



Prepared by: Kiara Brown
Planning Coordinator

I. APPLICATION DATA

A. **Case Number:** VAR-0426-00023; VAR-0526-00024; VAR-0526-00025

B. **Location:** 6300 102nd Avenue N, Pinellas Park, FL, 33781 (Parcel No. 20-30-16-69804-200-0601)

C. **Request:**

VAR-0426-00023: Variance to reduce the front yard setback from 50 feet to 20 feet for an accessory structure on a parcel in the Farm (F) Zoning District.

VAR-0526-00024: Variance to reduce the (east) side yard setback from 25 feet to 9 feet and 8 inches for an accessory structure on a parcel in the Farm (F) Zoning District.

VAR-0526-00025: Variance to reduce the (west) side yard setback from 25 feet to 20 feet for an accessory structure on a parcel in the Farm (F) Zoning District.

D. **Applicant:** Strategic Roofing LLC

E. **Property Owner:** Christopher D. Weaver

F. **Legal Ad Text:**

VAR-0426-00023: Variance to reduce the front yard setback from 50 feet to 20 feet for an accessory structure on a parcel in the Farm (F) Zoning District.

VAR-0526-00024: Variance to reduce the side yard setback from 25 feet to 9 feet and 8 inches for an accessory structure on a parcel in the Farm (F) Zoning District.

VAR-0526-00025: Variance to reduce the side yard setback from 25 feet to 20 feet for an accessory structure on a parcel in the Farm (F) Zoning District.

G. **PARC Meeting:** May 12, 2026

H. **Public Hearings:**

Board of Adjustment Meeting Date: July 2, 2026

Advertising Date: June 17, 2026

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting three variances related to the placement of an accessory structure on a Farm (F) zoned property.

1. Variance to reduce the front yard setback from 50 feet to 20 feet.
2. Variance to reduce the (east) side yard setback from 25 feet to 9 feet and 8 inches.
3. Variance to reduce the (west) side yard setback from 25 feet to 20 feet.

The structure (carport) was constructed and placed on the property without a permit and, as a result, received a code violation. The applicant applied for an after-the-fact permit; however, the dimensions of the carport exceed those defined in the Land Development Code.

As such, the carport is considered an accessory structure under the Land Development Code and is therefore required to meet applicable setback requirements for the zoning district. The carport does not meet the required front yard setback of 50 feet and the side yard setbacks of 25 feet.

B. Site Area: 49,942 sf | $\cong$ 1.14 acres

Property History: The subject property was originally platted in 1986 as part of the Plat of Pinellas Farms, and is officially recorded with Hillsborough County in Plat Book 7, Page 4.

C. Existing Use: Single Family Home

D. Proposed Use: Single Family Home

E. Current Land Use: Residential Suburban (RS)

F. Current Zoning District: Farm (F)

G. Flood Zone: The subject property is located in Flood Zone X, which is a low-risk flood zone and Flood Zone AE-22, which is a high-risk flood zone.

H. Evacuation Zone: This property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

I. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	R-1	RLM	Single Family Residential
South	F	RS	Single Family Residential
East	F	RS	Improved Agricultural
West	F	RS	Agricultural Residential

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 a suburban, low-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive 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; Agricultural

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

Locational Characteristics – This category is generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are suburban residential in nature; and in areas serving as a transition between more rural 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.

Density/Intensity Standards - Shall include the following:

Residential Use - Shall not exceed two and one-half (2.5) dwelling units per acre.

3. Relevant Policies:

POLICY LU.1.2.2

The City shall continue to enforce regulations that will ensure compatibility of adjacent land uses.

4. Staff Analysis:

The City's Comprehensive Plan does not specifically address the type of request being proposed. As such, staff finds that the request is not inherently inconsistent with the Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "F" Farm District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for development and maintenance of agricultural land, and in order to preserve the open character of certain environmentally sensitive lands, and to provide for very large single-family residential estates of at least two and one-half (2½) gross acres in a farm setting. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Suburban (RS) or Residential Low (RL).

2. Key Standards:

SECTION 18-1506. - "F" FARM DISTRICT

Sec. 18-1506.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Two and one-half (2.5) gross acres.
2. Lot Width: Two hundred (200) feet, except corner lots must be two hundred twenty-five (225) feet.
3. Lots not meeting the lot area or width requirements of this Section and having been of record prior to February 14, 1980 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Fifty (50) feet.
2. Secondary Front Yard Setback: Fifty (50) feet.
3. Side Yard Setback: Twenty-five (25) feet.
4. Rear Yard Setback: Fifty (50) feet.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7 "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
7. Refer to Section 18-1504.3(G) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

(C) MINIMUM LIVEABLE FLOOR AREA. Twelve hundred fifty (1,250) square feet.

(D) MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet for the principal structure. A farm structure may exceed thirty-five (35) feet in height, provided that any structure exceeding fifty (50) feet is setback at least seventy-five (75) feet from the nearest residential zoning district. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(E) MINIMUM OPEN SPACE. Thirty (30) percent for residential use.

(F) MAXIMUM LOT COVERAGE. Nonresidential, Uses: fifty-five (55) percent when assigned RS, RL, or RU land use; seventy-five (75) percent in CRD, provided that barns and other farm buildings may exceed the maximum lot coverage when the Zoning Director determines it is necessary for the establishment and operation of a permitted agricultural use.

(G) FLOOR AREA RATIO.

1. Nonresidential Uses:

(a) Thirty-hundredths (0.30) in RS or RL.

(H) MINIMUM BUILDING SEPARATION. Must meet Florida Building Code separation requirements.

