



Prepared by: Todd Biron  
Senior Planner

## I. APPLICATION DATA

A. **Case Number:** VAR-1026-00004, VAR-1026-00005, VAR-1026-00006

B. **Location:**

**Address:** 6210 44th Street North Suite #21

**Parcel Number:** 34-30-16-69966-200-2506

C. **Request:**

**VAR-1026-00004:** Variance to reduce the lot depth from 150 feet to 132 feet on a parcel in the "M-1" zoning district.

**VAR-1026-00005:** Variance to reduce the minimum side yard setback from 5 feet to 0 feet on a parcel in the "M-1" zoning district.

**VAR-1026-00006:** Variance to reduce the minimum rear yard setback from 5 feet to 0.75 feet on a parcel in the "M-1" zoning district.

D. **Applicant:** Lauren Rubenstein, Esq. (Hill Ward Henderson)

E. **Property Owner:** TLS ENERGY SAVERS LLC

F. **Legal Ad Text:**

**VAR-1026-00004:** Variance to reduce the lot depth from 150 feet to 132 feet on a parcel in the "M-1" zoning district.

**VAR-1026-00005:** Variance to reduce the minimum side yard setback from 5 feet to 0 feet on a parcel in the "M-1" zoning district.

**VAR-1026-00006:** Variance to reduce the minimum rear yard setback from 5 feet to 0.75 feet on a parcel in the "M-1" zoning district.

G. **PARC Meeting:** October 14, 2025

H. **Public Hearings:**

**Board of Adjustment Meeting Date:** 11/25/25

**Advertising Date:** 11/5/25

## II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting a number of Variances to bring the subject property in compliance. In 2023, staff determined a larger parcel had been illegally subdivided into 3 new parcels in violation of City and State requirements. As such, there are inadequacies with regard to minimum lot dimensions and area requirements for some or all of the parcels that were illegally created. Typically, when an applicant requests

a lot division, Article 1 “Subdivision Code” of the Land Development Code is the guiding set of regulations. Section 18-101.5(A) states that subdivision is required whenever a lot is divided into 2 or more lots. There are some exemptions for lot divisions that can avoid the formal subdivision process, however the subject property does not meet the requirements for an exemption. Specific requirements, per Section 18-101.5(B)(7) include:

- Both new lots meet the dimensional regulations of the current applicable zoning district; and
- The right-of-way abutting both new lots meet minimum design standards.

Staff proposed an option for compromise to allow the new property owners to come into compliance that included creating a condo plat. This would allow subdivision of the warehouse units themselves and leave the land area as under common ownership. This would require the creation of a Property Owners Association (POA) and the appropriate Declaration of Covenants, Conditions and Regulations to govern the POA. The property owners preferred to maintain full ownership of their lots however and as such Variances are Required before City staff can approve the proposed new lots. The applicant has applied for six total Variances across two properties that are intended to be replatted (formally subdivided) together. The attached survey roughly depicts this configuration.

For this parcel specifically, the applicant is requesting relief from the minimum required lot depth, the minimum side yard setback, and the minimum rear yard setback. The configuration of the lot lines has a proposed parcel line running directly through an existing structure. Due to this, both parcels will need Variances to side yard setbacks. The portion of the existing structure that is proposed to be located within the subject parcel is situated right up to the property line. This necessitates the request for relief from both the side and rear yard setback. The parcel is also unable to meet the minimum required lot depth as well.

**B. Site Area:** 21,196 square feet / 0.48 acres.

**C. Property History:**

According to Property Appraiser, the property is a portion of a lot platted in 191 (Hillsborough County PB 7, PG 4) as part of the Plat of Pinellas Farms subdivision. The existing 1,827, 5,945, and 6,720 square foot structures were built in 1966, 1986 and 1984 respectively.

In 1981, a 35-foot by 132-foot portion of the property was deeded to the City for right-of-way along 62<sup>nd</sup> Avenue N. This was recorded in the Pinellas County Official Records Book 5255, pages 1620-1621.

In 1982, 24-foot by 286-foot portion of the property was deeded to the City for right-of-way along 44<sup>th</sup> Street N. This was recorded in the Pinellas County Official Records Book 5362, page 577.

In 2004, the City approved a request (Case no. CU 2004-2) to establish a trade school on site subject to the following conditions:

- *The applicant must obtain an Occupational License.*
- *Any requirements of the Building Development Division or Fire Department must be met if it is determined during the Occupational License inspection process that the structure/ use does not meet Code requirements.*
- *The number of students shall be limited to 25 or less, unless other governing agencies allow a lesser number.*

The original property was illegally subdivided around 2018 into three non-conforming lots. The properties that made up the original parcel have the following Parcel ID numbers: 34-30-16-69966-200-2505, 34-30-16-69966-200-2506 & 34-30-16-69966-200-2501.

**D. Existing Use:** Warehouse

**E. Proposed Use:** Warehouse

**F. Current Land Use:** Industrial Limited (IL)

**G. Current Zoning District:** Light Industrial (M-1)

- H. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone and Flood Zone AE-20, which is a high-risk flood zone.
- I. **Evacuation Zone:** This property is in Evacuation Zone E, which is the fifth level to evacuate in preparation for a storm. Zone E is evacuated when storm surge height is predicted to be up to 35 feet.
- J. **Vicinity Characteristics:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Existing Use</b>
<b>North</b>	M-1	IL	Outdoor Storage
<b>South</b>	M-1	IL	Warehousing
<b>East</b>	M-1	IL	Office
<b>West</b>	M-1	IL	Garage/Workshop

### 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 limited industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial and industrial/mixed use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.*

##### 2. **Key Standards:**

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

**Primary Uses** - Office; Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B)

**Secondary Uses** – Residential (limited to locations in Gateway Centre developed prior to August 7, 2015, pursuant to Section 2.3.3.14(E) of the Countywide Plan Rules (2018); 1 Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.

**Locational Characteristics** – This category is generally appropriate to locations with sufficient size to encourage an industrial park arrangement, as well as integrated industrial/mixed use projects, with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses; and serviced by the arterial and thoroughfare highway network, as well as mass transit.

