

## Offering Memorandum



12001, 12041, 12061 66th Street N., Pinellas Park, FL 33773

## PINE LAKE LAND AND CENTER

Commercial Redevelopment Land For Sale



727.639.3800 | [www.rossrealtytampabay.com](http://www.rossrealtytampabay.com)

# Table of Contents

OFFERED BY:

The Ross Realty Group, Inc.  
101 S. Hoover Blvd, Suite 101  
Tampa, FL 33609

Section	Page
I. Executive Summary .....	1
II. Property Information .....	2
Zoning   Location Maps   Aerials   Parcel Details   Site & Utilities	
III. Market Overview .....	7
Tampa-St. Petersburg MSA   Demographics	
IV. Exhibits .....	10
A. Flood Map   B. Zoning Detail   C. Confidentiality	

## CONTACT INFORMATION

Elliott Ross, CCIM

Phone: 727.639.3800

Email: [elliott@rossrealtytampabay.com](mailto:elliott@rossrealtytampabay.com)

Chris Shryock, CR Commercial Realty

Phone: 727.412.5166

Email: [cshryock@mindspring.com](mailto:cshryock@mindspring.com)

## OFFERING PROCEDURE

Offers should be submitted in the form of a Letter of Intent specifying the offered price, source of equity, length of inspection period, length of closing period, closing cost allocation and earnest money deposits.



p. i

# I. Executive Summary

## OFFERING OVERVIEW

Address	12001, 12041, 12061 66th Street N. Pinellas Park, FL 33773
Parcel IDs	08-30-16-69498-003-0010 08-30-16-69498-004-0010 08-30-16-69498-005-0071
Land Area	Up to 4.5 acres (MOL), includes a 1.8-acre vacant lot
Traffic Count	Approx. 37,500 vpd on 66th St. N.
Frontage	602'
Asking Price	<b>\$ 2,700,000</b>



## PROPERTY HIGHLIGHTS

- ◆ Excellent redevelopment opportunity
- ◆ Commercial land with an existing 3-building retail center totaling 19,221 sq.ft. and 112 parking spaces
- ◆ Ideal opportunity with Charleston on 66th apartment community nearby with 258 new apartment homes
- ◆ Decelerate lane in front of property with median break and multiple existing curb cuts along 66th Street N., and 121st Avenue N.
- ◆ Minutes from Ulmerton Rd, Bryan Dairy Rd, and US 19
- ◆ All leases have “Development” clauses allowing termination if property is being redeveloped



## II. Property Information

### ZONING

With the current zoning of CH the following uses are allowed:

- ◆ Medical Office
- ◆ Hotel/Motels not to exceed 40 units per acre
- ◆ Retail
- ◆ Secure, Climate Controlled Storage facility (Conditional Use)

The city of Pinellas Park recommended a zoning change to B-1 which would allow for:

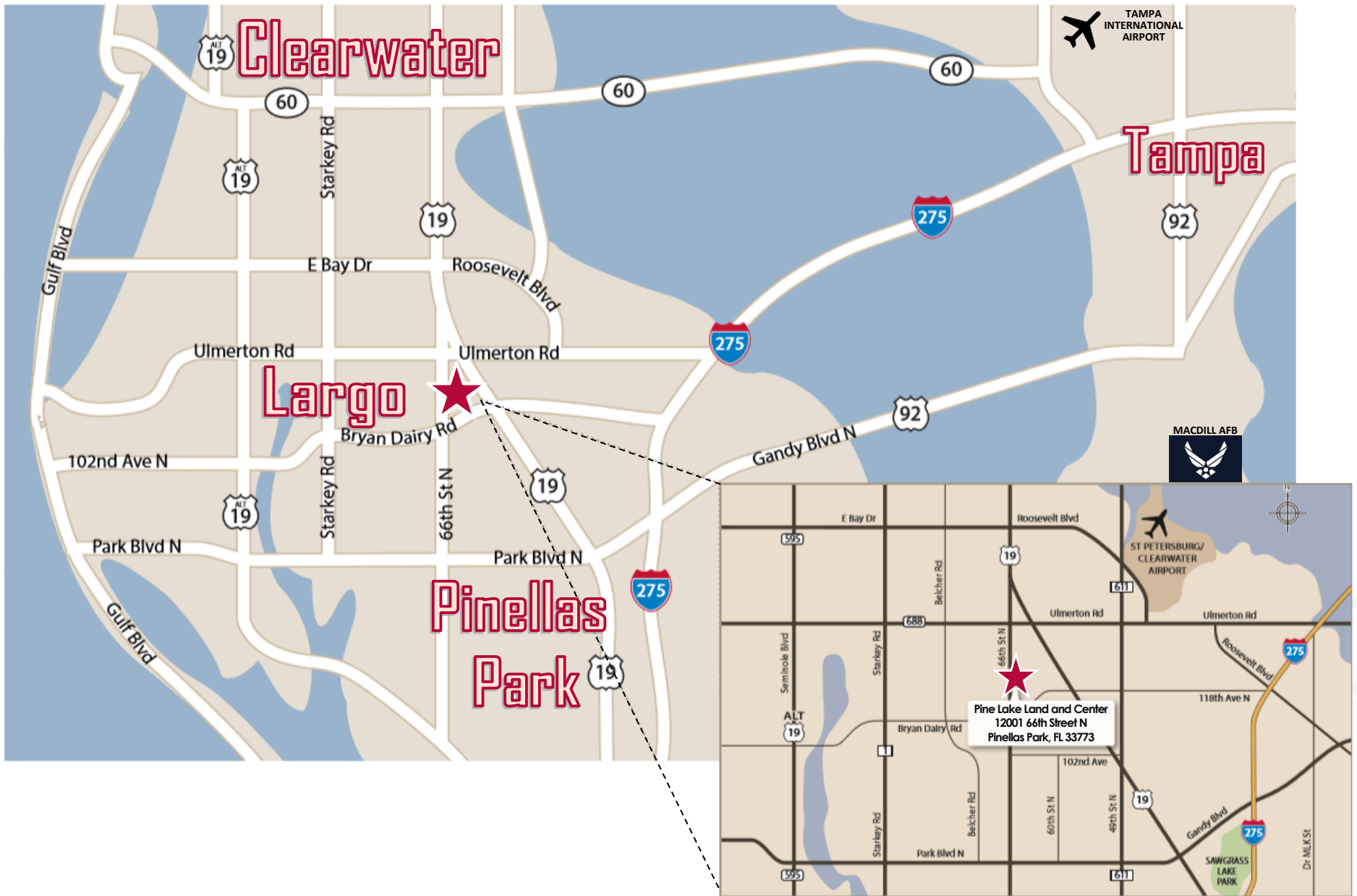
- ◆ Multi-Family up to 24 units per acre