SECTION 18-1537. – VARIANCES.

Sec. 18-1537.1. - BOARD OF ADJUSTMENT

(A) The Board of Adjustment is authorized to grant variances as provided herein.

(B) The City Council is authorized to grant variances, provided the variances are associated with an application for conditional use or site plan review on the same property.

(C) For the purpose of this Section, Variances, the Board of Adjustment and City Council shall all be referred to as "the City."

(D) The City may grant variances from the following provisions of this Article:

1. Height.

2. Area requirements, including but not limited to those for open space, pervious area, lot coverage, and dwelling size. Variances may be granted for lot dimensions provided minimum area requirements are maintained.

3. Required quantities, including but not limited to, required landscape materials, parking spaces, vehicular stacking and loading spaces, and signs.

4. Required (including minimum or maximum) dimensions, separations and locations.

Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.

(A) A variance from the terms of this Article shall not be granted unless and until a written application for a variance is submitted demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and

2. That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and

3. That the special conditions and circumstances do not result from the actions of the applicant; and

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and

5. That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and

6. That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

3. Staff Analysis:

The property does not meet the specified lot width for the zoning district; however, surrounding properties exhibit similar circumstances. The property size may allow for a proper sized carport. The applicant constructed the carport on the property without prior approval and it does not comply with requested setbacks. Thus, the applicant has not provided reasonable means to attempt to achieve compliance with setback requirements, which reflects the same standards and development rights applicable to surrounding properties. The applicant has indicated that they wish to keep the structure in its current location.

The property appears to have adequate opportunities to be in compliance with code and denial of the variances would not prevent its continued use. The carport, due to its size, is classified as a structure and is therefore subject to applicable setback requirements. While approval may not result in direct harm to the surrounding area and visibly it would be difficult to see, it is a self-induced nonconformity, which may set a precedence to the nonuniform application of development standards.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the May 12, 2026 PARC meeting by all relevant departments/divisions. No issues were raised.

IV. SUMMARY

A. Findings:

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

1. The requested variances do not meet any of the variance review criteria, per Section 18-1537.2 of the Land Development Code.
2. The City's Comprehensive Plan does not specifically address the type of requested being proposed. As such, staff finds that the request is not inherently inconsistent with the Comprehensive Plan; however, it is also not expressly supported by its policies.



Erica Lindquist, AICP, CFM
Planning & Development Services Director



Date



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



Date

V. ACTION

BOARD OF ADJUSTMENTS – MOVE TO:

A. APPROVE

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY

...a variance to reduce the front yard setback from 50 feet to 20 feet for an accessory structure on a parcel in the Farm (F) Zoning District.

...a variance to reduce the side yard setback from 25 feet to 9 feet and 8 inches for an accessory structure on a parcel in the Farm (F) Zoning District.

...a variance to reduce the side yard setback from 25 feet to 20 feet for an accessory structure on a parcel in the Farm (F) Zoning District.

VI. ATTACHMENTS

- Exhibit A:** Notarized Affidavit of Ownership
- Exhibit B:** Survey
- Exhibit C:** Legal Description
- Exhibit D:** Site Plan
- Exhibit E:** Storage Container Photos
- Exhibit F:** Aerial Map
- Exhibit G:** Zoning Map
- Exhibit H:** Land Use Map
- Exhibit I:** Flood Rate Map

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Christopher D. Weaver

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:

4300 102nd AVE 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.)

See attached - "Exhibit A"

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):

See attached - "Exhibit B"

3. That the undersigned (has / have) appointed and (does / do) appoint N/A 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 24th day of April, 2020

By Christopher Weaver, who is
(Name of person acknowledging and title of position)

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

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

Notary Public, Commission No. HH634203
Stephanie Locko
(Name of Notary- typed, printed or stamped)

PAGE 1 OF 1

CLIENT FILE NUMBER: 13000.247

SURVEY NOTES
CONCRETE DRIVE CROSSES THE PROPERTY
LINE ON NORTHERLY SIDE OF LOT
THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.
WALL CROSSES THE PROPERTY LINE
ON WESTERLY SIDE OF LOT.



SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION, NOT
VALID WITHOUT A RAISED EMBOSSED SEAL, AND
SIGNATURE **KENNETH OSBORNE**
Digitally signed by
KENNETH OSBORNE
DN: cn=K. Osborne,
ou=K. Osborne, email=K.Osborne@bt.com,
c=GB

TARGET
SURVEYING, LLC



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

"Exhibit A"

Parcel Summary (as of 24-Apr-2026)

Parcel Number

20-30-16-69804-200-0601

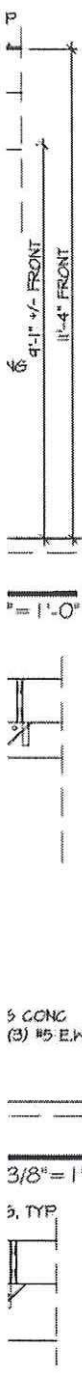
- Owner Name
WEAVER, CHRISTOPHER D
- Property Use
0110 Single Family Home
- Site Address
**6300 102ND AVE
PINELLAS PARK, FL 33782**
- Mailing Address
**6300 102ND AVE N
PINELLAS PARK, FL 33782-3024**
- Legal Description
PINELLAS FARMS NW 1/4, SEC 20-30-16 E 1/2 OF E 1/2 OF E 1/2 OF FARM 6 LESS RD R/W DESC IN O.R. 6306/410
- Current Tax District
PINELLAS PARK, PIN PK WTR MGT (PPW)
- Year Built
1973