**Other Standards** - Shall include the following:

- **Industrial Uses Adjacent to Residential Categories** – An appropriate buffer, as determined by the City except for an industrial/mixed use project requiring the submission of a master plan as outlined below, shall be provided in and between the Industrial Limited category and an adjoining Residential classification.
- **Acreage Limitations for Non-Industrial Secondary Uses that Are Not Part of a Master Development Plan** – Institutional; Transportation/Utility; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Agricultural Uses – shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses, consistent with the Countywide Plan Rules.
- **The five acre threshold shall not apply for planned industrial/mixed use projects which constitute a Development of Regional Impact or which comprise not less than 100 acres.**

#### **Standards for Industrial/Mixed Use Project**

- *Number of uses – Provision for two or more primary or secondary uses that are mutually supportive, and designed to be physically and functionally integrated.*
- *Public Transit – Location within reasonable proximity, and with specific provision for access, to a designated public transit corridor and connection point.*
- *Project Components – Integration of project components, consistent with the provisions of the Countywide Plan Rules.*
- *Master Development Plan – Preparation of a master development plan that stipulates the type and scale of uses, permitted densities and intensities, and relationships among plan components. Such plan shall distinguish the industrial/mixed use project from the unplanned placement of uses on a site or sites, resulting from separate unrelated actions of distinct developments that fail to provide for synergism between use*

### **3. Relevant Policies:**

#### *POLICY LU.1.16.1*

*Maintain a sufficient supply of industrial land with a minimum of adverse effects on abutting properties.*

#### *POLICY T.1.2.11*

*Approval of the subdivision plat or site plan for a project sited along a roadway facility not under the jurisdiction of the City must receive approval for roadway access from the responsible jurisdiction. In the event that the requirements of another jurisdiction are in conflict with the City of Pinellas Park, the more stringent regulations shall prevail.*

### **4. Staff Analysis:**

The proposed variances would allow the applicant to create two legal lots of record. The Comprehensive Plan is ambivalent on the subdivision process and contains no relevant language on the matter. 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 "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family dwellings, together with accessory uses and public facilities customary to or required for such an environment.*

*Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Industrial Limited (IL) or Community Redevelopment District (CRD) Land Use Plan Map Categories.*

### **2. Key Standards:**

#### **Article 1. Subdivision Code**

##### **Sec. 18-101.5. - APPLICABILITY.**

*(A)REQUIRED LOTS. Subdivision shall be required whenever a lot is divided into two (2) or more lots for the purpose of transfer of ownership, whether immediate or future. The requirements of this Article shall also apply to condominium plats.*

*(B)EXEMPTIONS. The following situations are exempt from the requirements and procedures of this Article:*

*7. The division of a lot of record into two lots where:*

- (a)Both new lots meet the dimensional regulations of the current applicable zoning district;*
- (b)Both new lots abut existing lots of record;*
- (c)The right-of-way abutting both new lots meets minimum design standards;*
- (d)No new easements are required;*
- (e)Both lots have legal access; and*



(f) A sealed survey showing the division of land is submitted and approved by the Community Development Department and is recorded in the public records of Pinellas County.

**SECTION 18-1524. - "M-1" LIGHT INDUSTRIAL DISTRICT.**

**Sec. 18-1524.4. - DIMENSIONAL AND AREA REGULATIONS.**

**(A) MINIMUM LOT REQUIREMENTS.**

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

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

1. Front Yard Setback: Twenty (20) feet.
2. Secondary Front Yard Setback: Ten (10) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Five (5) feet, ten (10) feet is required if abutting a residential zoning district.
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

**(C) MAXIMUM LOT COVERAGE.** Seventy-five (75) percent. Refer to Section 18-1530.18 for maximum lot coverage allowances for master stormwater retention/detention ponds.

**(D) MINIMUM FLOOR AREA.**

1. Nonresidential: Three hundred (300) square feet.
2. Residential: See Table 1524-1.

Table 1524-1

Single-family Attached		Multifamily	
# of bedrooms	Required interior floor space in ft <sup>2</sup>	# of bedrooms	Required interior floor space in ft <sup>2</sup>
Efficiency	650	Efficiency	450
One (1)	750	One (1)	550
Two (2)	850	Two (2)	650
Three (3) or more	1,000	Three (3)	1,000

Single-family Detached: One thousand (1,000) SF.

**(E) FLOOR AREA RATIO.**

1. Fifty-five hundredths (0.55) in CRD.
2. Fifty-five hundredths (0.55) in IL.

**(F) MAXIMUM BUILDING HEIGHT.** Forty (40) feet See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

**(G) 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:**

Per Section 18-1537.1(D)3, the Board of Adjustment may approve variances to minimum lot depth and required setbacks. Staff finds that the variances requested meet some of the review criteria set forth in Section 18-1537.2. of the Land Development Code:

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  
*The subject property was developed years ago and over the years land has been taken for right-of-way purposes. The right-of-way expansion along 44th Street in particular created the non-conforming setback for the east side of the buildings on this parcel.*
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  
*The original parcel had limitations on it for subdivision due to minimum lot dimensional requirements and lot coverage. The Land Development Code offers pathways for mitigating this however, such as through the adoption of a Planned Unit Development where several site restrictions could be used to acquire waivers subject to City Council approval. The literal interpretation of the code does not deprive the property owner of the right to further develop their property.*
3. That the special conditions and circumstances do not result from the actions of the applicant; and  
*The subject property was developed decades ago and has existing nonconformities that had been grandfathered in prior to the illegal lot division. The Variance requests contained within this staff report result directly from the property owner of the original, larger parcel who wished to sell portions of the parcel off without following the Land Development Code regulations for subdivision.*
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  
*The granting of the variances would confer on the applicant special privileges that are denied by this article to other lands or buildings in the same district. Other parcels are required to meet the same standards for subdivision (lot splits).*
5. That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and

*The requested variances are the minimum variances needed that will make possible the reasonable use of the land or building and bring the site into compliance.*

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.

*The granting of the variance may not be in harmony with the general intent and purpose of this article, but such variances will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The proposed variance would allow the applicant to create a new legal lot of record. Given the nonconforming history of the property there are some limitations that require relief in order to subdivide the property. The requested Variances result from actions of the property owner however and the granting of the Variances could confer special privileges or conditions not granted to other similar parcels in this zoning district. The requests are the minimum variances needed for the applicant to move forward with their project and come into compliance with City regulations. Staff finds that the variances requested do not meet the majority of the review criteria set forth in Section 18-1537.2. of the Land Development Code.

#### **IV. ATTACHMENTS**

- Exhibit A:** Applications
- Exhibit B:** Affidavit of Ownership
- Exhibit C:** Survey
- Exhibit D:** Historic Aerial Image (1990)
- Exhibit E:** Aerial Map
- Exhibit F:** Land Use Map
- Exhibit G:** Zoning Map
- Exhibit H:** Flood Insurance Rate Map
- Exhibit I:** Site Photos

## Exhibit A

**Plan Number:** VAR-1026-00004

**Plan Type:** Variance

**Work Class:** Board Approval

**Assigned To:** Todd Biron

**Apply Date:** 10/3/2025

**Expire Date:** 4/1/2026

Parcel Number	Address Line1	Address Line2	Address Line3
343016699662002506	6210 44TH ST SUITE #21	PINELLAS PARK, Florida 33781	

Contact Type	Company Name	Last Name	First Name	Business Phone	Mobile Phone	Email
Applicant		Rubenstein	Lauren			lauren.rubenstein@hwlaw.com

**Specific Request:**

The request is for a variance to Section 18-1534.4.(A)3. to permit a parcel with a lot depth of 132 feet (compared to the required lot depth of 150 feet), in order to allow an existing 21,241.93 square foot parcel in the M-1 zoning district to remain.

