



Land Development Regulations Amendment

PLANNING DEPARTMENT

Application for a Zoning and/or Land Use Change,
and/or Consideration of a Development Agreement

Zoning Land Use Zoning/Land Use/Type 3 Use Development Agreement

for office use only:

CASE NO. _____ FILED: _____ BY: _____

PARCEL ID NO. _____ FILING FEE: \$ _____ FILING DEADLINE: _____

PRE-APP MTG: _____ LPA HEARING: _____ BCC HEARING: _____

Notice to applicant: Please read the following:

To assist you in completing this application and providing sufficient information upon which to base a decision on your request, please read the following:

1. Read the Application and instructions thoroughly; prior to filing this Application, the applicant and/or authorized representative is encouraged to call (727-464-3401) or visit the Zoning Division (located at 440 Court Street, 3rd Floor, downtown Clearwater, FL) to review the application and proposal with staff.
2. All items in the Application must be completed. Additional documents (see item 16 in the application) and a filing fee are required. Checks may be made payable to the Board of County Commissioners. Note that once the application is advertised, filing fees will not be returned (information on filing fees is online at <http://www.pinellascounty.org/Plan>).
3. The current owner of the property for which the Application is being made must sign the Application. These signatures must be notarized prior to submittal.
4. The applicant is encouraged to file the application well in advance of the filing deadline. Note that Applications received past the deadline will be processed on the next scheduled cycle. Deadlines, hearing schedules, filing fees and other information are available online at <http://www.pinellascounty.org/Plan> or call (727) 464-3401 for more information.
5. The applicant or his or her authorized representative must be present at the public hearing(s). Failure to appear may result in a denial of the request.
6. It is recommended that the applicant or authorized representative contact the Zoning Section at (727) 464-3401 to schedule a Pre-Application meeting to discuss the proposed zoning and/or land use change or development agreement prior to submitting an application.

All information and documents required in the application, as well as the filing fee must be submitted at the time of application (see attached Fee Schedule). Incomplete applications will not be accepted by the Zoning Division of Planning & Development Services Department for processing. Please contact the Zoning staff at (727) 464-3401 if you need additional assistance or information in order to complete the application.

Thank you!

The Board of County Commissioners assembly room provides a variety of presentation formats for your convenience.

On hand is a 3'X3' presentation table with an overhead camera for TV monitor presentation of photographs, overheads, poster boards, maps, etc., (easels are no longer needed).

This equipment is designed to be user and audience friendly and will enhance your audio/visual presentations.

County staff will be on hand to assist you with the set-up of your presentation and with the operation of this equipment.

Filing Fees for Zoning, Land Use and Development Agreement Requests:

Zoning Change Only

0 – 5 acres:	\$1,370
5.01 – 10 acres:	\$1,525
10.01 – 15 acres:	\$1,685
15.01 acres & up:	\$1,845

Land Use Change Only

0 – 5 acres:	\$1,700
5.01 – 10 acres:	\$1,860
10.01 – 15 acres:	\$2,240
15.01 acres & up:	\$2,390

Zoning & Land Use Change

0 – 5 acres:	\$2,585
5.01 – 10 acres:	\$2,740
10.01 – 15 acres:	\$3,080
15.01 acres & up:	\$3,240

Review/Revise Development Agreements

Any acreage:	\$1,500
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Advertising Fee

Less than 10 acres:	\$350
10 acres & up:	\$750

Continuance request:	\$350
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For filing deadlines, hearing dates and other information, please call Pinellas County Land Use & Zoning at (727) 464-3401 or visit www.pinellascounty.org/Plan.

Note: Per Chapter 125.022 F.S., the County has 30 days from its date of submittal to review your application and issue findings to you regarding its completeness. Your application will move forward once it is deemed complete.

1. Owner: _____
Mailing Address: _____
City: _____ State: ____ Zip Code: _____ Daytime Phone: (____) _____
Email: _____

2. Representative's Name: _____
Company Name: _____
Mailing Address: _____
City: _____ State: ____ Zip Code: _____ Daytime Phone: (____) _____
Email: _____

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

Specify interest held: _____

B. Is there an existing contract for sale of subject property: _____ Yes _____ No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Is contract conditional or absolute? _____ Conditional _____ Absolute

C. Are there any options to purchase on subject property? _____ Yes _____ No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

4. This hearing is being requested to consider: _____

5. Location of subject property (street address): _____

6. Legal Description of Property: (attach additional documents if necessary)

7. Size of Property: _____ feet by _____ feet, _____ acres

8. Zoning classification Present: _____ Requested: _____

9. Future Land Use Map designation Present: _____ Requested: _____

10. Date subject property acquired: _____

11. Existing structures and improvements on subject property:

12. Proposed structures and improvements will be:

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (Attach a separate sheet if necessary).

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
____ Yes ____ No When? _____ In whose name? _____
If so, briefly state the nature and outcome of the hearing:

15. Does applicant own any property contiguous to subject property? _____ Yes _____ No
If so, give complete legal description of contiguous property:

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.
(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)
- c) A concept plan is not required for zoning and land use applications, but may be submitted as supplemental information.
- d) Development Agreement: If the Application includes consideration of a Development Agreement, a completed draft of the Agreement must be submitted with this application. Please contact the County Attorney's Office at (727) 464-3354 to obtain the approved form for a Development Agreement.
- e) A recent survey.
- f) If the request is for a Future Land Use Map amendment for residential density over 5.0 units per acre in the 100-year floodplain, the following information is required:
 - Impact on the demand for shelter space.
 - Meets County Floodplain, Flood Protection & Stormwater Regulations.
 - Approved water shed plan.
 - Comparable compensation pertaining to floodplain storage.
- g) Additional information may be required by Staff, such as but not limited to, verification of adequate access to the subject area, documentation that the mandatory rules regarding transferable development rights or density/intensity averaging are being adhered to, compliance with Airport zoning regulations, etc.

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

Carol Stricklin

Signature of Owner, Trustee, or
Officer or Registered Agent of
Corporation

Date: April 4, 2023

STATE OF FLORIDA, COUNTY OF PINELLAS

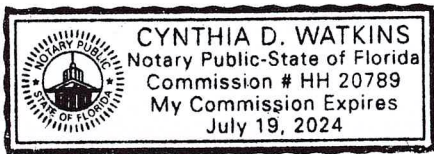
Before me this 4 day of April, 20 23

personally appeared Carol Stricklin
who, being duly sworn, deposes and says that the above is a true and correct certification.

Cynthia D. Watkins

(signature) NOTARY PUBLIC

(seal)



*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

The following are boundary descriptions for all lands situate, lying and being within the three Lealman Form Based Code (L-FBC) Districts:

Neighborhood Park District Boundary Description

Begin at the Northwest corner of Section 3, Township 31 South, Range 16 East, Pinellas County, Florida; thence run East along the said North Section line 671.10 feet along the center line of 54th Avenue North; thence run south 720.05 feet following the Eastern right-of-way of 45th Street North to the Point of Beginning which is the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF NW ¼ OF NW ¼ OF SEC 03-31-16 DESC COM NW COR OF NW ¼ OF SD SEC TH S89D43'10"E 661.51FT TH S00D48'45"W 717.03FT TH S89D53'11"E 15FT FOR POB TH S89D53'11"E 397.42FT TH S00D44'29"W 617.38FT TH N89D52'31"W 413.19FT TH N00D48'45"E 602.31FT TH N45D27'47"E 21.34FT TO POB CONT 5.85 AC(C) of Section 3, Township 31 South, Range 16 East; thence run Southwest 16.45 feet to the start of the West line of said parcel; thence run South 602.28 feet to the Southwest corner of said parcel; thence run East 413.19 feet to the Southeast corner of said parcel; thence run North 617.38 feet to the Northeast corner of said parcel; thence run North 40 feet to the North right-of-way of Duval Park Boulevard; thence run 244.59 feet East along the North right-of-way of Duval Park Boulevard; thence run North 201.18 feet along the East parcel line of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as COM NW COR OF NW ¼ TH S89D43'04"E 671.51FT TH S00D48'17"W 50FT FOR POB TH E 218FT(S) TH SE'LY ALG RR R/W 600FT(S) TH S 201FT (S) TH N89D53'41"W 597.54 FT TH N44D12'07"W 18.33FT TH CUR PT RAD 28FT ARC 21.73FT CB N21D57'59"W 21.19FT TH N00D16'09"E 54.43FT TH N89D53'11"W 33.49FT TH N00D48'17"E 539FT(S) TO POB CONT 7.2AC(C), of Section 3, Township 31, Range 16 East; thence run North 16.08 feet along the North parcel line of metes and bounds parcel identified in the Pinellas County Property Appraiser Records as CENTRALLY ASSESSED MUNICIPAL SERVICE DISTRICT, railroad right-of-way in Section 3, Township 31, Range 16 East; thence run East 97.5 feet to the East railroad right-of-way; thence run Southeast along East side of said parcel 1,188.29 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC UNNUMBERED BLK, LOTS 1 THRU 13 of Section 3, Township 31 South, Range 16 East; thence run East 174.3 feet to the Southeast corner of said parcel; thence run Northwest 400 feet to the East corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC UNNUMBERED BLK 46 (NOT LABELED), LOTS 14 THRU 29 & SE'LY 15.53FT OF LOT 30 of Section 3, Township 31 South, Range 16 East; thence run Northwest 415.5 feet to the East corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 46 (NOT LABELED), LOTS 31, 32 & 33 & NW'LY 9.47FT OF LOT 30 of Section 3, Township 31 South, Range 16 East; thence run Northwest 34.4 feet along the East side of said parcel; thence run Northwest 91 feet to the East corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HIEGHTS 5TH SEC BLK 47, LOTS 1 THRU 4 of Section 3, Township 31 South, Range 16 East; thence run Northwest 173.7 feet along the East side of said parcel to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 47, LOTS 5, 6 AND 7 of Section 3, Township 31 South, Range 16 East; thence run Northwest 75 feet along the East side of said parcel to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 47, LOTS 8 THRU 12 of

BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

Section 3, Township 31 South, Range 16 East; thence run Northwest 125 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 47, LOTS 13 AND 14 of Section 3, Township 31 South, Range 16 East; thence run Northwest 50 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 47, LOTS 15 THRU 29 INCL of Section 3, Township 31 South, Range 16 East; thence run Northwest 249.31 feet along the East side of the said parcel; thence run East 89.76 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 40, LOTS 20 AND 21 LESS ST & LOTS 22 AND 23 of Section 3, Township 31 South, Range 16 East; thence run East 139 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 40, LOTS 17, 18 AND 19 of Section 3, Township 31 South, Range 16 East; thence run East 135 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 40, LOTS 15 AND 16 of Section 3, Township 31 South, Range 16 East; thence run East 90 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 40, LOTS 13 AND 14 of Section 3, Township 31 South, Range 16 East; thence run East 90 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 40, LOT 12 of Section 3, Township 31 South, Range 16 East; thence run East 45 feet along the south side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 40, LOT 12 of Section 3, Township 31 South, Range 16 East; thence run East 45 feet along the South side of said parcel to the intersection of the alleyway and 41st Way North, West right-of-way; thence run East 60 feet to the East right-of-way of 41st Way North also the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 41, LOTS 24 AND 25 of Section 3, Township 31 South, Range 16 East; thence run East 93 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 41, LOTS 24 AND 25 of Section 3, Township 31 South, Range 16 East; thence run East 135 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 41, LOTS 19, 20 AND 21 of Section 3, Township 31 South, Range 16 East; thence run East 95 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 41, LOTS 17 & 18 of Section 3, Township 31 South, Range 16 East; thence run East 50 feet along the South side of said parcel to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 41, LOT 16 of Section 3, Township 31 South, Range 16 East; thence run East 18 feet to the East right-of-way of the alley which is also the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 41, LOTS 14 & 15 & N 17FT OF LOT 13 of Section 3, Township 31 South, Range 16 East; thence run East 100 feet along the south side of said parcel; thence run North 40.5 feet along the East side of said parcel; thence run East 60 feet to the East right-of-way of 40th Street North; thence run East 110 feet along the north side of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 3RD SEC BLK 1, LOT 3 of Section 3, Township 31 South,

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Range 16 East; thence run East 18 feet to the West right-of-way of alley; thence run South 36.5 feet along the West side of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 5TH SEC BLK 41, LOT 26 of Section 3, Township 31 South, Range 16 East; thence run East 472.6 feet along the Southern parcel line of the following metes and bounds parcels identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 3RD SEC BLK 1, LOTS 26, THRU 17 of Section 3, Township 31 South, Range 16 East to the West right-of-way of 39th Street North; thence run East 60 feet to the East right-of-way of 39th Street North; thence run East 235 feet along the Southern parcel line of the following metes and bounds parcels identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 3RD SEC BLK 2, LOTS 16 THRU 10 of Section 3, Township 31 South, Range 16 East to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 3RD SEC BLK 2, LOTS 5 THRU 9 & ½ OF VACALLEY W OF LOTS 5 & 6 W ½ OF VAC ALLEY E OF LOT 7 PER O.R. 21799/2300 of Section 3, Township 31 South, Range 16 East; thence run East 143 feet along the south line of said parcel; thence run North 37 feet along the East side of said parcel, thence run East 120.1 feet along the South side of said parcel to the West right-of-way of 37th Street North; thence run East 60 feet to East right-of-way of 37th Street North also being a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 1ST SEC BLK 3, LOTS 1 AND 2 & ½ OF VAC ALLEY of Section 3, Township 31 South, Range 16 East; thence run East 120 feet along Southern parcel line of said parcel to a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 1ST SEC BLK 3, LOT 26 & ½ OF VAC ALLEY of Section 3, Township 31 South, Range 16 East; thence run South 37 feet along the West parcel line of said parcel; thence run East along the South parcel line of a metes and bounds parcels identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 1ST SEC BLK 3, LOTS 26 THRU 17 & ½ OF VAC ALLEY of Section 3, Township 31 South, Range 16 East to the West right-of-way for 35th Way North; thence run North 127 feet along the West right-of-way of 35th Way North to the intersection of the South right-of-way of 54th Avenue North; thence run North 61 feet to the Northwest intersection the 54th Avenue North right-of-way and the 35th Way North right-of-way; thence run East 50 feet to Southwest corner of metes and bounds parcels identified in the Pinellas County Property Appraiser Records as PREMIER TERRACE BLK 2, LOT 30 of Section 34, Township 30 South, Range 16 East; thence run East 401.1 feet along the North right-of-way of 54th Avenue North to the Southeastern Corner of a metes and bounds parcels identified in the Pinellas County Property Appraiser Records as PREMIER TERRACE BLK 2, LOTS 7, 8 & 9 TOGETHER WITH LOTS 21 THRU 28 INCL LESS RD R/W ON S of Section 34, Township 30 South, Range 16 East; thence run North 125.9 feet along the East side of said parcel; thence run West 40 feet along North side of said parcel; thence run North 135 feet to the Northeast corner of said parcel; thence run West 120 feet along the north side of said parcel; thence run South 135 feet along the west side of said parcel; thence run West 180 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PREMIER TERRACE BLK 2, LOT 29 of Section 34, Township 30 South, Range 16 East; thence run West 81.1 feet to the East right-of-way of 35th Way North; thence run South 33.4 feet along the East right-of-way of 35th Way North; thence run West 50 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FRUIT HAVEN ANNEX LOT 5 of Section 34, Township 30 South, Range 16 East; thence run West 220.8 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FRUIT HAVEN ANNEX LOT 1 of Section 34, Township 30 South, Range 16 East; thence run West to the West right-of-way of alley also being a metes and bounds parcel identified in the Pinellas County Property

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Appraiser Records as FROM SW COR OF SW ¼ OF SE ¼ OF SE ¼ TH E 241.88FT & N 30FT FOR POB TH N 115FT TH N87DE 335FT TH N70DE 14FT TH N82DE 17 FT TH N70DE 28.57FT TH S 134FT TH W 91.6FT TO POB of Section 34, Township 30 South, Range 16 East; thence run Southwesterly 94 feet to the Northwest corner of said parcel; thence run South 15 feet along the westside of said parcel; thence run West 100 feet along the north side of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM SW COR OF SE ¼ OF SE ¼ OF SE ¼ RUN E 141.88FT TO POB TH RUN N 130FT TH E 100FT TH S 130FT TH W 100FT TO POB LESS RD of Section 34, Township 30 South, Range 16 East to the East side of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF SE ¼ OF SEC 34-30-16 DESC AS BEG SW COR OF SE ¼ OF SE ¼ OF SEC TH N00D05'35"W 173FT TH S79D51'E 145FT TH S00D13'18"W 148FT TH N89D 46'42"W 141.88FT TO POB LESS 30FT & W 30FT OF N 35FT OF S 65FT THEREOF FOR RD R/W of Section 34, Township 30 South, Range 16 East; thence run North 18 feet along said East side of said parcel; thence run Northwesterly 127.52 feet to the Northwest corner of said parcel; thence run South 108 feet along the west side of said parcel; thence run East 30 feet along the South side of said parcel; thence run South 35 feet along the West side of said parcel to the North right-of-way of 54th Avenue North; thence run South 60 feet to the Southeastern corner of the intersection of 37th Street North and 54th Avenue North; thence run West along the Southern right-of-way of 54th Avenue North for 703 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 3RD SEC BLK 1, LOTS 17, 18 & 19 of Section 3, Township 31 South, Range 16 East; thence run North 207.1 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOELDTKE HEIGHTS SUB BLK 1, LOT 13 of Section 34, Township 30 South, Range 16 East; thence run West 598.4 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOELDTKE HEIGHTS SUB BLK 1, LOT 24 of Section 34, Township 30 South, Range 16 East; thence run South 11.2 feet; thence run West 62.6 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WEST BURNSIDE AT LEALMAN BLK B, LOT 14 of Section 34, Township 30 South, Range 16 East; thence run West 127 feet along the north side of said parcel to the Northwest corner of said parcel; thence run South 7.6 feet along the west side of said parcel; thence run West 16 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WEST BURNSIDE AT LEALMAN BLK B, LOTS 17 AND 18 of Section 34, Township 30 South, Range 16 East; thence run West 455.5 feet to the Northeast corner of parcel a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WEST BURNSIDE AT LEALMAN BLK B, LOTS 23 THRU 26 INCL of Section 34, Township 30 South, Range 16 East; thence run West 60 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ORANGWOOD HEIGHTS BLK 1, LOTS 1 THRU 7 of Section 34, Township 30 South, Range 16 East; thence run West 599.9 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ORANGWOOD HEIGHTS BLK 1, LOTS 12 & 13 LESS S 20FT FOR RD R/W TOEGTHER WITH LOTS 10 & 11 of Section 34, Township 30 South, Range 16 East; thence run West 60 feet to the West right-of-way of 43rd Street North; thence run North 55.6 feet along the West side of said right-of-way to the Northeast Corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HIGHLAND GROVES BLK 14, LOTS 11 AND 12 of Section 34, Township 30 South, Range 16 East; thence run West 100 feet along the North side of said parcel to the Northwest corner of said parcel and the East right-of-way of the alley; thence run 16 feet to the West right-of-way of the alley and the East side of a metes and bounds parcel identified in the Pinellas

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County Property appraiser Records as HIGHLAND GROVES BLK 14, LOTS 1 THRU 8 & N ½ OF VAC ALLEY ON S & LOTS 15 THRU 19 & S ½ OF VAC ALLEY ON N LESS RD R/W FROM LOT 16 – 19 of Section 34, Township 30 South, Range 16 East; thence run North 90 feet along the East side of said parcel to the Northeast corner of said parcel; thence run West 437.5 feet along the North side of said parcel to the Northwest corner of said parcel; thence run Southeast 41.2 feet along the West side of said parcel; thence run Southwest 236.5 feet to the West corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOLDCROFT HEIGHTS UNIT 2 LOTS 161 and 162 LESS NW 10FT OF LOT 161 of Section 34, Township 30 South, Range 16 East; thence run Southeast 78.1 feet to the Southwest corner of said parcel; thence run East 22.5 feet along the south side of said parcel; thence run South 100 feet to the South right-of-way of 54th Avenue North and the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as COM NW COR OF NW ¼ TH S89D43'04"E 671.51FT TH S00D48'17"W 50FT for POB TH E 218FT(S) TH SE'LY ALG RR R/W 600FT(S) TH S 201FT (S) TH N89D53'41"W 597.54 FT TH N44D12'07"W 18.33FT TH CUR RT RAD 28FT ARC 21.73FT CB N21D57'59"W 21.19FT TH N00D16'09"E 54.43FT TH N89D53'11"W 33.49FT TH N00D48'17"E 539 FT(S) TO POB CONT 7.2AC(C) of Section 3, Township 31 South, Range 16 East; thence run South 539 feet along the west side of said parcel; thence run South 126.8 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF NW ¼ OF NW ¼ OF SEC 03-31-16 DESC COM NW COR OF NW ¼ OF SD SEC TH S89D43'10"E 661.51FT TH S00D48'45"W 717.03FT TH S89D53'11"E 15FT FOR POB TH S89D53'11"E 397.42FT TH S00D44'29"W 617.38FT TH N89D52'31"W 413.19FT TH N00D48'45"E 602.31FT TH N45D27'47"E 21.34FT TO POB CONT 5.85 AC(C) of Section 3, Township 31 South, Range 16 East to the Point of Beginning containing 46.66 acres.