Living SF	Gross SF	Living Units	Buildings
2,531	2,985	1	1

Parcel Map



Exemptions

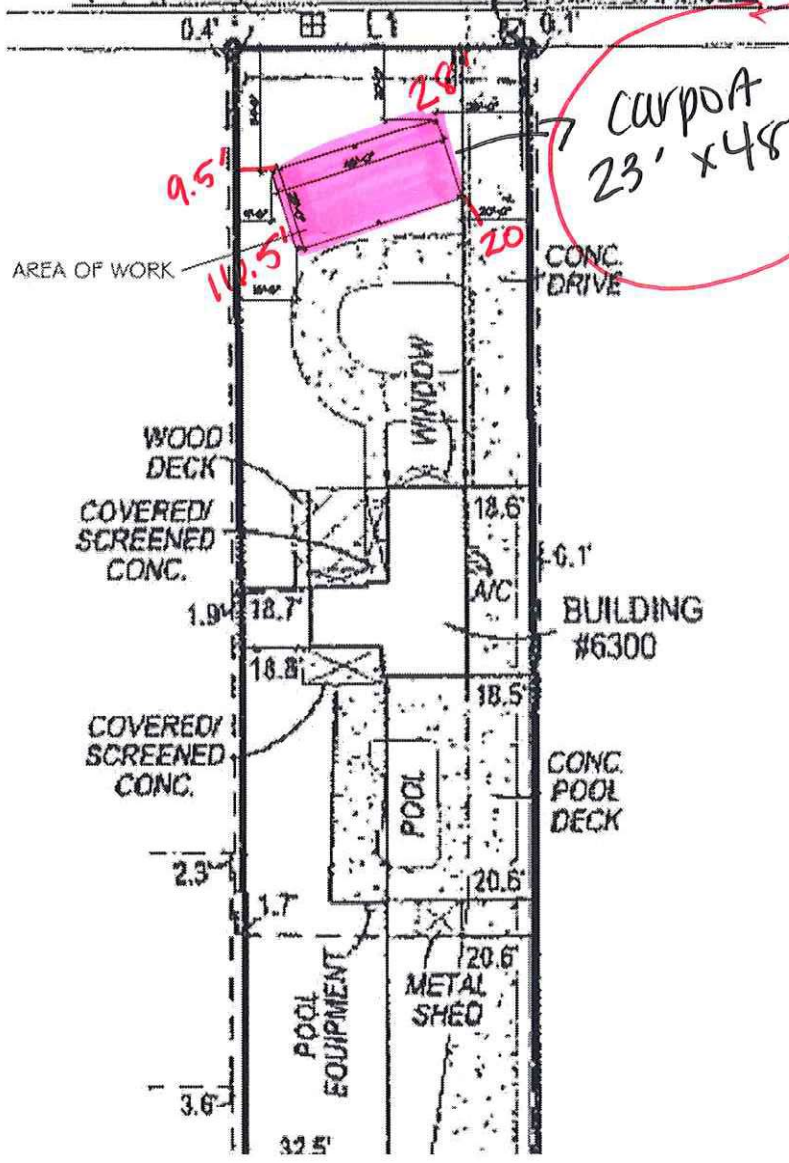


102nd AVENUE NORTH

80' R/W (IMPROVED)

1901.43'