Another alternative recommendation from the city of Pinellas Park was a zoning change to Light Industrial (M-1) which would allow for:

- ◆ Outdoor Storage of Automobiles, RV's, Construction Equipment
- ◆ Warehouse including mini warehouse and climate controlled warehouse



# Location Maps





# Aerial





# Parcel Details



**PINELLAS COUNTY PARCEL IDS:** Parcels are identified by the Pinellas County Property Appraiser as follows:

- |   |  |  |
|---|--|--|
| 1. Parcel ID: 08-30-16-69498-004-0010<br>Approximately 2.61 acres<br>Address: 12061/12001/12041/12100 66th St. N<br>Pinellas Park, FL 33773 | 2. Parcel ID: 08-30-16-69498-005-0071<br>Approximately .09 acres<br>Vacant land, address not established | 3. Parcel ID: 08-30-16-69498-003-0010<br>Approximately 1.8 acres<br>Vacant land, address not established |
|---|--|--|

<b>2018 REAL ESTATE TAXES:</b>	\$22,699.96	\$162.91	\$6,973.65
--------------------------------	-------------	----------	------------

## 2.7-Acre Site



### 12061 TENANTS:

Sorensen Funeral Home

Brazilian Church

### 12041 TENANTS:

Electric Image

Dan Kestner

### 12041 TENANTS:

Triumph in Christ Ministries

Ecumenical Catholic Church

### VACANT PARCEL:

Trucking Company





# III. Market Overview

## TOP CITIES AMERICANS ARE MOVING TO (AND WHERE THEY ARE LEAVING)

“The number one city people are moving to, Realtor.com found, is Tampa.

Florida itself is home to three of the cities on the top-10 list and it's popular for migrating Americans because the state has no income tax, it has yet to fully bounce back from the housing crash of 2008-2009 so home prices are still relatively low, and there is strong job creation there.”

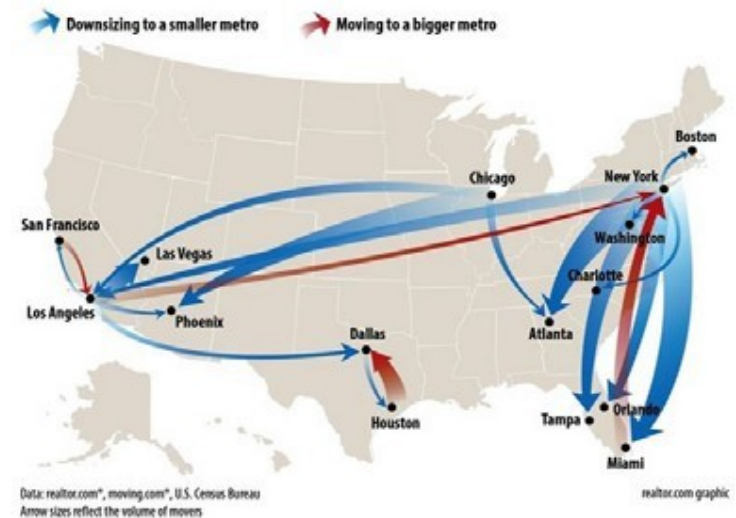
- Karsten Strauss, Forbes.com

The **Tampa-St. Petersburg MSA** (the Tampa MSA) encompasses four counties: Hillsborough, Pinellas, Pasco, and Hernando. The region is the second largest metropolitan area of Florida and ranks 18th in the nation for MSAs with a population exceeding 2.9 million. The economy in the Tampa MSA is moving forward with job growth above the national pace. As of January 2019, the area's unemployment rate was 3.9%(P), currently below the national rate of 4.0%. The region's low cost of doing business and large pool of skilled workers remains a draw for both companies new to the area and those looking to expand current operations.

The top five industry sectors in the Tampa area are:

- (1) Finance, Insurance, Real Estate;
- (2) Retail Trade;
- (3) Professional, Scientific, Tech Services;
- (4) Health Care; and
- (5) Construction.

Tampa's favorable corporate tax environment has historically attracted and retained quality investment. The Tampa Bay region is home to 20 headquarters with over \$1 billion in annual revenue, four of which are Fortune 500 companies.



# Demographics



## Executive Summary

12001 66th St N, Largo, Florida, 33773 2  
12001 66th St N, Largo, Florida, 33773  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 27.88095  
Longitude: -82.72895

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,458	84,641	226,021
2010 Population	8,274	89,810	231,072
2018 Population	8,688	94,737	244,772
2023 Population	9,513	98,781	255,079
2000-2010 Annual Rate	-0.22%	0.59%	0.22%
2010-2018 Annual Rate	0.59%	0.65%	0.70%
2018-2023 Annual Rate	1.83%	0.84%	0.83%
2018 Male Population	48.5%	49.7%	48.5%
2018 Female Population	51.5%	50.3%	51.5%
2018 Median Age	46.1	44.5	48.5

In the identified area, the current year population is 244,772. In 2010, the Census count in the area was 231,072. The rate of change since 2010 was 0.70% annually. The five-year projection for the population in the area is 255,079 representing a change of 0.83% annually from 2018 to 2023. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 46.1, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	79.3%	79.0%	82.5%
2018 Black Alone	4.9%	6.4%	5.7%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2018 Asian Alone	9.5%	6.4%	5.2%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	2.8%	4.5%	3.3%
2018 Two or More Races	3.1%	3.1%	2.9%
2018 Hispanic Origin (Any Race)	10.5%	13.9%	11.4%

