



Prepared by: Todd Biron
Senior Planner

I. APPLICATION DATA

- A. **Case Number:** ADU-2025-00002
- B. **Location:** 8840 51st Street North (21-30-16-33246-000-2710)
- C. **Request:** Conditional Use approval for an Accessory Dwelling Unit (ADU) on a parcel in the "R-1" zoning district with two waivers to setback requirements:
1. A waiver to the required side yard setback to reduce the requirement from 6 feet to 1.7 feet.
 2. A waiver to the required rear yard setback to reduce the requirement from 10 feet to 8.6 feet.
- D. **Applicant:** Beatriz Reyes
- E. **Authorized Agent:** N/A
- F. **Property Owner:** Beatriz Reyes
- G. **Legal Ad Text:** Conditional Use approval for an Accessory Dwelling Unit (ADU) in the Single-Family Residential (R-1) Zoning District with a waiver to the side yard and rear yard setback requirements.
- H. **PARC Meeting:** August 19, 2025
- I. **Public Hearings:**

City Council Meeting Date: November 13, 2025
Advertising Date: October 29, 2025

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant wishes to convert an existing shed into a detached Accessory Dwelling Unit (ADU). The work has already been completed and as such the process is working in reverse. The applicant would like to get zoning approval for the location of the ADU before they apply for the building permit.

The ADU will need to meet the latest version of the Florida Building Code when the applicant applies for permits. The existing shed is about 2.69 feet from the side property line and about 8.68 feet from the rear property line. Air-conditioning equipment attached to the ADU will be about 1.7 feet from the side property line. As such, the ADU will be unable to meet required setbacks. Per Section 18-1531.10(A)1., if a waiver(s) is requested to any provision with Section 18-1530.28 "Accessory Dwelling Units" then the case shall be heard and determined by the City Council:

- (a) *Administrative approval unless a waiver is requested from one (1) or more of the provisions of Section 18-1530.28, then the application shall require approval by City Council.*
In progress.

Per Section 18-1530.28 of the City Land Development Code, Accessory Dwelling Units must comply with several requirements, including minimum off-street parking and separation from the principal structure. The existing parking area allows for about 4 parking spaces, meeting the full requirements of this property. Additionally, a paved walkway will connect the parking area to the ADU in the rear yard.

B. **Site Area:** 8,181 square feet / 0.18 acres.

C. **Property History:**

According to Property Appraiser, the lot was platted in 1961 (PB 57, PG 78) as lot 271 of the Greendale Estates Second Edition subdivision. The 1,460 square foot structure was built in 1971. A 5-foot platted easement exists along the rear property line.

The property was approved by the City for a Children's Day Care (Type I) in early 2025. The business is approved by the Pinellas County Licensing Board (PCLB) to have up to 8 children (from birth to 24 months of age) OR 12 children (with no more than 4 children under 24 months of age). This license must be renewed annually. The applicant has confirmed that they typically only have 6 kids at a time. As a home-based business, all business activities must be contained to the subject site in accordance with Florida statute 559.955 and Section 18-1530.12 of the Code of Ordinances. This includes parking, day care activities, etc. Additionally, operation hours are from 7:00am to 5:00pm, Monday through Friday. The parking requirement for a day care facility is 1 parking space (in accordance with Section 18-1532.9(C)2). The property can currently contain 4 parked vehicles within the property lines. As long as drop-offs and pick-ups are properly scheduled there is not anticipated be a traffic issue. The property owner will need to ensure that the ADU inhabitant has unobstructed access to and from their parking space.

D. **Existing Use:** Single-Family Residential.

E. **Proposed Uses:** Single-Family Residential (with ADU).

F. **Current Land Use:** Residential Urban (RU)

G. **Current Zoning District:** Single-Family Residential (R-1)

H. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone and X-Shaded, which is a moderate-risk flood zone.

I. **Evacuation Zone:** This property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	R-1	RU	Single-Family Detached
South	R-1	RU	Single-Family Detached
East	R-1	RU	Single-Family Detached
West	R-1	RU	Single-Family Detached

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Land Use Designation / Comprehensive Plan Policies:**

1. **Land Use Purpose / Intent:**

It is the purpose of this category to depict those areas of the City 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.

2. **Key Standards:**

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

Primary Uses – Residential.

Secondary Uses – Residential Equivalent; Institutional; Transportation Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics – This category is generally appropriate to locations removed from, but in close proximity to urban activity 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. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.

3. Relevant Policies:

POLICY LU.1.13.6

Encourage infill residential development that is consistent and compatible with surrounding land uses.

POLICY LU.1.14.3

Through the land use plan and zoning regulations, support and encourage affordable and workforce housing development that is located in proximity to employment centers, public transportation, and a range of facilities and services.

POLICY H.1.1.3

The City shall continue to encourage redevelopment and urban infill residential development that are compatible with and support the integrity and viability of existing residential neighborhoods.

POLICY H.1.2.3

Through the land use plan and zoning regulations, support and encourage affordable and workforce housing development that is located in proximity to employment centers, public transportation, and a range of facilities and services.

OBJECTIVE H.1.3

The City will encourage the provision of an adequate supply of affordable and workforce housing that is affordable to extremely low-, very low-, low-, moderate-, and middle-income households.