FSS NORTH TO
FOR R/W



PROJECT LOCATION

CODE SUMMARY

APPLICABLE MANDATORY CODES

- 8th Edition (2003) Florida Building Code
- 8th Edition (2003) Florida Building Code (Residential)
- 8th Edition (2003) Florida Building Code (Existing Building)
- 8th Edition (2003) Florida Building Code (Mechanical)
- 8th Edition (2003) Florida Building Code (Plumbing)
- 8th Edition (2003) Florida Building Code (Fuel Gas)
- 8th Edition (2003) Florida Building Code (Accessibility)
- 8th Edition (2003) - Fair Housing Guidelines
- 8th Edition (2003) Florida Building Code (Energy)
- 8th Edition (2003) Florida Fire Prevention Code (NFPA 101, NFPA 102, NFPA 103, NFPA 104, NFPA 105, NFPA 106, NFPA 107, NFPA 108, NFPA 11, NFPA 11A, NFPA 11B, NFPA 11C, NFPA 11D, NFPA 11E, NFPA 11F, NFPA 11G, NFPA 11H, NFPA 11J, NFPA 11K, NFPA 11L, NFPA 11M, NFPA 11N, NFPA 11O, NFPA 11P, NFPA 11Q, NFPA 11R, NFPA 11S, NFPA 11T, NFPA 11U, NFPA 11V, NFPA 11W, NFPA 11X, NFPA 11Y, NFPA 11Z, NFPA 11AA, NFPA 11AB, NFPA 11AC, NFPA 11AD, NFPA 11AE, NFPA 11AF, NFPA 11AG, NFPA 11AH, NFPA 11AI, NFPA 11AJ, NFPA 11AK, NFPA 11AL, NFPA 11AM, NFPA 11AN, NFPA 11AO, NFPA 11AP, NFPA 11AQ, NFPA 11AR, NFPA 11AS, NFPA 11AT, NFPA 11AU, NFPA 11AV, NFPA 11AW, NFPA 11AX, NFPA 11AY, NFPA 11AZ, NFPA 11BA, NFPA 11BB, NFPA 11BC, NFPA 11BD, NFPA 11BE, NFPA 11BF, NFPA 11BG, NFPA 11BH, NFPA 11BI, NFPA 11BJ, NFPA 11BK, NFPA 11BL, NFPA 11BM, NFPA 11BN, NFPA 11BO, NFPA 11BP, NFPA 11BQ, NFPA 11BR, NFPA 11BS, NFPA 11BT, NFPA 11BU, NFPA 11BV, NFPA 11BW, NFPA 11BX, NFPA 11BY, NFPA 11BZ, NFPA 11CA, NFPA 11CB, NFPA 11CC, NFPA 11CD, NFPA 11CE, NFPA 11CF, NFPA 11CG, NFPA 11CH, NFPA 11CI, NFPA 11CJ, NFPA 11CK, NFPA 11CL, NFPA 11CM, NFPA 11CN, NFPA 11CO, NFPA 11CP, NFPA 11CQ, NFPA 11CR, NFPA 11CS, NFPA 11CT, NFPA 11CU, NFPA 11CV, NFPA 11CW, NFPA 11CX, NFPA 11CY, NFPA 11CZ, NFPA 11DA, NFPA 11DB, NFPA 11DC, NFPA 11DD, NFPA 11DE, NFPA 11DF, NFPA 11DG, NFPA 11DH, NFPA 11DI, NFPA 11DJ, NFPA 11DK, NFPA 11DL, NFPA 11DM, NFPA 11DN, NFPA 11DO, NFPA 11DP, NFPA 11DQ, NFPA 11DR, NFPA 11DS, NFPA 11DT, NFPA 11DU, NFPA 11DV, NFPA 11DW, NFPA 11DX, NFPA 11DY, NFPA 11DZ, NFPA 11EA, NFPA 11EB, NFPA 11EC, NFPA 11ED, NFPA 11EE, NFPA 11EF, NFPA 11EG, NFPA 11EH, NFPA 11EI, NFPA 11EJ, NFPA 11EK, NFPA 11EL, NFPA 11EM, NFPA 11EN, NFPA 11EO, NFPA 11EP, NFPA 11EQ, NFPA 11ER, NFPA 11ES, NFPA 11ET, NFPA 11EU, NFPA 11EV, NFPA 11EW, NFPA 11EX, NFPA 11EY, NFPA 11EZ, NFPA 11FA, NFPA 11FB, NFPA 11FC, NFPA 11FD, NFPA 11FE, NFPA 11FF, NFPA 11FG, NFPA 11FH, NFPA 11FI, NFPA 11FJ, NFPA 11FK, NFPA 11FL, NFPA 11FM, NFPA 11FN, NFPA 11FO, NFPA 11FP, NFPA 11FQ, NFPA 11FR, NFPA 11FS, NFPA 11FT, NFPA 11FU, NFPA 11FV, NFPA 11FW, NFPA 11FX, NFPA 11FY, NFPA 11FZ, NFPA 11GA, NFPA 11GB, NFPA 11GC, NFPA 11GD, NFPA 11GE, NFPA 11GF, NFPA 11GG, NFPA 11GH, NFPA 11GI, NFPA 11GJ, NFPA 11GK, NFPA 11GL, NFPA 11GM, NFPA 11GN, NFPA 11GO, NFPA 11GP, NFPA 11GQ, NFPA 11GR, NFPA 11GS, NFPA 11GT, NFPA 11GU, NFPA 11GV, NFPA 11GW, NFPA 11GX, NFPA 11GY, NFPA 11GZ, NFPA 11HA, NFPA 11HB, NFPA 11HC, NFPA 11HD, NFPA 11HE, NFPA 11HF, NFPA 11HG, NFPA 11HH, NFPA 11HI, NFPA 11HJ, NFPA 11HK, NFPA 11HL, NFPA 11HM, NFPA 11HN, NFPA 11HO, NFPA 11HP, NFPA 11HQ, NFPA 11HR, NFPA 11HS, NFPA 11HT, NFPA 11HU, NFPA 11HV, NFPA 11HW, NFPA 11HX, NFPA 11HY, NFPA 11HZ, NFPA 11IA, NFPA 11IB, NFPA 11IC, NFPA 11ID, NFPA 11IE, NFPA 11IF, NFPA 11IG, NFPA 11IH, NFPA 11II, NFPA 11IJ, NFPA 11IK, NFPA 11IL, NFPA 11IM, NFPA 