Persons of Hispanic origin represent 11.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.2 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	3,744	34,752	101,191
2010 Households	3,656	37,218	103,920
2018 Total Households	3,771	38,653	108,570
2023 Total Households	4,122	40,154	112,694
2000-2010 Annual Rate	-0.24%	0.69%	0.27%
2010-2018 Annual Rate	0.38%	0.46%	0.53%
2018-2023 Annual Rate	1.80%	0.76%	0.75%
2018 Average Household Size	2.29	2.33	2.19

The household count in this area has changed from 103,920 in 2010 to 108,570 in the current year, a change of 0.53% annually. The five-year projection of households is 112,694, a change of 0.75% annually from the current year total. Average household size is currently 2.19, compared to 2.16 in the year 2010. The number of families in the current year is 60,225 in the specified area.





# Demographics



## Executive Summary

12001 66th St N, Largo, Florida, 33773 2  
12001 66th St N, Largo, Florida, 33773  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 27.88095  
Longitude: -82.72895

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$50,349	\$44,944	\$44,928
2023 Median Household Income	\$55,776	\$51,563	\$51,772
2018-2023 Annual Rate	2.07%	2.79%	2.88%
<b>Average Household Income</b>			
2018 Average Household Income	\$63,110	\$61,524	\$62,413
2023 Average Household Income	\$74,089	\$72,729	\$74,062
2018-2023 Annual Rate	3.26%	3.40%	3.48%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$27,561	\$25,888	\$28,322
2023 Per Capita Income	\$32,263	\$30,303	\$33,333
2018-2023 Annual Rate	3.20%	3.20%	3.31%

### Households by Income

Current median household income is \$44,928 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$51,772 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,413 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$74,062 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,322 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$33,333 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	4,620	39,179	115,636
2000 Owner Occupied Housing Units	2,775	25,980	72,892
2000 Renter Occupied Housing Units	968	8,772	28,298
2000 Vacant Housing Units	877	4,427	14,446
2010 Total Housing Units	4,453	43,127	122,968
2010 Owner Occupied Housing Units	2,646	25,803	71,220
2010 Renter Occupied Housing Units	1,010	11,415	32,700
2010 Vacant Housing Units	797	5,909	19,048
2018 Total Housing Units	4,532	44,254	127,242
2018 Owner Occupied Housing Units	2,566	25,120	69,770
2018 Renter Occupied Housing Units	1,205	13,533	38,800
2018 Vacant Housing Units	761	5,601	18,672
2023 Total Housing Units	4,893	45,486	130,716
2023 Owner Occupied Housing Units	2,699	26,673	74,471
2023 Renter Occupied Housing Units	1,423	13,481	38,223
2023 Vacant Housing Units	771	5,332	18,022

Currently, 54.8% of the 127,242 housing units in the area are owner occupied; 30.5%, renter occupied; and 14.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 122,968 housing units in the area - 57.9% owner occupied, 26.6% renter occupied, and 15.5% vacant. The annual rate of change in housing units since 2010 is 1.53%. Median home value in the area is \$146,796, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.42% annually to \$173,697.



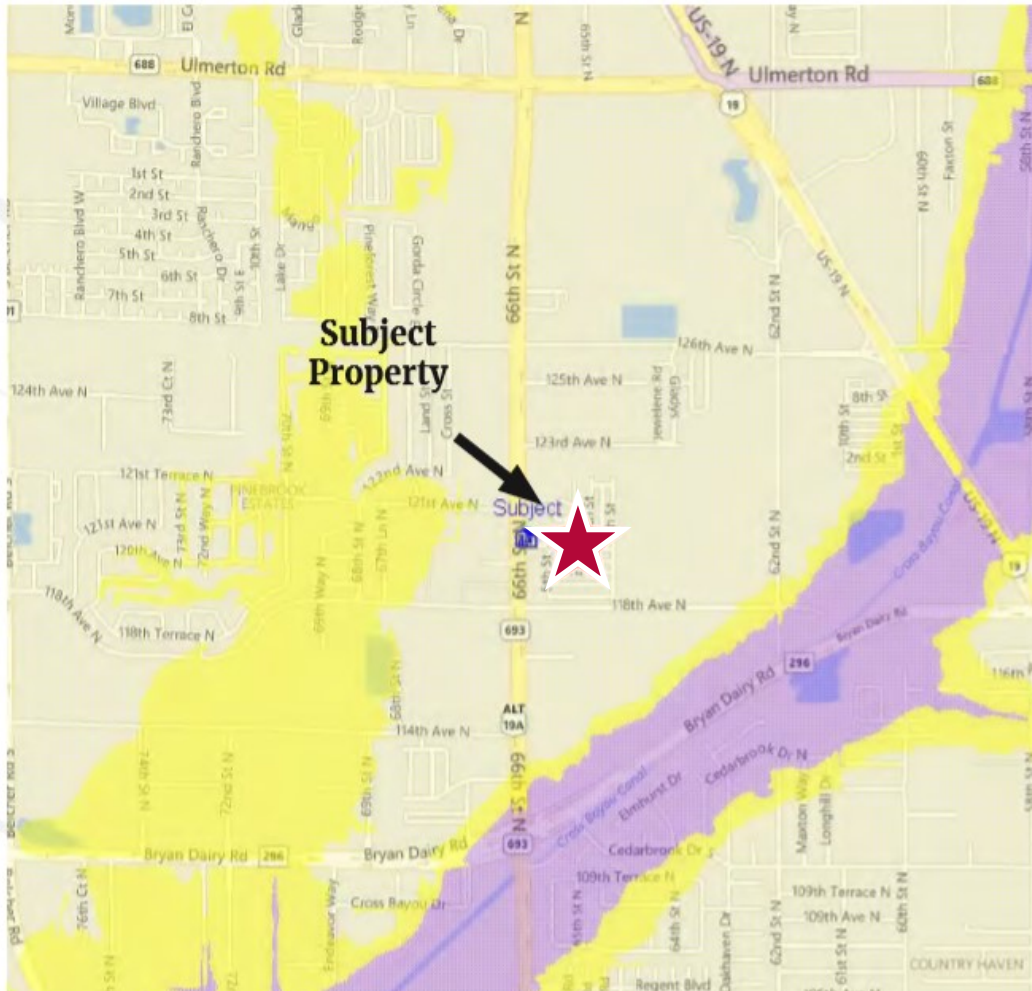
## IV. Exhibits

A.	Flood Map .....	11
B.	Zoning Detail .....	12
C.	Confidentiality .....	21





# Exhibit A. Flood Map



Pine Lake Commercial Land  
 Parcel ID: 08-30-16-69498-003-0010  
 08-30-16-69498-004-0010  
 08-30-16-69498-005-0071  
 Flood Zone: X

