

RESOLUTION NO. 23-65

A RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 3.52 ACRES LOCATED NEAR THE NORTHEAST CORNER OF ROOSEVELT BOULEVARD AND ULMERTON ROAD, ADJACENT TO THE WEST OF 4011 ULMERTON ROAD IN UNINCORPORATED PINELLAS PARK; PAGE 722 OF THE ZONING ATLAS, AS BEING IN SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST; FROM E-2, EMPLOYMENT-2 AND C-2, GENERAL RETAIL AND SERVICES TO C-2-C-T, GENERAL RETAIL AND SERVICES – TRANSIENT ACCOMMODATION OVERLAY (2.78 ACRES) AND FROM E-2, EMPLOYMENT-2 TO C-2, GENERAL RETAIL AND SERVICES (0.74 ACRE) WITH A DEVELOPMENT AGREEMENT AS REQUIRED BY THE TRANSIENT ACCOMMODATION OVERLAY ON THE C-2-C-T PORTION OF THE SUBJECT PROPERTY ALLOWING A HOTEL AND ITS CUSTOMARY ACCESSORY USES THAT COMPLY WITH THE BUILDING DENSITY/INTENSITY AND HEIGHT ALLOWED BY THE PROPERTY'S LAND USE AND ZONING DESIGNATIONS; UPON APPLICATION OF PINELLAS COUNTY/BAYWOOD HOTELS, ZON-23-04

WHEREAS, Pinellas County, owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property from E-2, Employment-2 and C-2, General Retail & Services to C-2-C-T, General Retail & Services –Transient Accommodation Overlay (2.78 acres) and from E-2, Employment-2 to C-2, General Retail & Services (0.74 acre), with a Development Agreement as required by the Transient Accommodation Overlay on the C-2-C-T portion of the subject property allowing a hotel and its customary accessory uses that comply with the building density/intensity and height allowed by the property's land use and zoning designations; and

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

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

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

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 15th day of August 2023, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

Legal Description – See Exhibits “A” and “B”

be, and the same is hereby changed from E-2, Employment-2 and C-2, General Retail & Services to C-2-C-T, General Retail & Services –Transient Accommodation Overlay (2.78 acres) and from E-2, Employment-2 to C-2, General Retail & Services (0.74 acre), with a Development Agreement as required by the Transient Accommodation Overlay on the C-2-C-T portion of the subject property allowing a hotel and its customary accessory uses that comply with the building density/intensity and height allowed by the property’s land use and zoning designations, Case No. ZON-23-04.

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

Ayes: Long, Peters, Eggers, Flowers, Justice, Latvala, and Scott.

Nays: None.

Absent and not voting: None.

APPROVED AS TO FORM
By: Derrill McAteer
Office of the County Attorney

EXHIBIT "A"
LEGAL DESCRIPTION FOR PROPERTY BEING DESIGNATED C-2-C-T

SKETCH-OF-LEGAL

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	1824.19'	164.52'	164.47'	N79°29'02"W

LOT 15

S89°47'41"E(D) 237.01'(D)

GROVE LOT 15
GROVE LOT 14



SCALE: 1"=100'

GROVE LOT 13
GROVE LOT 14

N00°24'18"W(D) 485.29'(D)

HOTEL PARCEL

S00°24'18"E(D) 532.06'(D)

LOT 14

308.05'

CRACKER BARREL
PARCEL
(NOT INCLUDED)

40TH STREET NORTH
CENTERLINE OF SECTION 3

S76°54'02"E(D) 116.93'(D)

N76°54'02"W(D) 77.66'(D)

POB

C1

N00°08'43"E(D) 223.73'(D)

NORTHERLY R/W LINE
STATE ROAD 688
PER FDOT R/W MAP
SECTIONS 15580-2601
AND 15120-2501

STATE ROAD 688
ULMERTON ROAD

POC
S 1/4 CORNER SECTION 3
CERTIFIED CORNER RECORD
DOC #100442

N89°51'17"W(D) BEARING BASIS 675.88'(D)

S LINE OF SW 1/4 OF SECTION 3

THIS IS NOT A BOUNDARY SURVEY

NAME AND ADDRESS OF THE PREPARER:

DRAWN BY: HW
CHECKED BY: D.J.E.
DATE: MARCH 10, 2023
SCALE: 1"=100'
SHEET 1 of 2
W.O. 6

ABBREVIATION LEGEND:
(D) = Data per Description
(P) = Data per Plat
DOC = Document
POB = Point of Beginning
POC = Point of Commencement
R/W = Right-of-Way
S.R. = State Road
CL = Centerline

GEODATA SERVICES INC.
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727)447-1763
LB 7466

SKETCH-OF-LEGAL

LEGAL DESCRIPTION HOTEL PARCEL:

A PORTION OF AN IRREGULAR SHAPED TRACT BEING A PORTION OF LOTS 14 AND 15, PINELLAS GROVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 688 (ULMERTON ROAD) AS OF MARCH 9, 2023, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 3, THENCE N89°51'17"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 3, A DISTANCE OF 675.88 FEET; THENCE LEAVING SAID SOUTH LINE N00°08'43"E, A DISTANCE OF 223.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 688 (ULMERTON ROAD) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTIONS 15580-2601 AND 15120-2501; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S76°54'02"E, A DISTANCE OF 116.93 FEET FOR A POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°24'18"W, A DISTANCE OF 485.29 FEET; THENCE S89°47'41"E, A DISTANCE OF 237.01 FEET; THENCE S00°24'18"E, A DISTANCE OF 532.06 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 688; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 164.57 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADUIS OF 1824.19 FEET, CHORD BEARING N79°28'59"W AND A CHORD DISTANCE OF 164.52 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N76°54'02"W, A DISTANCE OF 77.66 FEET BACK TO THE POINT OF BEGINNING.

CONTAINS 121,048 SQUARE FEET OR 2.779 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

BASIS OF BEARING: SOUTH LINE OF THE SW 1/4 OF SECTION 3-30-16, BEING N89°51'17"W.

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THIS SKETCH IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SKETCH NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865
DATE: MARCH 10, 2023

THIS IS NOT A BOUNDARY SURVEY

NAME AND ADDRESS OF THE PREPARER:

DRAWN BY: HW
CHECKED BY: D.J.E.
DATE: MARCH 10, 2023
SHEET 2 of 2
W.O. 6826

<u>ABBREVIATION LEGEND:</u>	
(D)	= Data per Description
(P)	= Data per Plat
DOC	= Document
POB	= Point of Beginning
POC	= Point of Commencement
R/W	= Right-of-Way
S.R.	= State Road
¢	= Centerline

GEODATA SERVICES INC.
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727)447-1763
LB 7466

EXHIBIT "B"
LEGAL DESCRIPTION FOR PROPERTY BEING DESIGNATED C-2

SKETCH-OF-LEGAL

SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°24'18"W	79.63'

EXISTING ZONING: E-2

LOT 15

EXISTING ZONING: E-1

S89°53'10"E 194.74'

EXISTING ZONING: E-2
PROPOSED ZONING: C-2

PARCEL A

S89°29'51"W 203.39'

S06°46'42"E 78.00'

EXISTING ZONING: C-2

LOT 14

HOTEL PARCEL

CRACKER BARREL PARCEL

40TH STREET NORTH
CENTERLINE OF SECTION 3

EXISTING ZONING LINE (TYPICAL)

STATE ROAD 688
ULMERTON ROAD

POC
S 1/4 CORNER SECTION 3
CERTIFIED CORNER RECORD
DOC #100442

NORTHERLY R/W LINE
STATE ROAD 688
PER FDOT R/W MAP
SECTIONS 15580-2601,
15120-2501 AND
15050-2538

S LINE OF SW 1/4 OF SECTION 3

N89°51'17"W 675.88'
BEARING BASIS



EXISTING ZONING: E-2

S76°54'02"E 10.31'

N00°08'43"E 223.73'

GROVE LOT 13
GROVE LOT 14
N00°27'11"W 439.76'

THIS IS NOT A BOUNDARY SURVEY

NAME AND ADDRESS OF THE PREPARER:

DRAWN BY: HW

CHECKED BY: D.J.E.

DATE: MAY 24, 2023

SCALE: 1"=100'

SHEET 1 of 2

W.O. 6826

ABBREVIATION LEGEND:

- (D) = Data per Description
- (P) = Data per Plat
- DOC = Document
- POB = Point of Beginning
- POC = Point of Commencement
- R/W = Right-of-Way
- S.R. = State Road
- ℄ = Centerline

GEODATA SERVICES INC.