11IN, NFPA 11IO, NFPA 11IP, NFPA 11IQ, NFPA 11IR, NFPA 11IS, NFPA 11IT, NFPA 11IU, NFPA 11IV, NFPA 11IW, NFPA 11IX, NFPA 11IY, NFPA 11IZ, NFPA 11JA, NFPA 11JB, NFPA 11JC, NFPA 11JD, NFPA 11JE, NFPA 11JF, NFPA 11JG, NFPA 11JH, NFPA 11JI, NFPA 11JJ, NFPA 11JK, NFPA 11JL, NFPA 11JM, NFPA 11JN, NFPA 11JO, NFPA 11JP, NFPA 11JQ, NFPA 11JR, NFPA 11JS, NFPA 11JT, NFPA 11JU, NFPA 11JV, NFPA 11JW, NFPA 11JX, NFPA 11JY, NFPA 11JZ, NFPA 11KA, NFPA 11KB, NFPA 11KC, NFPA 11KD, NFPA 11KE, NFPA 11KF, NFPA 11KG, NFPA 11KH, NFPA 11KI, NFPA 11KJ, NFPA 11KK, NFPA 11KL, NFPA 11KM, NFPA 11KN, NFPA 11KO, NFPA 11KP, NFPA 11KQ, NFPA 11KR, NFPA 11KS, NFPA 11KT, NFPA 11KU, NFPA 11KV, NFPA 11KW, NFPA 11KX, NFPA 11KY, NFPA 11KZ, NFPA 11LA, NFPA 11LB, NFPA 11LC, NFPA 11LD, NFPA 11LE, NFPA 11LF, NFPA 11LG, NFPA 11LH, NFPA 11LI, NFPA 11LJ, NFPA 11LK, NFPA 11LL, NFPA 11LM, NFPA 11LN, NFPA 11LO, NFPA 11LP, NFPA 11LQ, NFPA 11LR, NFPA 11LS, NFPA 11LT, NFPA 11LU, NFPA 11LV, NFPA 11LW, NFPA 11LX, NFPA 11LY, NFPA 11LZ, NFPA 11MA, NFPA 11MB, NFPA 11MC, NFPA 11MD, NFPA 11ME, NFPA 11MF, NFPA 11MG, NFPA 11MH, NFPA 11MI, NFPA 11MJ, NFPA 11MK, NFPA 11ML, NFPA 11MM, NFPA 11MN, NFPA 11MO, NFPA 11MP, NFPA 11MQ, NFPA 11MR, NFPA 11MS, NFPA 11MT, NFPA 11MU, NFPA 11MV, NFPA 11MW, NFPA 11MX, NFPA 11MY, NFPA 11MZ, NFPA 11NA, NFPA 11NB, NFPA 11NC, NFPA 11ND, NFPA 11NE, NFPA 11NF, NFPA 11NG, NFPA 11NH, NFPA 11NI, NFPA 11NJ, NFPA 11NK, NFPA 11NL, NFPA 11NM, NFPA 11NN, NFPA 11NO, NFPA 11NP, NFPA 11NQ, NFPA 11NR, NFPA 11NS, NFPA 11NT, NFPA 11NU, NFPA 11NV, NFPA 11NW, NFPA 11NX, NFPA 11NY, NFPA 11NZ, NFPA 11OA, NFPA 11OB, NFPA 11OC, NFPA 11OD, NFPA 11OE, NFPA 11OF, NFPA 11OG, NFPA 11OH, NFPA 11OI, NFPA 11OJ, NFPA 11OK, NFPA 11OL, NFPA 11OM, NFPA 11ON, NFPA 11OO, NFPA 11OP, NFPA 11OQ, NFPA 11OR, NFPA 11OS, NFPA 11OT, NFPA 11OU, NFPA 11OV, NFPA 11OW, NFPA 11OX, NFPA 11OY, NFPA 11OZ, NFPA 11PA, NFPA 11PB, NFPA 11PC, NFPA 11PD, NFPA 11PE, NFPA 11PF, NFPA 11PG, NFPA 11PH, NFPA 11PI, NFPA 11PJ, NFPA 11PK, NFPA 11PL, NFPA 11PM, NFPA 11PN, NFPA 11PO, NFPA 11PP, NFPA 11PQ, NFPA 11PR, NFPA 11PS, NFPA 11PT, NFPA 11PU, NFPA 11PV, NFPA 11PW, NFPA 11PX, NFPA 11PY, NFPA 11PZ, NFPA 11QA, NFPA 11QB, NFPA 11QC, NFPA 11QD, NFPA 11QE, NFPA 11QF, NFPA 11QG, NFPA 11QH, NFPA 11QI, NFPA 11QJ, NFPA 11QK, NFPA 11QL, NFPA 11QM, NFPA 11QN, NFPA 11QO, NFPA 11QP, NFPA 11QQ, NFPA 11QR, NFPA 11QS, NFPA 11QT, NFPA 11QU, NFPA 11QV, NFPA 11QW, NFPA 11QX, NFPA 11QY, NFPA 11QZ, NFPA 11RA, NFPA 11RB, NFPA 11RC, NFPA 11RD, NFPA 11RE, NFPA 11RF, NFPA 11RG, NFPA 11RH, NFPA 11RI, NFPA 11RJ, NFPA 11RK, NFPA 11RL, NFPA 11RM, NFPA 11RN, NFPA 11RO, NFPA 11RP, NFPA 11RQ, NFPA 11RR, NFPA 11RS, NFPA 11RT, NFPA 11RU, NFPA 11RV, NFPA 11RW, NFPA 11RX, NFPA 11RY, NFPA 11RZ, NFPA 11SA, NFPA 11SB, NFPA 11SC, NFPA 11SD, NFPA 11SE, NFPA 11SF, NFPA 11SG, NFPA 11SH, NFPA 11SI, NFPA 11SJ, NFPA 11SK, NFPA 11SL, NFPA 11SM, NFPA 11SN, NFPA 11SO, NFPA 11SP, NFPA 11SQ, NFPA 11SR, NFPA 11SS, NFPA 11ST, NFPA 11SU, NFPA 11SV, NFPA 11SW, NFPA 11SX, NFPA 11SY, NFPA 11SZ, NFPA 11TA, NFPA 11TB, NFPA 11TC, NFPA 11TD, NFPA 11TE, NFPA 11TF, NFPA 11TG, NFPA 11TH, NFPA 11TI, NFPA 11TJ, NFPA 11TK, NFPA 11TL, NFPA 11TM, NFPA 11TN, NFPA 11TO, NFPA 11TP, NFPA 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THESE DRAWINGS COMPLY WITH THE
RESIDENTIAL PRESCRIPTIVE METHOD AS
DETAILED IN THE FLORIDA BUILDING CODE
RESIDENTIAL AND EXISTING BUILDING,
2003, 8TH EDITION