Map Number: 12103C0139G  
 Panel Date: September 3, 2003  
 FIPS Code: 12103  
 Census Tract: 0245.05  
 Geo Result: S5 (Most Accurate) - single close match, point located at the street address position

## Flood Hazard

X or C Zone	Minimal flood hazard
x500 or B Zone	Moderate flood hazard
A Zone	1% annual chance of flooding
V Zone	1% or greater chance of flooding
D Zone	Possible but undetermined flood hazards
Area Not Mapped	

© 2015 - STDB. All rights reserved.  
 This report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this report. NO third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any misuse of this report



# Exhibit B. Zoning Detail

## ZONING DETAIL: CH (HEAVY COMMERCIAL)

### Section 18-1523. - "CH" HEAVY COMMERCIAL DISTRICT

#### Sec. 18-1523.1. - STATEMENT OF INTENT.

The "CH" Heavy Commercial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a heavy commercial/light manufacturing and warehousing environment. This district is intended primarily for compatible retail, wholesale, distribution and light manufacturing operations, none of which require large areas for outdoor storage or display, and that do not involve the use of materials, processes, or machinery likely to cause undesirable effects upon neighboring properties, together with accessory uses and public facilities, customary to or required for such an environment.

(Ord. No. 3748, § 3, 10-28-2010)

#### Sec. 18-1523.2. - DENSITY REGULATIONS.

Areas of the City for which this zoning category is appropriate are indicated on the Land Use Plan Map as either Commercial General (CG), Industrial Limited (IL), or Community Redevelopment District (CRD). No residential development is permitted in the "CH" Heavy Commercial District.

For lots located within the Commercial General (CG) future land use category, public/semi-public uses or Transportation/Utility uses shall not exceed a maximum area of five (5) gross acres. Any such use, alone or when added to existing abutting or functionally abutting like uses, which exceeds the threshold stated above shall require a land use plan map amendment to Institutional (I) or Transportation/Utility (T/U) (as appropriate), which shall include such use and all abutting or functionally abutting like uses. Additionally, warehouse/storage/mini-warehouse/wholesale establishments must limit outdoor storage to twenty (20) percent of the floor area when located in CG.

For lots located within the Industrial Limited (IL) future land use category, public/semi-public, commercial recreation, retail commercial, personal/business services, commercial/business services, and temporary lodging uses shall not exceed a maximum area of five (5) gross acres. Any such use, alone or when added to existing abutting or functionally abutting like uses, or when added to an existing land use plan category in which said use is listed as a primary use, which

(CG), which shall include such use and all abutting and functionally abutting like uses except as hereafter provided for in planned industrial/mixed use projects.

#### Countywide Rule Exception for Industrial Limited (IL) Future Land Use Category

For planned industrial mixed use projects in the IL Industrial Limited land use category please see Section 18-1524.2 Density Regulations.

(Ord. No. 3748, § 3, 10-28-2010)

#### ec. 18-1523.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "CH" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use as determined by the Zoning Director shall be permitted in the same manner (i.e. permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted.

##### (A) PERMITTED USES.

1. Armored Car Terminal Facilities.
2. Auction Rooms.
3. Automotive repair facility (minor).
4. Bakeries, providing both retail and/or wholesale services.
5. Boat Showrooms, excluding outdoor sales or storage.
6. Building Material and Home Improvement Establishments, where all storage of materials is within an enclosed building.
7. Car Washes.
8. Catering Establishments.
9. Clothing and Costume Rental Establishments.
10. Clubs and Lodges.
11. Contractor's Offices and Shops, where no fabricating is done on the premises and





# Exhibit B. Zoning Detail

## ZONING DETAIL: CH (HEAVY COMMERCIAL)

where all storage of materials and equipment is within an enclosed building.

12. Convenience Stores.
13. Delicatessens (alcoholic beverage sales limited to beer and wine for off-premise consumption only).
14. Electrical Power Distribution Substations (Subject to [Section 18-1530.24](#)).
15. Exterminator and pest control service fleet yards.
16. Financial institutions.
17. Furrier shops, including the storage and conditioning of furs.
18. Glass Cutting and glazing establishments.
19. Health Spas.
20. Home Health Care Service agencies.
21. Hotels and motels, in CG or CRD, not to exceed forty (40) units gross acre. (Also see [Section 18-1503.17](#) for alternative densities).
22. Laboratories, Medical and Dental.
23. Light printing establishments.
24. Mortuaries and funeral homes (excluding crematories).
25. Nonresidential Accessory Uses, subject to [Section 18-1530](#), "Accessory Use and Supplementary District Regulations."
26. Office Supply stores.
27. Offices.
28. Off-street parking lots and parking garages.
29. Outdoor storage in IL, pursuant to [Section 18-1530.11](#).
30. Personal services.
31. Photograph developing and processing shops.
32. Place of worship.
33. Plant nurseries, wholesale.
34. Printing, lithographing or publishing establishments for newspaper, letterpress, business cards, mimeographing and other similar job printing services, including bookbinding.
35. Radio and television broadcasting stations, excluding towers and relay equipment intended for primary signal transmission.
36. Recreation and games establishments, Indoor.