**General Location of Property:**

6210 44th Street N, Suite 21.

**Property Size:**

**Square Feet:** 21241.93    **Acres:** 0.4876

**Current Use (Number and Type of Buildings):**

A concrete warehouse building, constructed in 1986 (according to the Property Appraiser's website).

**The Applicant believes that the Board of Adjustment should grant this request because:**

The request meets the requirements contained in Section 18-1537.2 of the City's Land Development Code, as outlined and described herein.

**1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same Zoning District:.**

The subject parcel is part of Farm 25, Plat of Pinellas Farms. Over time, many of the farms were divided up and portions sold off. This particular parcel has never been replatted. The parcel exceeds the minimum lot area (15,000 square feet) and minimum lot width (100 feet) requirements for the M-1 zoning district, but does not meet the minimum lot depth of 150 feet.

**2. Why would the literal interpretation of the provisions of the Zoning Code deprive you of rights commonly enjoyed by other properties in the same Zoning District under terms of the Code?**

The literal interpretation of the provisions of the Zoning Code would prevent this 21,241.93 square foot parcel from being designated as a legal parcel in the M-1 zoning district due to its depth of 132 feet, compared to the required depth of 150 feet, despite the fact that it exceeds the minimum lot area requirement (15,000 square feet) and the minimum width requirement (100 feet) for parcels in the M-1 zoning district.

**3. Explain how the special conditions or circumstances of this case do not result from actions of the applicant.**

The applicant never owned all of Farm 25 (of which this property was formerly a part), and it is unknown by whom or when Farm 25 was divided up and sold off. The applicant purchased the subject property in May of 2025 and has been working diligently with the City to replat and obtain necessary approvals to bring the property into compliance.

**4. Will granting the variance requested confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures of buildings in the same Zoning District?**

No. There are other nearby properties zoned M-1 that do not meet the required 150-foot minimum depth requirement of the Code. The parcels located on 63rd Circle, directly west of the subject property, are all less than 150 feet deep, and some are even less than the required width of 100 feet. As noted above, the subject property does exceed meet the minimum lot area requirement for the M-1 zoning district as well as the lot width requirement. Therefore, the granting of the variance does not confer on the applicant any special privilege that is denied by the Zoning Code to other lands in the same Zoning District.

**5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?**

Yes, the requested variance is the minimum variance that makes possible the reasonable use of the land involved. As stated above, the property is a remnant of Farm 25, Plat of Pinellas Farms. The parcel is surrounded by other M-1 zoned parcels, many of which vary from the strict dimensional regulations provided for in the code.

**6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?**

The granting of the variance will be in harmony with the general purpose and intent of the Zoning Code. The subject parcel is similar in size to surrounding M-1 parcels, it exceeds the minimum lot area requirement for an M-1 parcel, and is developed with an appropriate use. Section 18-1524.1 of the City's Land Development Code states "the "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas." This property clearly meets that intent, as it has been developed and maintained for light industrial type uses, and the requested variance does not pose any threat to the neighborhood nor public welfare.

**Submittal Requirements:**

- ☒ Notarized Affidavit of Ownership
- ☒ Survey
- ☒ Legal Description
- ☒ Site Plan

**Plan Number:** VAR-1026-00005

**Plan Type:** Variance

**Work Class:** Board Approval

**Assigned To:** Todd Biron

**Apply Date:** 10/3/2025

**Expire Date:** 4/1/2026

Parcel Number	Address Line1	Address Line2	Address Line3
343016699662002506	6210 44TH ST SUITE #21	PINELLAS PARK, Florida 33781	

Contact Type	Company Name	Last Name	First Name	Business Phone	Mobile Phone	Email
Applicant		Rubenstein	Lauren			lauren.rubenstein@hwlaw.com

**Specific Request:**

This is a request for a side yard setback variance (from 5 feet to 0 feet) to Section 18-1534.4.(B)3. to allow for an existing building (constructed in or around 1986) to remain with a 0-foot side setback.

**General Location of Property:**

6210 44th Street N, Suite 21

**Property Size:**

**Square Feet:** 21241.93    **Acres:** 0.4876

**Current Use (Number and Type of Buildings):**

A concrete warehouse building, constructed in 1986 (according to the Property Appraiser's website).

**The Applicant believes that the Board of Adjustment should grant this request because:**

The request meets the requirements contained in Section 18-1537.2 of the City's Land Development Code, as outlined and described herein.

**1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same Zoning District::**

The subject parcel is part of Farm 25, Plat of Pinellas Farms. Over time, many of the farms were divided up and portions sold off. This particular parcel has never been replatted.

In 2018, GTM Realty Group LLC, which was a single member LLC owned by Gerald T. McBride, sold a portion its property to a third party, creating the subject parcel. The 2018 sale included a portion of an existing warehouse that could be accessed only from the subject parcel. Due to the division of the property to include a portion of the existing 1986 warehouse, the property line is very unusual along the southwest corner of the property.

As a result of the 2018 sale with the existing building, the side yard setback is 0-feet. The subject property exchanged hands again in 2024, and again in 2025. The current property owner is now working with the City and the property owner to the south to replat the two parcels and bring the property into compliance.

**2. Why would the literal interpretation of the provisions of the Zoning Code deprive you of rights commonly enjoyed by other properties in the same Zoning District under terms of the Code?**

The literal interpretation of the provisions of the Zoning Code would prevent the applicant from utilizing the building that was constructed in 1986 (and a portion of which was sold along with the subject property back in 2018 to a predecessor in title) due to its failure to meet the required side yard setback. Without a variance to the side yard setback, the property owner would be forced to demolish a building that has existed since 1986.

**3. Explain how the special conditions or circumstances of this case do not result from actions of the applicant.**

The applicant bought the property in May of 2025. The applicant did not construct the building nor divide the property. As noted above, the previous owner of the property (who passed away in 2020) sold off the subject property in 2018, including a portion of the warehouse built in 1986, to a third party (a predecessor in title).

**4. Will granting the variance requested confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures of buildings in the same Zoning District?**

No. The existing building was constructed in 1986 and is utilized for uses consistent with the M-1 zoning district. The side yard setback variance would only be as to the existing building on the site that was developed back in 1986. It is not unusual for buildings built back in the 1980s (or before) to encroach into current setback standards. It should be noted that all new development would be required to comply with current code. The side yard setback variance would simply preserve the current property owner's legal use of the existing building as currently developed.

**5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?**

Yes, the requested variance is the minimum variance that makes possible the reasonable use of the building involved. The requested side yard setback variance is the minimum variance necessary to allow the existing building to remain and be utilized by the current owner.