FLORIDA STRUCTURAL LOAD LIMITATIONS

ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
EXTERIOR DECK AND STAIR LIVE LOAD: 40 PSF
WIND LOAD:

1. WIND SPEED = 145 MPH
2. WIND CATEGORY: II
3. WIND EXPOSURE CATEGORY: D
4. ENCLOSURE CLASSIFICATION: ENCLOSED
INTERNAL PRESSURE COEFFICIENT = +/- 0.18
5. COMPONENT & CLADDING
ROOF: (LOW)
FOR ROOF PITCH = 0-7 DEGREES
R = 0 TO 30 FEET
ROOF: -
ZONE 1 = 21.2 -33.6
ZONE 2 = 21.2 -38.0
ZONE 3 = 21.2 -63.6
OVERHANG ZONE 2 = -66.6
OVERHANG ZONE 3 = -78.8
WALL:
ZONE 4 = 16.8 -54
ZONE 5 = 16.8 -54
END ZONE WIDTH = 6'

SOL BEARING PRESSURE: 2500 PSF (ASSUMED)

CONSTRUCTION: TYPE II-B
OCCUPANCY: RESIDENTIAL, R-2
OCCUPANT LOAD: 1 PERSON PER 200 SF

ELABORATION:

LEVEL 3 ALTERATION

BUILDING CODE REQUIREMENTS:

ALL WORK, MATERIALS AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL EXISTING ORDINANCES, STATE AND LOCAL BUILDING CODES, OSHA REGULATIONS, AND CODES IN FORCE BY REFERENCE, LATEST ADOPTED EDITIONS.

SQUARE FOOTAGES:
SEE BUILDING INFO. NO CHANGE TO EXISTING SF OR BUILDING FOOTPRINT.

SCOPE OF WORK:
AFTER THE FACT 23 X 48 OPEN WOOD POST AND FRAME CARRIOT WITH LOW SLOPE SINGLE ASSEMBLY ROOF - BUILDING TRACED ONLY, NO ELECTRICAL NO MECHANICAL NO PLUMBING

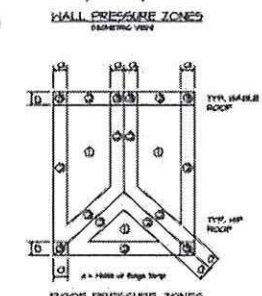
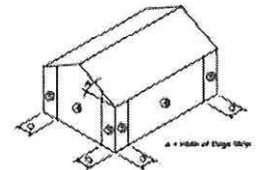


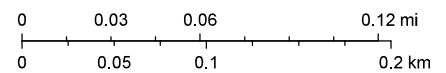
Exhibit E: Aerial Map



5/11/2026, 8:19:30 AM

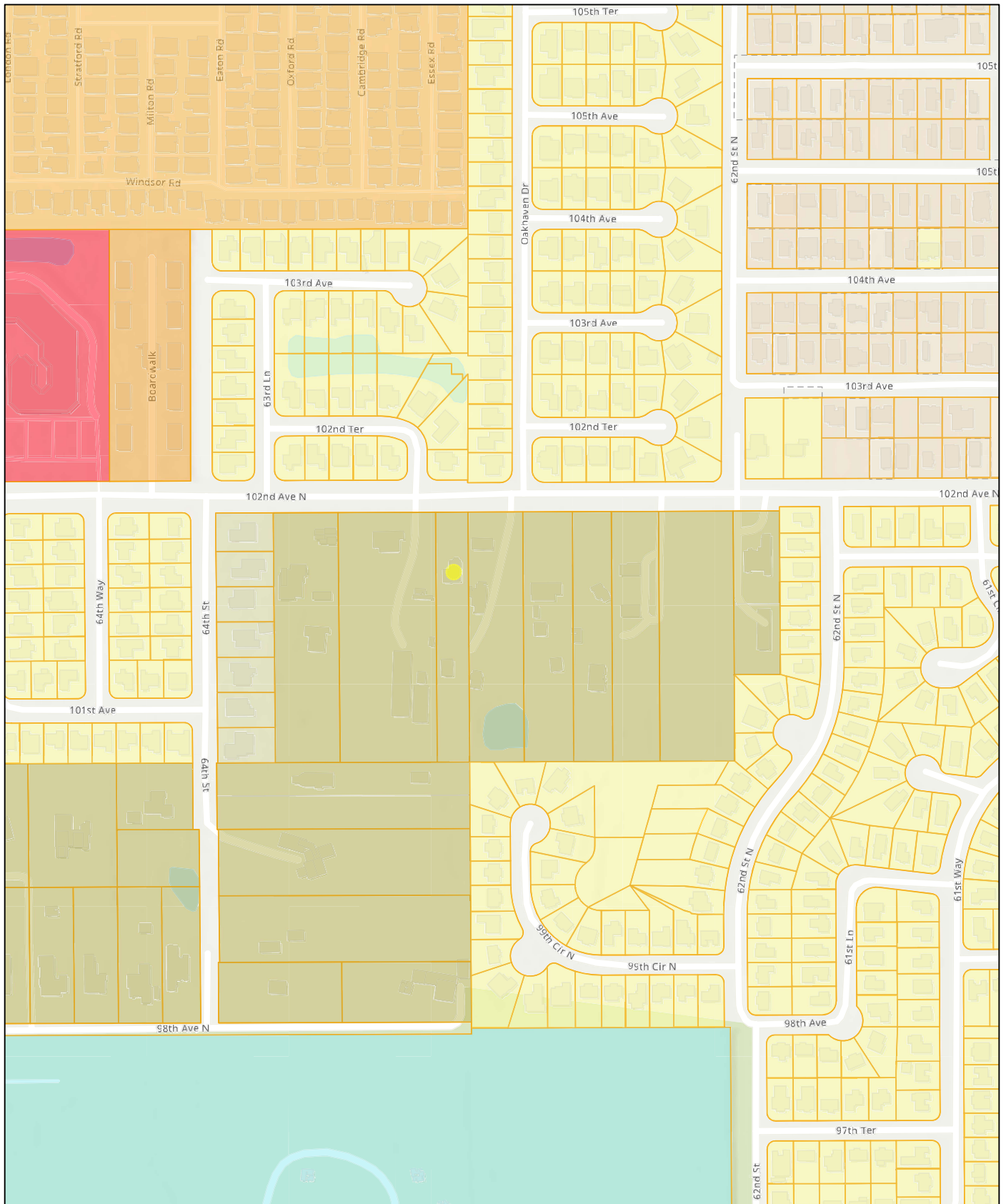
-  ArcGIS World Geocoding Service
 Parcel (Polygon)
 Road Centerlines
 Public
 Private
 PP City Boundary
- PC Municipal Boundaries
 UNINCORPORATED
 Aerials2025
 Red: Band_1
 Green: Band_2
 Blue: Band_3
 World_Hillshade