Commerce District Boundary Description

Begin at the Northeast corner of the Section 34, Township 30 South, Range 16 East, Pinellas County, Florida; thence run South 50 feet to the center line of 34th Street North being the Point of Beginning; thence run West 50 feet to the West right-of-way of 34th Street North with is also the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as S 125FT OF N 175FT OF E ½ OF E ¼ OF NE ¼ OF NE ¼ OF SE ¼ LESS RD ON E of Section 34, Township 30 South, Range 16 East, thence run West 114 feet along the north side of said parcel to the Northwest corner of said parcel; thence run South 1,242 feet to the North right-of-way of 58th Avenue North also being the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as S 212FT OF E ½ OF E ¼ OF NE ¼ OF SE ¼ OF SEC 34-30-16 LESS E 50FT & LESS S 30FT FOR RD R/WS of Section 34, Township 30 South, Range 16 East; thence run South 60 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FRUIT HAVEN BLK D, ALL OF LOTS 4 & 5 AND LOTS 6 THRU 9 LESS E 20FT FOR RD R/W of Section 34, Township 30 South, Range 16 East; thence run South 605 feet to the North right-of-way of 56th Avenue North also being the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FRUIT HAVEN BLK D, LOTS 13 THRU 16 LESS E 20FT FOR RD R/W of Section 34, Township 30 South, Range 16 East; thence run South 60 feet to the South right-of-way of 56th Avenue North; thence run West 61.5 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PREMIER TERRACE BLK 1, LOTS 11 THRU 21 LESS RD R/W of Section 34, Township 30 South, Range 16 East; thence run South 134.7 feet along the West side of said parcel; thence run West 40 feet along the said parcel; thence run South 135 feet along

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the West side of said parcel to the Southwest corner of said parcel also being the North right-of-way of 55th Avenue North; thence run South 60 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PREMIER TERRACE BLK 2, LOTS 10 THRU 20 LESS RD R/W of Section 34, Township 30 South, Range 16 East; thence run South 135 feet along the West side of said parcel; thence East 40 feet along the said parcel; thence run South 135 feet to the Southwest corner of said parcel also being the North right-of-way of 54th Avenue north; thence run South 74.7 feet to the South right-of-way of 54th Avenue North; thence run Westerly 470.3 feet along the South right-of-way of 54th Avenue North to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 1ST SEC BLK 4, LOTS 14 & 15 LESS RD R/W ON N & ALL OF LOT 16 of Section 03, Township 31 South, Range 16 East; thence run South 127 feet to the Southwest corner of said parcel; thence run East 268 feet along North right-of-way of the alley; thence run South 143.1 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LELLMAN HEIGHTS 1ST SEC BLK 4, LOTS 7 & 8 LESS RD ON N & W ½ OF VAC ALLEY ON E & N ½ OF VAC ALLEY ON S & LOTS 23, 24 & 25 & E ½ OF LOT 22 & S ½ OF VAC ALLEY N OF LOTS 24 & 25 PER O.R. 8974/1529 of Section 03, Township 31 South, Range 16 East; thence run East 218.6 feet along the North right-of-way of 53rd Avenue North; thence run South 992.6 feet along the East right-of-way of the alley to the South right-of-way of 50th Avenue North; thence run 1,052.6 feet to the South right-of-way of 50th Avenue North; thence run West 158.9 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N 155FT OF E 300FT OF SE ¼ OF NE ¼ OF SEC 3-31-16 LESS RD R/WS and COM NE COR OF SE ¼ OF NE ¼ OF SEC 3-31-16 TH S 155FT FOR POB TH W 300FT TH S 125FT TH E 300FT TH N 125FT TO POB LESS 50FT FOR RD R/W and 125FT OF N 405FT OF E300FT OF SE ¼ OF NE ¼ LESS ST of Section 03, Township 31 South, Range 16 East; thence run South 330.2 feet along West side of said parcels; thence run West 100 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM SE COR OF NE ¼ TH W 165FT (S) TO NE'LY LINE OF JOE'S CREEK TH N43DW 41.52 FT FOR POB TH N43DW 156.58 FT TH N33DW 142.73FT TH N06DW 204.28FT TH N06DE 32.24FT TH SE ALG ARC OF CURVE TO LEFT 50.47FT TH E 300FT (S) TH S 438FT (S) TH W 150FT (S) TO POB AND THAT PT DES AS FROM E ¼ COR TH N 530FT TH W 300 FT FOR POB TH W 50FT TH NW'LY ALG ARC OF CURVE TO RIGHT 42.7FT TH N06DW 170FT (S) TH N 230FT (S) TH E 100FT TH S 422FT TO POB CONT 3.51 AC (C) of Section 03, Township 31 South, Range 16 East; thence run South 230.11 feet along West side of said parcel; thence run Southerly 163.2 feet along an arc on West side of said parcel; thence run Southwesterly 72.2 feet to the corner of said parcel; thence run South 237 feet along an arc on West Side of said parcel; thence run Southeasterly 142.73 feet along West side of said parcel to the North right-of-way of Joe's Creek; thence run Southeasterly 360 feet along the North right-of-way of Joe's Creek to the Southern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as COM 50FT W OF E ¼ COR SEC FOR P O B RUNS S 114.87FT NW ALONG CREEK 158.96FT E 110.68FT TO P O B of Section 03, Township 31 South, Range 16 East; thence run North 459.87 feet along the West right-of-way of 34th Street North; thence run East 711 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N ½ OF SW ¼ OF SW ¼ OF NW ¼ LESS W 50FT FOR R/W CONT 4.63AC (C) of Section 03, Township 31 South, Range 16 East; thence run North 331 feet to the Northeastern corner of said parcel; thence run West 280.89 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as S 125FT OF W 350FT OF NW ¼ OF SW ¼ OF NW ¼ OF SEC 2-31-16 LESS RD R/W ON W of Section 02, Township 31 South, Range 16 East; thence run North 250 feet to the Northeast

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corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N 125FT OF S 250FT OF W 350FT OF NW ¼ OF SW ¼ OF NW ¼ LESS W 50FT FOR ST (RISHER MOTOR LEASE) of Section 02, Township 31 South, Range 16 East; thence run West 50 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N 100FT OF S 350FT OF W 300FT OF NW ¼ OF SW ¼ OF NW ¼ OF SEC 02-31-16 LESS W 50FT FOR RD R/W (AAMCO AUTO TRANSMISSION LEASE) of Section 02, Township 31 South, Range 16 East; thence run North 200 feet to the Northeastern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N 100FT OF S 450FT OF W 300FT OF NW ¼ OF SW ¼ OF NW ¼ OF SEC 02-31-16 LESS W 50FT FOR RD R/W (PEOPLES LOAN & FINANCE CORP LEASE) of Section 02, Township 31 South, Range 16 East; thence run East 25.99 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF NW ¼ OF SEC 02-31-16 DESC AS FROM NW COR OF SW ¼ OF NW ¼ OF SEC TH S89D52'04"E 50FT TH S00D15'45" W 33FT FOR POB TH S89D52'04"E 224FT TH S'LY 178.7FT TH N89D49'01"W 224FT TH N00D15'45"E 178.5 FT TO POB of Section 02, Township 31 South, Range 16 East; thence run North 241.7 feet to the North right-of-way of 50th Avenue North; thence run East 389 feet along the North right-of-way of 50th Avenue North to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF NW ¼ OF NW ¼ OF SEC 2-31-16 DESC FROM SW CO OF NW ¼ OF SEC TH N00D15'01"E 1353.66FT TH S89D50'29"E 50FT FOR POB TH N00D15'01"E 301.57FT TH S89D49'54"E 612.32FT TH S00D19'56"W 301.47FT TH N89D50'29"W 611.89FT TO POB CONT 4.23AC(C) of Section 02, Township 31 South, Range 16 East; thence run North 631.47 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BEG 331.5FT N & 50FT E OF SW COR OF NW ¼ OF NW ¼ RUN N 330FT TH E 612.2FT TH S 330FT TH W 611.9FT TO POB (T.B. LEASE) CONT 4.7AC of Section 02, Township 31 South, Range 16 East; thence run East 661 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PT OF N ½ OF NW ¼ OF NW ¼ IN SEC 02-31-16 INCL PT OF S 30FT OF VAC 60FT 53RD AVE N LYING BTWN 33RD ST N & 34TH ST N ALL DESC BEG SE COR OF 34TH ST N & C/L OF VAC 60FT 53RD AVE N TH S89D49'14"E 582FT(S) TH S00D19'05"W 30FT TH E'LY ALG S R/W LN OF 53RD AVE N 692.48FT TO C/L OF 31ST ST N TH S 301.35FT TH W'LY 1274.65FT TH N'LY ALG E RD R/W OF 34TH ST N 331.75FT TO POB CONT (9.21AC(C)) (PER O.R.'S 5791/391, 8855 137 & 13000/2113) of Section 02, Township 31 South, Range 16 East; thence run North 301.35 feet to the Northeast corner of said parcel; thence run West 692.48 feet along the north side of said parcel; thence run North 300.4 feet to the South right-of-way of 54th Avenue North; thence run North 221.5 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK D, LOT 13 of Section 35, Township 30 South, Range 16 East; thence run West 200 feet along South right-of-way of alley to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK D, LOTS 15 AND 16 LESS RD R/W ON S of Section 35, Township 30 South, Range 16 East; thence run North 143 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK D, LOT 1 LESS RD R/W ON W & LOTS 2 THRU 8 & LOTS 17 THRU 21 LESS RD R/W TO S of Section 35, Township 30 South, Range 16 East; thence run West 201 feet long the north side of said parcel; thence run North 203 feet to the North right-of-way of alley; thence run East 101.3 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK C, LOT 1 LESS W 20FT THEREOF & ALL OF LOTS 2 THRU 6 of Section 35, Township 30 South, Range 16 East; thence run North 127 feet along the east side of said parcel; thence run West 54.1 feet along the South

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right-of-way of 56th Avenue North; thence run North 187 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK B, LOTS 20, 21, 22, & 23 & E 30.75FT OF LOT 24 of Section 35, Township 30 South, Range 16 East; thence run West 40 feet along South right-of-way of alley; thence run North 63 feet to East corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK B, LOTS 2 & 3 & LOT 1 LESS W 20FT OF LOT 1 FOR RD & LOT 4 LESS E 35FT OF N 80FT OF LOT 4 & W 10FT OF S 47FT OF LOT 5 of Section 35, Township 30 South, Range 16 East; thence run West 45 feet on the North side of said parcel; thence run North 80 feet to the Northeast corner of said parcel; thence run East 15 feet along the South right-of-way of 57th Avenue North; thence run North 203.6 feet to the North right-of-way of alley; thence run East 101 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ARCADIAN HEIGHTS BLK A, LOTS 1 THRU 5 LESS RD R/W of Section 35, Township 30 South, Range 16 East; thence run North 187.5 feet to the North right-of-way of 58th Avenue North; thence run East 46.5 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as E 130FT OF S 330FT OF W 330FT OF NW ¼ OF SW ¼ LESS S 30FT of Section 35, Township 30 South, Range 16 East; thence run North 1,242 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N 300FT OF W 330FT OF NW ¼ OF SW ¼ LESS N 50FT & W 50FT FOR RDS CONT 1.6 AC(C) of Section 35, Township 30 South, Range 16 East; thence run West 80 feet along the North side of said parcel: thence run North 100 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK G, LOTS 11 THRU 14 INCL of Section 35, Township 30 South, Range 16 East; thence run 200 feet North 100 feet to the Northeast corner of said parcel; thence run 200 feet West to the Northwest corner of said parcel; thence run South 200 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as N 300FT OF W 330FT OF NW ¼ OF SW ¼ LESS N 50FT & W 50FT FOR RDS CONT 1.6AC (C) of Section 35, Township 30 South, Range 16 East; thence run West 50 feet to the center line of 34th Street North to the Point of Beginning containing 81.64 acres.

