



Prepared by: Todd Biron  
Senior Planner

I. APPLICATION DATA

A. **Case Number:** VAR-1026-00001, VAR-1026-00002, VAR-1026-00003

B. **Location:**

**Address:** 6210 44<sup>th</sup> Street North

**Parcel Number:** 34-30-16-69966-200-2501

C. **Request:**

**VAR-1026-00001:** Variance to reduce the minimum lot depth from 150 feet to 108 feet on a parcel in the "M-1" zoning district.

**VAR-1026-00002:** Variance to reduce the minimum side yard setback from 5 feet to 0 feet on a parcel in the "M-1" zoning district.

**VAR-1026-00003:** Variance to increase the minimum lot coverage from 75% to 96% on a parcel in the "M-1" zoning district.

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

E. **Property Owner:** G T M REALTY GROUP LLC

F. **Legal Ad Text:**

**VAR-1026-00001:** Variance to reduce the minimum lot depth from 105 feet to 108 feet on a parcel in the "M-1" zoning district.

**VAR-1026-00002:** Variance to reduce the minimum side yard setback from 5 feet to 0 feet on a parcel in the "M-1" zoning district.

**VAR-1026-00003:** Variance to increase the minimum lot coverage from 75% to 96% 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 Lot coverage. 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 parcel has frontage along 44<sup>th</sup> Street N. and, even prior to the expansion of this right-of-way, would not be able to meet lot depth requirements. The issue of lot coverage arose after the splitting of the lot. The parcel previously had a large amount of open space used for outdoor storage. With that area having been split off, the remainder of the lot is nearly entirely impervious. There is greenspace along the 62<sup>nd</sup> Avenue N. right-of-way that is within the 35-foot by 132-foot area that was dedicated as public right-of-way in 1981. Future planned improvements to 62<sup>nd</sup> Avenue between US Highway 19 N. and 49<sup>th</sup> Street N. could remove some of this however. The applicant has noted that if the right-of-way had not been dedicated, Lot Coverage would be met. The Floor Area Ratio for the site is about 0.51, within the limits of the Land Development code. The portions of the structure abutting lot lines that are not proposed to be changed are considered to be “grandfathered in” due to the structures having been built in accordance with old code regulations and will not require additional Variances at this time.

**B. Site Area:** 28,240 square feet / 0.64 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.

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.

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-22, 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              | Warehousing, Outdoor Storage |
| <b>South</b> | M-1(IPUD)     | IL              | Distribution Center          |
| <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, setbacks and lot coverage. 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 44<sup>th</sup> Street in particular created the non-conforming setback for the east side of the buildings on this parcel. The right-of-way taking did not, in of itself, cause the lot coverage non-conformance on the parcel, however.*
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. For the cases in this report, the applicant is representing the property owner in question.*

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

## Exhibit A

**Plan Number:** VAR-1026-00001

**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 |
|--------------------|----------------|------------------------------|---------------|
| 343016699662002501 | 6210 44TH ST N | 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 lot depth of 108 feet (compared to the required lot depth of 150 feet), allowing an existing 28,258.73 square foot parcel in the M-1 zoning district to remain.

**General Location of Property:**

6210 44th Street N.

**Property Size:**

**Square Feet:** 28258.73    **Acres:** 0.6487

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

Three concrete/stucco buildings currently exist on the property, built in 1984, 1986 and 1966, respectively (according to the Property Appraiser's website). They contain a mix of uses: retail, offices, warehouse, and a care taker dwelling unit.

**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 was never replatted. In the early 1980s the then property owner deeded to the City a significant amount of land for Public Right of Way (35 feet x 132 feet along 62nd Avenue and 24 feet x 286.59 feet along 44th Street), which changed the dimensions of the lot from approximately 321'(wide) x 132' (deep), to 286.59' (wide) x 108' (deep). The right of way deeds are attached hereto for reference.

**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 28,258.73 square foot parcel from being designated as a legal parcel in the M-1 zoning district due to its depth of 108 feet, compared to the required depth of 150 feet. However, the subject parcel does meet 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 applicants 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 applicants are the heirs of Gerald T. McBride. Mr. McBride sold off a portion of the property, including a portion of building #2, in 2018. Mr. McBride passed away in 2020. The new owners are now working with the City to replat the property and address the nonconformities created by the 2018 sale.

**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 north/northwest 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 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 appropriate uses. The property has existed with the developed buildings 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.