1:3,081



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

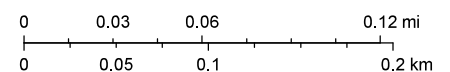
Exhibit F: Zoning Map



5/11/2026, 8:12:36 AM

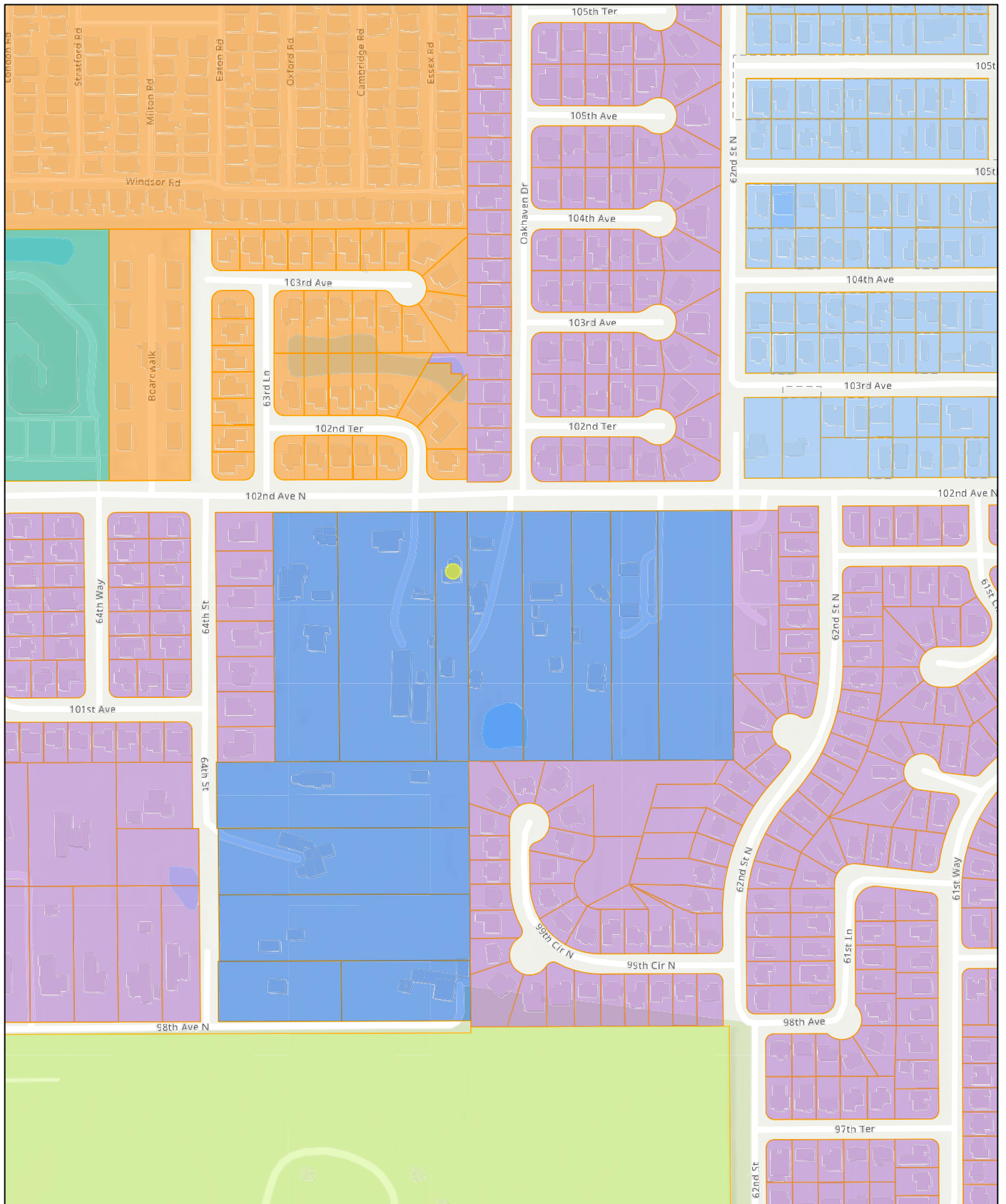
- | | | |
|--|---|---|
|  ArcGIS World Geocoding Service |  SINGLE FAMILY RESIDENTIAL R-3 | Zoning (Unincorporated County) |
|  Zoning (Pinellas Park) |  DUPLEX RESIDENTIAL R-4 |  R-1 |
|  COMMERCIAL GENERAL - B-1 |  RURAL RESIDENTIAL RR |  MOBILE HOME - T-1 |
|  FARM F |  MOBILE HOME SUBDIVISION T-1 |  Parcel (Polygon) |
|  PUBLIC P |  MOBILE HOME PARK T-2 | World_Hillshade |
|  SINGLE FAMILY RESIDENTIAL R-1 | | |