4. Staff Analysis:

The request would allow the applicant to establish an ADU, helping to provide more affordable options for housing. This would be compatible with surrounding land uses and would both match and preserve the character of the neighborhood. Staff find the proposed use to be appropriate and consistent with the goals, objectives, and policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "R-1" Single-family Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are presently platted or developed for urban low density and low medium density, single-family residential use. This district is limited primarily to single-family detached dwellings, together with accessory uses and public facilities customary for such an environment, on an individual lot(s) typically platted for such use. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Urban (RU), Residential Low Medium (RLM) or Community Redevelopment District (CRD).

2. Key Standards:

SECTION 18-1509. - "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT.

Sec. 18-1509.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. For lots platted prior to May 20, 1987, the following dimensional regulations shall apply:

(a) Lot Area: Six thousand (6,000) square feet.

(b) Lot Width: Sixty (60) feet, except on a corner eighty (80) feet is required.

(c) Lot Depth: Ninety (90) feet.

2. For lots platted on or after May 20, 1987, the following shall apply:

(a) Lot Area: Seventy-five hundred (7,500) square feet.

(b) Lot Width: Seventy-five (75) feet, except on a corner ninety (90) feet is required.

(c) Lot Depth: Ninety (90) feet.

3. Lots not meeting the lot area, width or depth requirements of this Section and having been of record prior to December 10, 1970 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. For lots platted prior to May 20, 1987, the following shall apply:

(a) Front Yard Setback: Twenty (20) feet.

(b) Secondary Front Yard Setback: Twenty (20) feet. Where the provisions of [Section 18-1504.4](#), "Nonconforming Lots" apply, the secondary yard may be reduced to a minimum of twelve (12) feet.

(c) Side Yard Setback: Minimum of ten (10) feet on one side and six (6) feet on the other side. Side yards on corner lots shall be eight (8) feet on each side. Where the provisions of [Section 18-1504.4](#), "Nonconforming Lots" apply, side yards may be reduced to a minimum of five (5) feet.

(d) Rear Yard Setback: Fifteen (15) feet, or ten (10) feet if abutting an alley.

2. For lots platted on or after May 20, 1987, the following shall apply:

(a) Front Yard Setback: Twenty-five (25) feet.

(b) Secondary Front Yard Setback: Twenty-five (25) feet.

(c) Side Yard Setback: Ten (10) feet.

(d) Rear Yard Setback: Fifteen (15) feet.

3. For corner, double frontage and multiple frontage lots, see [Section 18-1503.7](#), "Yard Determinations."

4. Refer to [Section 18-1503.8](#) for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.

5. Refer to [Section 18-1504.3\(G\)\(2.\)](#) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

(C) MINIMUM LIVEABLE FLOOR AREA.

1. For lots platted prior to May 20, 1987: Eight hundred (800) square feet.

2. For lots platted on or after May 20, 1987: Nine hundred (900) square feet.

(D) MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet. See [Section 18-1503.13](#), "Exclusion from Height Limits", for height limit exclusions.

(E) MAXIMUM LOT COVERAGE. Nonresidential Uses: Fifty-five (55) percent in RU; sixty-five (65) percent in RLM; seventy-five (75) percent in CRD.

(F) FLOOR AREA RATIO.

1. Nonresidential Uses:

(a) Thirty-hundredths (0.30) in RU;

(b) Forty-hundredths (0.40) in RLM;

(c) Thirty five - hundredths (0.35) in CRD.

SECTION 18-1530. - ACCESSORY USE AND SUPPLEMENTARY DISTRICT REGULATIONS

Sec. 18-1530.28. - ACCESSORY DWELLING UNITS.

(A) PURPOSE. The intent of accessory dwelling units, where allowable, is to provide an alternative housing type. Accessory dwelling units contribute to a healthy mix of housing types that respond to the changing needs of residents, make more efficient use of the existing residential infrastructure, and contribute to the revitalization of the existing housing stock. The following standards allow the construction of this housing type in a manner that is subordinate to the principal structure and consistent with the surrounding development.

(B) APPLICABILITY. Accessory dwelling units are permitted on any lot of record developed with a single-family detached dwelling. The provisions of this section do not override any deed restriction or homeowners' association declarations restricting accessory dwelling units, which the city has no authority to enforce.

(C) GENERAL REQUIREMENTS.

1. A walkway constructed of concrete, pavers, stepping stones or other similar materials shall connect the parking area for the accessory dwelling unit to the primary entrance of the accessory dwelling unit.

2. A permit for an accessory dwelling unit shall not be issued without the existence of an existing principal structure or the issuance of a permit for a principal structure.