Together with the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK A, LOTS 6, 12 AND 13 of Section 35, Township 30 South, Range 16 East also being the Point of Beginning; thence run South 110 feet along the West side of said parcel; thence run Southwesterly 35.9 feet to the west corner of said parcel; thence run Southeasterly 148 feet to the North right-of-way of Division Drive North; thence run Northeasterly 97 feet; thence run Southeasterly 55.5 feet to the West corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK B, LOTS 14 AND 15 of Section 35, Township 30 South, Range 16 East; thence run Southeasterly 138 feet along the west side of said parcel; thence run Southeasterly 78 feet; thence run Southeasterly 346 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK B, LOT 26 & N 35FT OF LOT 27 of Section 35, Township 30 South, Range 16 East; thence run Southwesterly 217.7 feet to South right-of-way of 55th Avenue North; thence run West 451 feet in an arc to the Northeastern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HIEGHTS BLK D, LOT 3 of Section 35, Township 30 South, Range 16 East; thence run Northwesterly in an arc 50 feet to the Northeastern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK D, LOTS 1, 2, 23 & 24 of Section 35, Township 30 South, Range 16 East; thence run West 100 feet to the Northwestern corner arc of said parcel; thence run South 268 feet along the West side of said parcel to the

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Southwestern corner arc of said parcel; thence run East 100 feet along the South side of said parcel; thence run North 6.4 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK D, LOTS 4 THRU 22 LESS RD R/W ON S PER O.R. 16479/1478 of Section 35, Township 30 South, Range 16 East; thence run Easterly 542 feet in an arc; thence run North 6 feet; thence run East 15 feet; thence run Northeasterly 21.5 feet to the West right-of-way of 28th Street North; thence run East 60 feet to the Southwestern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM SW COR OF SE ¼ OF SEC 35-30-16 TH N 66FT TH E 30FT FOR POB TH N 651.37 FT TH N67D38'43"E 126.26FT TH S40DE 930FT(S) TH W 678 FT(S) TH N 16FT TH W 30FT TO POB CONT 6.7 AC(C) of Section 35, Township 30 South, Range 16 East; thence run East 30 feet along the South side of said parcel; thence run South 16 feet to the North right-of-way of 54th Avenue North; thence run South 81 feet to a West corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISAT SUB BLK 1, LOTS 38 THRU 45 LESS THAT PART DESC FROM NE COR OF NW ¼ OF SEC 02-31-16 TH S00D30'30"W 30FT TH S89D52'33"E 30FT FOR POB TH S89D52'33"E 27.12FT TH S47D39'58"W 36.99FT TH N00D30'30"E 24.97FT TO POB PER O.R. 16479/1486 of Section 02, Township 31 South, Range 16 East; thence run Southwesterly 36.9 feet to the Northwest corner of said parcel; thence run South 50 feet to the Southwest corner of said parcel; thence run East 550 feet along the North right-of-way of the alley to a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA SUB BLK 1, LOTS 59 THRU 61 LESS RD R/W PER O.R.'S 3481/928 & 3601/112 TOGETHER WITH N ½ VAC 15FT ALLEY ADJ ON S OF LOTS 60 & 61 PER O.R. 20148/2453 of Section 02, Township 31 South, Range 16 East; thence run South 90 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA SUB BLK 1, LOTS 14 & 15 TOGETHER WITH ½ VAC 15FT ALLEY ADJ ON N PER O.R. 20148/2453 of Section 02, Township 31 South, Range 16 East; thence run East 335 feet to the Southeastern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA SUB BLK 1, LOTS 5 THRU 8 TOGETHER WITH E ½ VAC 15FT ALLEY ADJ ON W PER O.R. 20148/2453 of Section 02, Township 31 South, Range 16 East; thence run Southeasterly to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PT OF NW ¼ OF NE ¼ DESC BEG AT PNT ON S R/W OF 54TH AVE N & E'LY R/W OF HAINES RD TH E 165.22FT TH S 145.1FT TH W 66.64FT TH N40DW 172.28FT TH N41DE 16.37FT TO POB of Section 02, Township 31 South, Range 16 East; thence run East 66.64 feet along the South side of said parcel; thence run North 255.1 feet to the North right-of-way of 54th Avenue North; thence run East 474.4 feet along the North right-of-way of 54th Avenue North; thence run Northeasterly 66.1 feet in an arc to the Southeasterly corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as RENWICK, ERLE SUB NO. 4 BLK 9, LOTS 1, 2, 8, 9 & 10 LESS RD R/W ON S PER O.R. 3332/345 & O.R. 3380/192 of Section 35, Township 30 South, Range 16 East; thence run North 158.1 feet to the Northeast corner of said parcel; thence run West 120 feet to the Northwest corner of said parcel; thence run South 107 feet along the West side of said parcel; thence run West 180 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as RENWICK, ERLE SUB NO. 4 BLK 9, W 55FT OF LOT 5 of Section 35, Township 30 South, Range 16 East; thence run North 529.84 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF S ½ OF E 3/8 OF SW ¼ OF SE ¼ OF SEC 35-30-16 DESC FROM SE COR OF SW ¼ OF SE ¼ OF SD SEC TH N00D23'41"E 288.73 FT FOR POB TH N89D48'30"W 106.62FT TH N 80.44FT TH W 31FT TH N 44.44FT TH W 161.72FT TH N 122.09FT TH W 115.88FT TH N 126.44FT TH S89D52'24"E 414.79FT

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TH S00D04'08"E 372.84FT TO POB CONT 2.38AC(C) of Section 35, Township 30 South, Range 16 East; thence run West 494.76 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF S ½ OF E 3/8 OF SW ¼ OF SE ¼ OF SEC 35-30-16 DESC FROM SE COR OF SW ¼ OF SE ¼ OF SD SEC TH N00D23'41"E 288.73 FT TH N89D48'30"W 106.62FT FOR POB TH N89D48'30"W 29.33FT TH S00D05'09"E 58.77FT TH N89D53'23"W 174.03FT TH S00D08'14"E 175.05FT TH N89D54'41"W 185.82FT TH N00D00'32"E 606.68FT TH S89D52'24"E 79.97FT TH S 126.44FT TH E 115.88FT TH S 122.09FT TH E 161.73FT TH S 44.44FT TH E 31FT TH S 80.44FT TO POB CONT 3.09AC(C) of Section 35, Township 30 South, Range 16 East; thence run North 143 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM INTERSECTION OF C/L OF HAINES RD & 54TH AVE N RUN 51.7FT TH N39DW 791.04FT TO POB TH CONT N39DW 183.1FT TH E 621.8FT TH S 235.61FT TH W 321.81FT TH N 91FT TH W 182.7FT TO POB CONT 2.51AC(C) of Section 35, Township 30 South, Range 16 East; thence run West 687.8 feet to the West right-of-way of Haines Road; thence run Northwesterly 234.8 feet to the Eastern corner arc of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK B, LOTS 16 AND 17 & N 20FT OF LOT 18 Section 35, Township 30 South, Range 16 East; thence run North 311.5 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as INGALSBE'S REPLAT LOT A of Section 35, Township 30 South, Range 16 East; thence run West 350 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as ROMEO HEIGHTS BLK A, LOTS 6, 12 AND 13 of Section 35, Township 30 South, Range 16 East and the Point of Beginning containing 35.37 acres.

Together with a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK F, LOTS 9, 10 & 11 AND VAC ST of section 35, Township 30 South, Range 16 East containing 0.37 acres.

Local Trade District Boundary Description

Begin at the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF S ½ OF SW ¼ OF NW ¼ OF N/W ¼ OF SEC 35-30-16 DESC FROM SW COR OF SW ¼ NW ¼ OF SD SEC 35 TH N00D02'46"W 1322.15FT TH S89D49'38"E 372FT FOR POB TH N31D56'21"W 272.26FT TH S89D48'32"E 437FT TH S00D30'09"E 230.51FT TH N89D49'38"W 293.17FT TO POB LESS 30FT FOR RD R/W FOR 66TH AVE N CONT 1.69 AC(C) of Section 35, Township 30 South, Range 16 East also being the Point of Beginning; thence run Southwest 105 feet along the East right-of-way of Haines Road; thence run West 202 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM SW COR OF NW ¼ OF NW ¼ SEC 35-30-16 TH N 30FT TH E 83FT FOR POB TH N 110.8FT TH E 122.6FT TH SE'LY 132.6FT TH W 193FT(S) TO POB of Section 35, Township 30 South, Range 16 East; thence run South 110.8 feet to the North right-of-way of 66th Avenue North; thence run Southeasterly 829.6 feet along the East right-of-way of Lincoln Way to the Northwestern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK B, LOT 1 of Section 35, Township 30 South, Range 16 East; thence run West 373.2 feet along the South right-of-way of 64th Avenue North to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK G, LOTS 24 & 23 of Section 35, Township 30 South, Range 16 East; thence run South 240 feet to the Southwest corner of a metes and bounds