**6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?**

The granting of the variance will be in harmony with the general purpose and intent of the Zoning Code. The existing building has existed for the last 4 decades in harmony with the surrounding properties. Section 18-1524.1 of the City's Land Development Code states "the "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas." This property clearly meets that intent, as it has been developed and maintained for light industrial type uses, and the requested variance does not pose any threat to the neighborhood nor public welfare. The only neighboring property owner that would be impacted by the proposed side yard setback variance is the neighbor directly to the south (whose property abuts the subject property's side property line). This neighbor (GTM Realty Group LLC) is requesting an identical variance to its property, as the 0-foot side yard setback is a result of a shared building that crosses over the property line.

**Submittal Requirements:**

- ☒ Notarized Affidavit of Ownership
- ☒ Survey
- ☒ Legal Description
- ☒ Site Plan

**Plan Number:** VAR-1026-00006

**Plan Type:** Variance

**Work Class:** Board Approval

**Assigned To:** Todd Biron

**Apply Date:** 10/3/2025

**Expire Date:** 4/1/2026

Parcel Number	Address Line1	Address Line2	Address Line3
343016699662002506	6210 44TH ST SUITE #21	PINELLAS PARK, Florida 33781	

Contact Type	Company Name	Last Name	First Name	Business Phone	Mobile Phone	Email
Applicant		Rubenstein	Lauren			lauren.rubenstein@hwlaw.com



**Specific Request:**

This is a request for a rear yard setback variance (from 5 feet to 0.75 feet) to Section 18-1534.4.(B)4. to allow for an existing building (constructed in or around 1986) to remain with a 0.75 foot rear yard setback.

**General Location of Property:**

6210 44th Street N, Suite 21.

**Property Size:**

**Square Feet:** 21241.93    **Acres:** 0.4876

**Current Use (Number and Type of Buildings):**

A concrete warehouse building, constructed in 1986 (according to the Property Appraiser's website).

**The Applicant believes that the Board of Adjustment should grant this request because:**

The request meets the requirements contained in Section 18-1537.2 of the City's Land Development Code, as outlined and described herein.

**1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same Zoning District::**

The subject parcel is part of Farm 25, Plat of Pinellas Farms. Over time, many of the farms were divided up and portions sold off. This particular parcel has never been replatted.

In 2018, GTM Realty Group LLC, which was a single member LLC owned by Gerald T. McBride, sold a portion its property to a third party, creating the subject parcel. The 2018 sale included a portion of an existing warehouse (built in 1986) that could be accessed only from the subject parcel. Due to the division of the property to include a portion of the existing 1986 warehouse, the property line is very unusual along the southwest corner of the property.

As a result of the 2018 sale with the existing building, the rear yard setback for the new parcel is 0.75 feet (due to the location of the building that was constructed in 1986). The subject property exchanged hands again in 2024, and again in 2025. The current property owner is now working with the City and the property owner to the south to replat the two parcels and bring the property into compliance.

**2. Why would the literal interpretation of the provisions of the Zoning Code deprive you of rights commonly enjoyed by other properties in the same Zoning District under terms of the Code?**

The literal interpretation of the provisions of the Zoning Code would prevent the applicant from utilizing the building that was constructed in 1986 (and a portion of which was sold along with the subject property back in 2018 to a predecessor in title) due to its failure to meet the required rear yard setback. Without a variance to the rear yard setback, the property owner would be forced to demolish a building that has existed since 1986.

**3. Explain how the special conditions or circumstances of this case do not result from actions of the applicant.**

The applicant bought the property in May of 2025. The applicant did not construct the building nor divide the property. As noted above, the previous owner of the property (who passed away in 2020) sold off the subject property in 2018, including a portion of the warehouse built in 1986, to a third party (a predecessor in title).

**4. Will granting the variance requested confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures of buildings in the same Zoning District?**

No. The existing building was constructed in 1986 and is utilized for uses consistent with the M-1 zoning district. The rear yard setback variance would only be as to the existing building on the site that was developed back in 1986. It is not unusual for buildings built back in the 1980s (or before) to encroach into current setback standards. It should be noted that all new development would be required to comply with current code. The rear yard setback variance would simply preserve the current property owner's legal use of the existing building as currently developed.

**5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?**

Yes, the requested variance is the minimum variance that makes possible the reasonable use of the building involved. The requested rear yard setback variance is the minimum variance necessary to allow the existing building to remain and be utilized by the current owner.

**6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?**

The granting of the variance will be in harmony with the general purpose and intent of the Zoning Code. The existing building has existed for the last 4 decades in harmony with the surrounding properties. Section 18-1524.1 of the City's Land Development Code states "the 'M-1' Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas." This property clearly meets that intent, as it has been developed and maintained for light industrial type uses, and the requested variance does not pose any threat to the neighborhood nor public welfare. The only neighboring property owner that could be impacted by the proposed rear yard setback variance is the neighbor directly to the west (whose property abuts the subject property's rear property line). However, it should be noted that this building has peacefully existed in its current location along the rear property line since 1986, and therefore will not negatively impact the neighboring property owner or be otherwise detrimental to the public welfare.

**Submittal Requirements:**

- ☒ Notarized Affidavit of Ownership
- ☒ Survey
- ☒ Legal Description
- ☒ Site Plan

## Exhibit B

### CITY OF PINELLAS PARK AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

TLS Energy Savers, LLC a Florida limited liability company

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:

6210 44th Street North, Suite 21, Pinellas Park, Florida 33781

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

Parcel ID 34-30-16-69966-200-2506 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):

Variances to Dimensional and Area Regulations

Lauren C. Rubenstein, Esq. and

3. That the undersigned (has / have) appointed and (does / do) appoint Hill Ward Henderson 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.

  
SIGNED (PROPERTY OWNER 1)

NA  
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



JENAE SMART  
Notary Public  
State of Florida  
Comm# HH492935  
Expires 5/28/2028

(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of


☒ physical presence or ☐ online notarization, this 1 day of October, 2025.

