: 1 to 6 residents	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1						1	1															
Community Residential Home, Category 2: 7 to 14 residents	2	2	2										2	2	2	1																						
Dermatology	A/2	A/2											A	A/2	A/2	A/2	A/2	A/2	A/2	A/2	A/2	A/2																
Dwelling, Live/Work	1	1	1	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	2	2	1	1	1															
Dwelling, Multifamily and their customary accessory uses																																						
Dwelling, Single-family Attached (lowhouses) and their customary accessory uses																																						
Dwelling, Single-family Detached and their customary accessory uses	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	1	2	2	1	1	1															
Dwelling, Single-family Zero Lot Line and their customary accessory uses																																						
Dwelling, Three-family and their customary accessory uses																																						
Dwelling, Two-family and their customary accessory uses																																						
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A																
Mobile Home and their customary accessory uses																																						
Mobile Home Park, Subdivision, and their customary accessory																																						

Table 138-355 – Table of Uses for Zoning Districts

Zoning Districts	Single-Family Districts (a)												Multi-Family Districts (c)								Office and Commercial District (d)										Industrial Districts (e)				Mixed-Use District (f)				Public/Semi-Public Districts (g)								Specific Use Standards	
	RA	RE	RR	R1	R2	R3	R4	R5	RM	RPD	LO	CO	C-1	C-2	CP	CR	E-1	E-2	I-1	I-2	IPD	MXD	MXD	SBC	Institutional Districts		Environmental Districts				Recreational Districts				See Article VI Division 1K													
																									U	CI	AL	PC	P-RM	RBR	RBR	See Article VI Division 3	See Article VI Division 4															
Food Carts / Food Trucks - Fixed									2		2	2	1	1	1	2	A/2	A/2	2	2	2	1																		Y								
Food Carts / Food Trucks - Mobile	A	A	A	A	A	A	A	A	A	A	1	1	1	1	1	1	1	1	1	1	1	1																			Y							
Health Club/Fitness Center											2	2	1	1	1	1																									Y							
Kennel/Pet Care Indoor	2																																								Y							
Kennel/Pet Care Outdoor	2																																								Y							
Model Dwelling Units and Pre-construction Sales Offices	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y								
Motor Vehicle Sales																																								Y								
Office, General										1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Y							
Office, Medical										2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Y							
Office, Temporary Labor (Day Labor)											2	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Y							
Office, Veterinary	2									2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Y							
Outdoor Sales, Permanent													2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Y							
Personal Services										1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Y							
Recreational Vehicle/Boat Sales																																								Y								
Restaurant									1	A	A	1	1	1	1	1	A/2	A/2	A	A/2	A	A/2	1																		Y							
Retail Sales and Services - Less than 5,000 sq ft									1	A	A/2	1	1	1	1	1	A/2	1	A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Y							
Retail Sales and Services - 5,000 to 19,999 sq ft									1	A	1	1	1	1	1	2	A/2	1	A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Y							
Retail Sales and Services - 20,000 to 79,999 sq ft											2	1	1	1	1	1	A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Y							
Retail Sales and Services - 80,000 sq ft or greater												1	1	1	1	1	A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Y							
Studio and Gallery									2	1	1	1	1	1	1	1	2	1	2	1	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Y							