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parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK G, LOTS 20, 21 AND 22 of Section 35, Township 30 South, Range 16 East; thence run East 160 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK D, LOT 6 of Section 35, Township 30 South, Range 16 East; thence run South 340 feet along the East right-of-way of 33rd Way North to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK G, LOTS 11 THRU 14 INCL of Section 35, Township 30 South, Range 16 East; thence run East 513.6 feet along the North right-of-way of 62nd Avenue North to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LINCOLN PLACE BLK C, LOTS 9 AND 10 of Section 35, Township 30 South, Range 16 East; thence run South 287 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as SUNSHINE HEIGHTS MONOR LOT 38 of Section 35, Township 30 South, Range 16 East; thence run East 257.4 feet to the East side of the alley; thence run South 124.5 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as S 50FT OF N 360FT OF E 247.5FT OF NW ¼ OF SW ¼ OF SEC 35-30-16 LESS E 30FT FOR RD R/W of Section 35, Township 30 South, Range 16 East; thence run East 280.5 feet to the East right-of-way of 31st Street North; thence run South 292 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FLORIDA POWER FARM PLAT 1 LOTS 5 & 6 of Section 35, Township 30 South, Range 16 East; thence run East 127 feet along the south side of said parcel; thence run Northeasterly 140.7 feet along the Southerly side of said parcel to the South right-of-way of Haines Road; thence run Northeasterly 63.3 feet to the West corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 8, LOT 20 of Section 35, Township 30 South, Range 16 East; thence run Southeasterly 412.3 feet along an arc on the North right-of-way of Haines Road; thence run South 513.2 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM SSW COR OF NE ¼ OF SW ¼ TH E 652FT TH N 30 FT FOR POB TH N 421FT(S) TH S39DE 261FT(S) TH S 220 FT(S) TH W 165FT TO POB POB CONT 1.21AC(C) of Section 35, Township 30 South, Range 16 East; thence run East 347 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FROM SW COR OF NE ¼ OF SW ¼ OF SEC 35-30-16 TH S89D37'30"E 817FT TH N 30 FT FOR POB TH N 220FT(S) TH 39D20'30"E 286FT(S) TH N89D37'30"W 182FT(S) TO POB of Section 35, Township 30 South, Range 16 East; thence run Northwest 6.8 feet along the East side of said parcel; thence run East 159.9 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 14, LOTS 9 & 10 of Section 35, Township 30 South, Range 16 East; thence run North 106.9 feet along the East side of said parcel; thence run West 31.9 feet along the North side of said parcel to the Eastern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 14, LOT 11 of Section 35, Township 30 South, Range 16 East; thence run Northwesterly 138.3 feet to the Northern corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 14, NE'LY 40.73FT OF LOTS 12 AND 13 of Section 35, Township 30 South, Range 16 East also being the Southern right-of-way of 58th Place North; thence run Northwesterly 157.9 feet to the Northeast corner of a metes and

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bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 13, LOTS 16 THRU 21 11 of Section 35, Township 30 South, Range 16 East; thence run West 100 feet along the North side of said parcel; thence run Northwesterly 134.2 feet to the North corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 13, LOT 22 of Section 35, Township 30 South, Range 16 East; thence run Southwest 14 feet along the Southern right-of-way of 59th Avenue North; thence run Northwesterly 203.9 feet to the North corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 9, LOTS 7, 8 & 9 ALL LESS N'LY 15FT THEREOF of Section 35, Township 30 South, Range 16 East; thence run Northeasterly 15 feet along the South side of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 9, LOTS 1, 2, 10, 11 AND 12 of Section 35, Township 30 South, Range 16 East; thence run Northwesterly 3.1 feet; thence run East 16.5 feet to the Southeast corner of said parcel; thence run North 102 feet to the Northeast corner of said parcel; thence run West 100.2 feet along the south right-of-way of 60th Avenue North; thence run North 152 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 8, LOTS 16 AND 17 of Section 35, Township 30 South, Range 16 East; thence run West 100 feet along the North side of said parcel; thence run South 20 feet along the West side of said parcel to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 8, LOTS 18 AND 19 of Section 35, Township 30 South, Range 16 East; thence run Westerly 50 feet along the North side of said parcel to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 8, LOT 4 of Section 35, Township 30 South, Range 16 East; thence run North 117.5 feet to the Northeast corner of said parcel; thence run West 298.5 feet to a point in the right-of-way of 61st Avenue North; thence run North 253.7 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BILTMORE TERRACE BLK 1, LOT 3 of Section 35, Township 30 South, Range 16 East; thence run East 141.5 feet along the south right-of-way of 62nd Avenue North; thence run North 201 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WASHINGTON TERRACE BLK 15, W ½ OF LOT 12 of Section 35, Township 30 South, Range 16 East; thence run West 135 feet to the West right-of-way of 31st Street North; thence run North 210.5 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WASHINGTON TERRACE BLK 16, E 97FT OF LOT 7 of Section 35, Township 30 South, Range 16 East; thence run West 98 feet to the Northwest corner of said parcel; thence run Northwest 653.5 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WASHINGTON TERRACE BLK 1, LOTS 7, 19 AND 20 of Section 35, Township 30 South, Range 16 East; thence run East 118.3 feet along the Southern boundary of said parcel; thence run Northwest 108.8 feet to the Northeast corner of said parcel; thence run West 118.3 feet along the North side of said parcel to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WASHINGTON TERRACE BLK 1, LOTS 4, 5 & 6 of Section 35, Township 30 South, Range 16 East; thence run Northwesterly 272.1 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WASHINGTON TERRACE BLK 1, LOTS

BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

2 AND 3 of Section 35, Township 30 South, Range 16 East; thence run East 118.3 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as WASHINGTON TERRACE BLK 1, LOTS 1 & 26 of Section 35, Township 30 South, Range 16 East; thence run Northwesterly 127.6 feet along the West side of said parcel to the North right-of-way of 66th Avenue North; thence run East 71.4 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF S ½ OF SW ¼ OF NW ¼ OF NW ¼ OF SEC 35-30-16 DESC FROM SW COR OF SW ¼ NW ¼ OF SD SEC 35 TH N00D02'46"W 1322.15 FT TH S89D49'38"E 372FT FOR POB TH N31D56'21"W 272.26FT TH S89D48'32"E 437FT TH S00D30'09"E 230.51FT TH N89D49'38"W 293.17FT TO POB LESS S 30FT FOR RD R/W FOR 66TH AVE N CONT 1.69 AC(C) of Section 35, Township 30 South, Range 16 East; thence run North 200.51 feet along the East side to the Northeast corner of said parcel; thence run West 437 feet along the North side to the Northwest corner of said parcel also being the Point of Beginning containing 34.71 acres.

Together with the Northwest corner of a metes and bound parcel identified in the Pinellas County Property Appraiser Records as KAY'S GARDENS N 175.57FT OF LOT 7 LESS W 17FT FOR RD R/W of Section 35, Township 30 South, Range 16 East also the Point of Beginning; thence run South 126 feet along the west side of said parcel; thence run Southeast 114 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as KAY'S GARDENS PT OF LOTS 2 THRU 7 DESC FROM SE COR LOT 2 TH W 449.38FT TH N32DW 155FT(S) TH E 283FT(S) TH N 25.57FT TH E 200FT TH S 25.51FT TH E 50FT TH S 130.51FT TO POB of Section 35, Township 30 South, Range 16 East; thence run East 449.3 feet to the Southeast corner of said parcel; thence run North 130.5 feet along the east side of said parcel; thence run West 50 feet along the north side of said parcel; thence run North 25.5 feet along the Eastside of said parcel; thence run West 200 feet along the North side of said parcel; thence run North 175.5 feet along the East side of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as KAY'S GARDENS N 175.57FT OF LOT 7 LESS W 17FT FOR RD R/W of Section 35, Township 30 South, Range 16 East; thence run West 314.9 feet to the Northwest corner of said parcel also being the Point of Beginning containing 2.83 acres.

Together with the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA SUB BLK 2, LOTS 8 & 9 of Section 02, Township 31 South, Range 16 East also being the Point of Beginning; thence run South 78.6 feet along the west side of said parcel; thence run East 140 feet to the East right-of-way of an alley; thence run South 7.1 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA SUB BLK 2, LOTS 1, 2, 3 AND 4 of Section 02, Township 31 South, Range 16 East; thence run Southeast 112.3 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA ANNEX REP LOTS 5 & 6 of Section 02, Township 31 South, Range 16 East; thence run Southeasterly 60.2 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA ANNEX REP LOTS 51 & 51A TOGETHER WITH N ½ OF VAC ALLEY LYING N OF LOTS 52 & 53 & LYING N OF E 12 FT OF LOTS 54, TOGETHER WITH W ½ OF VAC ALLEY LYING E OF LOT 51A PER RES 08-52 O.R. 16221/2553 of Section 02, Township 31 South, Range 16 East; thence run West 59.7 feet to the Northwest corner of said

BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

parcel; thence run South 75 feet to the Southwest corner of said parcel; thence run East 63 feet along the south side of said parcel; thence run South 90 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA ANNEX REP LOTS 1 & 2 & E ½ OF VAC ALLEY ADJ ON W TOGETHER WITH LOTS 52 & 53 & E 12FT OF LOT 54 & S ½ OF VAC ALLEY ADJ ON N & W ½ OF VAC ALLEY ADJ ON E PER RES 08-52 O.R. 16221/2553 of Section 02, Township 31 South, Range 16 East; thence run East 391.5 feet to the East right-of-way of Haines Road; thence run Southeast 347.6 feet along the East right-of-way of Haines Road; thence run South 393.82 feet to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as PART OF NE ¼ OF NE ¼ OF SEC 2-31-16 DESC FROM SW COR OF NE ¼ OF NE ¼ OF SEC TH N00D27'33"E 30FT TO N R/W OF 50TH AVE N TH S89D52'33"E 300FT FOR POB TH N00D27;33"E 201.13FT TH N50D20'23"E 57.60FT TO SW'LY R/W OF HAINES RD TH S39D40'33"E 157.94FT TH CUR LT RAD 683FT ARC 171.48FT ALG R/W TO N R/W OF 50TH AVE N TH N89D52'33"W 271.66FT TO POB of Section 02, Township 31 South, Range 16 East; thence run East 538 feet to a point in Haines Road; thence run Northerly 116.8 feet to the West right-of-way of I-275; thence run Northerly 247 feet along the West right-of-way of I-275 to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HEINZ SUB LOTS 20, 21 & 22 & VAC PT OF I-275 ADJ ON E of Section 02, Township 31 South, Range 16 East; thence run West 164.4 feet to East corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HEINZ SUB LOTS 14 AND 15 of Section 02, Township 31 South, Range 16 East; thence run North westerly 71.5 feet along the east side of said parcel; thence run North 130.5 feet to the North right-of-way of 51st Avenue North; thence run East 75.3 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HEINZ SUB LOT 6 of Section 02, Township 31 South, Range 16 East; thence run North 100 feet to the Northeast corner of said parcel; thence run Northwest 21.6 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FAIRFIELD HEIGHTS LOTS 21, 22 AND 23 of Section 02, Township 31 South, Range 16 East; thence run North 124 feet to the Northeast corner of said parcel; thence run West 450 feet along the South right-of-way of 52nd Avenue North; thence run North 183.4 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FAIRFIELD HEIGHTS LOT 3 of Section 02, Township 31 South, Range 16 East; thence run West 289.7 feet to the West right-of-way of Haines Road; thence run Northwesterly 134.3 feet along the West right-of-way of Haines Road; thence run in an westerly arc 35.7 feet to the South right-of-way of 53rd Avenue North; thence run West 179 feet along the South right-of-way of 53rd Avenue North to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as GROVE PARK VISTA SUB BLK 2, LOTS 8 & 9 of Section 02, Township 31 South, Range 16 East and the Point of Beginning containing 8.56 acres.