By Seth Haerig, who is  
(Name of person acknowledging and title of position)

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

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

Notary Public, Commission No. HH492935

  
(Name of Notary- typed, printed or stamped)

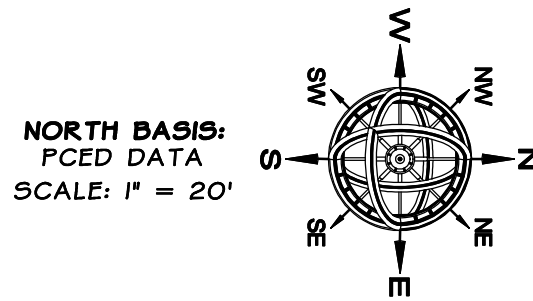
PARCEL 2:

THE SOUTH 140 FEET OF THE EAST 235 FEET OF THE NORTH 1/2 OF FARM 25, LESS THE WEST 103 FEET THEREOF, PLAT OF PINELLAS FARMS, IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND TOGETHER WITH THAT PORTION AS DESCRIBED IN OFFICIAL RECORDS BOOK 23154, PAGE 1218, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, STAFF'S INDUSTRIAL CENTER 1ST ADDITION REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 75 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RUN THENCE S.00°01'22"E. A DISTANCE OF 140.40 FEET ALONG THE EAST BOUNDARY LINE OF FARM 25, PLAT OF PINELLAS FARMS, LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID FARM 25; THENCE RUN N.89°46'23"W. A DISTANCE OF 66.84 FEET TO A POINT; THENCE RUN S.00°14'26"E. 17.88 FEET; THENCE RUN S.89°45'33"W. 5.00 FEET; THENCE RUN S.00°14'26"W. 25.77 FEET; THENCE RUN N.89°21'40"W. 60.54 FEET; THENCE RUN N.00°02'39"E. A DISTANCE OF 183.38 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 6, BLOCK 2; THENCE RUN S.89°53'39"E. ALONG SAID SOUTH BOUNDARY A DISTANCE OF 132.00 FEET TO THE AFORESAID SOUTHEAST CORNER OF LOT 6, BLOCK 2 AND THE POINT OF BEGINNING.

Exhibit C NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST



LEGAL DESCRIPTIONS: (WRITTEN BY SURVEYOR)

PARCEL 1:

THE EAST 132 FEET OF THE SOUTH 1/2 OF FARM 25, PLAT OF PINELLAS FARMS, SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LESS PORTIONS CONVEYED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5249, PAGE 681, QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5255, PAGE 1620, QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5362, PAGE 577, AND LESS THAT PORTION AS DESCRIBED IN OFFICIAL RECORDS BOOK 23154, PAGE 1218, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, STAFF'S INDUSTRIAL CENTER 1ST ADDITION REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 75 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RUN THENCE S.00°01'22"E. A DISTANCE OF 140.40 FEET ALONG THE EAST BOUNDARY LINE OF FARM 25, PLAT OF PINELLAS FARMS, LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID FARM 25; THENCE RUN N.89°46'23"W. A DISTANCE OF 24.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 44TH STREET NORTH (PUBLIC RIGHT-OF-WAY WIDTH VARIES) AND FOR A POINT OF BEGINNING; THENCE RUN S.00°04'38"W. ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 44TH STREET NORTH A DISTANCE OF 286.59 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 62ND AVENUE NORTH (100 FOOT PUBLIC RIGHT-OF-WAY); THENCE RUN N.89°46'23"W. ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 108.00 FEET TO A POINT; THENCE RUN N.00°02'39"E. 243.33 FEET; THENCE RUN S.89°21'40"E. 60.54 FEET; THENCE RUN N.00°14'26"W. 25.77 FEET; THENCE RUN N.89°45'33"E. 5.00 FEET; THENCE RUN N.00°14'26"W. 17.88 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF FARM 25; THENCE RUN S.89°46'23"E. ALONG SAID NORTH LINE A DISTANCE OF 42.84 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE SOUTH 140 FEET OF THE EAST 235 FEET OF THE NORTH 1/2 OF FARM 25, LESS THE WEST 103 FEET THEREOF, PLAT OF PINELLAS FARMS, IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND TOGETHER WITH THAT PORTION AS DESCRIBED IN OFFICIAL RECORDS BOOK 23154, PAGE 1218, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

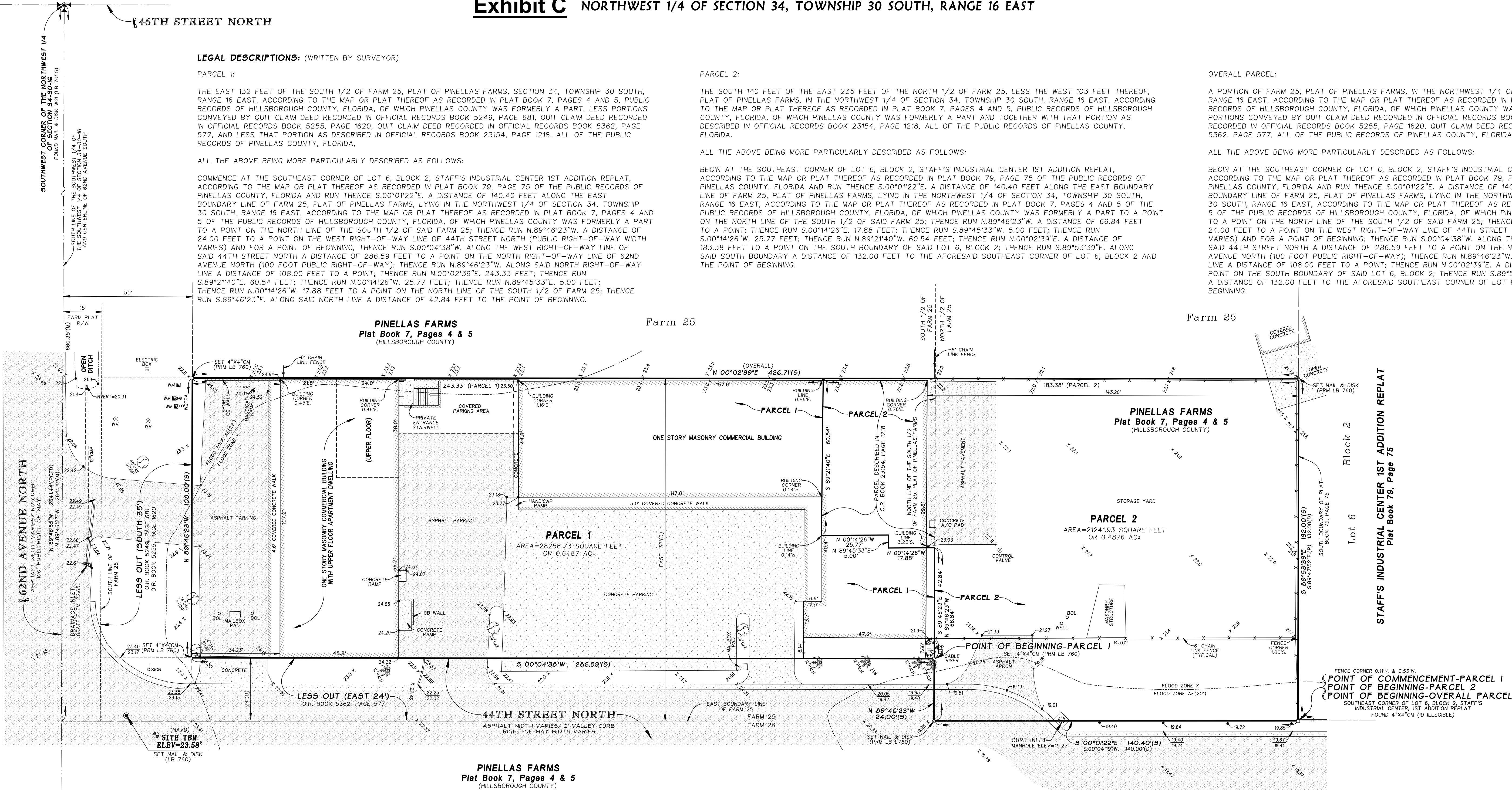
BEGIN AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, STAFF'S INDUSTRIAL CENTER 1ST ADDITION REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 75 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RUN THENCE S.00°01'22"E. A DISTANCE OF 140.40 FEET ALONG THE EAST BOUNDARY LINE OF FARM 25, PLAT OF PINELLAS FARMS, LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID FARM 25; THENCE RUN N.89°46'23"W. A DISTANCE OF 66.84 FEET TO A POINT; THENCE RUN S.00°14'26"E. 17.88 FEET; THENCE RUN S.89°45'33"W. 5.00 FEET; THENCE RUN S.00°14'26"W. 25.77 FEET; THENCE RUN N.89°21'40"W. 60.54 FEET; THENCE RUN N.00°02'39"E. A DISTANCE OF 183.38 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 6, BLOCK 2; THENCE RUN S.89°53'39"E. ALONG SAID SOUTH BOUNDARY A DISTANCE OF 132.00 FEET TO THE AFORESAID SOUTHEAST CORNER OF LOT 6, BLOCK 2 AND THE POINT OF BEGINNING.