1166 KAPP DRIVE

CLEARWATER, FL 33765

PHONE: (727)447-1763

LB 7466



SKETCH-OF-LEGAL

LEGAL DESCRIPTION PARCEL A, AREA TO BE CHANGED FROM ZONING E-2 TO ZONING C-2:

A PORTION OF AN IRREGULAR SHAPED TRACT BEING A PORTION OF LOT 14, PINELLAS GROVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 3, THENCE N89°51'17"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 3, A DISTANCE OF 675.88 FEET; THENCE LEAVING SAID SOUTH LINE N00°08'43"E, A DISTANCE OF 223.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 688 (ULMERTON ROAD) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTIONS 15580-2601, 15120-2501 AND 15050-2538; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S76°54'02"E, A DISTANCE OF 10.31 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°27'11"W, A DISTANCE OF 439.76 FEET; THENCE S89°53'10"E, A DISTANCE OF 341.05 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°53'10"E, A DISTANCE OF 194.74 FEET; THENCE S06°46'42"E, A DISTANCE OF 78.00 FEET; THENCE S89°29'51"W, A DISTANCE OF 203.39 FEET; THENCE N00°24'18"W, A DISTANCE OF 79.63 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 15,638 SQUARE FEET OR 0.359 ACRES, MORE OR LESS.

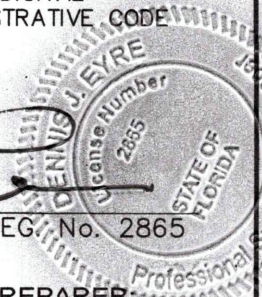
SURVEYOR'S NOTES:

BASIS OF BEARING: SOUTH LINE OF THE SW 1/4 OF SECTION 3-30-16 BEING N89°51'17"W AS DEFINED BY STATE PLANE COORDINATE SYSTEM IN FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983.

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THIS SKETCH IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SKETCH NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

Dennis J. Eyre
DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865
DATE: MAY 25, 2023



THIS IS NOT A BOUNDARY SURVEY

NAME AND ADDRESS OF THE PREPARER:

DRAWN BY: HW
CHECKED BY: D.J.E.
DATE: MAY 24, 2023
SHEET 2 of 2
W.O. 6826

ABBREVIATION LEGEND:	
(D)	= Data per Description
(P)	= Data per Plat
DOC	= Document
POB	= Point of Beginning
POC	= Point of Commencement
R/W	= Right-of-Way
S.R.	= State Road
☉	= Centerline

GEODATA SERVICES INC.
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727)447-1763
LB 7466

SKETCH-OF-LEGAL

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	134.56'	69.13'	68.38'	S51°53'24"E

LINE TABLE

LINE	BEARING	LENGTH
L1	S31°22'10"E	29.25'

