



Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center

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June 24, 2022



Re: Lake Seminole Site – 12290 & 12330 101st Street Feasibility Analysis Letter

As discussed, we are providing the following information regarding your 10.9-acre property located at 12290 & 12330 101st Street and adjacent vacant parcels. These parcels are located on the western shore of Lake Seminole and are all north of 122nd Avenue in unincorporated Pinellas County:

Parcel ID #	Address	Acreage	L.U.	Zone
10/30/15/00000/410/1500	12290 101 st St	1.7 Ac	RU	R-3
10/30/15/00000/410/1400	12330 101 st St	2.9 Ac	RU	R-3
10/30/15/00000/410/0600	vacant	0.2 Ac	RU	R-3
11/30/15/70524/300/0900	vacant	2.9 Ac	RU/W	R-3
11/30/15/70524/300/0903	vacant	1.6 Ac	RU/W	R-3
11/30/15/70524/300/0902	vacant	1.6 Ac	RU/W	R-3
TOTAL		10.9+/-		

LAND USE / ZONING REGULATIONS

The zoning of the property is R-3 (Single-Family Residential District) which allows single-family detached homes only. The underlying land use designation is Residential Urban (RU) which has a maximum density of 7.5 units/acre, and the eastern portion within Lake Seminole is considered Water (Submerged Lands) which has no density. Based on conversations with Ryan Brinson (Pinellas County Housing & Community Development Department), the property has 5.68 acres of RU land use that generally follows the shoreline per their GIS system. As such, the maximum theoretical density of the entire site is 43 dwelling units. Therefore, under current Land Use regulations a total of 43 units could be constructed on the site without any Land Use Amendment subject to meeting R-3 zoning regulations. The R-3 bulk regulations are shown below:

Maximum Density	per underlying Land Use designation (7.5 units/acre)
Minimum Lot Area:	6,000 SF
Minimum Lot Width:	60 feet
Minimum Lot Depth:	80 feet (subject to meeting area required)
Maximum Height:	35 feet (subject to meeting area required)

Building Setbacks

Front:	20 feet minimum, 10 feet to front porch
Side:	5 feet minimum, 10 feet if side street
Rear:	10 feet minimum
Parking:	2 spaces per unit (Driveway)

The attached Concept Plan “A” reflects potential development under existing RU land use and R-3 zoning. The development yield shown in Concept Plan “A” is 22 code compliant lots.

An alternative would be to develop as a townhome development. This is not allowed in R-3 zoning and would require a rezoning to RM (Residential Multi-Family) or RPD (Residential Planned Development) This would allow us to cluster the townhome units on the western/central portion of the property outside the floodplain and CHHA and obtain a higher yield.

Concept Plan “B” shows a townhome development using the RM zoning standards. The development yield is 46 townhome units in a code compliant layout. A rezoning is a lengthy process that requires several public hearings and would take about 3-4 months.

It is necessary to apply for a Land Use Plan Amendment to increase the density on the site to accommodate the 46-unit layout, since 43 units is the maximum allowed under the RU land use designation. Significant portions of the property are located within the CHHA (Coastal High Hazard Area). According to Pinellas County GIS only 4.24 acres are outside the CHHA and Pinellas County Comprehensive Plan Coastal Management Element Policy 1.3.5 Pinellas County will not approve a Land Use Plan Amendment to increase density above 5 units/acre in the CHHA. Since the current Land Use Designation is 7.5 units/acre that “grandfathered” as the maximum allowed in CHHA. Per my discussions with Ryan Brinson and Scott Swearingen (Long Range Planning Manager) staff could possibly support a Land Use Plan Amendment to Residential Low Medium (RLM) which allows up to 10 units/acre. A Land Use Plan Amendment application to RLM will be necessary to increase the density and can be filed concurrently with the rezoning request. This is a lengthy process with several public hearings that would take 4 months and possibly 6 months due to the Land Use Change to RM.

A current boundary survey will be needed to depict existing boundaries for the Land Use Plan Amendment application. Topography, trees, and visible utilities can be shown on that Boundary Survey but are not necessary for the Land Use Plan Amendment. A separate “Specific Purpose Survey” showing the jurisdictional wetland line will also be needed for design purposes.

TRANSPORTATION

According to the Pinellas County Forward Pinellas/MPO 2021 Level of Service Report the adjacent segment of Seminole Blvd between 102nd Avenue and Ulmerton Road is reported to operate at LOS C with an Annual Average Daily Traffic (AADT) of 33,100 vehicles on this 6-lane divided arterial. Therefore, transportation levels of service compliance should not be in an issue for the redevelopment of the site with homes, townhomes/condos or apartments. A detailed traffic study may be required by Pinellas County as support for the Land Use Plan Amendment and rezoning measuring impacts to 122nd Avenue and Seminole Blvd.

DRAINAGE/SWFWMD/FLOODPLAIN

Any alteration of the site will require a SWFWMD Permit and compliance with Pinellas County drainage requirements. Proposed development to meet Pinellas County standards would most likely increase the impervious surface so drainage retention ponds will be necessary. The logical location would be near the shoreline for discharge of treated stormwater directly to Lake Seminole. Pinellas County will request a "wetland" delineation by an environmental scientist to assess if there is a jurisdictional wetland area at the eastern portion of the site near Lake Seminole. Any area that exhibits characteristics of a wetland must be avoided. In addition, a 25-foot-wide wetland buffer is required by Pinellas County. No buildings, parking or development can go in the wetland buffer, but open space and some drainage retention is allowed.

According to the FIRM Map #12103C0119H dated August 24, 2021, the western part of the site is in Flood Zone "X" which is not within the 100-year floodplain, the central part of the site is in Zone AE-10, and the eastern part of the site near the shoreline is in Zone AE-9. The AE-9 and AE-10 are within the 100-year floodplain. Therefore, all development would need to have finished floors 1 foot above the base flood elevations. According to SWFWMD topography the site slopes eastward towards the shoreline of Lake Seminole. The western portion of the site is at elevation 12-13 and slopes to elevation 4 at the shoreline. A detailed topographic survey will be necessary to determine fill needs. It may be possible to limit all building development to the western/central portions of the site (outside the 100-year floodplain) to avoid filling and use the eastern portion of the site for open space, and drainage retention.

SUMMARY

We do not see any impediments to redevelopment of this site with apartments. The critical issues will be obtaining a Land Use Plan Amendment, and rezoning, the limited access easement and meeting drainage requirements. A waiver to ROW width will be required by Pinellas County. The existing access easement is only 20 feet wide.

The only way to increase the yield is to increase the allowable density through a Land Use Plan Amendment. A tentative fast-track schedule is provided below.

Submittal Deadline:	July 20, 2022
DRC Meeting:	August 8, 2022
Local Planning Agency (LPA) Hearing:	September 7, 2022
Board of County Commissioners (BOCC):	October 25, 2022

Once you determine your course of action the required applications if the owner wishes to proceed with the approval process. Please contact me with any questions and I hope this information is helpful.

Sincerely,



Robert Pergolizzi, AICP/PTP
Principal

APPENDIX A



LAKE SEMINOLE SITE
AERIAL PHOTOGRAPH

CONCEPT PLANNING
COUNTY PLANNING
A TOPGRAPHIC SURVEY AND JURISDICTIONAL NET AND
CONDOMINIUM SUBMITTALS PER PLAN APPROVAL.





**LAKE SEMINOLE SITE
AERIAL PHOTOGRAPH**

DESIGN PLAN ONLY
NOT FOR CONSTRUCTION
A SUPPLEMENTAL SURVEY AND ADDITIONAL ACTING
CONTRACTORS SUBJECT TO SITE PLAN APPROVAL.



City of Tallahassee, Florida
City Engineer
City of Tallahassee, Florida
City Engineer

10-30-15-00000-410-1500

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Ownership/Mailing Address [Change Mailing Address](#)

Site Address

PORTER, STEPHEN G
PORTER, BRENDA J
12290 101ST ST
LARGO FL 33773-1930

12290 101ST ST
(Unincorporated)



[Property Use:](#) 0110 (Single Family Home)

Current Tax District: LARGO FIRE
(LTF)

Total Living: SF: 1,987

Total Gross SF: 2,511

Total Living Units: 1

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

COM AT NE COR OF SE 1/4 OF SEC TH S 985.68FT FOR POB TH CONT S 195FT TH W 310FT TH N 175FT TH W 279.08FT TH S71DW 59.01FT TH S 284.45FT TH W 20FT TH N 324.45FT TH E 664.79FT TO POB CONT 1.68AC(C)

[Tax Estimator](#)

[File for Homestead Exemption](#)

2022 Parcel Use

Exemption	2022	2023	
Homestead:	Yes	Yes	*Assuming no ownership changes before Jan. 1
Government:	No	No	Homestead Use Percentage: 100.00%
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%
Historic:	No	No	Classified Agricultural: No

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
07464/0680	\$356,400 Sales Query	121030251151	B	Current FEMA Maps	/

2021 Final Value Information

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$305,023	\$198,354	\$148,354	\$173,354	\$148,354

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	Yes	\$336,131	\$195,615	\$145,615	\$170,615	\$145,615
2019	Yes	\$329,804	\$191,217	\$141,217	\$166,217	\$141,217
2018	Yes	\$305,289	\$187,652	\$137,652	\$162,652	\$137,652
2017	Yes	\$310,176	\$183,792	\$133,792	\$158,792	\$133,792
2016	Yes	\$276,340	\$180,012	\$130,012	\$155,012	\$130,012
2015	Yes	\$270,634	\$178,761	\$128,761	\$153,761	\$128,761
2014	Yes	\$239,885	\$177,342	\$127,342	\$152,342	\$127,342
2013	Yes	\$209,188	\$174,721	\$124,721	\$149,721	\$124,721
2012	Yes	\$247,294	\$171,800	\$121,800	\$146,800	\$121,800
2011	Yes	\$195,095	\$166,796	\$116,796	\$141,796	\$116,796
2010	Yes	\$227,803	\$164,331	\$114,331	\$139,331	\$114,331
2009	Yes	\$285,722	\$160,011	\$110,011	\$135,011	\$110,011
2008	Yes	\$297,100	\$159,851	\$109,851	\$134,851	\$109,851
2007	Yes	\$321,300	\$155,195	\$130,195	N/A	\$130,195
2006	Yes	\$316,000	\$151,410	\$126,410	N/A	\$126,410
2005	Yes	\$232,700	\$147,000	\$122,000	N/A	\$122,000
2004	Yes	\$181,200	\$142,700	\$117,700	N/A	\$117,700
2003	Yes	\$150,000	\$140,100	\$115,100	N/A	\$115,100
2002	Yes	\$148,800	\$136,800	\$111,800	N/A	\$111,800
2001	Yes	\$139,200	\$134,700	\$109,700	N/A	\$109,700
2000	Yes	\$136,500	\$130,800	\$105,800	N/A	\$105,800
1999	Yes	\$127,400	\$127,400	\$102,400	N/A	\$102,400
1998	Yes	\$126,500	\$126,500	\$101,500	N/A	\$101,500
1997	Yes	\$127,000	\$127,000	\$102,000	N/A	\$102,000
1996	Yes	\$125,000	\$125,000	\$100,000	N/A	\$100,000