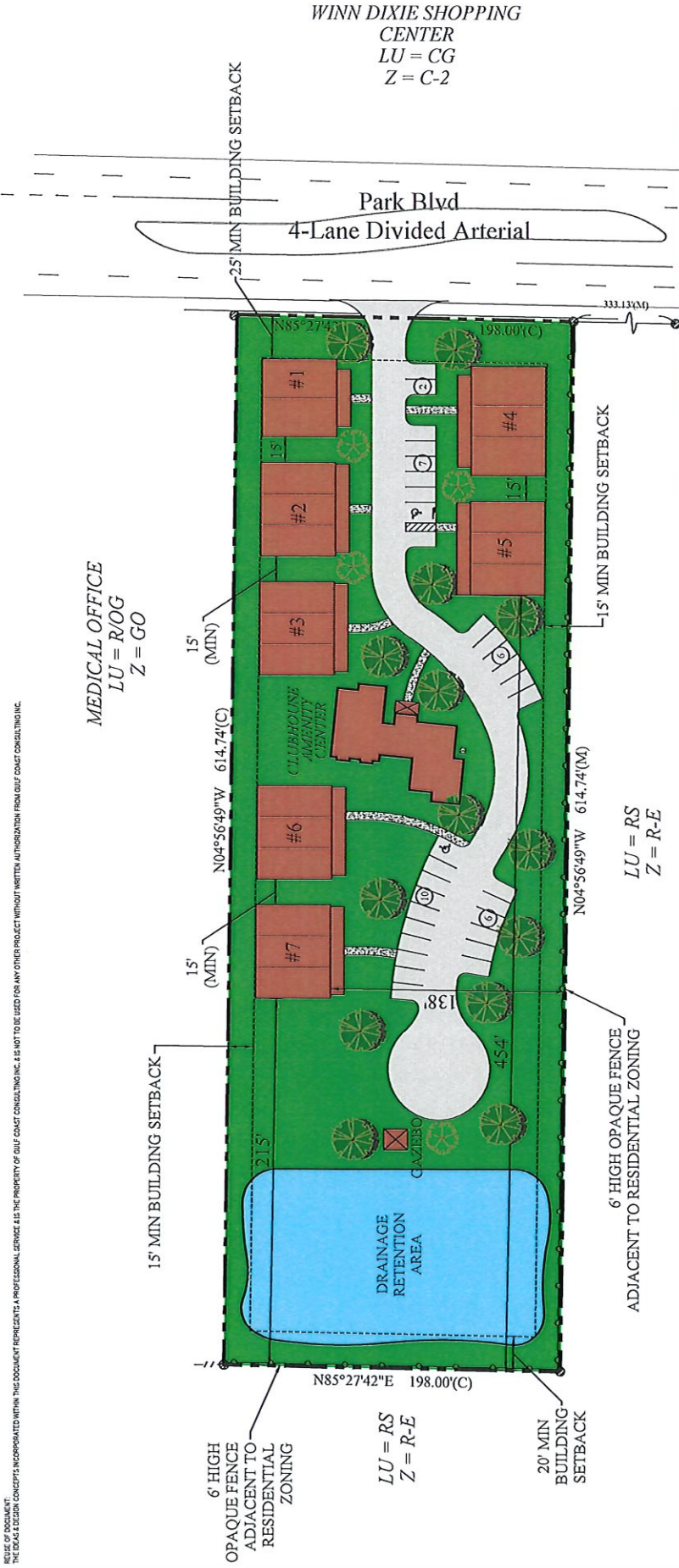
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 NOTES: (a) - Uses may be further defined, restricted, and/or limited in an approved Development Master Plan, regulating plan, and/or Specific Area Plan.

Table 138-355 – Table of Uses for Zoning Districts

LEGEND: 1 = Permitted Use / Type 1 Review 2 = Board of Adjustment and Appeal (B) / Type 2 Review 3 = Board of County Commissioners (BoCC) / Type 3 Review Blank = Use Not Allowed
 NOTES: (a) - Uses may be further defined, restricted, and/or limited in an approved Development Master Plan, regulating plan, and/or Specific Area Plan.