3. A certificate of occupancy for an accessory dwelling unit shall not be issued without a certificate of occupancy for the principal structure.
 4. When an accessory dwelling unit is located between the principal structure and the property line abutting the street right-of-way, whether attached or detached from the principal structure, it shall be considered the building in determining the yard setback.
 5. Prior to issuance of a Certificate of Occupancy for an accessory dwelling unit, the owner(s) of the lot of record upon which an accessory dwelling unit is located shall record with the Pinellas County Clerk of Courts a deed restriction approved by the City, prohibiting a division of the lot of record or the sale of the accessory dwelling unit separately from the principal structure.
- (D) **NUMBER PERMITTED.** No more than one (1) accessory dwelling unit shall be permitted per lot of record.
- (E) **MINIMUM SETBACKS.**
1. **Front Yard Setback:** Shall be the front yard setback of the Zoning District for the lot of record.
 2. **Secondary Front Yard Setback:** Shall be the secondary front yard setback of the Zoning District for the lot of record.
 3. **Side Yard Setback:** Shall be the side yard setback of the Zoning District for the lot of record.
 4. **Rear Yard Setback:** Ten (10) feet if detached from the principal structure. If the accessory dwelling unit is attached to the principal structure, then the rear yard setback shall be the rear yard setback of the Zoning District for the lot of record.
- (F) **MAXIMUM SQUARE FOOTAGE.** The air-conditioned area of an accessory dwelling unit shall be no more than six-hundred (600) square feet.
- (G) **HEIGHT.**
1. **Detached:** Twenty-five (25) feet.
 2. **Attached:** Shall be the maximum height of the Zoning District for the lot of record.
- (H) **PARKING REQUIRED.**
1. One (1) off-street parking space shall be required per accessory dwelling unit. This requirement shall be in addition to the off-street parking spaces required for the principal use.
 2. All required parking on the site shall comply with the requirements of Section 18-1532.9(A)(1).
 3. Under no circumstance shall an accessory dwelling unit reduce the number of off-street parking spaces for the principal use below the number required by this Article.
- (I) **BUILDING SEPARATION.** Detached accessory dwelling units shall be separated by at least ten (10) feet from all structures on the lot of record. An accessory dwelling unit separated by less than ten (10) feet from the principal structure shall be considered attached and subject to the applicable requirements for a principal structure, including all requirements of this Article and the Florida Building Code.

SECTION 18-1531. - CONDITIONAL USE REGULATIONS
Sec. 18-1531.6. - REVIEW CRITERIA.

- (A) In granting an application for a conditional use, the City shall find that such approval will not adversely affect the public interest, and shall consider the compatibility criteria listed in Paragraph (C), below, in their decision.
- (B) In evaluating an application for conditional use, the presence of nonconforming uses or buildings, substandard property maintenance, or substandard conditions in the neighborhood shall not be used to justify the granting of a conditional use. Additionally, the cumulative impact of the proposed use in proximity to a similar existing use shall be considered, as shall the scale, placement, orientation, design, appearance, and intensity of the conditional use and improvements to be associated with the conditional use, as applicable.
- (C) **COMPATIBILITY REVIEW CRITERIA.**
 1. Whether the use and its proposed scale will be inconsistent with the established character of the immediate neighborhood, to the extent that such character is consistent with the Comprehensive Plan and the provisions of the applicable zoning district(s).
 2. Whether the use will diminish the use or enjoyment of other properties and living or working conditions in the neighborhood.
 3. Whether the use will impede the normal and orderly development and improvement of surrounding properties for uses permitted in their respective zoning districts and in a manner consistent with the Comprehensive Plan.

4. *Whether the establishment, maintenance or operation of the use will be detrimental to, or endanger, the public health, safety, comfort, or general welfare as a result of hours of operation, arrangement of uses on the site, noise, vibration, emission or pollutant, glare, odor, dust, traffic congestion, attractive nuisance, or other condition.*
5. *Whether the land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.*
6. *Whether the use and associated improvements will adversely affect a known archaeological, historical, cultural, or landscape resource.*
7. *Whether the particular traffic generation characteristics of the proposed use, including the type of vehicular traffic associated with such uses is compatible with the traffic generation characteristics of other uses permitted in the zoning district(s) applicable to the neighborhood.*

Sec. 18-1531.10. - LIST OF CONDITIONAL USES AND REQUIREMENTS

1. Accessory Dwelling Unit.

- a) *Administrative approval unless a waiver is requested from one (1) or more of the provisions of Section 18-1530.28, then the application shall require approval by City Council.*

3. Staff Analysis:

Conditional Use requests should not adversely affect the public interest and shall be evaluated in accordance with the Conditional Use review criteria in Section 18-1531.6(C) of the Land Development Code:

1. *Whether the use and its proposed scale will be inconsistent with the established character of the immediate neighborhood, to the extent that such character is consistent with the Comprehensive Plan and the provisions of the applicable zoning district(s).*

The proposed use is residential in nature and should fit the overall character of the neighborhood.

2. *Whether the use will diminish the use or enjoyment of other properties and living or working conditions in the neighborhood.*

The proximity of the ADU to the property line could diminish the enjoyment of the adjacent property, though noise requirements exist to mitigate potential issues. Otherwise, this request should not diminish the use or enjoyment of other properties.

3. *Whether the use will impede the normal and orderly development and improvement of surrounding properties for uses permitted in their respective zoning districts and in a manner consistent with the Comprehensive Plan.*

The proposed use should not impede the normal development of surrounding properties. The request is for a use conditionally permitted in the zoning district and is consistent the Comprehensive Plan.

4. *Whether the establishment, maintenance or operation of the use will be detrimental to, or endanger, the public health, safety, comfort, or general welfare as a result of hours of operation, arrangement of uses on the site, noise, vibration, emission or pollutant, glare, odor, dust, traffic congestion, attractive nuisance, or other condition.*

As with point #2 above, the proximity of the ADU to the property line could open the door to potential noise issues and potentially be detrimental to the comfort of the neighbor as a result. The use is not expected to otherwise endanger public safety or general welfare.

5. *Whether the land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.*

The land area is sufficient and adequate for the proposed use. The request meets all area and dimensional requirements with the exception of the setback requirement.

6. *Whether the use and associated improvements will adversely affect a known archaeological, historical, cultural, or landscape resource.*

There are no known archaeological, historical, cultural, or landscape resources at this location.

7. Whether the particular traffic generation characteristics of the proposed use, including the type of vehicular traffic associated with such uses is compatible with the traffic generation characteristics of other uses permitted in the zoning district(s) applicable to the neighborhood.