2021 Tax Information

[Ranked Sales \(Other Tax Districts\)](#) [See all transactions](#)

2021 Tax Bill	Tax District: LTF
2021 Final Millage Rate	19.8655

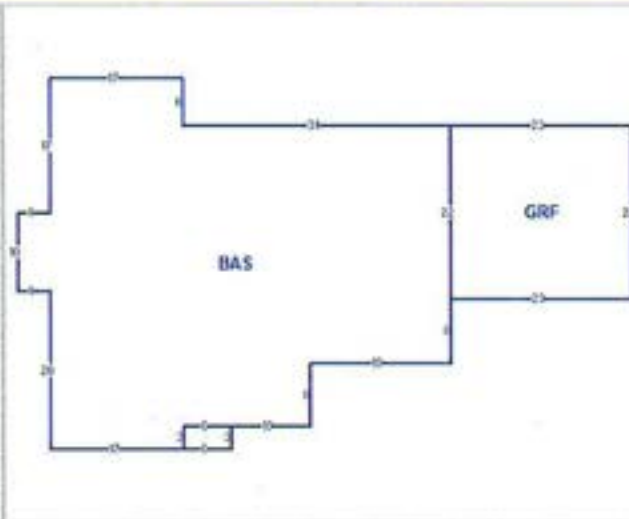
Sale Date	Book/Page	Price	Q/U	V/I
31 Dec 1990	07464 / 0680	\$170,000	U	I
28 Nov 1990	07464 / 0678	\$2,500	U	I

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

2021 Land Information						
Seawall: No	Frontage: Lake		View: None			
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	0x0	160000.00	1,6800	1,0000	\$268,800	AC

[click here to hide] 2022 Building 1 Structural Elements [Back to Top](#)
 Site Address: 12290 101ST ST

Building Type: Single Family
 Quality: Average
 Foundation: Continuous Footing Poured
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 7
 Year Built: 1958
 Effective Age: 43
 Heating: Central Duct
 Cooling: Cooling (Central)



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Building 1 Sub Area Information		
Description	Living Area SF	Gross Area SF
Open Porch (OPF)	0	18
Base (BAS)	1,987	1,987
Garage (GRF)	0	506
Total Living SF: 1,987		Total Gross SF: 2,511

[click here to hide] 2022 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$36.00	1,020.00	\$36,720.00	\$16,891.00	2000
SHED	\$45.00	168.00	\$7,560.00	\$3,024.00	1958

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



[Interactive Map of this parcel](#)

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Tax Estimator

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Ownership/Mailing Address [Change Mailing Address](#)
 JOHNSON, BETTY JEAN DECLARATION OF TRUST
 SMITH, BECKY JOHNSON TRE
 12330 101ST ST
 LARGO FL 33773-1932

Site Address
 12330 101ST ST
 (Unincorporated)



Property Use: 0810 (Single Family - more than one house per parcel) Current Tax District: LARGO FIRE (LTF) Total Living: SF: 2,716 Total Gross SF: 3,701 Total Living Units: 2

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

S 210FT OF N 315FT OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 10-30-15 LBSS W 100 OF N 105FT THEREOF CONT 2.96AC(C)

Tax Estimator <input type="checkbox"/> File for Homestead Exemption			2022 Parcel Use	
Exemption	2022	2023		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20311/2398	\$533,800 Sales Query	121030253111	B	Current FEMA Maps	/

2021 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$459,579	\$459,579	\$459,579	\$459,579	\$459,579

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	Yes	\$512,907	\$243,653	\$193,153	\$218,153	\$168,153
2019	Yes	\$499,379	\$238,175	\$187,675	\$212,675	\$162,675
2018	Yes	\$496,012	\$233,734	\$183,234	\$208,234	\$158,234
2017	Yes	\$501,833	\$228,927	\$178,427	\$203,427	\$153,427
2016	Yes	\$438,283	\$224,218	\$173,718	\$198,718	\$148,718
2015	Yes	\$428,421	\$222,659	\$172,159	\$197,159	\$147,159
2014	Yes	\$375,365	\$220,892	\$170,392	\$195,392	\$145,392
2013	Yes	\$325,410	\$217,628	\$167,128	\$192,128	\$142,128
2012	Yes	\$389,251	\$213,990	\$163,490	\$188,490	\$138,490
2011	Yes	\$310,719	\$207,757	\$157,757	\$182,757	\$157,757
2010	Yes	\$353,400	\$204,687	\$154,687	\$179,687	\$154,687
2009	Yes	\$499,066	\$199,306	\$149,306	\$174,306	\$149,306
2008	Yes	\$523,800	\$199,107	\$149,107	\$174,107	\$149,107
2007	Yes	\$512,700	\$193,308	\$168,308	N/A	\$168,308
2006	Yes	\$537,800	\$188,593	\$163,593	N/A	\$163,593
2005	Yes	\$376,200	\$183,100	\$158,100	N/A	\$158,100
2004	Yes	\$303,400	\$177,800	\$152,800	N/A	\$152,800
2003	Yes	\$241,500	\$174,500	\$149,500	N/A	\$149,500
2002	Yes	\$214,100	\$169,300	\$144,300	N/A	\$144,300
2001	Yes	\$142,700	\$97,200	\$72,200	N/A	\$72,200
2000	Yes	\$101,500	\$94,400	\$69,400	N/A	\$69,400
1999	Yes	\$101,700	\$92,000	\$67,000	N/A	\$67,000
1998	Yes	\$90,600	\$90,600	\$65,600	N/A	\$65,600
1997	Yes	\$100,800	\$94,600	\$69,100	N/A	\$69,100
1996	Yes	\$104,900	\$91,900	\$66,400	N/A	\$66,400

2021 Tax Information

2021 Tax Bill	Tax District: LTF
2021 Final Millage Rate	19.8655

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales [\(click on book/page to see all transactions\)](#)

Sale Date	Book/Page	Price	Q/U	V/I
No recent sales on record				

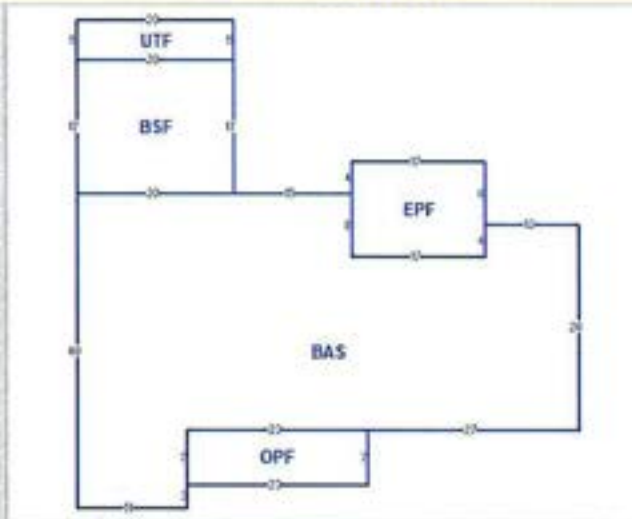
2021 Land Information

Seawall: No	Frontage: Lake	View: None				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam <10 Units (08)	105x664	160000.00	1.6000	1.0000	\$256,000	AC
Multi-Fam <10 Units (08)	105x564	160000.00	1.3600	1.0000	\$217,600	AC

[click here to hide] 2022 Building 1 Structural Elements [Back to Top](#)

Site Address: 12330 101ST ST

Building Type: Single Family
 Quality: Average
 Foundation: Continuous Footing Poored
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 6
 Year Built: 1955
 Effective Age: 49
 Heating: Central Duct
 Cooling: Cooling (Central)



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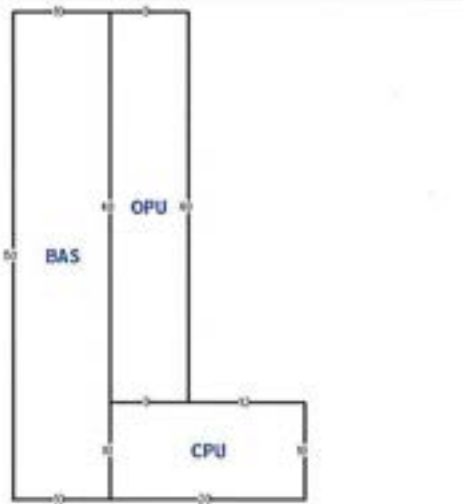
Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	1,876	1,876
Base Semi-finished (BSF)	340	340
Enclosed Porch (EPF)	0	204
Open Porch (OPF)	0	161
Utility (UTF)	0	100
Total Living SF: 2,216		Total Gross SF: 2,681

[click here to hide] 2022 Building 2 Structural Elements [Back to Top](#)

Site Address:

Building Type: Manufactured Homes
 Quality: Average
 Foundation: Piers
 Floor System: Wood
 Exterior Wall: Frame Metal
 Roof Frame: Flat Shed
 Roof Cover: Mb Roof Cover
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Vinyl/Asphalt/S
 Interior Finish: Wood/Wallboard
 Fixtures: 5
 Year Built: 1964
 Effective Age: 59
 Heating: Central Duct
 Cooling: Cooling (Central)



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Building 2 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	500	500
Carport Unfinished (CPU)	0	200
Open Porch Unfinished (OPU)	0	320
Total Living SF: 500		Total Gross SF: 1,020

[click here to hide] 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$12.00	840.00	\$10,080.00	\$4,032.00	1995