Zoning Districts	Single-Family Districts (a)										Multi-Family Districts (a)				Office and Commercial Districts (a)					Municipal Districts (a)				Mixed-Use District (a)	Special District (a)	Public/semi-Public Districts (a)			Specific Use Standards						
	R-A	R-E	R-R	R-1	R-2	R-3	RMH	R-4	R-5	RM	RPD	LO	CO	C-1	C-2	CP	CR	E-1	E-2	IPD	MD	MXD	FBC			LI	GI	AL		PC	P-2M	P-3M	Recreational Districts	See Article VI Division 3	See Article VI Division 4
Land Use																																			
Day-Care Facility, child and/or adult	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2													
Day-Care, family	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Y		
Environmental Education Facilities	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2			
Funeral Home / Mortuary	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2			
Government Building or Use	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	Y		
Hospital/Medical Clinic	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	Y		
Library	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2			
Meeting Hall and other Community Assembly Facility	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	Y		
Nursing Home	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	Y		
Probation / Parole Correction Office																																			
School, grades Pre-K thru 8	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	Y		
School, grades 9 thru 12	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	Y		
School, Post-Secondary	2																																		
School, All Others	2																																		
Shelter/Transitional Housing	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
TRANSPORTATION, COMMUNICATION, AND INFORMATION USES																																			
Airports (Air Transportation)	3																																	Y	
Docks and Piers	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y		
Marina	3																																	Y	
Helipad and Helistops	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	Y		

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WINN DIXIE SHOPPING
CENTER
LU = CG
Z = C-2

Park Blvd
4-Lane Divided Arterial

MEDICAL OFFICE
LU = R/OG
Z = GO

15' MIN BUILDING SETBACK

15' (MIN)

15' (MIN)

6' HIGH OPAQUE FENCE
ADJACENT TO
RESIDENTIAL
ZONING

LU = RS
Z = R-E

20' MIN
BUILDING
SETBACK

6' HIGH OPAQUE FENCE
ADJACENT TO RESIDENTIAL ZONING

LU = RS
Z = R-E

15' MIN BUILDING SETBACK

25' MIN BUILDING SETBACK

SITE DATA TABLE

13000 PARK BOULEVARD	
SITE ADDRESS:	29-30-15-70794-400-0701; 29-30-15-70794-400-0703
PARCEL ID:	#121, 716 SF (±2.79 AC)
SITE AREA:	20 UNITS (1 DUPLEX AND 6 TRIPLEXES)
PROPOSED USE:	16 1-BR UNITS / 4 2-BR UNITS
PROPOSED ZONING:	RM W/CO
PROPOSED LAND USE:	RL
ISR:	25%
OPEN SPACE:	75%
MAXIMUM HEIGHT:	<35 FEET (1 STORY)
PROPOSED SETBACKS:	
FRONT	25 FEET MIN
SIDE	15 FEET MIN
REAR	21.5 FEET MIN
PARKING:	30 SPACES REQUIRED
	31 SPACES PROVIDED (29 STANDARD SPACES + 2 ADA SPACES)
* SITE LIMITED TO 24 RESIDENTS	