The applicant has enough parking spaces on site to meet the requirements of both the single-family detached dwelling and the ADU. As such, the traffic generation characteristics of the proposed use is compatible with the traffic generation characteristics of other uses permitted in the zoning district.

The proposed waivers would allow the applicant to convert the shed into an ADU on their property, provided the converted shed meets the requirements in the latest edition of the Florida Building Code. The ADU itself will be about 2.69 feet from the side property line. If the reduced setbacks are approved, the ADU will be about 20 feet from the nearest enclosed, air-conditioned space of an adjacent property. The ADU will not be located within the rear easement and is proposed to meet the Florida Building Code. Staff finds that the request meets the review criteria set forth in Section 18-1537.2. of the Land Development Code.

C. Project Application Review Committee (PARC) Comments:

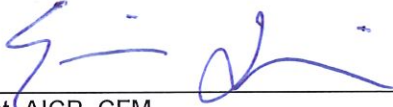
The application was discussed at the August 19, 2025 PARC meeting by all relevant departments/divisions. No concerns were raised.

IV. SUMMARY

A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:

1. The request is proposed to meet the criteria per Section 18-1531 of the Land Development Code.
2. The proposed use meets the intent of the Single-Family Residential (R-1) Zoning District, per Section 18-1509 of the Land Development Code
3. The proposed conversion project is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan


Erica Lindquist, AICP, CFM
Planning & Development Services Director

9/30/25
Date


Nick A. Colonna, AICP, Community Development Administrator
or Aaron Petersen, Asst. Community Development Administrator

9/30/2025
Date

V. ACTION

CITY COUNCIL – MOVE TO:

A. APPROVE

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY

...a request for Conditional Use approval for an Accessory Dwelling Unit (ADU) on a parcel in the "R-1" zoning district with two waivers to setback requirements:

1. A waiver to the required side yard setback to reduce the requirement from 6 feet to 1.7 feet.
2. A waiver to the required rear yard setback to reduce the requirement from 10 feet to 8.6 feet.

VI. ATTACHMENTS

Exhibit A: Affidavit of Ownership
Exhibit B: Proposed Site Plan
Exhibit C: Survey
Exhibit D: ADU Affidavit
Exhibit E: ADU Deed Restriction
Exhibit F: Aerial Map
Exhibit G: Land Use Map
Exhibit H: Zoning Map
Exhibit I: Flood Insurance Rate Map
Exhibit J: Site Photos

**CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Beatriz Reyes

being first duly sworn, depose(s) and say(s):

1. That (I am / we are) the owner(s) and record title holder(s) of the following described property:

ADDRESS OR GENERAL LOCATION:

8840 51st N. Pinellas Park, FL 33782

LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)

GREENDALE ESTATES 2ND ADD LOT 271

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

Request of variance to reduce the south side Setback of my property to .25 feet the structure has ready been built.

3. That the undersigned (has / have) appointed and (does / do) appoint _____ as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]
SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF

Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 23rd day of Dec., 20 21.

By Beatriz Reyes, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced Florida DL
(Type of identification)

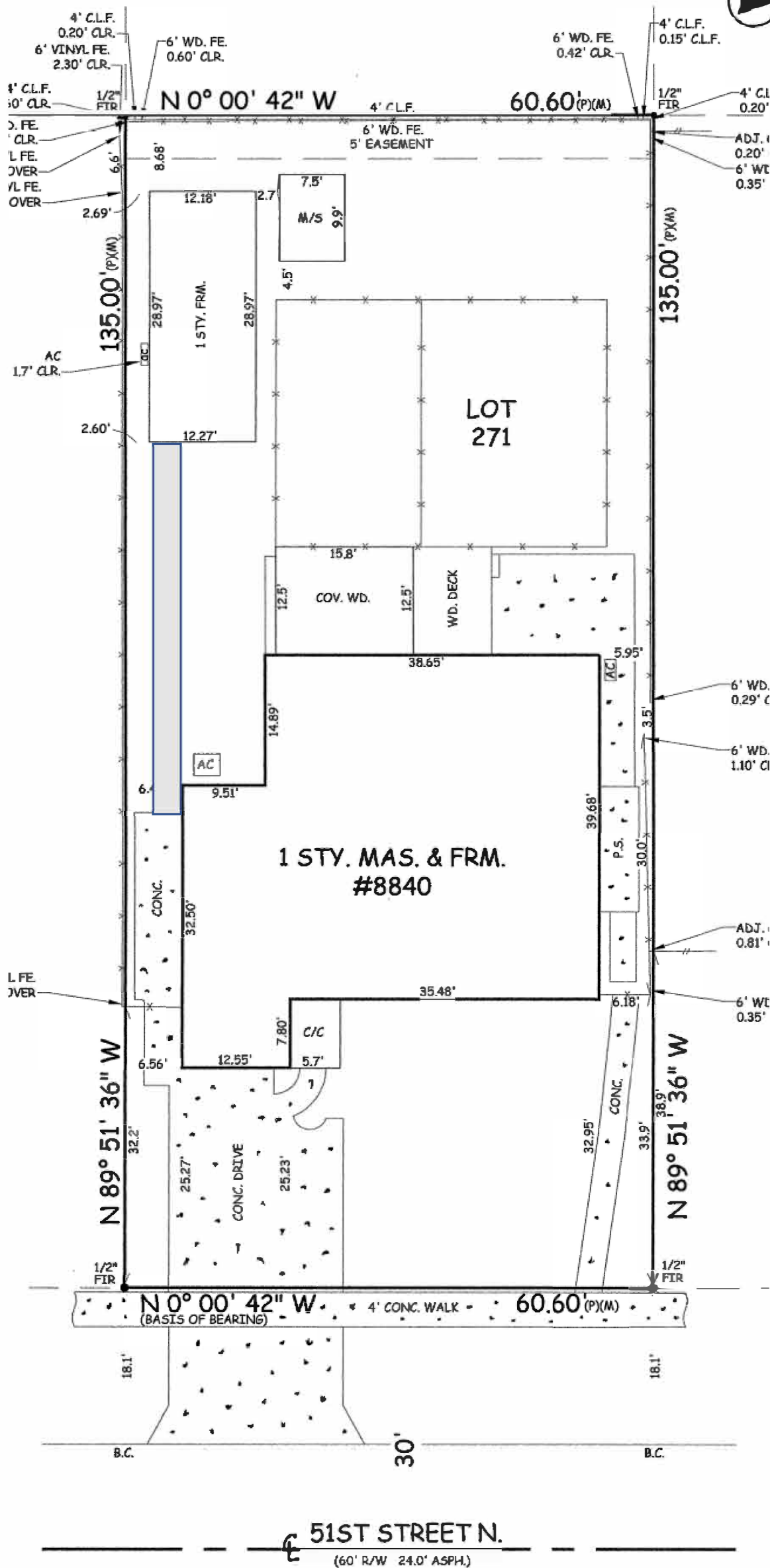
as identification and who DID / DID NOT take an oath.