SHED	\$16.00	240.00	\$3,840.00	\$1,536.00	1980
POOL	\$37,000.00	1.00	\$37,000.00	\$14,800.00	1995
CARPORT	\$8.00	1,104.00	\$8,832.00	\$8,832.00	1955
GARAGE	\$36.00	990.00	\$35,640.00	\$14,256.00	1960

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

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



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JOHNSON, BETTY JEAN DECLARATION OF TRUST
SMITH, BECKY JOHNSON TRE
12330 101ST ST
LARGO FL 33773-1932

Site Address

102ND ST
(Unincorporated)



Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres)

Current Tax District: LARGO FIRE (LTF)

Total Living: SF:

Total Gross SF:

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

W 100 FT OF S 105 FT OF N 210 FT OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 10-30-15

[Tax Estimator](#)

[File for Homestead Exemption](#)

2022 Parcel Use

Exemption	2022	2023	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20311/2398	\$156,800	121030253111	C	Current FEMA Maps	/

2021 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$134,852	\$56,607	\$56,607	\$134,852	\$56,607

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	No	\$107,905	\$51,461	\$51,461	\$107,905	\$51,461
2019	No	\$84,656	\$46,783	\$46,783	\$84,656	\$46,783
2018	No	\$94,361	\$42,530	\$42,530	\$94,361	\$42,530
2017	No	\$86,081	\$38,664	\$38,664	\$86,081	\$38,664
2016	No	\$50,547	\$35,149	\$35,149	\$50,547	\$35,149
2015	No	\$61,712	\$31,954	\$31,954	\$61,712	\$31,954
2014	No	\$39,392	\$29,049	\$29,049	\$39,392	\$29,049
2013	No	\$26,408	\$26,408	\$26,408	\$26,408	\$26,408
2012	No	\$27,047	\$27,047	\$27,047	\$27,047	\$27,047
2011	No	\$29,513	\$29,513	\$29,513	\$29,513	\$29,513
2010	No	\$58,821	\$58,821	\$58,821	\$58,821	\$58,821
2009	No	\$81,239	\$81,239	\$81,239	\$81,239	\$81,239
2008	No	\$86,800	\$86,800	\$86,800	\$86,800	\$86,800
2007	No	\$91,600	\$91,600	\$91,600	N/A	\$91,600
2006	No	\$88,200	\$88,200	\$88,200	N/A	\$88,200
2005	No	\$70,000	\$70,000	\$70,000	N/A	\$70,000
2004	No	\$62,400	\$62,400	\$62,400	N/A	\$62,400
2003	No	\$56,400	\$56,400	\$56,400	N/A	\$56,400
2002	No	\$38,100	\$38,100	\$38,100	N/A	\$38,100
2001	No	\$10,500	\$10,500	\$10,500	N/A	\$10,500
2000	No	\$12,600	\$12,600	\$12,600	N/A	\$12,600
1999	No	\$11,000	\$11,000	\$11,000	N/A	\$11,000
1998	No	\$12,000	\$12,000	\$12,000	N/A	\$12,000
1997	No	\$11,000	\$11,000	\$11,000	N/A	\$11,000
1996	No	\$8,700	\$8,700	\$8,700	N/A	\$8,700

2021 Tax Information

2021 Tax Bill	Tax District: LTF
2021 Final Millage Rate	19.8655

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales [\[click here to view Ranked Sales\]](#) [See all transactions](#)

Sale Date	Book/Page	Price	QdI	VdI
No recent sales on record				

2021 Land Information

Seawall: No		Frontage:		View: None	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Vacant (00)	100x105	1675.00	100.0000	1.0300	\$172,525 FF
[click here to hide] 2022 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					
[click here to hide] Permit Data					
<p>Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.</p>					
Permit Number	Description	Issue Date	Estimated Value		
No Permit Data Found					



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11-30-15-70524-300-0900

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Updated June 16, 2022

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Ownership/Mailing Address Change Mailing Address PORTER, STEPHEN G PORTER, BRENDA J 12290 101ST ST LARGO FL 33773-1930	Site Address 101ST ST (Unincorporated)
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Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres)	Current Tax District: LARGO FIRE (LTF)	Total Living SF:	Total Gross SF:
--	---	-------------------------	------------------------

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

PINELLAS GROVES SW 1/4, S195FT (S) OF N510FT (S) OF LOTS 9 & 10

Tax Estimator File for Homestead Exemption	2022 Parcel Use																			
<table border="1"> <tr> <th>Exemption</th> <th>2022</th> <th>2023</th> </tr> <tr> <td>Homestead:</td> <td>No</td> <td>No</td> </tr> <tr> <td>Government:</td> <td>No</td> <td>No</td> </tr> <tr> <td>Institutional:</td> <td>No</td> <td>No</td> </tr> <tr> <td>Historic:</td> <td>No</td> <td>No</td> </tr> </table>	Exemption	2022	2023	Homestead:	No	No	Government:	No	No	Institutional:	No	No	Historic:	No	No	<table border="1"> <tr> <td>Homestead Use Percentage: 0.00%</td> </tr> <tr> <td>Non-Homestead Use Percentage: 100.00%</td> </tr> <tr> <td>Classified Agricultural: No</td> </tr> </table>		Homestead Use Percentage: 0.00%	Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No
Exemption	2022	2023																		
Homestead:	No	No																		
Government:	No	No																		
Institutional:	No	No																		
Historic:	No	No																		
Homestead Use Percentage: 0.00%																				
Non-Homestead Use Percentage: 100.00%																				
Classified Agricultural: No																				

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
07464/0680	\$86,300	121030251151	A	Current FEMA Maps	1/55

2021 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$74,225	\$74,225	\$74,225	\$74,225	\$74,225

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	No	\$82,083	\$82,083	\$82,083	\$82,083	\$82,083
2019	No	\$77,876	\$77,876	\$77,876	\$77,876	\$77,876
2018	No	\$77,446	\$77,446	\$77,446	\$77,446	\$77,446
2017	No	\$77,145	\$75,017	\$75,017	\$77,145	\$75,017
2016	No	\$68,197	\$68,197	\$68,197	\$68,197	\$68,197
2015	No	\$76,710	\$67,276	\$67,276	\$76,710	\$67,276
2014	No	\$61,160	\$61,160	\$61,160	\$61,160	\$61,160
2013	No	\$59,647	\$59,647	\$59,647	\$59,647	\$59,647
2012	No	\$57,175	\$57,175	\$57,175	\$57,175	\$57,175
2011	No	\$54,010	\$54,010	\$54,010	\$54,010	\$54,010
2010	No	\$59,003	\$59,003	\$59,003	\$59,003	\$59,003
2009	No	\$60,616	\$60,616	\$60,616	\$60,616	\$60,616
2008	No	\$75,800	\$75,800	\$75,800	\$75,800	\$75,800
2007	No	\$79,700	\$79,700	\$79,700	N/A	\$79,700
2006	No	\$77,400	\$77,400	\$77,400	N/A	\$77,400
2005	No	\$64,000	\$64,000	\$64,000	N/A	\$64,000
2004	No	\$35,600	\$35,600	\$35,600	N/A	\$35,600
2003	No	\$29,600	\$29,600	\$29,600	N/A	\$29,600
2002	No	\$28,200	\$28,200	\$28,200	N/A	\$28,200
2001	No	\$22,600	\$22,600	\$22,600	N/A	\$22,600
2000	No	\$24,800	\$24,800	\$24,800	N/A	\$24,800
1999	No	\$20,700	\$20,700	\$20,700	N/A	\$20,700
1998	No	\$22,000	\$22,000	\$22,000	N/A	\$22,000
1997	No	\$20,700	\$20,700	\$20,700	N/A	\$20,700
1996	No	\$20,900	\$20,900	\$20,900	N/A	\$20,900

2021 Tax Information

2021 Tax Bill	Tax District: LTF
2021 Final Millage Rate	19.8655

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

Sale Date	Book/Page	Price	QU	VI
31 Dec 1990	07464 / 0680	\$170,000	U	V

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

2021 Land Information

Seawall: No		Frontage: Lake		View: None		
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Rivers And Lakes (95)	0x0	1000.00	2.5000	1.0000	\$2,500	AC
Vacant (00)	0x0	185000.00	0.5000	1.0000	\$92,500	AC

[\[click here to hide\]](#) 2022 Extra Features

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

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

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



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11-30-15-70524-300-0903

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Ownership/Mailing Address [Change Mailing Address](#)

JOHNSON, BETTY JEAN DECLARATION OF TRUST
SMITH, BECKY JOHNSON TRS
12330 101ST ST
LARGO FL 33773-1932

Site Address

101ST ST
(Unincorporated)



Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres)

Current Tax District: LARGO FIRE (LTF)

Total Living: SF:

Total Gross SF:

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

PINELLAS GROVES SW 1/4, SBC 11-30-15 S 105FT OF N 315FT OF LOTS 9 & 10

[Tax Estimator](#)

[File for Homestead Exemption](#)

2022 Parcel Use

Exemption	2022	2023	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
20311/2398	\$41,600	121030251151	A	Current FEMA Maps	1/55

2021 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$35,780	\$35,780	\$35,780	\$35,780	\$35,780

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	No	\$39,575	\$39,575	\$39,575	\$39,575	\$39,575
2019	No	\$37,535	\$37,535	\$37,535	\$37,535	\$37,535
2018	No	\$37,320	\$37,320	\$37,320	\$37,320	\$37,320
2017	No	\$37,191	\$36,199	\$36,199	\$37,191	\$36,199
2016	No	\$32,908	\$32,908	\$32,908	\$32,908	\$32,908
2015	No	\$37,006	\$31,680	\$31,680	\$37,006	\$31,680
2014	No	\$28,800	\$28,800	\$28,800	\$28,800	\$28,800
2013	No	\$28,627	\$28,627	\$28,627	\$28,627	\$28,627
2012	No	\$28,858	\$28,858	\$28,858	\$28,858	\$28,858
2011	No	\$26,956	\$26,956	\$26,956	\$26,956	\$26,956
2010	No	\$30,581	\$30,581	\$30,581	\$30,581	\$30,581
2009	No	\$31,183	\$31,183	\$31,183	\$31,183	\$31,183
2008	No	\$43,600	\$43,600	\$43,600	\$43,600	\$43,600
2007	No	\$44,000	\$44,000	\$44,000	N/A	\$44,000
2006	No	\$42,400	\$42,400	\$42,400	N/A	\$42,400
2005	No	\$34,800	\$34,800	\$34,800	N/A	\$34,800
2004	No	\$16,600	\$16,600	\$16,600	N/A	\$16,600
2003	No	\$13,900	\$13,900	\$13,900	N/A	\$13,900
2002	No	\$12,600	\$12,600	\$12,600	N/A	\$12,600
2001	No	\$10,800	\$10,800	\$10,800	N/A	\$10,800
2000	No	\$13,100	\$13,100	\$13,100	N/A	\$13,100
1999	No	\$10,300	\$10,300	\$10,300	N/A	\$10,300
1998	No	\$11,200	\$11,200	\$11,200	N/A	\$11,200
1997	No	\$10,400	\$10,400	\$10,400	N/A	\$10,400
1996	No	\$9,900	\$9,900	\$9,900	N/A	\$9,900