**Submittal Requirements:**

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

**Plan Number:** VAR-1026-00002

**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 |
|--------------------|----------------|------------------------------|---------------|
| 343016699662002501 | 6210 44TH ST N | 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 side yard setback variance (from 5 feet to 0 feet) to Section 18-1534.4.(B)3. to allow for existing buildings (constructed on or about 1966 and 1986) to remain with a 0-foot side yard setback.

**General Location of Property:**

6210 44th Street N.

**Property Size:**

**Square Feet:** 28258.73    **Acres:** 0.6487

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

Three concrete/stucco buildings currently exist on the property, built in 1984, 1986 and 1966, respectively (according to the Property Appraiser's website). They contain a mix of uses: retail, offices, warehouse, and a care taker dwelling unit.

**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 was never replatted.

In 2018, the property owner (GTM Realty Group LLC), which at the time was a single member LLC owned by Gerald T. McBride, sold a portion of its property to a third party. The sale split the property in two, and the warehouse portion of building #2 was included in the sale to the third party. As a result, the side setback for the subject parcel is now zero feet.

Gerald T. McBride passed away in February of 2020. Mr. McBride's children inherited the subject property and are now going through this process to bring the property into compliance. In conjunction with these variance applications, the property owners are working with the city to replat the two parcels.

**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 buildings that were constructed and have been in use since 1986 and 1966, respectively, due to their failure to meet the required side yard setback. Without a variance to the side yard setback, the property owners would be forced to demolish buildings that have existed since 1986 and 1966, respectively.

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

The applicants are the heirs of Gerald T. McBride (the sole member of GTM Realty Group LLC). Mr. McBride sold off a portion of GTM's property, including part of building #2, back in 2018 before his death in 2020. Mr. McBride's heirs (who are now the new owners of GTM Realty Group LLC), are working with the City to address the nonconformities created by the 2018 sale and replat the property.

**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 buildings were built in 1984, 1986 and 1966, and are utilized for uses consistent with the M-1 zoning district. The setback variance would only be as to the existing buildings on the site that were developed back in 1986 and 1966, respectively. 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 buildings 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 buildings involved. The requested side yard setback variance is the minimum variance necessary to allow the existing buildings to remain and be utilized by the current owners.

**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 buildings have 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 since at least the 1960s, 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 north (whose property abuts the subject side property line. This neighbor (TLS Energy Savers 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.

**Submission Requirements:**

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

|                                    |                              |                                   |
|------------------------------------|------------------------------|-----------------------------------|
| <b>Plan Number:</b> VAR-1026-00003 | <b>Plan Type:</b> Variance   | <b>Work Class:</b> Board Approval |
| <b>Assigned To:</b> Todd Biron     | <b>Apply Date:</b> 10/3/2025 | <b>Expire Date:</b> 4/1/2026      |

| Parcel Number      | Address Line1  | Address Line2                | Address Line3 |
|--------------------|----------------|------------------------------|---------------|
| 343016699662002501 | 6210 44TH ST N | PINELLAS PARK, Florida 33781 |               |

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

**Specific Request:**

This is a request for a variance to Section 18-1534.4.(C) Maximum Lot Coverage to increase the maximum lot coverage from 75% to 96% in order to allow for existing buildings and associated parking to remain.

**General Location of Property:**

6210 44th Street N.

**Property Size:**

**Square Feet:** 28258.73    **Acres:** 0.6487

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

Three concrete/stucco buildings currently exist on the property, built in 1984, 1986 and 1966, respectively (according to the Property Appraiser's website). They contain a mix of uses: retail, offices, warehouse, and a care taker dwelling unit.

**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 was never replatted. In the early 1980s the property owner at the time deeded to the City a significant amount of land for Public Right of Way (35 feet x 132 feet along 62nd Avenue and 24 feet x 132 feet along 44th Street). If the area that was deeded to the City for ROW had been kept as part of the parcel and remained pervious, the total lot coverage would likely be below the 75% threshold. See below:

Total square feet deeded to City for ROW = 11,066.16 sq ft

Current Pervious Surface Area of Parcel 1 = 1323 sq ft

If the area deeded to the City had not been deeded for ROW and remained pervious area and part of the subject parcel, the lot coverage would be:

$(11,066.16 + 28258.73 = 39,324.89 \text{ sq feet total lot area})$

$(11,066.16 + 1323 = 12,389.16 \text{ sq feet of pervious surface area})$

$(39,324.89 - 12,389.16 = 26,935.73 \text{ total impervious surface area})$

$26,935.73/39,324.89 = 68.5\% \text{ Total Lot Coverage*}$

\*This number is just an estimate, as there would be some additional impervious area for driveways, but even if another 2500 sq ft were impervious, it would result in less than 75% total lot coverage.