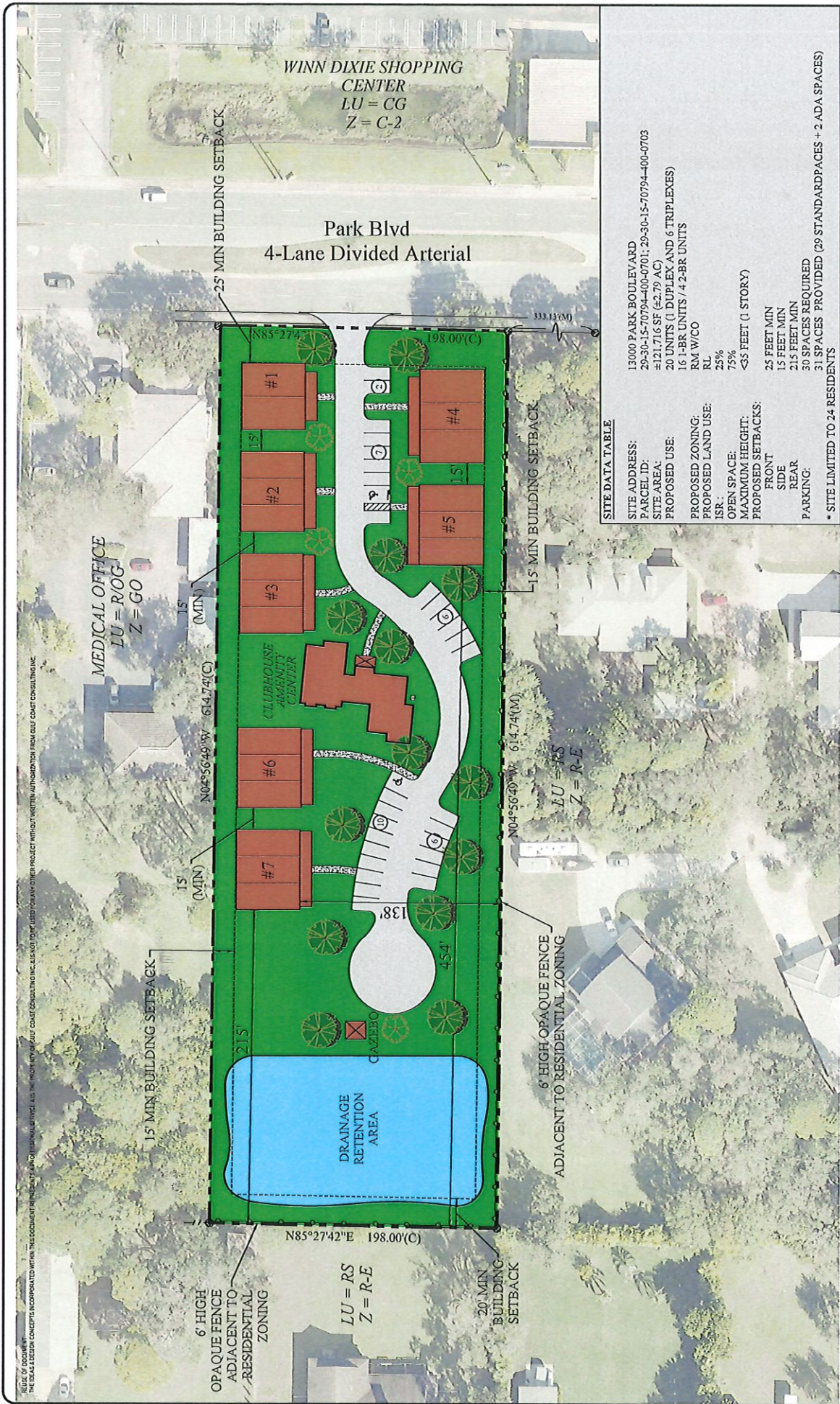


13000 Park Blvd Site
Conceptual Development Plan



Gulf Coast Consulting, Inc.
Land Use Planning, Consulting, and
Site Design Services
13000 Park Blvd, Suite 100
Pensacola, FL 32504
Phone: 904.233.2222
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SITE DATA TABLE

SITE ADDRESS:	13000 PARK BOULEVARD
PARCEL ID:	29-30-15-70794-400-0701; 29-30-15-70794-400-0703
SITE AREA:	+121,716 SF (+2.79 AC)
PROPOSED USE:	20 UNITS (1 DUPLEX AND 6 TRIPLEXES) 16 1-BR. UNITS / 4 2-BR. UNITS
PROPOSED ZONING:	RM W/CO
PROPOSED LAND USE:	RL
ISR :	25%
OPEN SPACE:	75%
MAXIMUM HEIGHT:	<35 FEET (1 STORY)
PROPOSED SETBACKS:	25 FEET MIN FRONT 15 FEET MIN SIDE 30 FEET MIN REAR PARKING:
	31 SPACES PROVIDED (29 STANDARD SPACES + 2 ADA SPACES)
	* SITE LIMITED TO 24 RESIDENTS



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