EXISTING ZONING: E-2 LOT 15

EXISTING ZONING: E-1

GROVE LOT 15
GROVE LOT 14

PARCEL B
EXISTING ZONING: E-2
PROPOSED ZONING: C-2

EXISTING ZONING: C-2

LOT 14
HOTEL PARCEL

CRACKER BARREL PARCEL

40TH STREET NORTH
CENTERLINE OF SECTION 3

STATE ROAD 688
ULMERTON ROAD

POC
S 1/4 CORNER SECTION 3
CERTIFIED CORNER RECORD
DOC #100442

NORTHERLY R/W LINE
STATE ROAD 688
PER FDOT R/W MAP
SECTIONS 15580-2601,
15120-2501 AND
15050-2538

N89°51'17"W 675.88'
BEARING BASIS

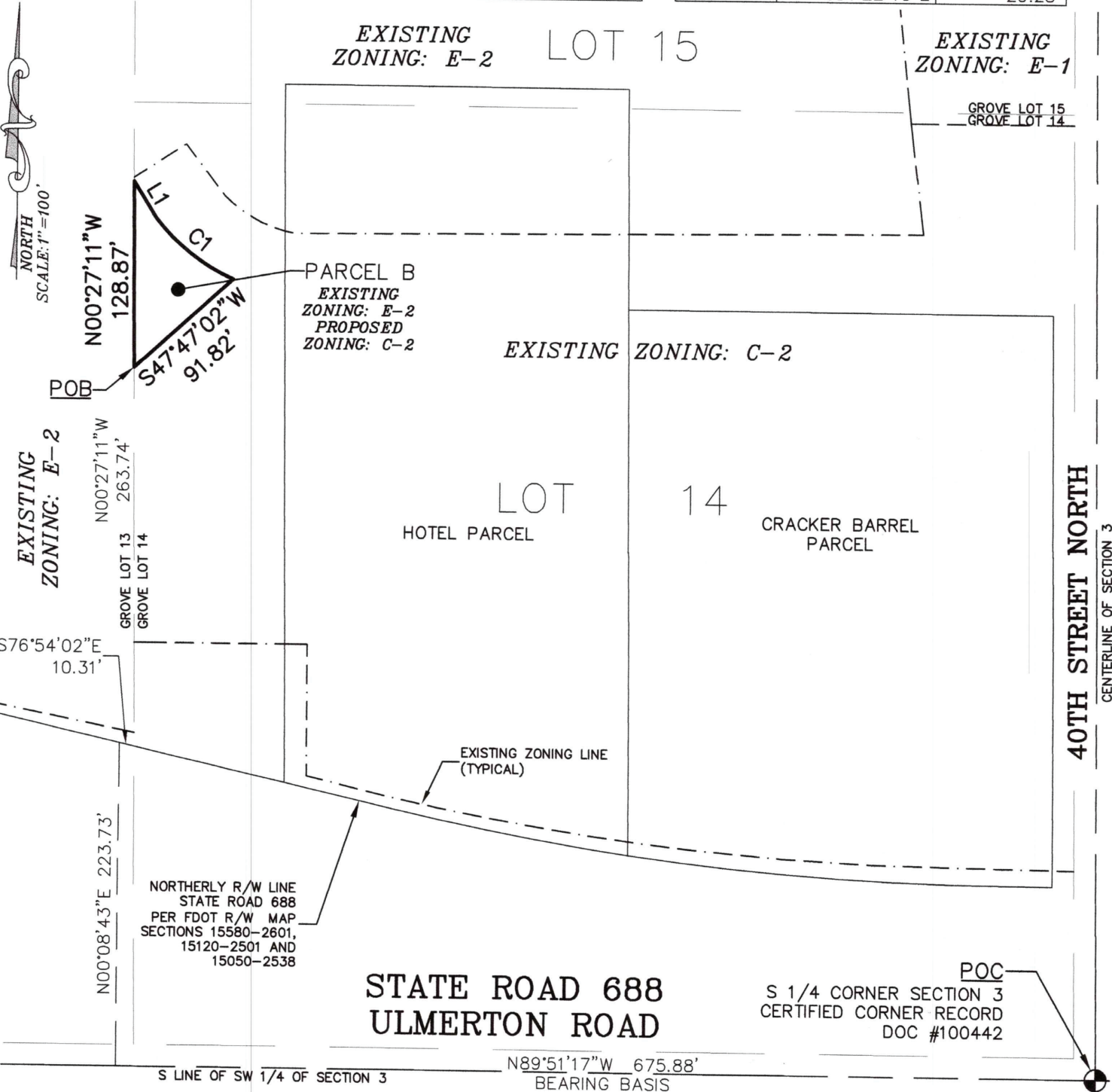
S LINE OF SW 1/4 OF SECTION 3

EXISTING ZONING: E-2

N00°27'11"W 263.74'
GROVE LOT 13
GROVE LOT 14

S76°54'02"E 10.31'

N00°08'43"E 223.73'



THIS IS NOT A BOUNDARY SURVEY

NAME AND ADDRESS OF THE PREPARER:

DRAWN BY: HW

CHECKED BY: D.J.E.

DATE: MAY 24, 2023

SCALE: 1"=100'

SHEET 1 of 2

W.O. 6826

ABBREVIATION LEGEND:

- (D) = Data per Description
- (P) = Data per Plat
- DOC = Document
- POB = Point of Beginning
- POC = Point of Commencement
- R/W = Right-of-Way
- S.R. = State Road
- CL = Centerline

GEODATA SERVICES INC.