Notary Public, Commission No.

HH 100539

[Signature] / Evelyn Floener
(Name of Notary- typed, printed or stamped)

LOT
262



JOB NO.: 251058		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 7/16/2025			FAX (727) 344-4640

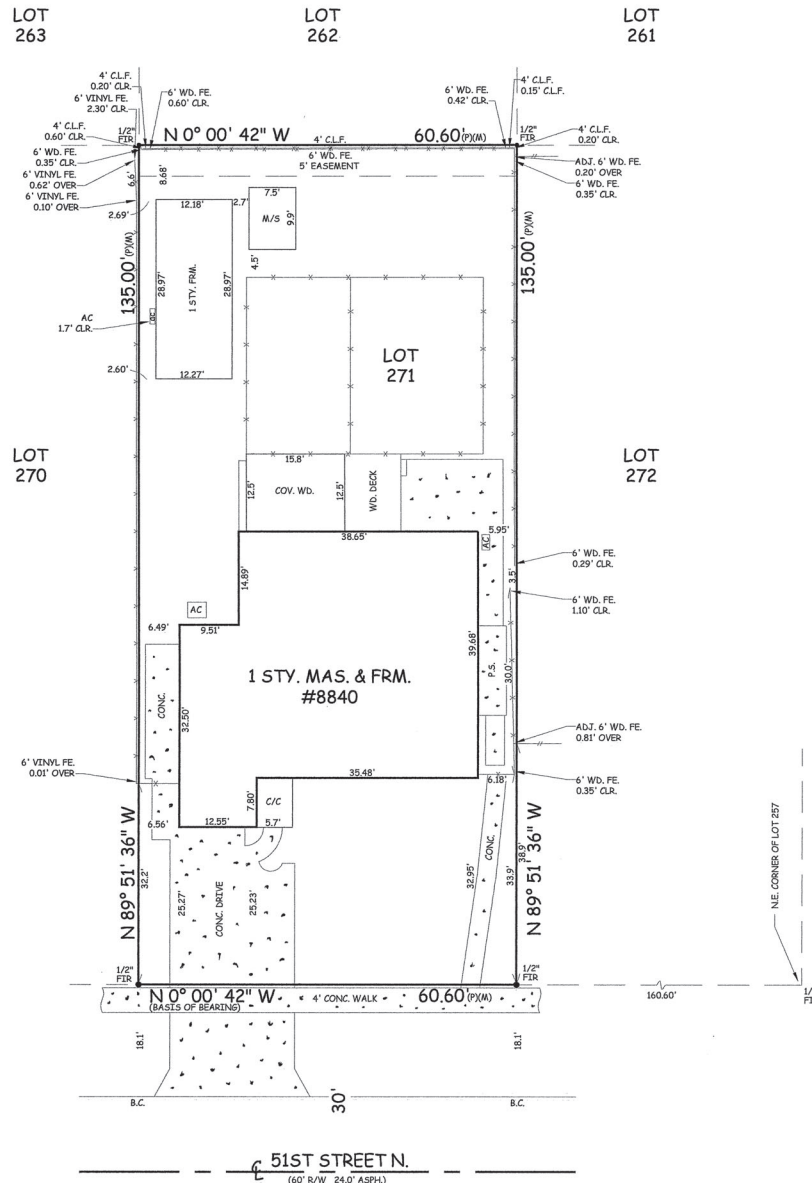
CERTIFIED TO: Beatriz Reyes

SCALE: 1" = 20'

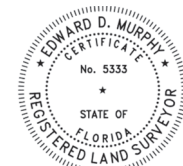
Survey not valid for more than one (1) year from date of field work.

SEC. 21 TWP. 30 S. RGE. 16 E.