2021 Tax Information

2021 Tax Bill	Tax District: LTF
2021 Final Millage Rate	19.8655

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Ranked Sales [\(with Tax Parcel Index\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	Y/I
No recent sales on record				

2021 Land Information

Seawall: No		Frontage: Lake			View: None	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Rivers And Lakes (95)	0x0	1000.00	1.4000	1.0000	\$1,400	AC
Vacant (00)	0x0	185000.00	0.2400	1.0000	\$44,400	AC

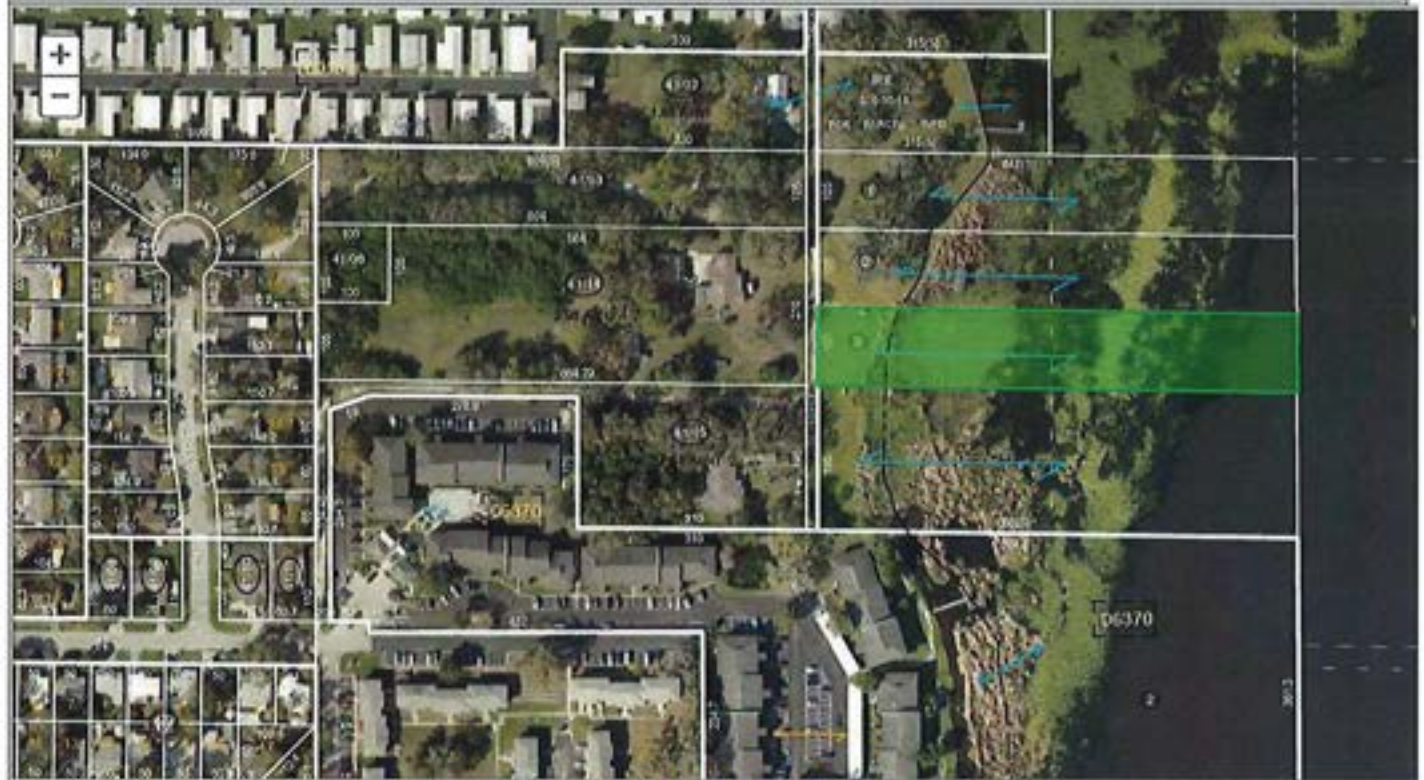
[\[click here to hide\]](#) 2022 Extra Features

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

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

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



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11-30-15-70524-300-0902

Compact Property Record Card

[Tax Estimator](#)

Updated June 16, 2022

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Ownership/Mailing Address [Change Mailing Address](#)
 JOHNSON, BETTY JEAN DECLARATION OF TRUST
 SMITH, BECKY JOHNSON TRE
 12330 101ST ST
 LARGO FL 33773-1932

Site Address
 101ST ST
 (Unincorporated)



Property Use: 0090 (Vacant Residential Land w/XFSB)

Current Tax District: LARGO FIRE (LTF)

Total Living SF:

Total Gross SF:

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

PINELLAS GROVES SW 1/4, SEC 11-30-15 S 105FT OF N 210FT OF LOTS 9 & 10

Tax Estimator <input type="checkbox"/> File for Homestead Exemption			2022 Parcel Use	
Exemption	2022	2023		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plot Book/Page
20311/2398	\$55,000	121030253111	A	Current FEMA Maps	1/55

2021 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$48,230	\$48,230	\$48,230	\$48,230	\$48,230

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	No	\$55,632	\$55,632	\$55,632	\$55,632	\$55,632
2019	No	\$52,955	\$52,955	\$52,955	\$52,955	\$52,955
2018	No	\$52,139	\$52,139	\$52,139	\$52,139	\$52,139
2017	No	\$52,053	\$52,053	\$52,053	\$52,053	\$52,053
2016	No	\$47,549	\$47,549	\$47,549	\$47,549	\$47,549
2015	No	\$51,788	\$47,538	\$47,538	\$51,788	\$47,538
2014	No	\$43,216	\$43,216	\$43,216	\$43,216	\$43,216
2013	No	\$42,778	\$42,778	\$42,778	\$42,778	\$42,778
2012	No	\$42,313	\$42,313	\$42,313	\$42,313	\$42,313
2011	No	\$38,972	\$38,972	\$38,972	\$38,972	\$38,972
2010	No	\$44,639	\$44,639	\$44,639	\$44,639	\$44,639
2009	No	\$42,254	\$42,254	\$42,254	\$42,254	\$42,254
2008	No	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200
2007	No	\$61,600	\$61,600	\$61,600	N/A	\$61,600
2006	No	\$58,800	\$58,800	\$58,800	N/A	\$58,800
2005	No	\$48,200	\$48,200	\$48,200	N/A	\$48,200
2004	No	\$25,900	\$25,900	\$25,900	N/A	\$25,900
2003	No	\$21,400	\$21,400	\$21,400	N/A	\$21,400
2002	No	\$20,300	\$20,300	\$20,300	N/A	\$20,300
2001	No	\$16,700	\$16,700	\$16,700	N/A	\$16,700
2000	No	\$16,800	\$16,800	\$16,800	N/A	\$16,800
1999	No	\$13,800	\$13,800	\$13,800	N/A	\$13,800
1998	No	\$14,800	\$14,800	\$14,800	N/A	\$14,800
1997	No	\$13,500	\$13,500	\$13,500	N/A	\$13,500
1996	No	\$12,700	\$12,700	\$12,700	N/A	\$12,700

2021 Tax Information

2021 Tax Bill	Tax District: LTF
2021 Final Millage Rate	19.8655

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Ranked Sales [View Sales Based on...](#) [See all transactions](#)

Sale Date	Book/Page	Price	O/U	Y/U
No recent sales on record				

2021 Land Information

Seawall: No		Frontage: Lake			View: None	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Rivers And Lakes (95)	0x0	1000.00	1.3000	1,000	\$1,300	AC
Vacant (00)	0x0	185000.00	0.3200	1,000	\$59,200	AC

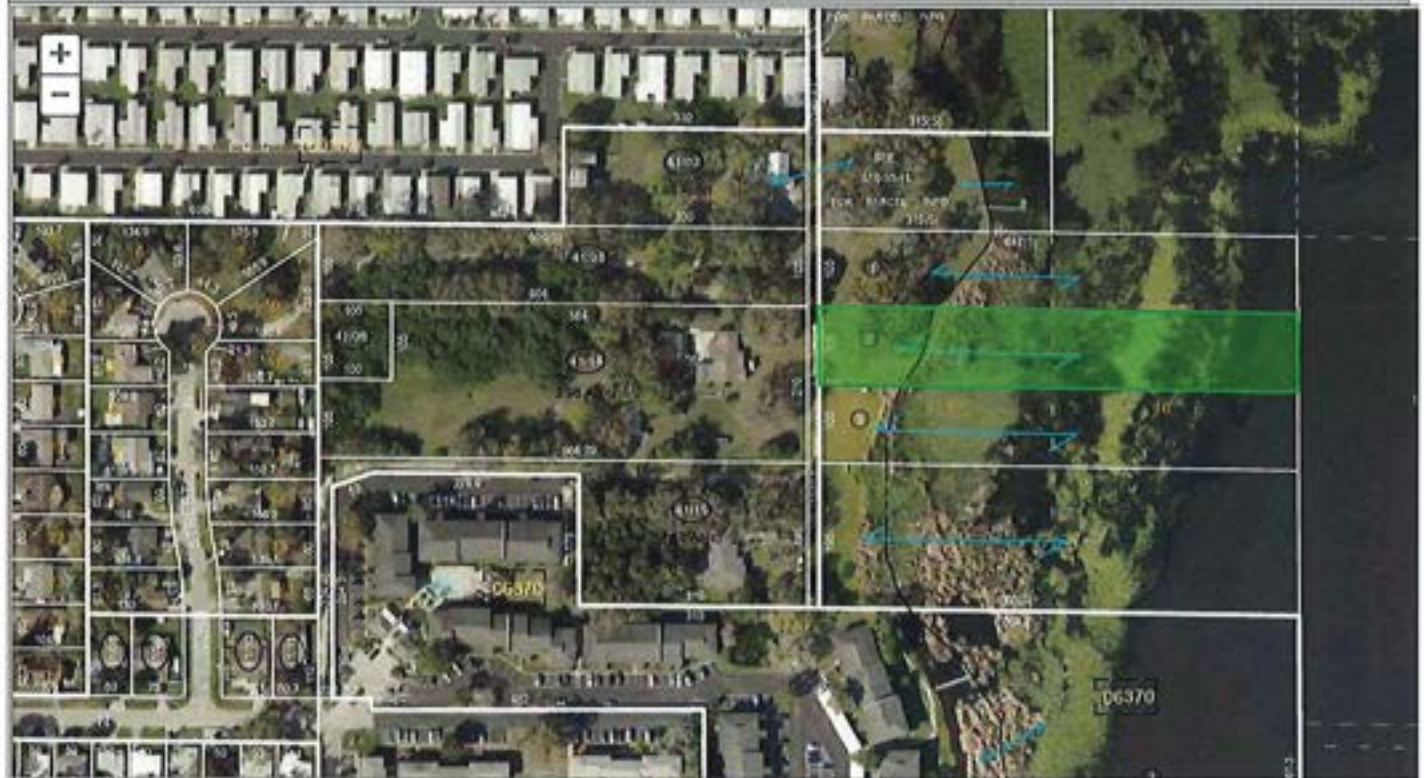
[\[click here to hide\]](#) 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$38.00	664.00	\$25,232.00	\$10,093.00	1980