1166 KAPP DRIVE

CLEARWATER, FL 33765

PHONE: (727)447-1763

LB 7466



SKETCH-OF-LEGAL

LEGAL DESCRIPTION PARCEL B, AREA TO BE CHANGED FROM ZONING E-2 TO ZONING C-2:

A PORTION OF AN IRREGULAR SHAPED TRACT BEING A PORTION OF LOT 14, PINELLAS GROVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 3, THENCE N89°51'17"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 3, A DISTANCE OF 675.88 FEET; THENCE LEAVING SAID SOUTH LINE N00°08'43"E, A DISTANCE OF 223.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 688 (ULMERTON ROAD) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTIONS 15580-2601, 15120-2501 AND 15050-2538; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S76°54'02"E, A DISTANCE OF 10.31 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°27'11"W, A DISTANCE OF 263.74 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°27'11"W, A DISTANCE OF 128.87 FEET, THENCE S31°22'10"E, A DISTANCE OF 29.25 FEET; THENCE 69.13 FEET ALONG A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 134.56 FEET, CHORD BEARING S51°53'24"E, A CHORD DISTANCE OF 68.38 FEET; THENCE S47°47'02"W, A DISTANCE OF 91.82 FEET BACK TO THE POINT OF BEGINNING.

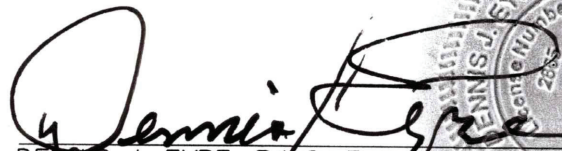
CONTAINING 3,861 SQUARE FEET OR 0.089 ACRES, MORE OR LESS.

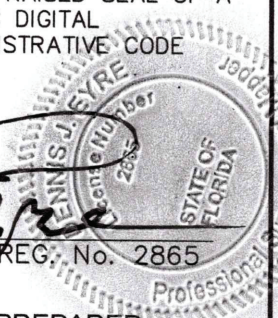
SURVEYOR'S NOTES:

BASIS OF BEARING: SOUTH LINE OF THE SW 1/4 OF SECTION 3-30-16 BEING N89°51'17"W AS DEFINED BY STATE PLANE COORDINATE SYSTEM IN FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983.

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THIS SKETCH IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SKETCH NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.


DENNIS J. EYRE, P.S. FLA REG. No. 2865
DATE: MAY 25 21 2023



THIS IS NOT A BOUNDARY SURVEY

NAME AND ADDRESS OF THE PREPARER:

DRAWN BY: HW

CHECKED BY: D.J.E.

DATE: MAY 24, 2023

SHEET 2 of 2

W.O. 6826

ABBREVIATION LEGEND:

- (D) = Data per Description
- (P) = Data per Plat
- DOC = Document
- POB = Point of Beginning
- POC = Point of Commencement
- R/W = Right-of-Way
- S.R. = State Road
- ☉ = Centerline

GEODATA SERVICES INC.

1166 KAPP DRIVE

CLEARWATER, FL 33765

PHONE: (727)447-1763

LB 7466



SKETCH-OF-LEGAL

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°27'11"W	62.19'
L2	N76°16'00"W	106.92'



EXISTING ZONING: E-2

LOT 15

EXISTING ZONING: E-1

GROVE LOT 15
GROVE LOT 14

EXISTING ZONING: C-2

LOT 14

CRACKER BARREL PARCEL

HOTEL PARCEL

EXISTING ZONING: E-2

GROVE LOT 13
GROVE LOT 14

S89°51'53"E
103.74'

PARCEL C
EXISTING ZONING: E-2
PROPOSED ZONING: C-2

S00°24'18"E
87.33'

EXISTING ZONING LINE (TYPICAL)

S76°54'02"E
10.31'

N00°27'11"W
9.71'

N00°08'43"E 223.73'

NORTHERLY R/W LINE
STATE ROAD 688
PER FDOT R/W MAP
SECTIONS 15580-2601,
15120-2501 AND
15050-2538

STATE ROAD 688
ULMERTON ROAD

POC
S 1/4 CORNER SECTION 3
CERTIFIED CORNER RECORD
DOC #100442

S LINE OF SW 1/4 OF SECTION 3

N89°51'17"W 675.88'
BEARING BASIS

40TH STREET NORTH
CENTERLINE OF SECTION 3

THIS IS NOT A BOUNDARY SURVEY

NAME AND ADDRESS OF THE PREPARER:

DRAWN BY: HW
CHECKED BY: D.J.E.
DATE: MAY 24, 2023
SCALE: 1"=100'
SHEET 1 of 2
W.O. 6826

ABBREVIATION LEGEND:	
(D)	= Data per Description
(P)	= Data per Plat
DOC	= Document
POB	= Point of Beginning
POC	= Point of Commencement
R/W	= Right-of-Way
S.R.	= State Road
CL	= Centerline

GEODATA SERVICES INC.
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727)447-1763
LB 7466

SKETCH-OF-LEGAL

LEGAL DESCRIPTION PARCEL C, AREA TO BE CHANGED FROM ZONING E-2 TO ZONING C-2:

A PORTION OF AN IRREGULAR SHAPED TRACT BEING A PORTION OF LOT 14, PINELLAS GROVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 3, THENCE N89°51'17"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 3, A DISTANCE OF 675.88 FEET; THENCE LEAVING SAID SOUTH LINE N00°08'43"E, A DISTANCE OF 223.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 688 (ULMERTON ROAD) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTIONS 15580-2601, 15120-2501 AND 15050-2538; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S76°54'02"E, A DISTANCE OF 10.31 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°27'11"W, A DISTANCE OF 9.71 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°27'11"W, A DISTANCE OF 62.19 FEET, THENCE S89°51'53"E, A DISTANCE OF 103.74 FEET; THENCE S00°24'18"E, A DISTANCE OF 87.33 FEET; THENCE N76°16'00"W, A DISTANCE OF 106.92 FEET BACK TO THE POINT OF BEGINNING.

CONTAINS 7,753 SQUARE FEET OR 0.178 ACRES, MORE OR LESS.

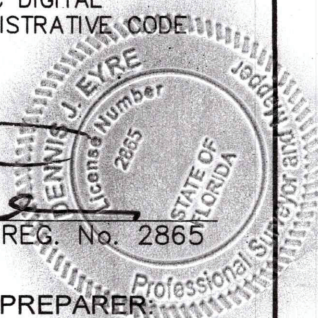
SURVEYOR'S NOTES:

BASIS OF BEARING: SOUTH LINE OF THE SW 1/4 OF SECTION 3-30-16 BEING N89°51'17"W AS DEFINED BY STATE PLANE COORDINATE SYSTEM IN FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983.

SURVEYOR'S CERTIFICATION:


I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THIS SKETCH IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SKETCH NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

Dennis J. Eyre
DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865
DATE: MAY 25, 2023



THIS IS NOT A BOUNDARY SURVEY

NAME AND ADDRESS OF THE PREPARER:

DRAWN BY: HW	ABBREVIATION LEGEND: (D) = Data per Description (P) = Data per Plat DOC = Document POB = Point of Beginning POC = Point of Commencement R/W = Right-of-Way S.R. = State Road ☉ = Centerline	GEODATA SERVICES INC. 1166 KAPP DRIVE CLEARWATER, FL 33765 PHONE: (727)447-1763 LB 7466 
CHECKED BY: D.J.E.		
DATE: MAY 24, 2023		
SHEET 2 of 2 W.O. 6826		

SKETCH-OF-LEGAL

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	92.19'	48.62'	48.06'	N59°59'51"W

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°27'11"W	44.47'
L2	S00°24'18"E	80.55'
L3	N36°49'06"W	44.72'
L4	S56°42'17"W	42.88'

EXISTING ZONING: E-2 LOT 15

EXISTING ZONING: E-1

GROVE LOT 15
GROVE LOT 14

S89°53'10"E
104.04'

POB PARCEL D

EXISTING ZONING: E-2
PROPOSED ZONING: C-2

EXISTING ZONING: C-2

LOT 14

HOTEL PARCEL

CRACKER BARREL PARCEL

40TH STREET NORTH
CENTERLINE OF SECTION 3

EXISTING ZONING: E-2

NORTH
SCALE: 1"=100'

GROVE LOT 13
GROVE LOT 14

N00°08'43"E 223.73'