NORTH (PLAT)



Edward D. Murphy
Digitally signed by Edward D. Murphy
Date: 2025.08.13 15:46:26 -04'00'



A BOUNDARY SURVEY OF: Lot 271, GREENDALE ESTATES SECOND ADDITION, as recorded in Plat Book 57, Page 78 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
Flood zone: X Comm. Panel No.: 120251 0202 J Map Date: 8/24/2021 Base Flood Elev.: NA

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

REVISED BLDG. TIE AND AC TIE 8/13/2025

EDWARD D. MURPHY REG. P.L.S. #5333

LEGEND: F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	FD. - FOUND N.A.D. - NAIL AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION X-X-X - FENCE F.E. - FENCE C.L.F. - CHAIN LINK FENCE A.A. - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER M.S. - MASONRY P.R.M. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	WW - WING WALL C. - CENTERLINE R/W - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	ESMT. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD BLK. - BLOCK SW. - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C.W. - COVERED WOOD C.P.S. - COVERED PATIO STONE C.C. - COVERED CONCRETE A.C. - AIR CONDITIONER S.P. - SCREENED PORCH H.P. - OVERHEAD POWER LINES T.T. - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
--	---	--	---	---	---	--

Exhibit D

Accessory Dwelling Units Affidavit
Compliance with Section 163.31771, Florida Statutes

STATE OF FLORIDA
CITY OF PINELLAS PARK


I, the undersigned, being first duly sworn, do hereby state under oath and under penalty of perjury that the following facts are true:


1. I am over the age of 18.
2. I am (check the appropriate box below):
 - ☒ the owner of the property in the City of Pinellas Park
 - ☐ the _____ (title) of _____ (entity) that is the owner of property in Pinellas Park, Florida ("Owner") and I certify that I have the authority to make the representations set forth within this Affidavit.
3. I hereby certify that the information provided herein is correct and truthful.
4. Owner is applying for a building permit for an accessory dwelling unit, as defined in Section 163.31771, Florida Statutes, on the following described property: 8840 51st N. Pinellas Park FL, 33782
5. I hereby certify that the accessory dwelling unit will be rented at an affordable rate to an extremely-low-income, very-low-income, low-income, or moderate-income person or persons, as defined in and in compliance with Section 163.31771, Florida Statutes.


Owner
Beatriz Reyes
Print Name

Second Owner (if applicable)

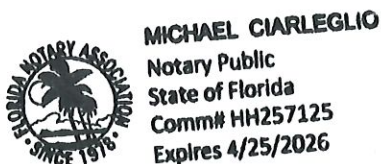
Print Name


First Witness (as to all signatures)
Todd Birn
Print Name


Second Witness (as to all signatures)
Gabriella Rivera Iglesias
Print Name

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day June, 2025, by Beatriz Reyes who is/are personally known to me or who has/have produced Drivers license as identification.

[Notary Seal]




Notary Public 
Michael Ciarleglio
Name typed, printed or stamped
My Commission Expires: 4-25-2026

Exhibit E

This Instrument Was Prepared By/Return To:
Denhardt and Rubenstein, Attorneys at Law
City of Pinellas Park City Attorney's Office
2700 First Avenue North
St. Petersburg, Florida 33713

DEED RESTRICTION FOR ACCESSORY DWELLING UNIT

THIS DEED RESTRICTION FOR ACCESSORY DWELLING UNIT ("Deed Restriction") is hereby made and executed this 18 day of June, 2025, by Beatriz Reyes, whose address is 8840 51st St N (hereinafter collectively referred to as "Owner(s)"), in favor of the CITY OF PINELLAS PARK, a Florida municipal corporation, whose address is 5141 78th Avenue North, Pinellas Park, Florida 33781 (hereinafter referred to as "City").

RECITALS

WHEREAS, the Owner(s) is/are the fee simple owner(s) of certain real property located in Pinellas County, Florida, known as Parcel No. 21-30-16-33246-000-2710

8840 51st N, Street Address Pinellas Park FL 33782.

more particularly described in Exhibit A, which is attached hereto and made a part of this Deed Restriction ("Lot of Record"); and

WHEREAS, the Owner(s) intend(s) to maintain an Accessory Dwelling Unit ("ADU") on the above-mentioned Lot of Record pursuant to Section 18-1530.28, of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida; and

WHEREAS, Section 18-1530.28(C)5. of the City's Land Development Code requires that, prior to the issuance of a Certificate of Occupancy for an ADU, the owner(s) of the lot of record upon which an ADU is located shall record with the Pinellas County Clerk of Court a Deed Restriction approved by the City, prohibiting a division of the lot of record or the sale of the ADU separately from the principal structure.

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual benefits contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner(s) hereby declare(s) the following:

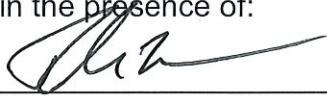
1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. The Owner(s) has/have fee simple title and full right and interest in and to the Lot of Record and represent(s) that no other parties other than those signing this Deed Restriction have any legal or equitable right, title, or interest to the Lot of Record.
3. The Owner(s) will not divide the Lot of Record.
4. The Owner(s) will not sell the ADU on the Lot of Record separately from the principal structure.
5. The Owner(s) will not sell the principal structure separately from the ADU on the Lot of Record.
6. This Deed Restriction shall be a covenant running with the land and with the above-described Lot of Record, and shall be binding upon the Owner(s), and any and all successors in title, their heirs and/or assigns, and shall not be released or terminated except upon the recordation of a release executed by the City.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the Owner(s) has/have caused this Deed Restriction to be executed on the date first above written.