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

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

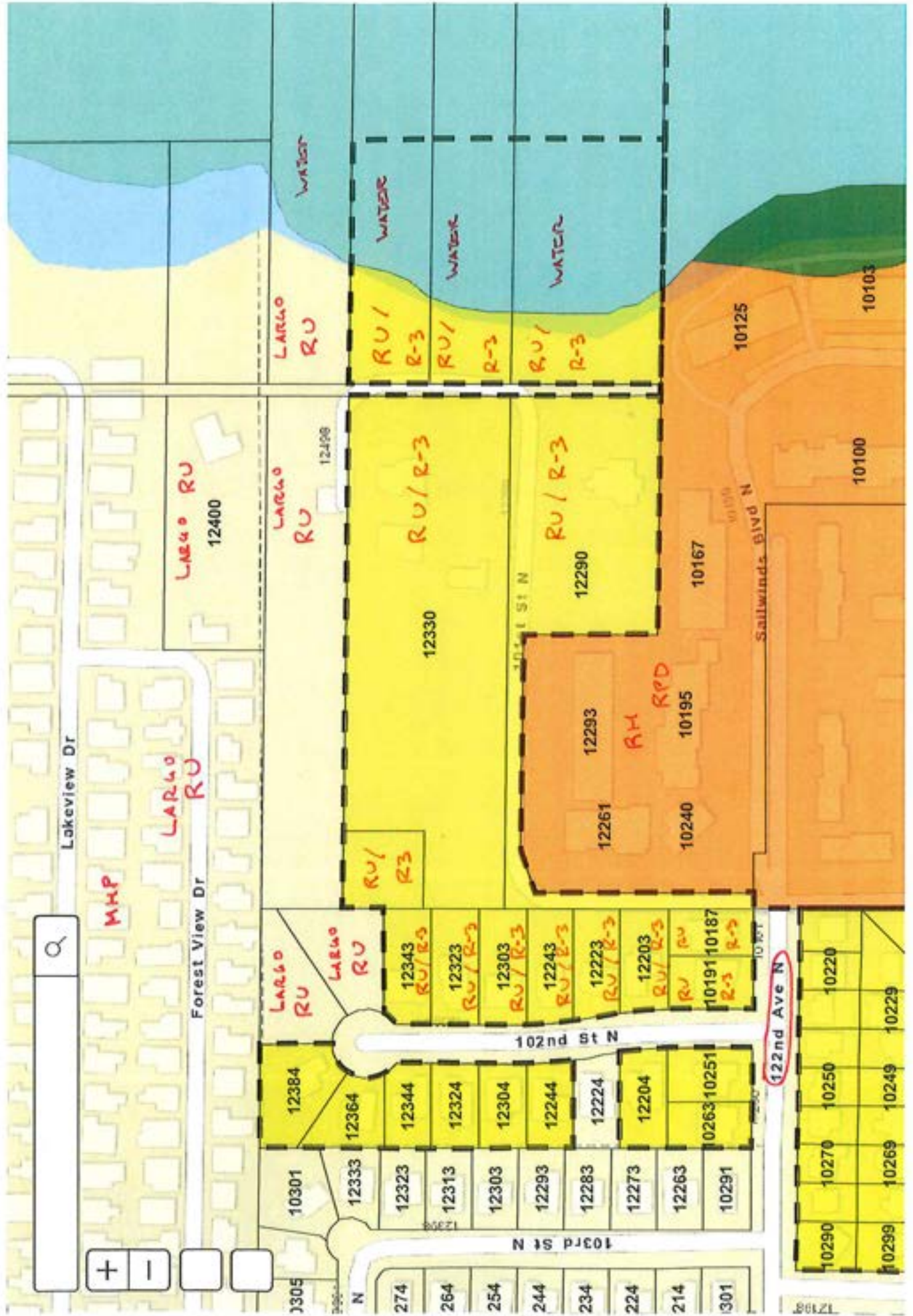
Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			

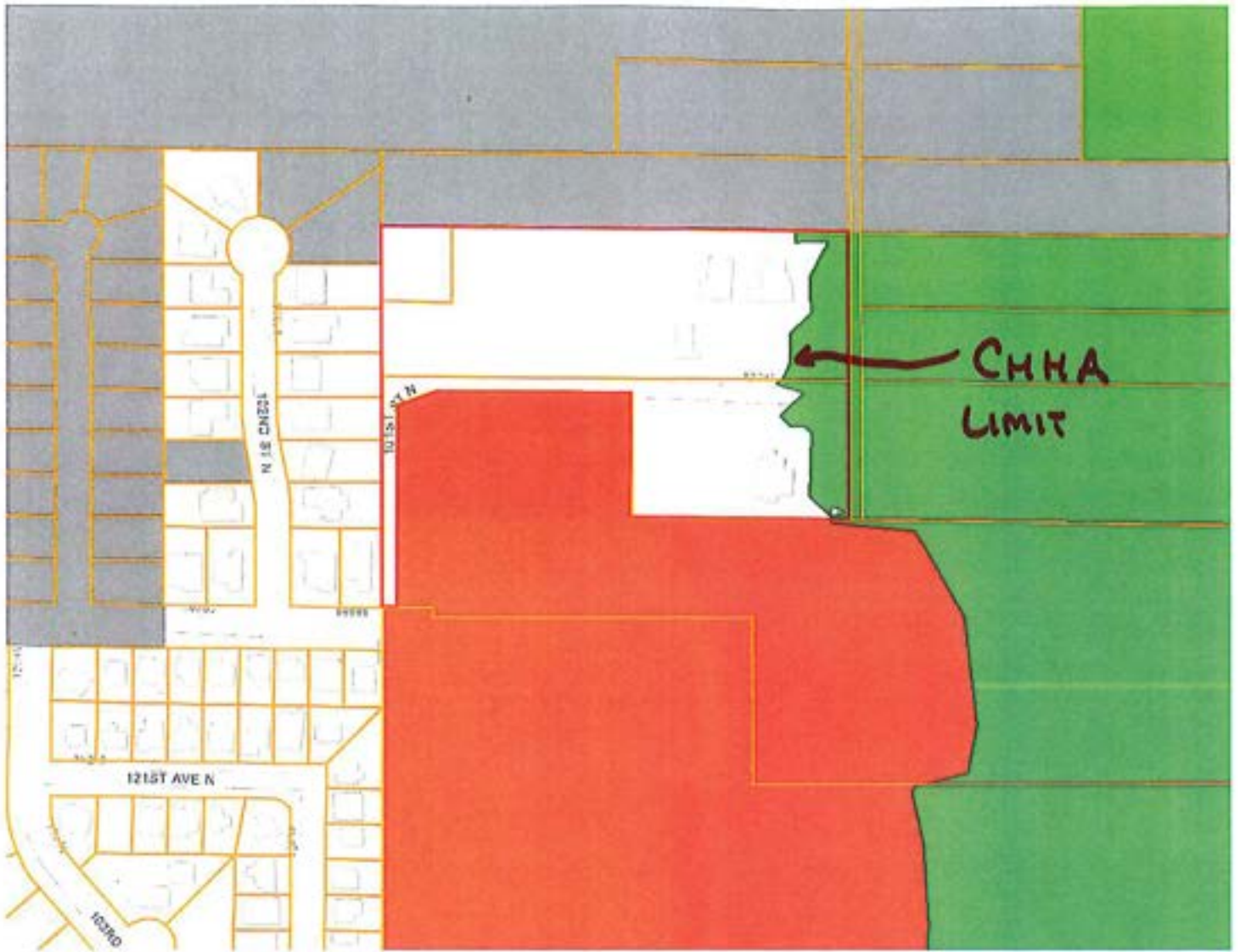


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Pinellas County Unincorporated - Zoning / Land Use Information Lookup





RESIDENTIAL CLASSIFICATION – (cont'd)

Category/Symbol – Residential Urban – (RU)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in an urban low density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas.

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

- Primary Uses – Residential.
- Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential; Recreation/Open Space.

Locational Characteristics – This category is generally appropriate to locations between major employment centers and community and regional shopping centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas.

Standards – Shall include the following:

- Residential Use – Shall not exceed seven and one-half (7.5) dwelling units per acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 7.5 dwelling units per acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.
- See 'Additional Standards' section of these Category Descriptions and Rules.

RESIDENTIAL CLASSIFICATION– (cont'd)

Category/Symbol – Residential Low Medium (RLM)

Purpose – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a low to moderately intensive residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

Use Characteristics - Those uses appropriate to and consistent with this category include:

- Primary Uses – Residential.
- Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential; Recreation/Open Space

Locational Characteristics – This category is generally appropriate in areas served by a complete range of urban services with particular emphasis on the availability of transit service and recreation/open space facilities; in areas where use and development characteristics are low medium residential in nature; in areas serving as a transition between low density and high density residential areas; and in areas in close proximity to major employment centers, community and regional shopping centers, and arterial and collector highway facilities.