NORTHERLY R/W LINE
STATE ROAD 688
PER FDOT R/W MAP
SECTIONS 15580-2601,
15120-2501 AND
15050-2538

STATE ROAD 688
ULMERTON ROAD

POC
S 1/4 CORNER SECTION 3
CERTIFIED CORNER RECORD
DOC #100442

N89°51'17"W 675.88'
BEARING BASIS

S LINE OF SW 1/4 OF SECTION 3

THIS IS NOT A BOUNDARY SURVEY

NAME AND ADDRESS OF THE PREPARER:

DRAWN BY: HW
CHECKED BY: D.J.E.
DATE: MAY 24, 2023
SCALE: 1"=100'
SHEET 1 of 2
W.O. 6826

ABBREVIATION LEGEND:

(D)	= Data per Description
(P)	= Data per Plat
DOC	= Document
POB	= Point of Beginning
POC	= Point of Commencement
R/W	= Right-of-Way
S.R.	= State Road
CL	= Centerline

GEODATA SERVICES INC.
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727)447-1763
LB 7466



SKETCH-OF-LEGAL

SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION PARCEL D, AREA TO BE CHANGED FROM ZONING E-2 TO ZONING C-2:

A PORTION OF AN IRREGULAR SHAPED TRACT BEING A PORTION OF LOT 14, PINELLAS GROVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 3, THENCE N89°51'17"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 3, A DISTANCE OF 675.88 FEET; THENCE LEAVING SAID SOUTH LINE N00°08'43"E, A DISTANCE OF 223.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 688 (ULMERTON ROAD) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTIONS 15580-2601, 15120-2501 AND 15050-2538; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S76°54'02"E, A DISTANCE OF 10.31 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°27'11"W, A DISTANCE OF 395.30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°27'11"W, A DISTANCE OF 44.47 FEET, THENCE S89°53'10"E, A DISTANCE OF 104.04 FEET; THENCE S00°24'18"E, A DISTANCE OF 80.55 FEET; THENCE 48.62 FEET ALONG A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 92.19 FEET, CHORD BEARING N59°59'51"W, CHORD DISTANCE OF 48.06 FEET; THENCE N36°49'06"W, A DISTANCE OF 44.72 FEET; THENCE S56°42'17"W, A DISTANCE OF 42.88 FEET BACK TO THE POINT OF BEGINNING.

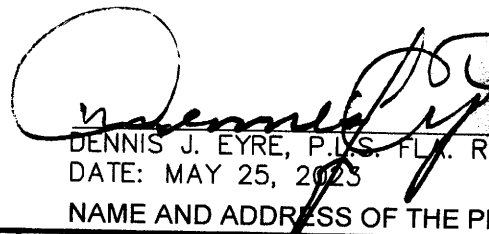
CONTAINING 5,149 SQUARE FEET OR 0.118 ACRES, MORE OR LESS.

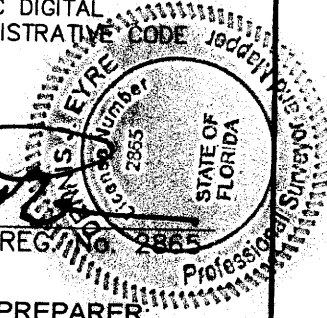
SURVEYOR'S NOTES:

BASIS OF BEARING: SOUTH LINE OF THE SW 1/4 OF SECTION 3-30-16 BEING N89°51'17"W AS DEFINED BY STATE PLANE COORDINATE SYSTEM IN FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983.

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THIS SKETCH IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SKETCH NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.


DENNIS J. EYRE, P.L.S. FLA. REG. NO. 2865
DATE: MAY 25, 2023
NAME AND ADDRESS OF THE PREPARER:



THIS IS NOT A BOUNDARY SURVEY

DRAWN BY: HW

CHECKED BY: D.J.E.

DATE: MAY 24, 2023

SHEET 2 of 2

W.O. 6826

ABBREVIATION LEGEND:

- (D) = Data per Description
- (P) = Data per Plat
- DOC = Document
- POB = Point of Beginning
- POC = Point of Commencement
- R/W = Right-of-Way
- S.R. = State Road
- CL = Centerline

GEODATA SERVICES INC.
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727)447-1763
LB 7466