OVERALL PARCEL:

A PORTION OF FARM 25, PLAT OF PINELLAS FARMS, IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LESS THOSE PORTIONS CONVEYED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5249, PAGE 681, QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5255, PAGE 1620, QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5362, PAGE 577, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, STAFF'S INDUSTRIAL CENTER 1ST ADDITION REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 75 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RUN THENCE S.00°01'22"E. A DISTANCE OF 140.40 FEET ALONG THE EAST BOUNDARY LINE OF FARM 25, PLAT OF PINELLAS FARMS, LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID FARM 25; THENCE RUN N.89°46'23"W. A DISTANCE OF 24.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 44TH STREET NORTH (PUBLIC RIGHT-OF-WAY WIDTH VARIES) AND FOR A POINT OF BEGINNING; THENCE RUN S.00°04'38"W. ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 44TH STREET NORTH A DISTANCE OF 286.59 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 62ND AVENUE NORTH (100 FOOT PUBLIC RIGHT-OF-WAY); THENCE RUN N.89°46'23"W. ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 108.00 FEET TO A POINT; THENCE RUN N.00°02'39"E. A DISTANCE OF 426.71 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 6, BLOCK 2; THENCE RUN S.89°53'39"E. ALONG SAID SOUTH BOUNDARY A DISTANCE OF 132.00 FEET TO THE AFORESAID SOUTHEAST CORNER OF LOT 6, BLOCK 2 AND THE POINT OF BEGINNING.



Flood Zone Note:  
FLOOD ZONE LINE(S)  
SCALED PER FEMA  
FLOOD MAP

**ABBREVIATIONS:**  
A/C = AIR CONDITIONER  
BOL = TRAFFIC BOLLARD  
CL = CENTERLINE  
CB = CONCRETE BLOCK  
CM = CONCRETE MONUMENT  
CMP = CORRUGATED METAL PIPE  
CONEC = CONCRETE  
(D) = DEED  
ELEV = ELEVATION  
GV = GATE VALVE  
ID = IDENTIFICATION  
LB = LICENSED BUSINESS  
(M) = MEASURED  
MSL = MEAN SEA LEVEL  
NAVD = NORTH AMERICAN VERTICAL DATUM  
NGVD = NATIONAL GEODETIC VERTICAL DATUM  
N&D = NAIL AND DISK  
O.R. = OFFICIAL RECORDS  
(P) = PLAT  
PCED = PINELLAS COUNTY ENGINEERING DEPARTMENT  
PRM = PERMANENT REFERENCE MONUMENT  
R/W = RIGHT-OF-WAY  
(S) = SET  
TBM = TEMPORARY BENCHMARK  
WBFA = WATER BACKFLOW PREVENTOR ASSEMBLY  
WPP = WATER POWER POLE  
WM = WATER METER  
WV = WATER VALVE  
~ = SPRING LINE

Current FEMA Flood Zone Data:  
FLOOD ZONE(S): AE(20'), AE(22') AND X  
COMMUNITY PANEL #120251-12030204 H  
REVISED 8/16/2009  
Assumed Basis of Bearings:  
SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34-30-16 AS BEING N.89°45'55"W. PER PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE DATA.  
Reference Benchmark:  
PINELLAS COUNTY MAP #1120 (LEALMAN B)  
ELEV=17.732' NGVD, ADJUSTED TO  
ELEV=17.21' NAVD, MSL=0.00'

NOTE:  
This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way and other matters of record.  
Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.  
This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from latest date shown hereon.

**CERTIFICATION**  
I hereby certify that the foregoing map was prepared hereon meets the requirements of Chapter 17, Florida Administrative Code.  
John C. Brendla  
Professional Land Surveyors and Mappers  
Florida State of  
John C. Brendla  
Florida State of  
Certification No. 4601  
Certification No. 760

**JOHN C. BRENDLA AND ASSOCIATES, INC.**  
Professional Land Surveyors and Mappers  
**JCB**  
4015 82nd Avenue North  
Pinellas Park, Florida 33781  
Telephone (727) 576-7546  
LB 760

**BOUNDARY SURVEY  
WITH IMPROVEMENTS,  
TOPOGRAPHY AND TREES**  
#6210 44TH STREET NORTH  
PINELLAS PARK, FL 33781  
2507-27.CRD

REVISIONS		
No.	DESCRIPTION	DATE

FB: 994 PO(S): 14-16  
Job Number: 2507-27  
Survey Date: 9/26/25  
Drawn: DS  
Checked: JCB