Together with the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FIFTIETH AVE HOMESITES REV W 104.35FT OF LOT 1 of Section 02, Township 31 South, Range 16 East as the Point of Beginning; thence run South 701.6 feet along the East right-of-way of 28th Street North to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOERNER'S HOMESITE ADD W 112FT OF LOT 2 of Section 02, Township 31 South, Range 16 East; thence run East 7 feet to the

BOUNDARY DESCRIPTIONS - LEALMAN FORM BASED CODE DISTRICTS

Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as MICHAEL DICK SUB BLK 1, LT 1 of Section 02, Township 31 South, Range 16 East as POB; thence run South 828.48 feet along the East right-of way of 28th Street North to the Southwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as BEG 131.43FT N OF S LINE OF N ½ OF NW ¼ OF SE ¼ ON E LN OF 28TH ST N FOR POB TH N 200.08FT TH SE 351.37FT TH S 169.08FT TH W 350FT TO POB CONT 1.48AC(C) of Section 02, Township 31 South, Range 16 East; thence run East 350 feet along the south side to the Southeast corner of said parcel; thence run North 169.08 feet along the East side to the Northeast corner of said parcel; thence run Northwesterly 351.37 along the south bank of Joe's Creek drainage right-of-way; thence run North 241.5 feet to the North right-of-way of 46th Avenue North; thence run East 31.2 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as LAKESIDE ESTATES LOT 1 LESS W 10FT ST & W 30FT OF LOT 2 of Section 02, Township 31 South, Range 16 East; thence run North 100 feet along the East side to the Northeast corner of said parcel; thence run West 21.5 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as MICHAEL DICK SUB BLK 2, LOT 1 of Section 02, Township 31 South, Range 16 East; thence run North 294.4 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as MICHAEL DICK SUB BLK 1, LOT 1 of Section 02, Township 31 South, Range 16 East; thence run West 2.4 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOERNER'S HOMESITE ADD W 112FT OF LOT 2 of Section 02, Township 31 South, Range 16 East; thence run North 176 ft to the North right-of-way of 47th Avenue North; thence run East to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOERNER'S HOMESITE LOTS 31, & 32 & S 28 FT OF LOT 30 & W 10 FT OF LOT 33 of Section 02, Township 31 South, Range 16 East; thence run North 116 feet along the East side to the East corner of said lot; thence run West 10 feet along the North side of said parcel; thence run North 294.6 feet to the Northeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as HOERNER'S HOMESITE LOT 1 of Section 02, Township 31 South, Range 16 East; thence run East 39.6 feet to the Southeast corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FIFTIETH AVE HOMESITES REV E 82.65FT OF LOT 1 of Section 02, Township 31 South, Range 16 East; thence run North 115 feet to the Northeast corner of said parcel; thence run West 186.9 feet to the Northwest corner of a metes and bounds parcel identified in the Pinellas County Property Appraiser Records as FIFTIETH AVE HOMESITES REV W 104.35FT OF LOT 1 of Section 02, Township 31 South, Range 16 East also being the Point of Beginning containing 5.25 acres.

APPLICATION – ITEM NO. 7.

7. GROSS ACREAGE (parcels & ROWs)

44.66 = Neighborhood Park

117.38 = Commerce

51.35 = Local Trade

213.39 = Gross Total

NET ACREAGE (parcels only)

36.50 = Neighborhood Park

93.42 = Commerce

38.71 = Local Trade

168.63 = Net Total

APPLICATION – ITEM NO. 13.

13. The proposed Comprehensive Plan amendment, and associated Future Land Use Map (FLUM), Land Development Code (LDC), and Zoning Atlas amendments are a result of significant study and analysis along with community input. This input consisted of a community engagement process in preparation of the Lealman Form Based Code (L-FBC) over the course of several public workshops and direct consultation with the Lealman Citizen Advisory Committee. The proposed changes will provide the Lealman community with opportunity for redevelopment in three (3) separate Mixed Use Corridor-Supporting (MUC-Su) designations along four (4) major transportation corridors. Each designation and associated L-FBC districts have been customized to recognize the character and nature of the road corridor and surrounding neighborhood and will encourage provision of new housing opportunities and commercial services using an efficient and streamlined review process.