Standards – Shall include the following:

- Residential Use – Shall not exceed ten (10) dwelling units per acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 dwelling units per acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75.
- See 'Additional Standards' section of these Category Descriptions and Rules.

PINELLAS COUNTY ZONING DISTRICT SUMMARY*

Effective Date: 01/01/2019

This is a convenient reference of unincorporated Pinellas County's zoning districts. It does not contain all requirements of the Land Development Code. Please visit www.pinellascounty.org/Plan for additional information and a link to the complete Code.

Zoning District	Allowed Uses ¹	Minimum Lot Size		Minimum Setbacks			Maximum Height ²
		Area	Width x Depth	Front	Side	Rear	
SINGLE FAMILY RESIDENTIAL DISTRICTS							
R-A, Residential Agriculture	Single family detached, accessory uses, agriculture and livestock for personal use, commercial agriculture with special approval.	2 acres	90' x 100'	25'/15' ³	15'/20' ⁴	20'	35'
R-E, Residential Estate	Single family detached, accessory uses, agriculture and livestock for personal use.	32,000 sf	90' x 100'	25'/15' ³	15'/20' ⁴	20'	35'
R-R, Rural Residential	Single family detached, accessory uses, agriculture and livestock for personal use.	16,000 sf	90' x 100'	25'/15' ³	10'/15' ⁴	15'	35'
R-1, Single Family Residential	Single family detached, accessory uses.	9,500 sf	80, x 90'	20'/10' ³	6'/10' ⁴	10'	35'
R-2, Single Family Residential	Single family detached, accessory uses.	7,500 sf	70' x 80'	20'/10' ³	6'/10' ⁴	10'	35'
R-3, Single Family Residential	Single family detached, accessory uses.	6,000 sf	60' x 80'	20'/10' ³	6'/10' ⁴	10'	35'
RMH, Residential Mobile/Manufactured Home	Mobile home parks, accessory uses.	Park: 15 acres Spaces: 3,500 sf	Park: 150' x 200' Spaces: 20' x N/A	Park: 25' Spaces: 10'/5' ³	Park: 10' Spaces: 5'/5' ⁴	Park: 10' Spaces: 5'	35'
	Mobile home subdivisions, single family detached, accessory uses.	6,000 sf	60' x 80'	20'/10' ³	6'/10' ⁴	10'	
MULTI-FAMILY RESIDENTIAL DISTRICTS							
R-4, One, Two & Three Family Residential	Single family detached, accessory uses.	5,000 sf	50' x 80'	20'/10' ³	6'/10' ⁴	10'	35'
	Single family attached, accessory uses.	2,800 sf	35' x 80'		0'/5'/10' ⁵		
	Duplex, triplex, accessory uses.	7,500 sf	75' x 80'		7.5'/10' ⁴		
R-5, Urban Residential	Single family detached, accessory uses.	3,000 sf		10'/20' ⁶	5'/10' ⁴	5'	35'
	Single family attached, duplex, triplex, accessory.	N/A	N/A		0'/5'/10' ⁵	10'/5' ⁷	45'
	All other uses and building types.	N/A			5'/10' ⁴	10'/5' ⁷	

PINELLAS COUNTY ZONING DISTRICT SUMMARY*

Effective Date: 01/01/2019

This is a convenient reference of unincorporated Pinellas County's zoning districts. It does not contain all requirements of the Land Development Code. Please visit www.pinellascounty.org/Plan for additional information and a link to the complete Code.

Zoning District	Allowed Uses ²	Minimum Lot Size		Minimum Setbacks			Maximum Height ²	
		Area	Width x Depth	Front	Side	Rear		
RM, Multi-family Residential	Single family detached, accessory dwelling and uses.	3,000 sf	N/A		5'/10' ⁴		35'	
	Single family attached, duplex, triplex, accessory uses.	1,400 sf	20' x 70'	10'/20' ⁴	0'/5'/10' ⁵	5'	45'	
	All other uses and building types.	7,500 sf	75' x 80'		5'/10' ⁴	10'	50'	
RPD, Residential Planned Development	Single family, multi-family, accessory uses, certain nonresidential uses (see Code).	Per Development Master Plan, or per R-4 standards if no DMP is in place.						
OFFICE AND COMMERCIAL DISTRICTS								
LO, Limited Office	Limited office and professional uses.	6,000 sf	60' x 80'	5'	10'	10'	45'	
GO, General Office	Offices, clinics, studios and professional uses.	6,000 sf	60' x 80'	5'	10'	10'	75'/45' ⁸	
C-1, Neighborhood Commercial	Neighborhood scale retail and restaurants, personal services, service stations, etc.	6,000 sf	60' x 80'	5'		0'/10' ⁹	45'	
C-2, General Commercial and Services	Retail, offices, auto repair, personal/business services, restaurants, hotels, wholesale/distribution, research/development, multi-family residential, recreation, etc.	10,000 sf	80' x 100'	5'		0'/20' ⁹	75'/45' ⁸	
CP, Commercial Parkway	Retail, restaurants, hotels, residential, offices, research/development, institutions, etc.	1 acre	N/A	5'		0'/15' ⁹	75'/45' ⁸	
CR, Commercial Recreation	Marinas, golf, stables, parks, bowling alleys, etc.	1 acre	150' x 200'	10'		20'	50'	
	RV park and campground site requirements	2,500 sf	25' x N/A	5'		5'		
EMPLOYMENT AND INDUSTRIAL DISTRICTS								
E-1, Employment-1	Light manufacturing, offices, research and development, accessory retail.	12,000 sf	80' x 100'	5'		0'/10' ⁹	75'/45' ⁸	
E-2, Employment-2	Warehousing/storage, offices, recreation, retail, health/fitness, wholesale/distribution, auto repair.	12,000 sf	80' x 100'	5'		0'/20' ⁹	75'/45' ⁸	
I, Heavy Industry	Heavy manufacturing, concrete, fiberglass, office.	25,000 sf	100' x 200'	20'		0'/20' ⁹	100'/45' ⁸	

1. Other height requirements and allowances may be applicable pursuant to Chapter 138, Article X, Division 1, Sec. 138-3501. - Measurement of height and limitations
2. Other setback requirements and allowance may be applicable pursuant to Chapter 138, Article X, Division 1, Sec. 138-3505. - Setback Measurements, allowances and restrictions
3. These Development Parameters may be superseded by other requirements as part of an adopted Development Master Plan and/or Conditional Overlay.

Section 138-370. - R-3, Single-Family Residential District

The R-3, single-family residential district provides for areas of single-family residential development located where higher density single-family uses are desirable. It provides for the highest density of all the traditional single-family residential zoning districts.

Section 138-370.1 - R-3, Single-Family Residential District – Development Parameters.

R-3 – Development Parameters Table ⁽²⁾									
Density and Intensity Standards	Max. Building Height (ft) ⁽¹⁾	Min. Lot			Min. Setbacks (ft) ⁽²⁾				
		Area	Width (ft)	Depth (ft)	Front - Structure	Front - porch, patio, deck	Side ⁽⁴⁾ Interior	Side Street	Rear
See underlying Future Land Use Category	35	6,000 sf	60	80	20	10	6	10	10

1. Other height requirements and allowances may be applicable pursuant to Chapter 138, Article X, Division 1, Sec. 138-3501. - Measurement of height and limitations
2. Other setback requirements and allowance may be applicable pursuant to Chapter 138, Article X, Division 1, Sec. 138-3505. - Setback Measurements, allowances and restrictions
3. These Development Parameters may be superseded by other requirements as part of an adopted Development Master Plan and/or Conditional Overlay.
4. For new residential subdivisions only, Single-Family Detached Zero Lot Line dwellings may be constructed with 0-ft setback on one side yard; whereas, the opposite side yard shall be at least 10-ft.

Sections 138-371—138-374. - Reserved.

Section 138-375. - RMH, Residential Mobile/Manufactured Home District

The RMH, Residential, Mobile/Manufactured Home District provides for single-family areas comprised of mobile/manufactured homes, mobile home parks and/or mobile home subdivisions.

Section 138-375.1 - RMH, Residential Mobile/Manufactured Home District – Development Parameters for Mobile Home Parks and their individual spaces.

RMH – Development Parameters Table – Mobile Home Parks ⁽²⁾							
Density and Intensity Standards	Mobile Home Park						
	Max. Building	Min. Lot			Min. Perimeter Setbacks (ft) ⁽²⁾		
		Area	Width (ft)	Depth (ft)	Front	Side	Rear

- (d) A garage vehicle door/opening located on a street-facing facade shall be limited to 55 percent of the facade width in which it is located. This standard shall not be applicable to garages served by alleys.
- (e) All street-facing garage vehicle doors/openings should be set back behind the primary home door, entryway, and/or porch structure.
- (f) An alternative parking plan may be provided in lieu of the requirements of Article X, Division 2 of this chapter.

Sections 138-387—138-389. - Reserved.

Section 138-390. – RM, Multi-Family Residential District

The RM, Multi-Family Residential district is intended to provide a broad range of residential development types and intensities.

Section 138-390.1 – RM, Multi-Family Residential District – Development Parameters.

RM- Development Parameters Table ⁽¹⁾									
Density and Intensity Standards	Single-Family Detached								
	Max. Building Height (ft) ⁽¹⁾	Min. Lot			Min. Setbacks (ft) ⁽²⁾				
		Area	Width (ft)	Depth (ft)	Front - Structure	Front - Garage	Side ⁽⁴⁾ Interior	Side Street	Rear
See underlying Future Land Use Category	35	3,000 sf	N/A	N/A	10	20	5	10	5
Townhomes	Single-Family Attached / Two-family Dwelling / Three-family Dwelling								
	Max. Building Height (ft) ⁽¹⁾	Min. Lot			Min. Setbacks (ft) ⁽²⁾				
		Area	Width (ft)	Depth (ft)	Front - Structure	Front - Garage	Side ⁽⁴⁾ Interior unit / end unit	Side Street	Rear
	45	1,400 sf	20	70	10	20	0 / 5	10	5
All Other Uses and Building Types									
	Max. Building Height (ft) ⁽¹⁾	Min. Lot			Min. Setbacks (ft) ^{(2) (5)}				
		Area	Width (ft)	Depth (ft)	Front - Structure	Front - Garage	Side ⁽⁴⁾ Interior	Side Street	Rear
	50 except up to 100-ft with Type 2 approval	7,500 sf	75	80	10	20	5	10	10

1. Other height requirements and allowances may be applicable pursuant to Chapter 138, Article X, Division 1, Sec. 138-3501. - Measurement of height and limitations

2. Other setback requirements and allowance may be applicable pursuant to Chapter 138, Article X, Division 1, Sec. 138-3505. - Setback Measurements, allowances and restrictions

3. These Development Parameters may be superseded by other requirements as part of an adopted Development Master Plan and/or Conditional Overlay.
4. Interior attached units: 0-feet, attached end units: 5-feet. For units not located in individual platted lots, buildings must provide a 10-foot separation from an adjacent structure. Zero Lot Line detached units shall provide a 0-foot setback on one side and a 10-foot side setback on the opposite side property line.
5. An additional foot of building setback shall be required for each additional foot of building height above 50 feet when located on any parcels that abut another parcel with an existing detached single-family home. Such required additional building setback shall be measured from the parcel line adjacent to such existing detached single-family home.