The significant amount of land dedicated from the subject parcel to the City for ROW is a special condition and circumstance that is peculiar to the land, structure and buildings involved.

**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 28,258.73 square foot parcel from being designated as a legal parcel in the M-1 zoning district due to existing development and lot coverage. Without a variance to the maximum lot coverage, the property owners would be forced to demolish portions of the existing development that have been developed on the property since the 1980s.

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

The applicants were not the owners of the property when the property owner deeded the City significant portions of the property for Public Right of Way, nor were they the individuals that developed the property with the existing buildings and parking lots. The applicants are the heirs of Gerald T. McBride. Mr. McBride sold off a portion of the property, including part of the building, back in 2018 before his death in 2020. The applicants are now working with the City to replat and 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. The existing development was constructed in the 1960s and 1980s. The variance would only be as to the existing development on site. As noted above, had the previous property owner not deeded over 11,000 square feet of land to the City for Right Of Way, the maximum lot coverage would not be an issue. 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, it simply allows the applicant to continue to utilize the property 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 to make possible the reasonable use of the land and buildings involved. Without the request variance to the maximum lot coverage, the property owners would be forced to demolish portions of the existing development that have been constructed on the property since the 1980s.

**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 property has existed as currently developed 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 variances do not pose any threat to the neighborhood nor 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:

GTM Realty Group, LLC

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, 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 34-30-16-69966-200-2501      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 Rubenstein, Esq. and

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

[Signature]  
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

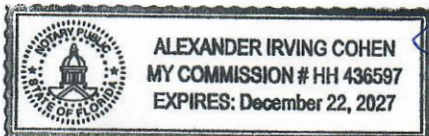
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 13<sup>th</sup> day of OCTOBER, 2025.

By ANDREW COHEN, MANAGER, 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.



(SEAL ABOVE)

Notary Public, Commission No. HH 436597

[Signature], ALEXANDER COHEN  
(Name of Notary- typed, printed or stamped)

PARCEL 1:

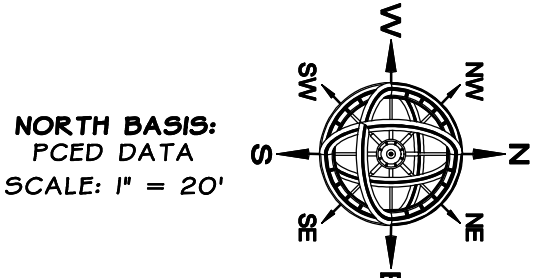
THE EAST 132 FEET OF THE SOUTH 1/2 OF FARM 25, PLAT OF PINELLAS FARMS, SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LESS PORTIONS 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.



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:

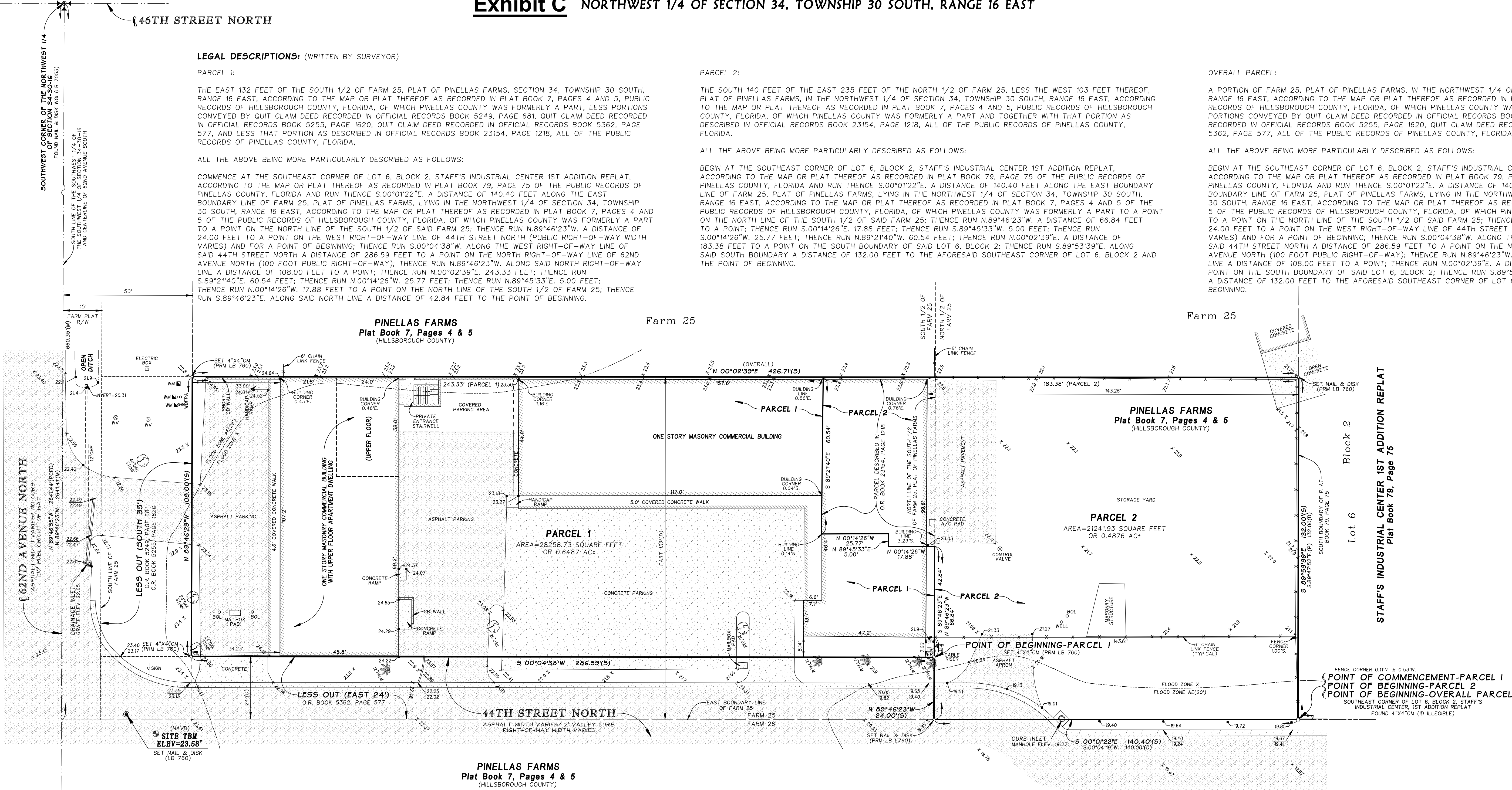
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OVERALL PARCEL:

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:

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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 217, Florida Administrative Code.

*John C. Brendla*  
No. 801  
JOHN C. BRENDLA  
Florida State Surveyor  
Certification No. 4601  
Expiration 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 PC(S): 14-16  
Job Number: 2507-27  
Survey Date: 9/26/25  
Drawn: DS  
Checked: JCB

**This Quit-Claim Deed**, Executed this 30th day of September, A. D. 1981, by

McBride, G. T. and Joan A.

first party, to

City of Pinellas Park, Florida, a municipal corporation  
and political subdivision of the State of Florida  
whose postoffice address is

5141 78th Avenue North, Pinellas Park, Florida 33565

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the said first party, for and in consideration of the sum of \$  
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-  
lease and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which  
the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being  
in the County of Pinellas State of Florida, to-wit:

That part of the East 132 feet of the South  $\frac{1}{4}$  of  
Farm 25 in the Northwest  $\frac{1}{4}$  of Section 34, Township 30 South,  
Range 16 East as recorded in Plat Book 7, Pages 4 and 5, Public  
Records of Hillsborough County of which Pinellas County was  
once a part, that lies within Fifty (50) feet of the East-West  
Centerline of said Section 34.

To be used as Public Right of Way.

This deed is to correct deed recorded in O.R. 5249,  
Page 681.

Attached plat is made a part hereof.

40 Dec 7.00  
41 DS  
43 Int  
Tot 7.10  
8A.

RECORDED  
PINELLAS CO. FLORIDA

Karlus G. L. Sargent

CLERK CIRCUIT COURT

OCT 5 5 01 PM '81



**To Have and to Hold** the same together with all and singular the appurtenances thereunto  
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim what-  
soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said  
second party forever.

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year  
first above written.

Signed, sealed and delivered in presence of:

*Bob Sargent*  
*[Signature]*

*Gerald T. McBride* L.S.  
*Joan A. McBride* L.S.