1:3,081



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

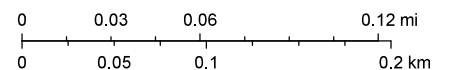
Exhibit G: Land Use Map



5/11/2026, 8:14:44 AM

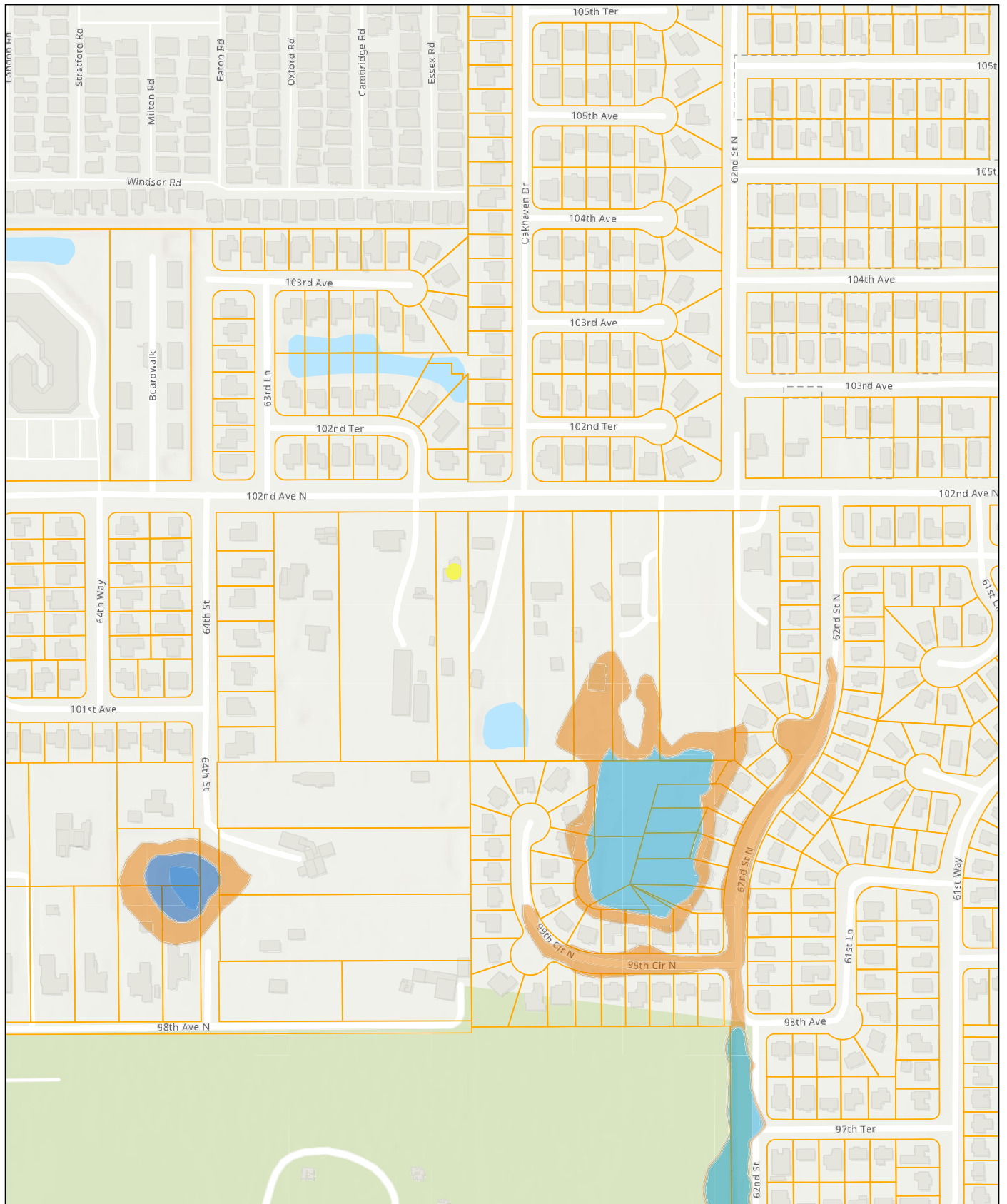
- ArcGIS World Geocoding Service
- Land Use (Unincorporated County)
 - Residential Low
 - Residential Low Medium
 - Residential Suburban
 - Residential Urban
 - Commercial General
 - Recreation/Open Space
- Land Use (Pinellas Park)
 - Residential Low
 - Residential Low Medium
 - Residential Suburban
 - Residential Urban
 - Commercial General
 - Recreation/Open Space
- Parcel (Polygon)
- World_Hillshade

1:3,081



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Exhibit H: Flood Rate Map



5/11/2026, 8:16:06 AM

 ArcGIS World Geocoding Service

Flood Zones

 AE

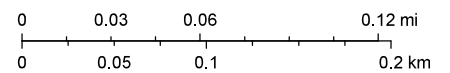
 AH

 x☐ Flood Insurance Rate Map (FIRM) Panel

 Parcel (Polygon)

World_Hillshade

1:3,081



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