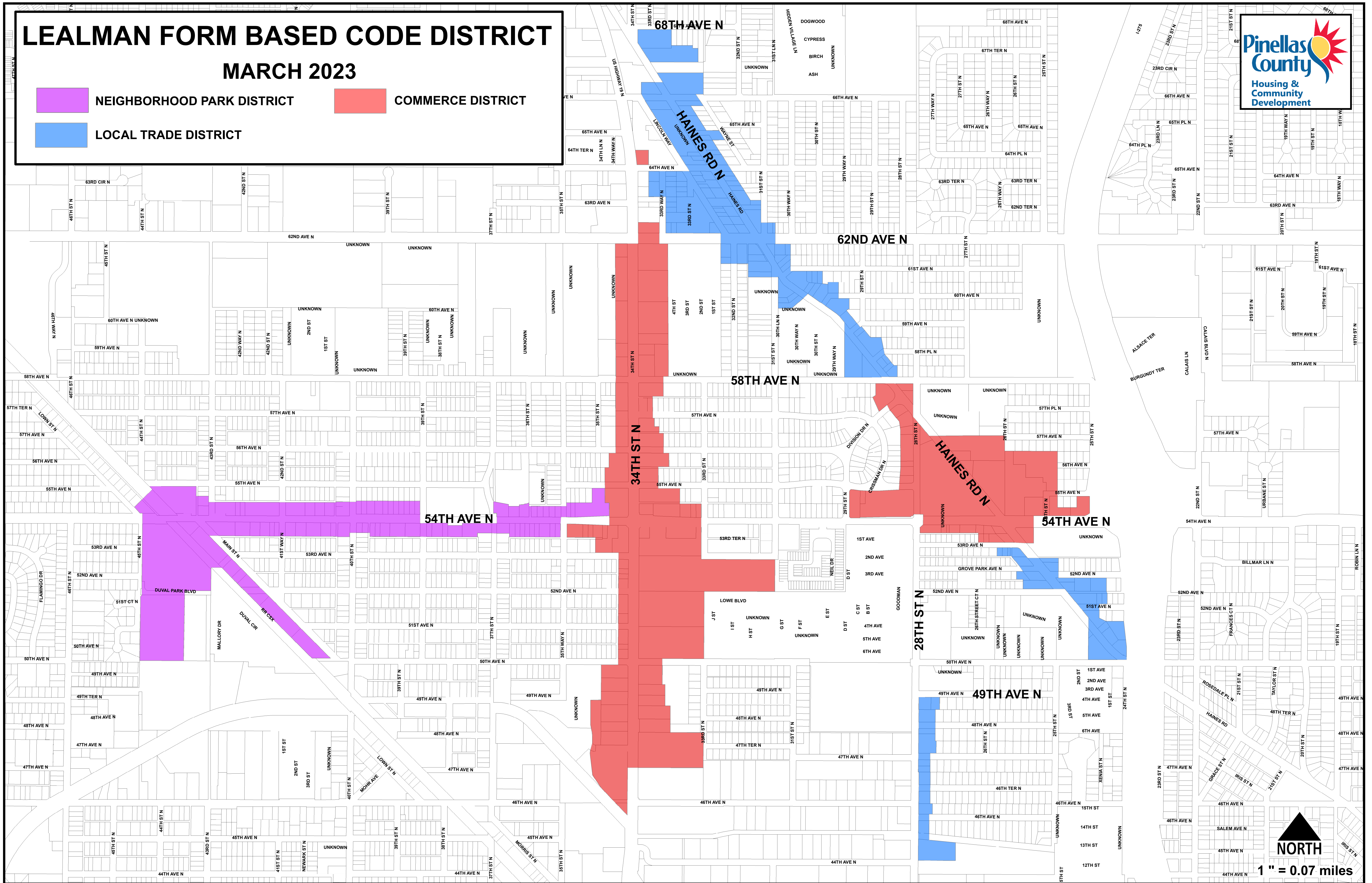
LEALMAN FORM BASED CODE DISTRICT

MARCH 2023

 NEIGHBORHOOD PARK DISTRICT

 COMMERCE DISTRICT

 LOCAL TRADE DISTRICT



MAP 1 - CURRENT ZONING

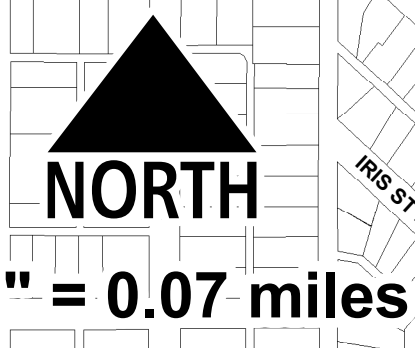
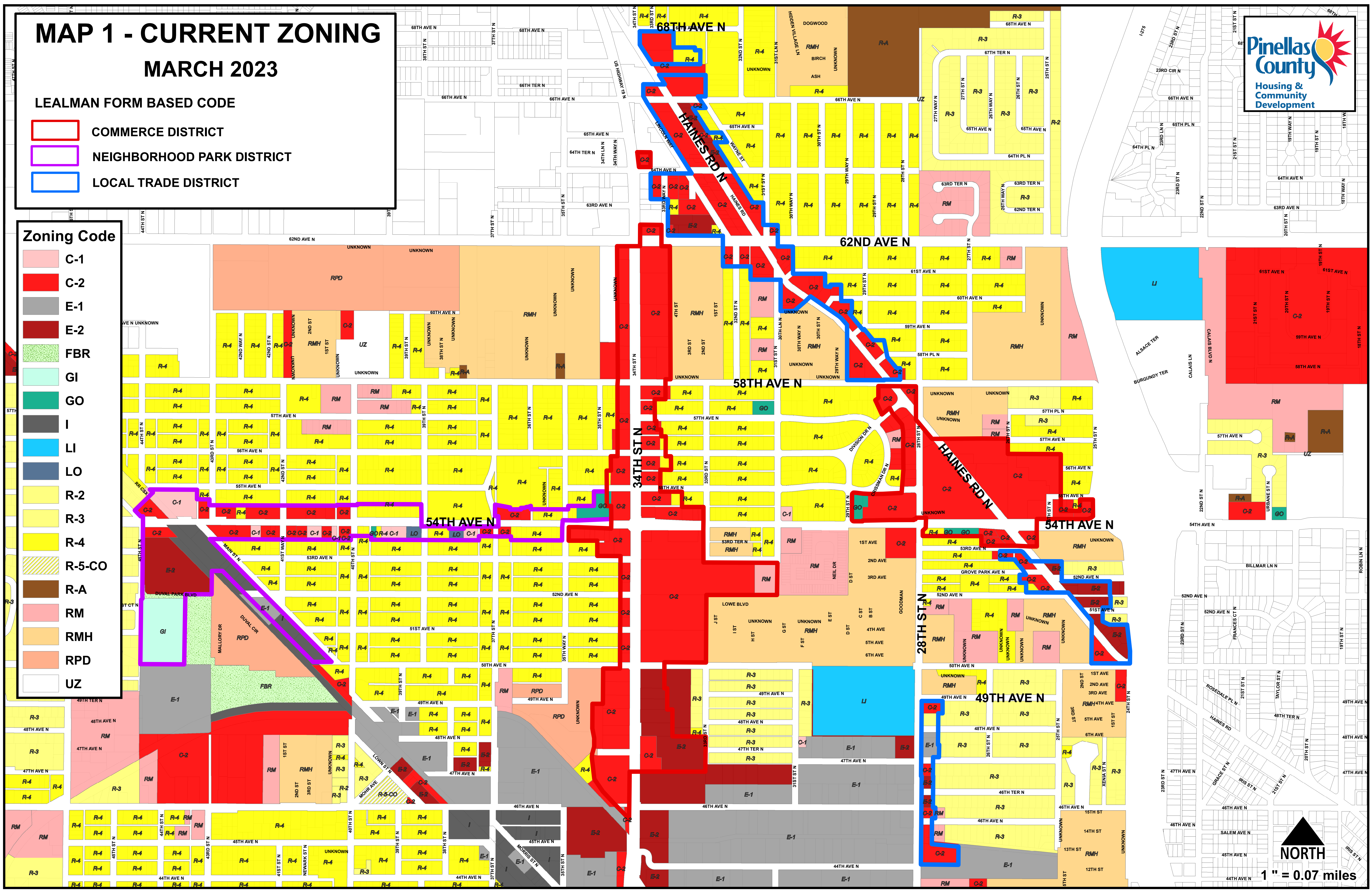
MARCH 2023

LEALMAN FORM BASED CODE

- COMMERCE DISTRICT
- NEIGHBORHOOD PARK DISTRICT
- LOCAL TRADE DISTRICT

Zoning Code

- C-1
- C-2
- E-1
- E-2
- FBR
- GI
- GO
- I
- LI
- LO
- R-2
- R-3
- R-4
- R-5-CO
- R-A
- RM
- RMH
- RPD
- UZ



MAP 2 - PROPOSED ZONING

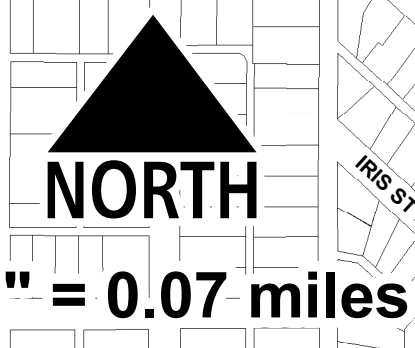
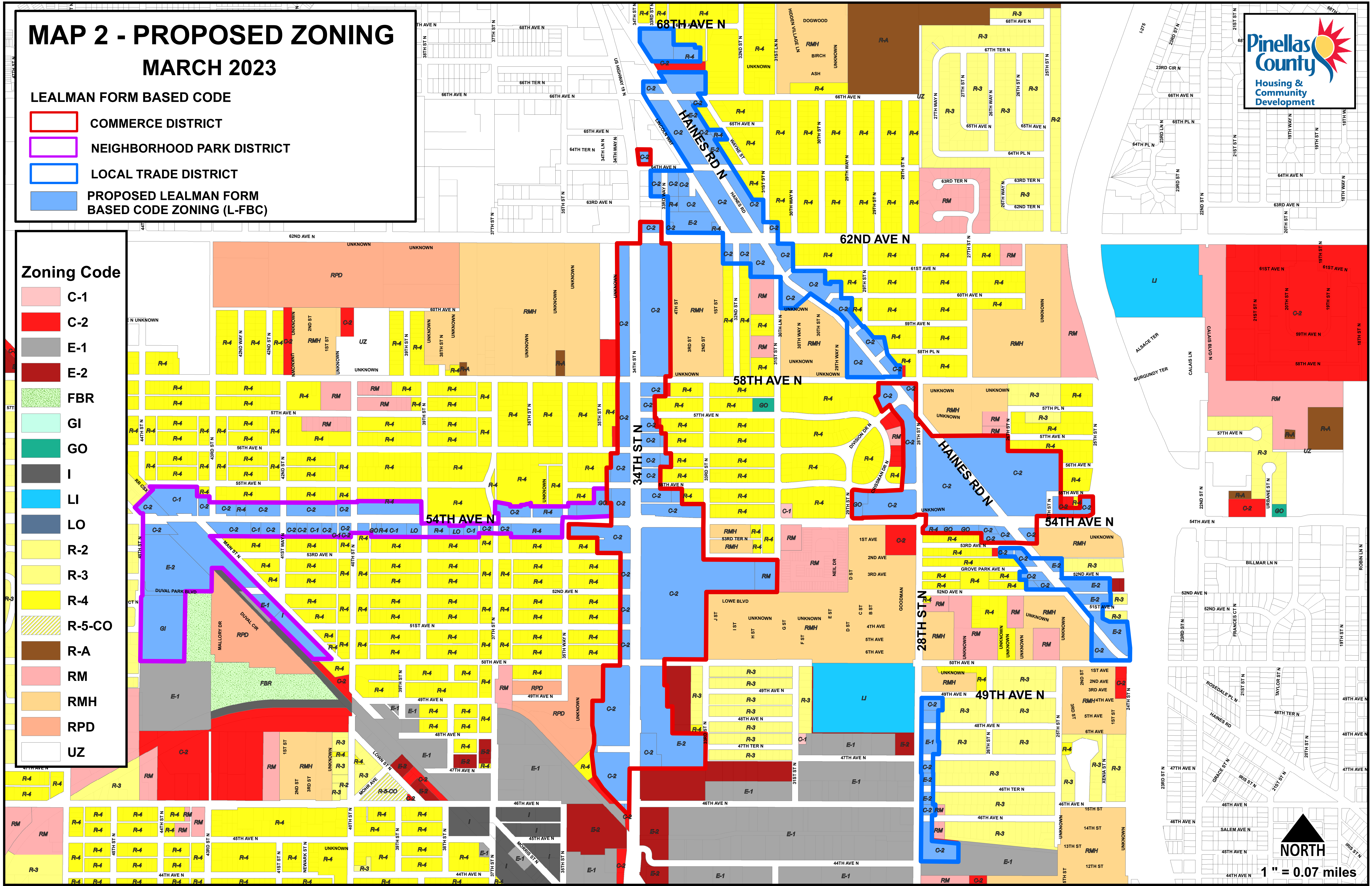
MARCH 2023

LEALMAN FORM BASED CODE

- COMMERCE DISTRICT
- NEIGHBORHOOD PARK DISTRICT
- LOCAL TRADE DISTRICT
- PROPOSED LEALMAN FORM BASED CODE ZONING (L-FBC)

Zoning Code

- C-1
- C-2
- E-1
- E-2
- FBR
- GI
- GO
- I
- LI
- LO
- R-2
- R-3
- R-4
- R-5-CO
- R-A
- RM
- RMH
- RPD
- UZ



MAP 3 - CURRENT FUTURE LAND USE

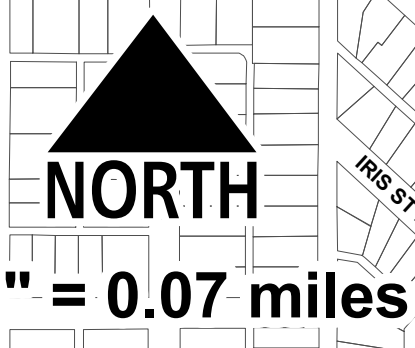
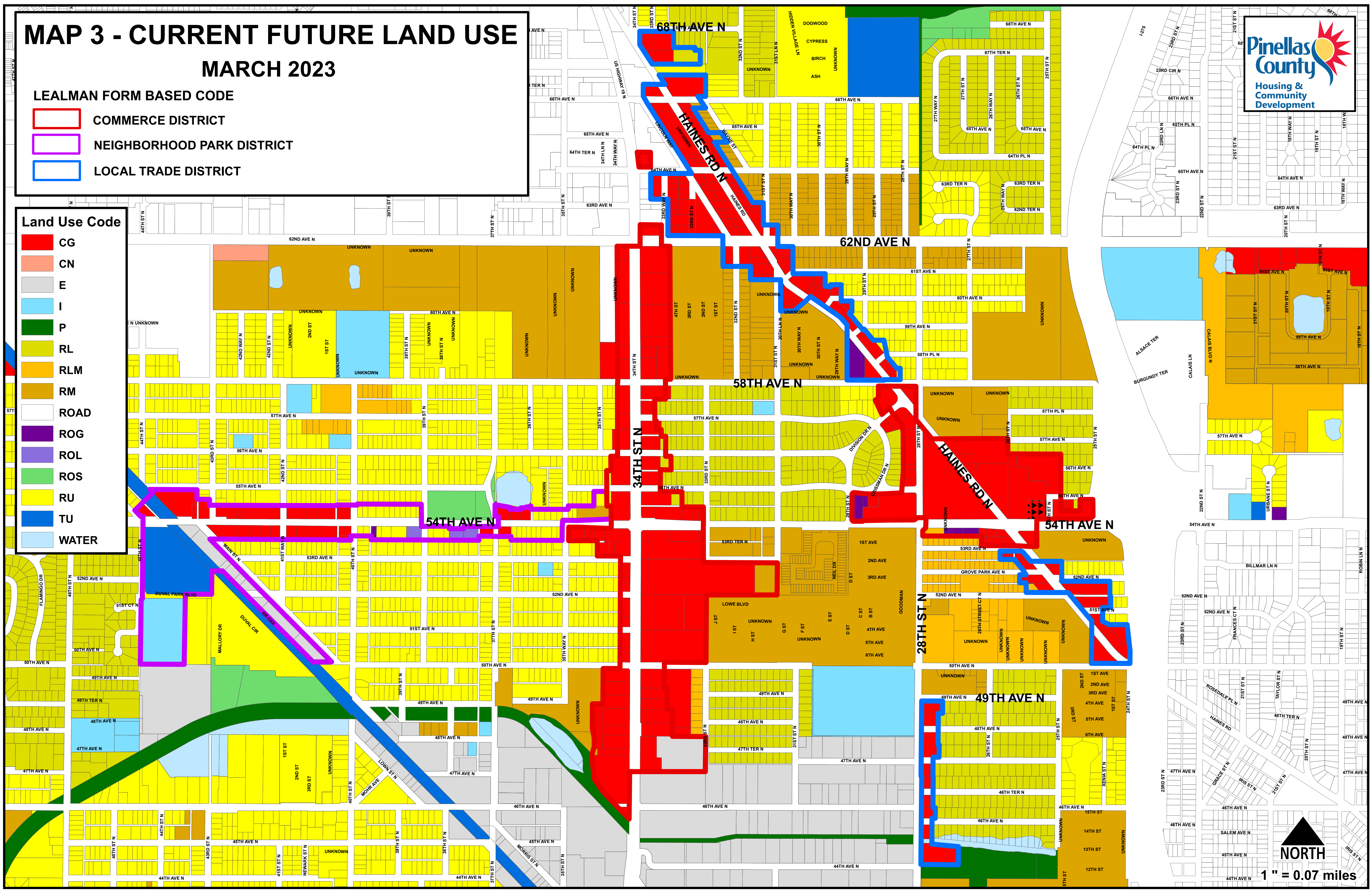
MARCH 2023