Section 138-390.2. – RM, Multi-Family Residential District – Common Open Space Requirements.

- (a) Subdivisions and multi-family developments shall provide a minimum of 10 percent of the total land area as common open space, or a minimum of five (5) percent when it is acceptably demonstrated to the county administrator or designee that sidewalk accessible public open space which otherwise meets the requirements of this section is located within ¼ mile of the development.
- (b) Required common open space shall be provided according to the following:
 - (1) Required common open space areas shall be developed and maintained pursuant to the associated site plan.
 - (2) Required common open space shall be accessible, at a minimum, to all residents within the development. This standard does not apply to areas retained for natural resource protection.
 - (3) Up to 50 percent of the common open space requirement may be satisfied by stormwater management systems that utilize LID stormwater management principles, including but not limited to bio/vegetated swales, buffers and landscape strips; bioretention and biofiltration; rainwater harvesting systems and rain gardens.
 - (4) A minimum of one-third of the common open space area shall be in one location on the site.
 - (5) The required common open space shall be usable for parks, recreation, and/or retained for natural resource protection.
 - (6) Residential developments which are greater than 25 units shall provide at least 20 percent of their required common open space area as facility-based recreation.

Sections 138-391—138-394. - Reserved.

Section 138-395. – RPD, Residential Planned Development District

The RPD, Residential Planned Development District is intended to provide for a wide variety of housing types and densities while permitting some complementing non-residential, neighborhood-oriented uses. The RPD district requires that the district be master planned as a creative, walkable and context-sensitive community that responds to the surrounding land use pattern and preserves unique natural features. The RPD district requires a Development Master Plan and allows the applicant to establish the permitted uses and associated development standards that will be applied therein.

- (a) The RPD, Residential Planned Development district, allows a variety of housing options to accommodate multi-generational communities with a range of residential building forms and housing sizes.

Table 138-3602.a – Motor Vehicle Parking Stall Quantity Standards

LAND USE	MINIMUM MOTOR VEHICLE PARKING RATIO	MAXIMUM MOTOR VEHICLE PARKING RATIO
RESIDENTIAL USES		
Accessory Dwelling Unit	None	None
Assisted Living Facility	0.33 stalls per unit	None
Dwelling, Multifamily	1.5 stall per unit	None
Dwelling, Attached	1.5 stall per unit	None
Dwelling, Detached	2.0 stall per unit	None
Dwelling, Manufactured or Mobile Home	1.5 stall per unit	None
ACCOMMODATIONS		
Bed and Breakfast	1.0 stall per room	None
Hotel	1.0 stall per room	None
Motel	1.0 stall per room	
RV Park/Campground	1.0 stall per campsite	None
COMMERCIAL AND OFFICE USES		
Alcohol Dispensing	3.0 stalls per 1,000-sf	None
Bank	4.0 stalls per 1,000-sf	150% of minimum
Health Club/Fitness Center	5.0 stalls per 1,000-sf	150% of minimum
Office, General	2.5 stalls per 1,000-sf	None
Office, Medical	3.0 stalls per 1,000-sf	None
Office, Veterinary	1.5 stalls per 1,000-sf	None
Restaurant, Quality ⁽⁴⁾	5.55 stalls per 1,000-sf	150% of minimum
Restaurant, Sit-down ⁽⁴⁾	10.6 stalls per 1,000-sf	150% of minimum
Restaurant, Fast-food ⁽⁴⁾	10.0 stalls per 1,000-sf	150% of minimum
Restaurant, Fast-food with Drive Thru ⁽⁴⁾	8.2 stalls per 1,000-sf	150% of minimum
Retail Sales and Service	4.0 stalls per 1,000-sf	150% of minimum
Shopping Center with a mix of retail, restaurant, and/or office tenants	4.0 stalls per 1,000-sf	150% of minimum
INDUSTRIAL, MANUFACTURING AND WAREHOUSE USES		
Laboratories and Research and Development	2.5 stalls per 1,000-sf	None
Manufacturing	1.0 stall per 1,000-sf	None
Publishing and Printing	3.0 stalls per 1,000-sf	None
Storage, Self / Mini Warehouse	0.2 stall per 1,000-sf	None
Vehicle Repair	3.0 stalls plus 3 per service bay (each bay included as 1 stall)	None
Warehouse	0.5 stall per 1,000-sf	None
ARTS, RECREATION AND ENTERTAINMENT		
Commercial Recreation	6.0 stalls per 1,000-sf	None
Golf Courses	9 per golf course hole	None
Museum	1.0 stall per 1,000-sf	None
Park	4.0 stalls per acre	None
Performing Arts Center	0.25 stalls per seat ⁽²⁾	None
Theater/Cinema	0.25 stalls per seat ⁽²⁾	None