37. Repair services.
38. Research and Development.
39. Restaurants.
40. Retail sales.
41. Schools of non-academic curriculum.
42. Schools, Trade (limited to business, medical, and personal services).
43. Security guard/Caretaker's dwelling unit (single-family attached) when used for property security purposes as a part of a commercial development.
44. Theaters.
45. Wholesale merchandise broker, offices, or showrooms with wholesale storage space limited to six thousand (6,000) square feet of gross floor area per establishment with no outdoor storage in CG.

### (B) CONDITIONAL USES. (See [Section 18-1530](#) "Conditional Use Regulations" For Conditions.)

1. Accessory Uses to any conditional use, subject to [Section 18-1530](#), "Accessory Use and Supplementary District Regulations."
2. Adult Entertainment Establishments in IL.
3. Ambulance Service.
4. Auditorium, Stadium, Arena, Armory, Gymnasium, and other similar places of public or private events.
5. Automobile Dealer—New cars (limited to automobiles, vans, and light trucks).
6. Automobile Dealer—Used cars.
7. Automotive Repair Facility (major)(as an accessory use with Automobile Dealer—New Cars).
8. Automotive Repair Facility (major)(limited to automobiles, vans, and light trucks).
9. Building material and home improvement establishments, where storage of materials is outdoors.
10. Bus terminal or other public transportation facility.
11. CH zone—Any other similar service or commercial establishment not specifically identified herein but similar to any service or commercial establishment listed herein.
12. Clinic, Veterinary.
13. Colleges, universities, seminaries, and other institutions of higher education.



# Exhibit B. Zoning Detail

## ZONING DETAIL: CH (HEAVY COMMERCIAL)

14. Communication Tower.
15. Crematories, in conjunction with a Mortuary or Funeral Home.
16. Day Care Centers, Types II and III.
17. Drive-in/Drive-thru businesses—All types not otherwise listed.
18. Dry cleaning and laundry plants.
19. Employment offices, Temporary Labor.
20. Financial institutions, drive-thru.
21. Fuel oil distribution (retail only) and storage.
22. Height—Buildings and structures over forty (40) feet.
23. Hotels and motels, in IL, not to exceed fifty (50) units per acre or in CG, not to exceed forty (40) units per acre (See also [Section 18-1503.17](#) for alternative densities).
24. Light manufacturing. No outdoor storage allowed in CG.
25. Outdoor amusements, fairgrounds, flea markets, carnivals, kiddie parks, and other similar amusement centers.
26. Outdoor sale of boats, recreational vehicles or mobile homes.
27. Plant nurseries, retail.
28. Recreation establishments, such as bowling alley, golf practice range, golf course, or other similar places of amusement or entertainment.
29. Recreation/Open Space.
30. Restaurants, drive-in/drive-thru.
31. Shopping centers.
32. Storage Facility, Secure, Climate Controlled.
33. Swimming pools—Principal use.
34. Taverns and lounges.
35. Taxi, limousine, or automobile rental establishments.
36. Tennis courts—Principal use.
37. Theaters, drive-in.
38. Utilities, public and private.
39. Warehouses, storage, mini-warehouses and wholesaling establishments (Outdoor storage in CG limited to twenty (20) percent of building area).

d. No. 3748, § 3, 10-28-2010; Ord. No. 3928, § 19, 1-22-2015)

### Sec. 18-1523.4. - DIMENSIONAL REGULATIONS.

#### (A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred and fifty (150) feet.
4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to August 25, 1977 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

#### (B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty (20) feet.
2. Secondary Front Yard Setback: Twenty (20) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Fifteen (15) feet.
5. For corner, double frontage and multiple frontage lots, see [Section 18-1503.7](#), "Yard Determinations."
6. Refer to [Section 18-1503.8](#) for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
7. Refer to [Section 18-1504.3\(G\)](#) for special yard setbacks for additions to buildings in existence as of August 14, 1997.

#### (C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.

#### (D) MINIMUM FLOOR AREA. Three hundred (300) square feet.

#### (E) MAXIMUM BUILDING HEIGHT. Forty (40) feet, excluding mechanical and/or elevator penthouse (additional height may be granted as a conditional use). See [Section 18-1503.13](#), "Exclusion from Height Limits", for height limit exclusions.

#### (F) FLOOR AREA RATIO.

1. Forty-five hundredths (0.45) in CG.
2. Forty-five hundredths (0.45) in CRD.
3. Fifty-five hundredths (0.55) in IL.

(Ord. No. 3748, § 3, 10-28-2010)

### Sec. 18-1523.5. - ADDITIONAL REGULATIONS.





# Exhibit B. Zoning Detail

## ZONING DETAIL: CH (HEAVY COMMERCIAL)

- (A) FENCES. See Section 18-1530.10, "Fences, Walls and Hedges" for fence regulations and setbacks.
  - (B) LANDSCAPING AND BUFFERING FOR ADJACENT AREAS AND MECHANICAL EQUIPMENT. See Section 18-1533, "Landscaping Regulations."
  - (C) ILLUMINATION. See Section 18-1503.13, "Illumination."
  - (D) PRELIMINARY SITE PLAN APPROVAL REQUIREMENTS. In any case where a hotel/motel abuts or functionally abuts a residential or mixed-use zoning district, City Council shall review and approve a preliminary site plan pursuant to the procedures and requirements of Section 18-1540, "Preliminary Site Plan Requirements."
  - (E) DUMPSTER ENCLOSURES (See Section 18-1530.20, "Dumpsters"), AND ALSO SUPPLEMENTAL USE REGULATIONS (See Section 18-1530, "Accessory Use and Supplementary District Regulations").
  - (F) OFF-STREET PARKING AND LOADING. See Section 18-1532, "Parking and Loading Regulations."
- (Ord. No. 3748, § 3, 10-28-2010)



# Exhibit B. Zoning Detail

## ZONING DETAIL: B-1 (GENERAL COMMERCIAL)

### SECTION 18-1520. - "B-1" GENERAL COMMERCIAL DISTRICT

#### Sec. 18-1520.1. - Statement Of Intent.

The "B-1" General Commercial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a general commercial environment with supportive medium density residential. This district is intended for a wide variety of consumer-oriented commercial uses and activities located in proximity to major thoroughfares and to residential concentrations, together with accessory uses and public facilities customary to or required for such an environment.