LEALMAN FORM BASED CODE

- COMMERCE DISTRICT
- NEIGHBORHOOD PARK DISTRICT
- LOCAL TRADE DISTRICT

Land Use Code

- CG
- CN
- E
- I
- P
- RL
- RLM
- RM
- ROAD
- ROG
- ROL
- ROS
- RU
- TU
- WATER



MAP 4 - PROPOSED FUTURE LAND USE

MARCH 2023

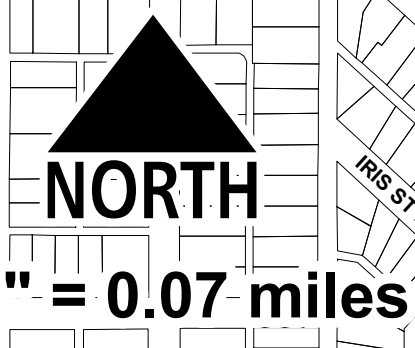
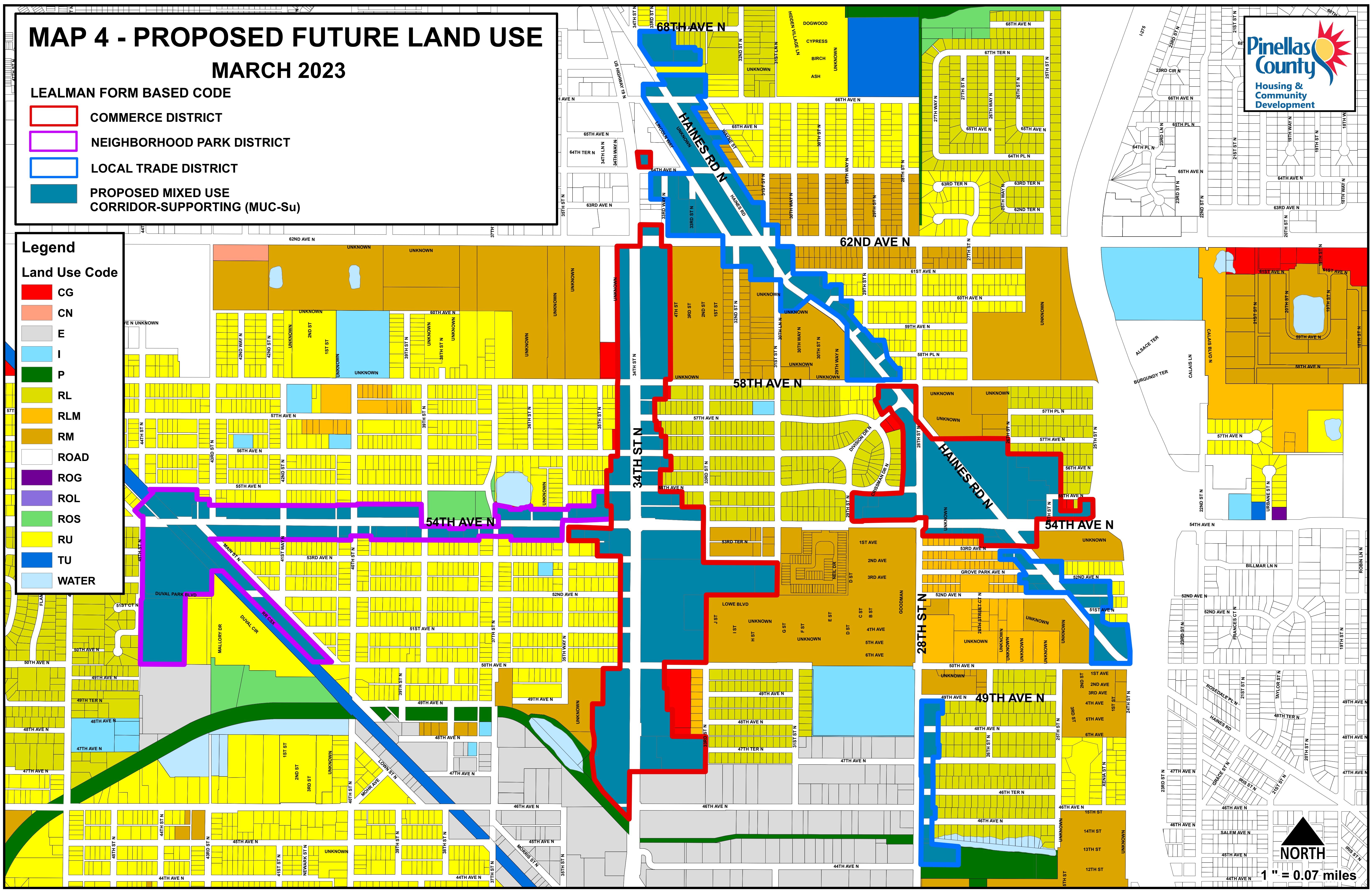
LEALMAN FORM BASED CODE

- COMMERCE DISTRICT
- NEIGHBORHOOD PARK DISTRICT
- LOCAL TRADE DISTRICT
- PROPOSED MIXED USE CORRIDOR-SUPPORTING (MUC-Su)

Legend




Land Use Code

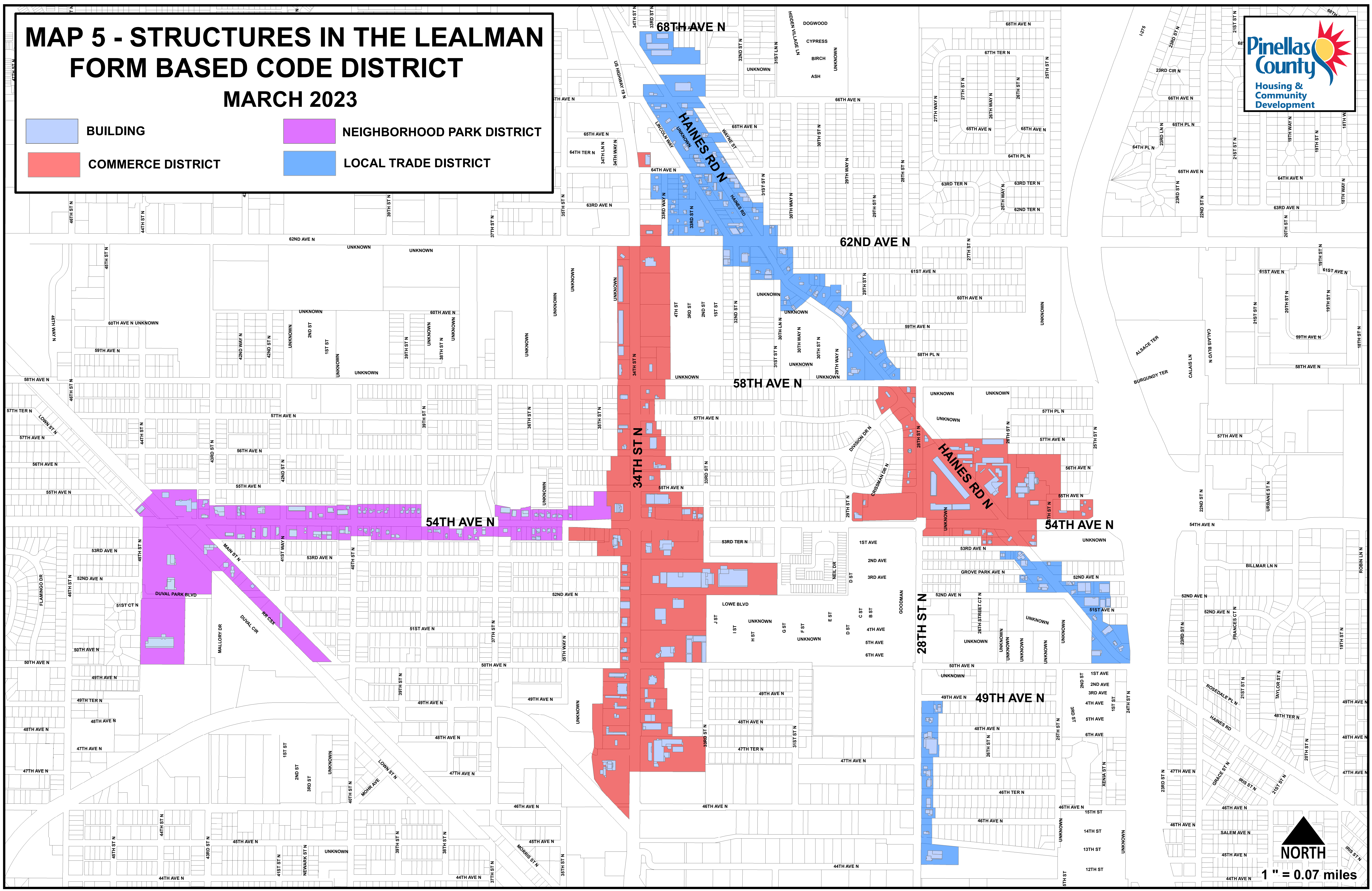
- CG
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- RLM
- RM
- ROAD
- ROG
- ROL
- ROS
- RU
- TU
- WATER



MAP 5 - STRUCTURES IN THE LEALMAN FORM BASED CODE DISTRICT

MARCH 2023

-  BUILDING
-  NEIGHBORHOOD PARK DISTRICT
-  COMMERCE DISTRICT
-  LOCAL TRADE DISTRICT



1" = 0.07 miles