# Exhibit E: Aerial Map



10/7/2025, 2:07:01 PM

Centerlines

Master Address Points

Pinellas Park

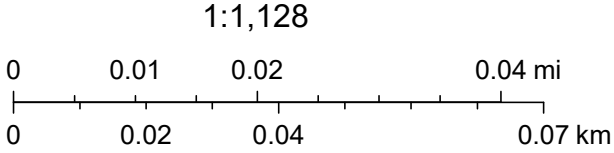
Parcels

Aerials 2024

Red: Band\_1

Green: Band\_2

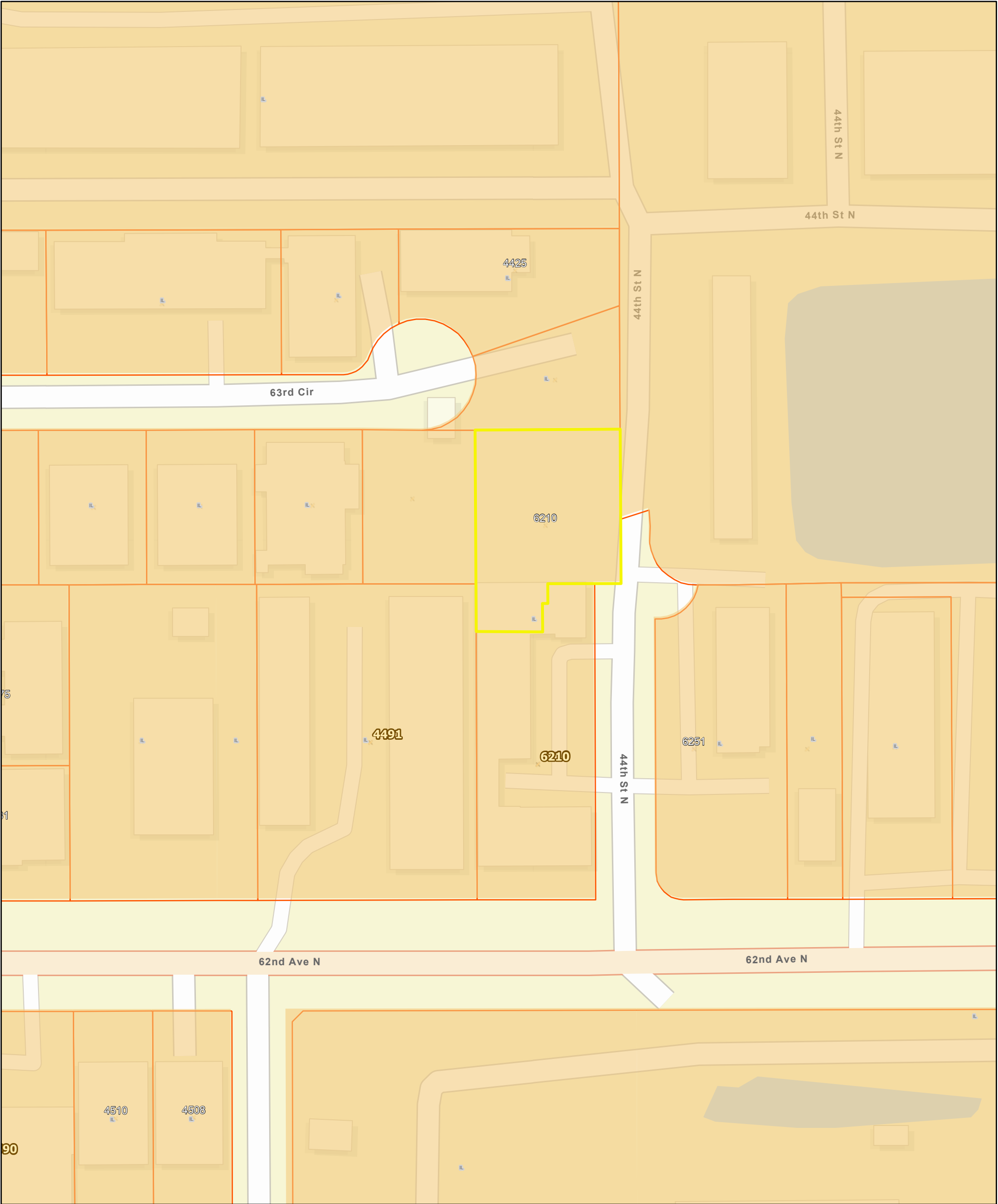
Blue: Band\_3



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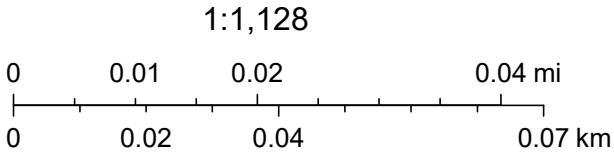
# Exhibit F: Future Land Use Map



10/7/2025, 2:07:42 PM

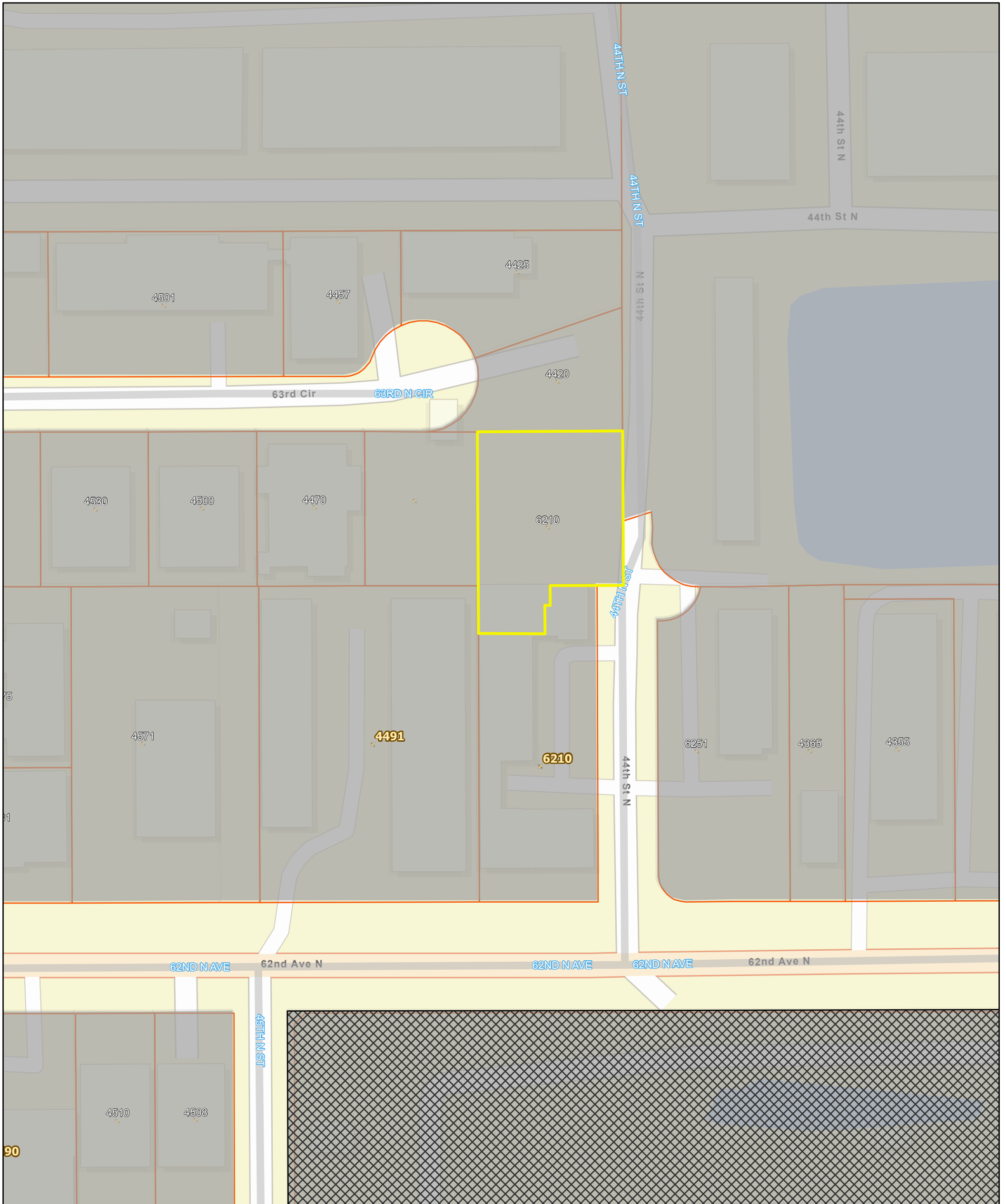
Land Use (Pinellas Park)