(Ord. No. 3748, § 3, 10-28-2010; Ord. No. 3840, § 1, 5-9-2013)

#### Sec. 18-1520.2. - DENSITY REGULATIONS.

Areas of the City for which this zoning district is appropriate are designated on the Land Use Plan Map as either Residential Medium (RM), Residential/Office/Retail (R/O/R), Residential/Office General (R/OG), Commercial General (CG), Commercial Recreation (CR), Resort Facilities High (RFH) or Community Redevelopment District (CRD). Parcels of land in the "B-1" General Commercial District that are classified RM Residential Medium Future Land Use shall only be developed with multi-family residential use. Single-family detached dwellings are permitted in the "B-1" District when assigned a Future Land Use Map classification of R/OG, R/O/R or CRD. Multi-family dwellings are permitted at a maximum density of fifteen (15.0) units per net acre when assigned a Future Land Use Map classification of RM (multi-family dwellings only), R/OG, CG or CRD. Multi-family dwellings are permitted at a maximum density of 18 units per net acre when assigned a Future Land Use Map classification of R/O/R. As an incentive to develop mixed use developments or affordable housing on parcels assigned a Future Land Use Map classification of CG or CRD, City Council may, in its sole discretion and if it determines that additional density will help promote mixed use developments or affordable housing on such parcels, approve up to twenty-four (24) dwelling units per net acre subject to the following location criteria and development approval requirements.

1. Approval by City Council of a "PUD" overlay. (see [Section 18-1529](#)).
2. The parcel must be located with frontage on an arterial street as defined in the City's Comprehensive Plan.
- 3.

The developer shall coordinate site development with the Pinellas Suncoast Transit Authority (PSTA) for the provision of transit supportive infrastructure such as, but not limited to, transit shelters, bike racks or bus pull off bays. Residential parking requirements may be reduced to one (1) off-street parking space per unit when transit supportive infrastructure is provided to the extent that City Council determines is appropriate given the subject's location relative to locations with high employment opportunity or job/career training facilities.

4. Mixed use development rights for parcels assigned CG future land use shall be determined by applying a F.A.R. of .45 for nonresidential uses and a lot size of one thousand eight hundred fifteen (1,815) square feet of land area per dwelling unit, exclusive of the land area assigned to the nonresidential development. Parcels assigned the CRD future land use are not subject to the above land area apportionment formula when being developed with mixed uses consistently with the Community Redevelopment Plan.
5. Developers that choose the higher density option shall provide affordable housing equal to fifty (50) percent of the units above the base density as follows: Proposed density = 24 units per acre minus fifteen (15) units per acre base density = 9 units per acre density bonus x .5 = 4.5 or 4 units per acre to be provided as affordable units.
6. Affordable housing means the same as that provided by the Pinellas County Housing Authority, as the same may change from time to time, for low income categories and workforce housing.

For lots located within the Residential Medium (RM), Residential/Office General (R/OG), Residential/Office/Retail (R/O/R), Commercial Recreation (CR) and Resort Facilities High (RFH) Land Use Plan Map categories, public/semi-public (institutional) uses (except Public Educational Facilities) shall not exceed a maximum area of five (5) gross acres. Ancillary nonresidential or Transportation/Utility uses shall not exceed three (3) acres. For lots located in the Commercial General (CG) Land Use Map category, public/semi-public or Transportation/Utility uses shall not exceed a maximum of five (5) acres. Any such use, alone or when added to existing abutting or functionally abutting like uses which exceeds the thresholds stated above shall require a Land Use Plan Map amendment to Institutional (I), Transportation/Utility (T/U) or other Land Use Map category (as appropriate), which shall include such use and all abutting or functionally abutting like uses.

(Ord. No. 3748, § 3, 10-28-2010; Ord. No. 3840, § 2, 5-9-2013)



# Exhibit B. Zoning Detail

## ZONING DETAIL: B-1 (GENERAL COMMERCIAL)

### Sec. 18-1520.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "B-1" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use as determined by the Zoning Director shall be permitted in the same manner (i.e. permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted. Light repair, assembly and manufacturing activity on a scale associated with artisans and crafters is permitted in combination with retail and/or residential uses provided that the area devoted to these activities shall not occur in the front one-fourth of the structure and the activities do not result in impacts related to prohibitions outlined in Section 18-1524.5(E) of this Code. No outdoor storage shall be permitted with this activity. Furthermore, retail uses listed below may not be considered where the Future Land Use Classification of the subject lot is R/OG, Residential/Office General.