Signed, sealed and delivered
in the presence of:



Sign

Todd Biron

Print



First Owner Signature

Beatriz Reyes

Printed Name of First Owner



Sign

Gabriella Rivera Iglesias

Print

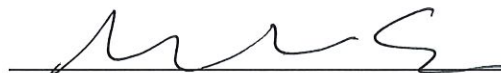
Second Owner Signature

Printed Name of Second Owner

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of June, 2025, by Beatriz Reyes, who is/are personally known to me or who has/have produced Drivers license as identification.

[Notary Seal]



NOTARY PUBLIC



MICHAEL CIARLEGLIO
Notary Public
State of Florida
Comm# HH257125
Expires 4/25/2026

Michael Ciarleglio

Name printed, typed, or stamped

My Commission Expires: 4-25-2026

Exhibit F: Aerial Map



12/27/2024, 11:07:03 AM

Master Address Points

Pinellas Park

Parcels

Aerials 2024

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,128

00.010.020.04mi

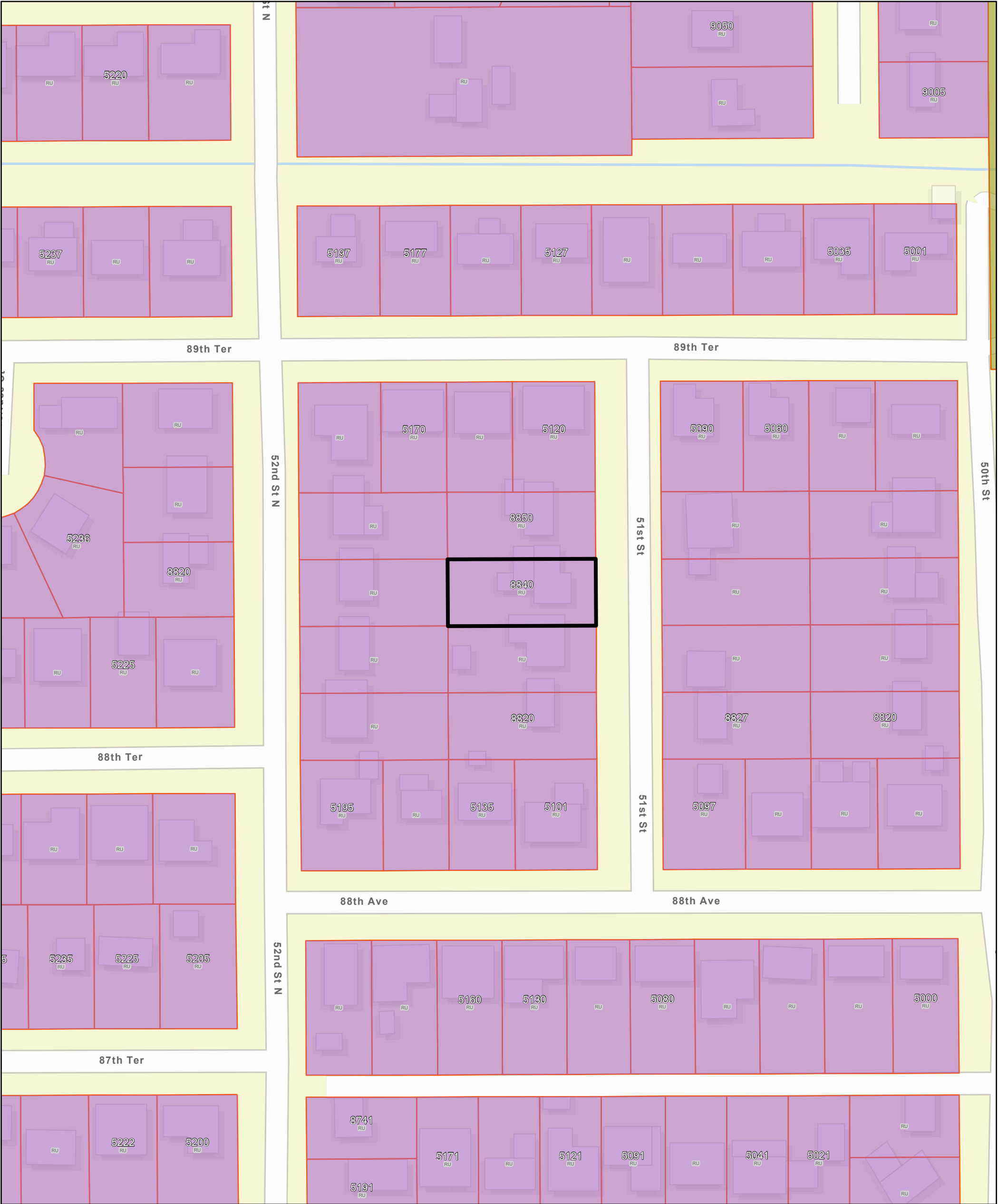
00.020.040.07km

Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

ArcGIS Web AppBuilder

Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census

Exhibit G: Land Use Map

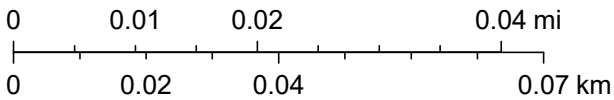


12/27/2024, 11:07:54 AM

Land Use (Pinellas Park)