ALT US 28 MYRTLE AVE JOHNSHAW ST -> DRIVE ST	SR	SA	4U	D	2020	0.5	7,039	T	16,000	836	1,077	0.53	D
ALT US 28 MYRTLE AVE DREW ST -> FAIRMONT ST	SR	SA	4U	D	2020	0.981	5,981	T	12,550	619	1,778	0.347	C
ALT US 28 MYRTLE AVE FAIRMONT ST -> GOGGINS DR DR	SR	MA	2U	D	2020	0.068	0	T	19,800	616	1,440	0.428	D
ALT US 28 PALM HARBOR BLVD TAMPA RD -> ALDRICHMAN RD	SR	SA	2U	D	2020	1.812	0.004	T	18,800	952	824	1.063	F
ALT US 28 PONTIAC AVE BELOSTRAN RD -> IMPRES BLVD	SR	SA	2U	D	2020	1.043	0.076	T	14,000	762	880	0.866	C
ALT US 28 PONTIAC AVE IMPRES BLVD -> TARPON AVE	SR	SA	2U	D	2020	0.595	7,141	T	14,000	762	870	0.818	F
ALT US 28 SEMINOLE BLVD HAZARD AVE N -> HARRISON RD	SR	SA	6U	D	2020	2.777	0	T	31,000	1,618	2,830	0.6	C
ALT US 28 SEMINOLE BLVD BAY PINES BLVD -> PARK BLVD	SR	SA	6U	D	2020	1.652	3.36	T	15,000	1,854	2,830	0.655	C
ALT US 28 SEMINOLE BLVD PARK BLVD -> 202ND AVE N	SR	SA	6U	D	2020	1.766	2,924	T	13,566	1,688	2,940	0.578	C
ALT US 28 SEMINOLE BLVD TAMARION RD -> (BAY DR)	SR	SA	6U	D	2020	1.517	1.323	T	13,000	1,645	2,940	0.566	C
ALT US 28 TYRONE BLVD DREHMAN AVE N -> PARK ST	SR	SA	6U	D	2020	0.36	2,778	T	39,000	2,017	2,830	0.72	C
ALT US 28 TYRONE BLVD (3TH AVE N -> 9TH AVE N)	SR	SA	4U	D	2020	0.253	3.56	T	19,000	1,014	1,870	0.553	C
ALT US 28 TYRONE BLVD (8TH ST N -> 8TH AVE N)	SR	SA	4U	D	2020	1.586	1.63	T	20,000	1,583	1,960	0.813	C
ALT US 28 TYRONE BLVD (8TH AVE N -> 60TH ST N)	SR	SA	4U	D	2020	1.18	4,564	T	30,000	1,583	1,960	0.813	C
ALT US 28 BAY PINES BLVD (W END OF BRIDGE -> 100TH WY)	SR	SA	6U	D	2020	0.64	3,721	T	39,000	2,017	2,830	0.72	C
ALT US 28 BAY PINES BLVD (W END OF BRIDGE -> PARK ST)	SR	SA	4U	D	2020	0.92	0.884	T	45,000	2,177	1,960	1.313	F
ALT US 28 COURT ST JOHNSHAW ST -> FT HARRISON AVE	SR	SA	4U	D	2020	0.454	4,469	T	17,000	1,662	4,636	0.366	D
ALT US 28 WINDHAM HARBOR BLVD ALDRICHMAN RD -> BELOSTRAN RD	SR	SA	4U	D	2020	1.972	0	T	13,000	1,658	1,870	0.866	D
ALT US 28 WINDHAM HARBOR BLVD ALDRICHMAN RD -> BELOSTRAN RD	SR	SA	2U	D	2020	2.283	0.147	T	15,000	783	924	0.847	C
ALT US 28 WINDHAM HARBOR BLVD TARPON AVE -> ANGLOTE AVE	SR	SA	2U	D	2020	1.58	3.52	T	14,120	621	572	0.708	D
ANGLOTE BLVD (ALT US 19 -> ANGLOTE BLVD)	CR	SA	2U	D	2020	2.051	0.354	T	7,700	402	572	0.708	C
ANGLOTE BLVD (SR RD -> MAIN ST)	CR	NC	2U	D	2020	1.807	0	T	39,000	203	1,440	0.141	C
BACKSIDE BRIDGE (SR 685 ROCKSVILLE BLVD -> GULF TO BAY BLVD)	CR	MA	6U	D	2020	2.345	0	T	69,000	360	1,440	0.35	D
BECKETT HWY (SR 19 -> OLD DOCK HWY)	CR	MA	6U	D	2020	0.501	1,998	T	5,983	1,129	5,650	0.554	F
BELCHER RD ALDRICHMAN RD -> BELOSTRAN RD	CR	SA	2U	D	2020	1.195	0.415	T	17,000	888	1,764	0.520	C
BELCHER RD BELLEAIR RD -> GULF TO BAY BLVD	CR	SA	4U	D	2020	1.516	4.885	T	16,000	952	1,883	0.889	D
BELCHER RD BRYAN DAIRY RD -> PARK BLVD	CR	SA	4U	D	2020	1.516	3.477	T	18,883	946	2,547	0.387	C
BELCHER RD BRYAN DAIRY RD -> HARRISON RD	CR	SA	6U	D	2020	2.424	1.507	T	18,883	946	2,547	0.379	C
BELCHER RD COUNTRYSIDE BLVD -> GULFW RD	CR	SA	4U	D	2020	1.466	1.452	T	13,528	888	1,764	0.520	C
BELCHER RD (EAST BAY DR -> BELLEAIR RD)	CR	SA	4U	D	2020	1.291	0.645	T	18,883	886	1,764	0.559	C
BELCHER RD (EAST BAY DR -> BELLEAIR RD)	CR	SA	4U	D	2020	1.322	1.469	T	19,000	952	1,764	0.563	C
BELCHER RD (GULF TO BAY BLVD -> NE COMCHAMAN RD)	CR	SA	4U	D	2020	0.895	4.018	T	19,000	1,018	1,999	0.637	D
BELCHER RD (NE COMCHAMAN RD -> SUNSET POINT RD)	CR	SA	4U	D	2020	1.222	1.014	T	23,410	1,018	1,764	0.577	C
BELCHER RD (SUNSET POINT RD -> COUNTRYSIDE BLVD)	CR	SA	6U	D	2020	1.463	2.463	T	23,821	1,223	2,547	0.519	C
BELCHER RD TAMPA RD -> ALDRICHMAN RD	CR	SA	4U	D	2020	1.805	1.121	T	21,500	1,175	1,764	0.668	C
BELCHER RD TAMPA RD -> ALDRICHMAN RD	CR	SA	2U	D	2020	1.675	0.937	T	18,000	992	2,646	0.375	C
BELCHER RD TAMPA RD -> ALDRICHMAN RD	CR	SA	2U	D	2020	0.626	2.63	T	15,000	548	559	1.561	F
BELLEAIR RD (MASSOLAR AVE -> EESTINE RD)	CR	SMAC	2U	D	2020	1.323	2.402	T	15,000	548	559	0.908	D
BELLEAIR RD (SR 19 -> EXTENE RD)	CR	SA	2U	D	2020	1.968	1.016	T	39,000	992	792	1.253	F
BELLEVIEW BLVD (CLWTS -> LARGO RD -> INCHAM ROCKS RD)	BL	NWAC	2U	D	2020	0.249	0	T	7,246	378	1,440	0.263	D
BELWESS ST (SCOTTSDALE ST JOHNSHAW ST -> PATRICKA AVE)	DN	SC	2U	D	2020	0.898	1.166	T	13,42	58	572	0.328	C
BELWESS ST (GOGGINS DR -> PATRICKA AVE)	DN	SC	2U	D	2020	1.027	3.191	T	21,81	113	559	0.262	C
BUND PASS RD (3TH AVE GORBY AVE -> W GULF BL)	SR	SA	4U	D	2020	1.392	3.705	T	15,000	782	2,940	0.389	D
BRYAN DAIRY RD (118TH AVE N (14TH ST N -> 45TH ST N)	CR	MA	6U	D	2020	0.493	0	T	29,000	1,541	0.41	C	
BRYAN DAIRY RD (118TH AVE N (14TH ST N -> 45TH ST N)	CR	SA	6U	D	2020	0.764	1.139	T	40,000	2,090	2,646	0.779	C
BRYAN DAIRY RD (118TH AVE N (14TH ST N -> 45TH ST N)	CR	SA	6U	D	2020	2.15	0.43	T	41,000	1,541	2,646	0.582	C
BRYAN DAIRY RD (118TH AVE N (14TH ST N -> 45TH ST N)	CR	SA	6U	D	2020	0.795	1.325	T	38,078	1,689	1,764	1.128	F
BRYAN DAIRY RD (118TH AVE N (14TH ST N -> 45TH ST N)	CR	SA	6U	D	2020	1.036	4.566	T	44,900	2,299	2,547	0.803	C
BRYAN DAIRY RD (118TH AVE N (14TH ST N -> 45TH ST N)	CR	SA	6U	D	2020	0.964	2.163	T	38,178	1,689	2,646	0.752	C
BRYAN DAIRY RD (118TH AVE N (14TH ST N -> 45TH ST N)	CR	SA	6U	D	2020	2.341	5.987	T	61,32	313	774	0.404	C
CENTRAL AVE (14TH ST N -> 300 ST N)	SP	SA	4U	D	2020	0.312	8.41	T	7,900	397	4,544	0.273	C
CENTRAL AVE (14TH ST N -> 300 ST N)	CR	SA	4U	D	2020	2.009	2.669	T	11,000	600	1,683	0.357	C

National Flood Hazard Layer FIRMette



82°47'10"W 27°53'16"N



Legend

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

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, AO9 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRls Area of Undetermined Flood Hazard Zone D 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/20/2022 at 9:24 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020



SW PLUMB TO PO



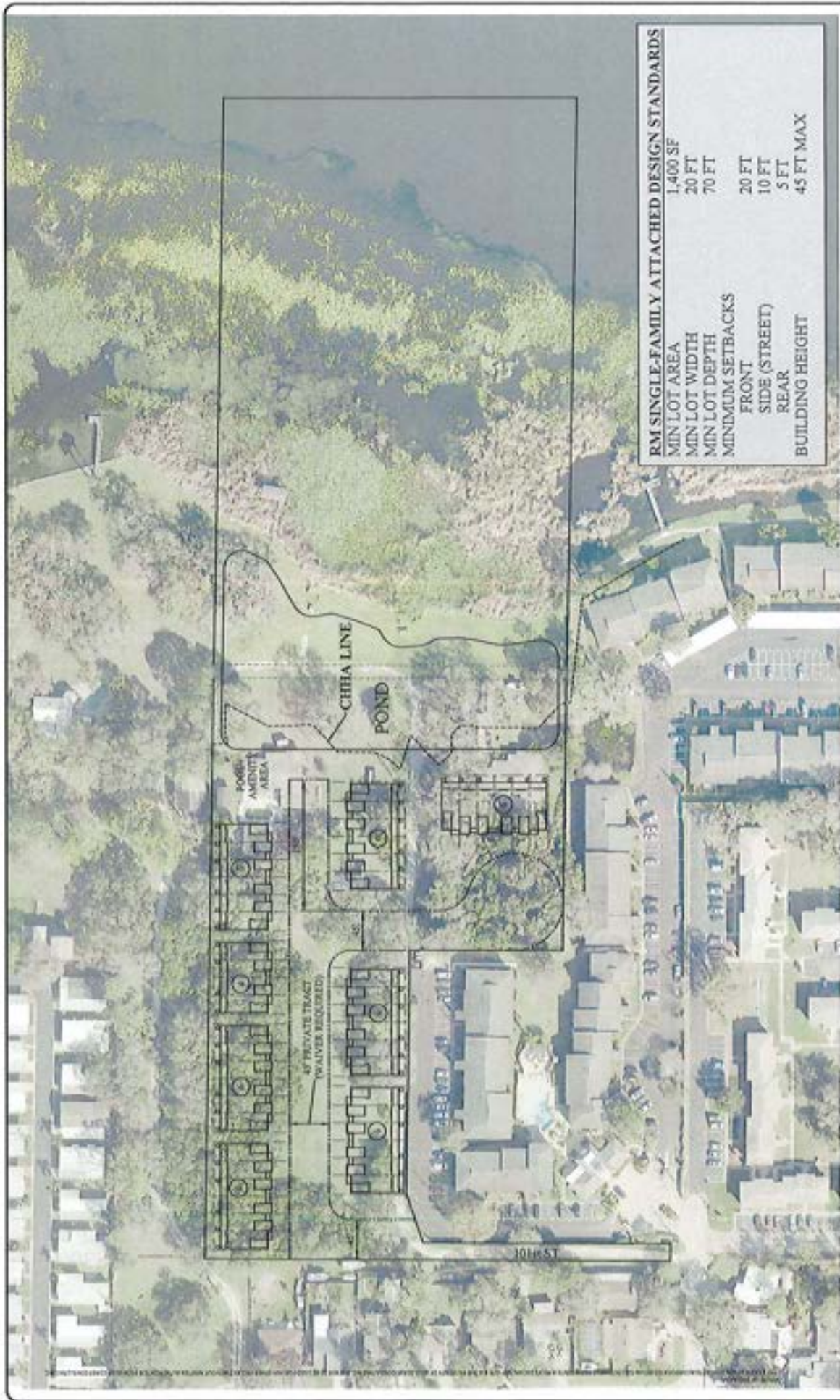
R-3 SINGLE-FAMILY DESIGN STANDARDS	
MIN LOT AREA	6,000 SF
MIN LOT WIDTH	60 FT
MIN LOT DEPTH	80 FT
MINIMUM SETBACKS	
FRONT	20 FT
SIDE (INTERIOR)	6 FT
SIDE (STREET)	10 FT
REAR	10 FT
BUILDING HEIGHT	35 FT MAX

LAKE SEMINOLE SITE
CONCEPT PLAN A

CONCEPT PLAN ONLY
BASED ON FINAL DESIGN BOUNDARY
A FORDWING CONSULTING ARCHITECTURAL FIRM AND
CONTRACTORS SUBJECT TO SITE PLAN APPROVAL



Fordwinding Consulting, Inc.
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Phone: 904.876.1234
www.fordwinding.com



RM SINGLE-FAMILY ATTACHED DESIGN STANDARDS

MIN LOT AREA	1,400 SF
MIN LOT WIDTH	20 FT
MIN LOT DEPTH	70 FT
MINIMUM SETBACKS	
FRONT	20 FT
SIDE (STREET)	10 FT
REAR	5 FT
BUILDING HEIGHT	45 FT MAX

DESIGN PLAN ONLY
 THIS PLAN IS BASED ON THE BEST AVAILABLE
 INFORMATION AND IS NOT A GUARANTEE OF ACCURACY.
 CONTRACTORS SUBJECT TO SITE PLAN APPROVAL.

LAKE SEMINOLE SITE
 CONCEPT PLAN B / 48 TH UNITS