#### (A) PERMITTED USES.

1. Accessory Uses, subject to Section 18-1530, "Accessory Use and Supplementary District Regulations," including home occupations.
2. Any other similar type service or commercial establishment similar to a use not specifically permitted herein.
3. Art Gallery, (CRD only).
4. Art Studio, (CRD only).
5. Auction rooms, (CG and CRD only).
6. Automobile Service Station, (CG and CRD only).
7. Automotive Repair Facility (minor), (CG and CRD only).
8. Boat Showrooms, excluding outdoor sales or storage, (CG and CRD only).
9. Building Material and Home Improvement Establishments, where all storage of materials is within an enclosed building, (CG and CRD only).
10. Car Washes, (CG and CRD only).
11. Catering Establishments, (CG, CRD and R/O/R only).
12. Child Care Center, Type I, in RM, R/OG, R/O/R, or CRD.
13. Clothing and Costume Rental Establishments, (CG and CRD only).
14. Clubs and Lodges, (CG and CRD only).
15. Community Residential Home (six (6) or fewer residents), in R/OG, R/O/R, or CRD, subject to Section 18-1530.19, "Community Residential Homes."
16. Contractor's Offices and Shops, where no fabricating is done on the premises and where all storage of all materials and equipment is within an enclosed building, (CG and CRD only).
17. Convenience Stores, (CG and CRD only).
18. Delicatessens (alcoholic beverage sales limited to beer and wine for off-premise consumption only), (R/O/R, CG and CRD only).
19. Dwellings, Single-family Detached, in R/OG, R/O/R, or CRD.
20. Dwellings, Multi-family, at a maximum density of fifteen (15.0) units per acre in CG, CRD, R/OG or RM.
21. Dwellings, Multi-family, at a maximum density of 18 units per acre in R/O/R.
22. Dwellings, Multi-family, at a maximum density of twenty-four (24.0) units per acre in CG and CRD, (subject to regulations in Section 18-1520.2).
23. Electrical Power Distribution substations, (Subject to Section 18-1530.24).
24. Financial Institutions, (CG and CRD only).
25. Furrier Shops, including the storage and conditioning of furs, (CG and CRD only).
26. Health Spas, (R/O/R, CRD, CG and RFH only).
27. Home Health Care Service Agencies, (R/OG, R/O/R, CRD and CG only).
28. Hotels and Motels, not to exceed thirty (30) units per net acre in R/O/R, forty (40) units per net acre in CG or CRD and fifty (50) units per net acre in RFH, (also see Section 18-1503.17 for alternative densities).
29. Laboratories, Medical and Dental, (R/O/R, CRD and CG only).
30. Light Machinery Sales, Rental, and Service, when conducted wholly within an enclosed building, (CG and CRD only).
31. Light Printing Establishments, (CG and CRD only).
32. Live/Work Units, (in CRD only).
33. Mortuaries and Funeral Homes (excluding crematories), CG and CRD only).
34. Office Supply Stores, (CG and CRD only).
35. Offices, (R/OG, R/O/R, CG and CRD only).





# Exhibit B. Zoning Detail

## ZONING DETAIL: B-1 (GENERAL COMMERCIAL)

36. Off-street parking lots and parking garages, (May not exceed three (3) acres in R/O/R or R/OG).
  37. Personal Services, (such as barber shops, beauty shops, dry cleaners, etc.), (R/O/R, RFH, CG and CRD only).
  38. Photograph Developing and Processing Shops, (CG and CRD only).
  39. Place of Worship.
  40. Printing or Publishing Establishments, including bookbinding, (CG and CRD only).
  41. Public Educational Facilities, when assigned R/OG, R/O/R or CRD land use.
  42. Radio and Television Broadcasting Stations, (CG and CRD only).
  43. Recreation and Games Establishments, Indoor, (R/O/R, CG and CRD only).
  44. Repair Services, (CG and CRD only).
  45. Research and Development, (R/OG, R/O/R, CG and CRD only).
  46. Restaurants, except drive-thru (see (B) Conditional Uses for drive-thru), (R/O/R, CG and CRD only). Sit down restaurants as accessory use only in RFH.
  47. Retail Sales, (not permitted in R/OG or RM), (accessory in RFH).
  48. Schools of Non-Academic Curriculum, (R/OG, R/O/R, CG and CRD only).
  49. Schools, Trade (limited to business, medical and personal services), (R/OG, R/O/R, CG and CRD only).
  50. Security Guard/Caretaker Dwelling unit as an accessory use, (single-family attached only).
  51. Theaters, (CG and CRD only).
  52. Wholesale Merchandise broker, offices, or showrooms; with wholesale storage space limited to six thousand (6,000) square feet of gross floor area per establishment and no outdoor storage, (CG and CRD only).
- (B) **CONDITIONAL USES.** (See [Section 18-1531](#) "Conditional Use Regulations" For Conditions).
1. Accessory Uses to any conditional use, subject to [Section 18-1530](#), "Accessory Use and Supplementary District Regulations."
  2. Ambulance service, (CG and CRD only).
  3. Assembling or Manufacturing of Medical, Optical, Scientific, Electric and Electronic Equipment and Prosthetics, (CG and CRD only).
  4. Auditorium, Arena, Gymnasium, and other similar places for public or private events, (CG and CRD only).
  5. Automobile Dealer—New Cars (limited to automobiles, vans, and light trucks), (CG only).
  6. Automobile Dealer—Used Cars, (CG and CRD only).
  7. Automotive Repair Facility (Major), (as an accessory use with an Automobile Dealer—New Cars), (CG only).
  8. Building Material and Home Improvement Establishments, where storage of materials is outdoors, (CG and CRD only).
  9. Bus Terminal or other public transportation facility, (CG or CRD only).
  10. Clinic, Veterinary, (CG and CRD only).
  11. Colleges, Universities, Seminaries, and other institutions of higher education, (CG and CRD only).
  12. Communication Tower.
  13. Community Facility, (except RM and RFH).
  14. Community Residential Home (more than fourteen (14) residents, subject to [Section 18-1503.16](#) and [Section 18-1530.19](#), "Community Residential Homes"), (R/OG, RM, R/O/R and CRD only).
  15. Crematories, in conjunction with a Mortuary or Funeral Home, (except R/OG, RM, R/O/R or RFH).
  16. Day Care Centers, Types II and III.
  17. Drive-in/Drive-Thru Business—All types not otherwise listed, (except R/OG, R/O/R, RM or RFH).
  18. Educational Institutions (elementary, middle and senior), in R/OG, R/O/R, CRD or CG.
  19. Exterminator and Pest Control Service Fleet Yards, (CG only).
  20. Financial Institutions, Drive-Thru (except R/OG).
  21. Fraternity and Sorority Houses, (subject to [Section 18-1503.16](#)).
  22. Height—Buildings and structures over fifty (50) feet.
  23. Hospitals (subject to [Section 18-1503.16](#)), CG or CRD only).
  24. Mixed Use-residential/office, in R/OG, R/O/R or CRD; or, Residential/Office/Retail, in R/O/R or CRD.
  25. Offender Halfway House, (subject to [Section 18-1503.14](#)).
  26. Outdoor amusements, fairgrounds, flea markets, carnivals, kiddie parks, and other similar amusement centers, (CG and CRD only).