- Industrial Limited - IL
- Master Address Points
- Pinellas Park
- Parcels



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

# Exhibit G: Zoning Map



10/7/2025, 2:06:22 PM

### Zoning (Pinellas Park)

 Pinellas Park

 Light Industrial - M-1

## Zoning Overlay District

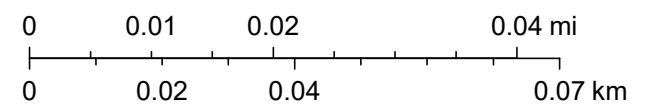
Centerlines

 IPUD

✖ Master Address Points ☐ Parcels

 Parcels

1:1,128



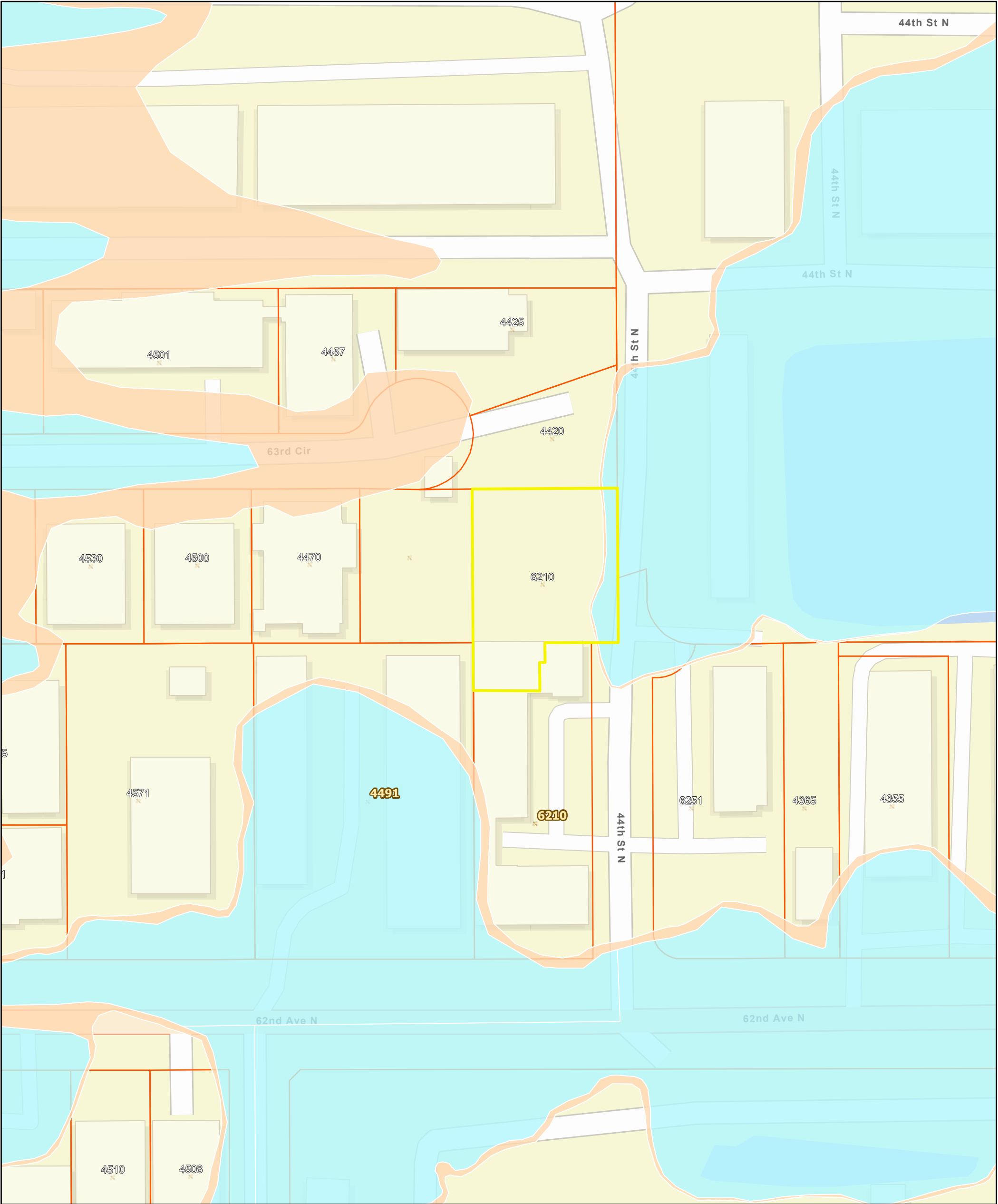
Esri Community Maps Contributors, County of Pinellas,  
FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin,  
SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,  
EPA, NPS, US Census Bureau, USDA, USFWS

ArcGIS Web AppBuilder

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



# Exhibit H: Flood Insurance Rate Map



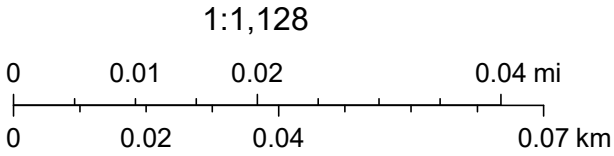
10/7/2025, 2:04:13 PM

FEMA Flood Hazard Areas

- 1% Annual Chance Flood Hazard (A, AE, AH, VE)
- 0.2% Annual Chance Flood Hazard (X)

Area of Minimal Flood Hazard (X)

- Panel Extent
- Master Address Points
- Pinellas Park
- Parcels



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Exhibit: I





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INSULATION REMOVAL  
PUMP SEALS  
GARAGE DOOR INSULATION

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**TLSInsulation.com**

LICENSED INSURER  
FOA1029384