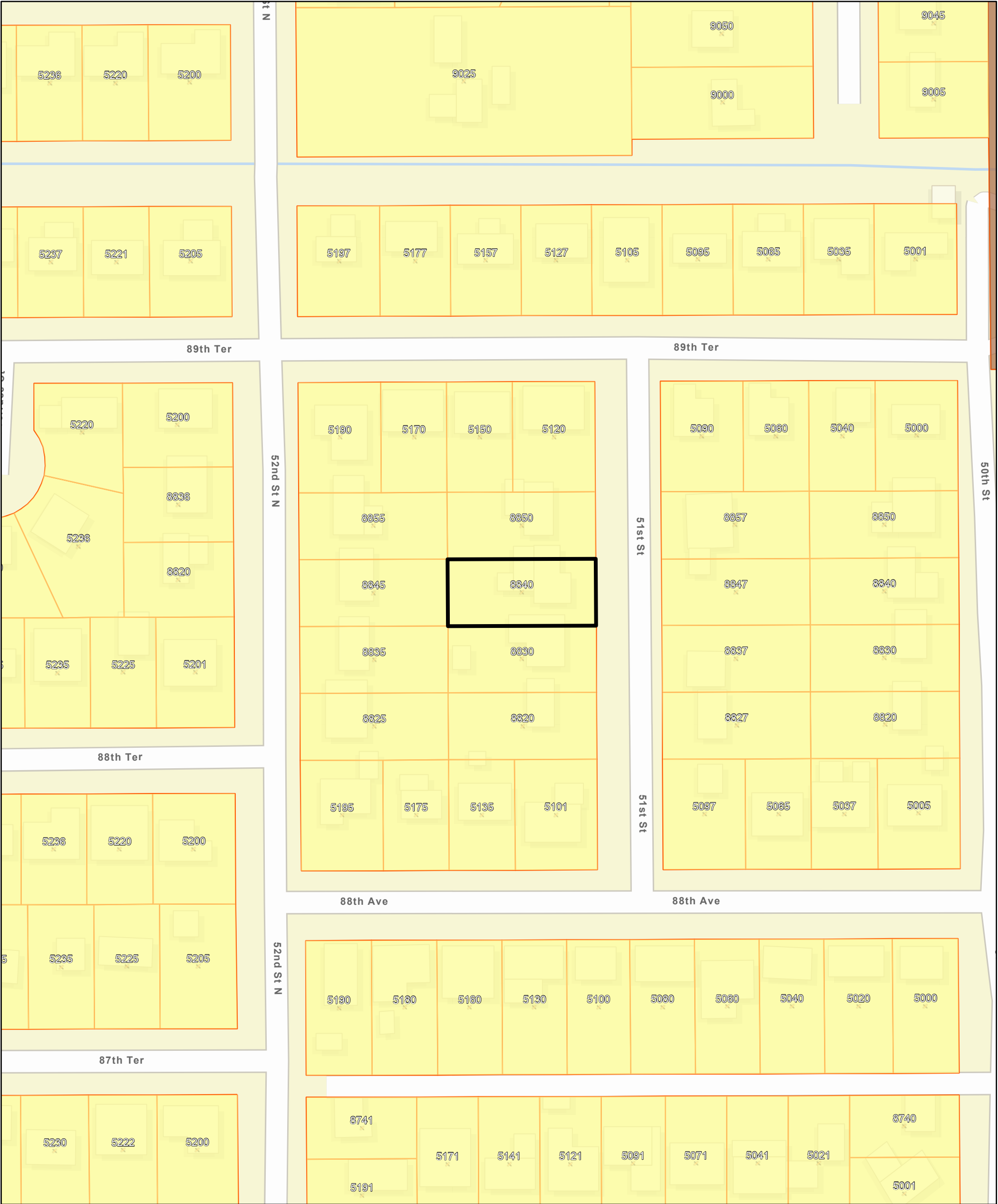
- Residential Medium - RM
- Residential Urban - RU
- Master Address Points
- Pinellas Park
- Parcels

1:1,128



Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Exhibit H: Zoning Map



12/27/2024, 11:06:16 AM

Master Address Points

Pinellas Park

Zoning (Pinellas Park)

Single Family Residential - R-1; Single Family Residential (Residential Planned Unit Development) - R-1(RPUD)

Multifamily Residential/Commercial - R-6

Parcels

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Exhibit I: Flood Insurance Rate Map



12/27/2024, 11:28:55 AM

Section 163.3178(6)(h), Florida Statutes

FEMA Flood Hazard Areas

1% Annual Chance Flood Hazard (A, AE, AH, VE)

0.2% Annual Chance Flood Hazard (X)

0.2% Annual Chance Flood Hazard (X)

Area of Minimal Flood Hazard (X)

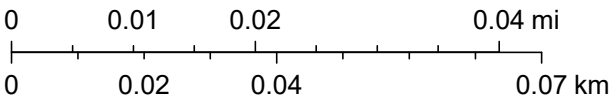
Panel Extent

Master Address Points

Pinellas Park

Parcels

1:1,128



Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



GENERAL PURPOSE
ADU-2025-00002
**PUBLIC
HEARING**
FOR THIS PROPERTY
DATE: ~~11.13~~ TIME: 6:00PM
FOR INFORMATION
CALL: 727-369-5631

8840

WELCOME



GENERAL PURPOSE
ADU 2025-00002
**PUBLIC
HEARING**
FOR THIS PROPERTY
DATE 11/13 TIME 6:00PM
FOR INFORMATION
CALL 727-369-5631



08-22-2025 01:40 PM