# Exhibit B. Zoning Detail

## ZONING DETAIL: B-1 (GENERAL COMMERCIAL)

27. Outdoor sales of boats, recreational vehicles or mobile homes, (CG or CRD only).
28. Plant Nurseries, Retail; (CG or CRD only).
29. Recreation Establishments, such as bowling alley, golf practice range, golf course, or other similar places of amusement or entertainment, (CG or CRD only) (accessory only in RFH).
30. Recreation/Open Space.
31. Residential Care Facilities, (subject to [Section 18-1503.16](#)) (CG and CRD only).
32. Restaurants, drive-in/drive-thru; (CG and CRD only).
33. Secure Climate Controlled Storage Facility, (CG and CRD only).
34. Shelter Home (subject to [Section 18-1503.16](#) and [18-1530.19](#), "Community Residential Homes," (except RFH).
35. Shopping Centers, (CG and CRD only).
36. Special Needs Treatment Facility, (subject to [Section 18-1503.16](#)) (except RM, RFH).
37. Taverns and Lounges, (CG and CRD only, accessory in RFI when part of hotel/motel).
38. Taxi, Limousine or Automobile Rental Establishments, (except R/OG).
39. Theaters, Drive-in, (CG only).
40. Utilities, public and private.

(Ord. No. 3748, § 3, 10-28-2010; Ord. No. 3840, § 3, 5-9-2013; Ord. No. 3928, § 16, 1-22-2015; Ord. No. 3990, § 2, 9-8-2016)

### Sec. 18-1520.4. - DIMENSIONAL AND AREA REGULATIONS.

#### (A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred fifty (150) feet.
4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to September 26, 1963 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

#### (B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty (20) feet.
2. Secondary Front Yard Setback: Twenty (20) feet.

3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Fifteen (15) feet.
5. For corner, double frontage and multiple frontage lots, see [Section 18-1503.7](#) "Yard Determinations."
6. Refer to [Section 18-1503.8](#) for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
7. Refer to [Section 18-1504.3\(G\)\(2\)](#) for special yard setbacks for additions to buildings in existence as of August 14, 1997.

#### (C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent.

#### (D) MINIMUM FLOOR AREA.

1. Nonresidential: Three hundred (300) square feet.
2. Single-family Detached Dwellings:
  - a. Nine hundred (900) square feet in R/OG or R/O/R.
  - b. One thousand (1,000) square feet in CRD.
3. Multi-Family Dwellings:
  - a. Efficiency: Four hundred fifty (450) square feet.
  - b. One-bedroom: Five hundred fifty (550) square feet.
  - c. Two-bedroom: Six hundred fifty (650) square feet.
  - d. Three-bedroom: Eight hundred (800) square feet.

#### E. MAXIMUM BUILDING HEIGHT. Height fifty (50) feet excluding mechanical and or elevator penthouse (additional height may be granted as a conditional use). See [Section 18-1503.13](#), "Exclusion from Height Limits" for height limit exclusions.

#### F. MINIMUM BUILDING SEPARATION. See [Section 18-1530.17](#), "Minimum Building Separation."

#### G. FLOOR AREA RATIO. (F.A.R.)

1. Nonresidential Uses:
  - (a) Thirty hundredths (0.30) in R/O/R.
  - (b) Thirty-five hundredths (0.35) in R/OG.
  - (c) Forty-five hundredths (0.45) in CG.
  - (d) Forty-five hundredths (0.45) in CRD.
  - (e) Forty-five hundredths (0.45) in RM.
  - (f) Forty-five hundredths (0.45) in CR.



# Exhibit B. Zoning Detail

## ZONING DETAIL: B-1 (GENERAL COMMERCIAL)

(g) Forty-five hundredths (0.45) in RFH.

2. Mixed Use Development: See "R-6" zoning district.

(Ord. No. 3748, § 3, 10-28-2010)

### Sec. 18-1520.5. - ADDITIONAL REGULATIONS.

(A) FENCES. See Section 18-1530.10, "Fences, Walls and Hedges" for fence regulations and setbacks.

(B) LANDSCAPING AND BUFFERING FOR ADJACENT AREAS AND MECHANICAL EQUIPMENT. See Section 18-1533, "Landscaping Regulations."

(C) ILLUMINATION. See Section 18-1503.15, "Illumination."

(D) PRELIMINARY SITE PLAN APPROVAL REQUIREMENTS. In any case where a hotel/motel abuts or functionally abuts a residential or mixed-use zoning district, City Council shall review and approve a preliminary site plan pursuant to the procedures and requirements of Section 18-1540, "Preliminary Site Plan Requirements."

(E) DUMPSTER ENCLOSURES (See Section 18-1530.20, "Dumpsters"), AND ALSO SUPPLEMENTAL USE REGULATIONS (See Section 18-1530, "Accessory Use and Supplementary District Regulations").

(F) OFF-STREET PARKING AND LOADING. See Section 18-1532, "Parking and Loading Regulations."

(Ord. No. 3748, § 3, 10-28-2010)





## Exhibit C. Confidentiality

The Offering Memorandum contained herein was prepared by Ross Realty Group (“RRG”) for the property described in this Memorandum (the “Property”) and has been reviewed by the owner of the Property (“Owner”). It contains selected information pertaining to the Property and does not purport to contain all of the information that a prospective purchaser may desire. Interested parties should conduct their own investigation and analysis. Although every effort has been made to provide accurate and complete information, neither Owner nor RRG make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or its contents and no legal commitments or obligation shall arise by reason of your receipt of the Memorandum or use of its contents. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and RRG. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. This Offering Memorandum is subject to, among other things, correction of errors and omissions, addition or deletion of terms, change of price or terms, withdrawal from market without notice and prior sale.

Owner and RRG expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or RRG. The Property is privately offered and, by accepting the Offering Memorandum, the prospective purchaser hereof agrees to indemnify, defend and hold Owner and RRG harmless from and against any and all losses, costs, damages or expenses, including reasonable attorney’s fees, directly sustained or incurred by either Owner or RRG by reason of any unauthorized distribution or disclosure of the Evaluation Materials. No portion of the Offering Memorandum may be reproduced or distributed to any other person or entity, other than as set forth above.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, kindly purge all materials relating to this Property, including this Offering Memorandum.