STATE OF FLORIDA,  
COUNTY OF Pinellas

I HEREBY CERTIFY that on this day, before me, an  
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

GERALD T. MCBRIDE and JOAN A. MCBRIDE

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged  
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of  
September A. D. 1981.

*Joan L. Sargent*

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES OCT. 10 1984  
BONDED THRU GENERAL INS. UNDERWRITERS

This Instrument prepared by:

Address City of Pinellas Park  
P.O. Box 1100  
Pinellas Park, FL 33565



STAFF'S INDUSTRIAL CENTER

63<sup>rd</sup> CIRCLE

1<sup>st</sup> ADD. REPLAT 79-75

1 2 3 4

①

STAFF'S INDUST. CENT.

1<sup>st</sup> ADD. 70-10

8 9

MCBRIDE  
PROPERTY

25

26

63 AVE.

IDEAL  
SUB.  
TRACT  
"A"

SCALE 1"=100'

WASHINGTON BLVD

O.A. 6255 PAGE 1621

62<sup>nd</sup> AVE.

E/W Q OF SEC. 34, T-30S, R-16E

INDUST. PARK 64-80

MID-COUNTY

6255

82039368

O.R. 5362 577  
TUTTLE & COMPANY, INC. 1000 N. W. 10th Ave. Miami, Fla. 33136**This Indenture**

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto. The use of the singular number shall include the plural, and the plural the singular. The use of any gender shall include all genders, and, if such, the term "he" shall include which includes females as well as males.

Made this

16th

day of March

A. D. 19 82

Between

GERALD T. McBRIDE and JOAN A. McBRIDE, his wife

Pinellas  
and

and State of Florida

, of the County of  
party of the first part,

CITY OF PINELLAS PARK, FLORIDA, a municipal corporation,

Pinellas

and State of

Florida

, party of the second part,

*808-1100 Pinellas Park 33565*  
**Witnesseth**, that the said party of the first part, for and in consideration of the sum of \_\_\_\_\_ Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Pinellas, State of Florida, to wit:



The East 24 feet of the East 132 feet of the South 1/2 of Farm 25, PINELLAS FARMS, as recorded in Plat Book 7, Pages 4 and 5, in the NW 1/4 of Section 34, Township 30 South, Range 16 East, Pinellas County, Florida, for road right-of-way purposes only.

JUN 16 4 43 PM '82  
CLERK OF DISTRICT COURT  
PINELLAS COUNTY, FLORIDA

The conveyance of the above-described road right-of-way is subject to the existing one-story brick building which may encroach thereon, title to which is reserved in the first party, and first party reserves the permanent right to access to the same, the right of occupancy and use of said building, and the right to alter, enlarge, repair, or replace the said building.

**To Have and to Hold** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

**In Witness Whereof**, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*Joseph W. Sarazen*  
*William T. [unclear]*  
*Elizabeth R. Everett*  
*William H. [unclear]*

*Gerald T. McBride*  
GERALD T. McBRIDE  
*Joan A. McBride*  
JOAN A. McBRIDE

State of Florida,

County of Pinellas

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

GERALD T. McBRIDE and JOAN A. McBRIDE, his wife,

to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Pinellas Park  
County of Pinellas, and State of Florida, this Sixteenth  
day of March A. D. 1982.

Notary Public

My Commission Expires

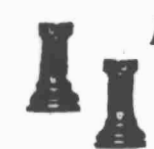
Notary Public Seal of Florida

My Commission Expires June 15, 1983

Return To:  
CITY OF PINELLAS PARK  
P. O. Box 1100  
Pinellas Park, Florida 33565  
City Clerk's Office

0577





I.F. ROOKS & ASSOCIATES, INC.  
106 N.W. DRANE ST.  
PLANT CITY, FLORIDA 33566  
(813) 752-2113

MARCH 1990  
SCALE: 1"=200'  
APPROX.

# PINELLAS COUNTY, FLORIDA



N $\frac{1}{2}$  34-30-16



Exhibit F: Aerial Map



10/7/2025, 2:00:57 PM

Centerlines

Master Address Points

Pinellas Park

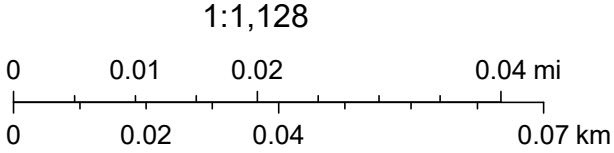
Parcels

Aerials 2024

Red: Band\_1

Green: Band\_2

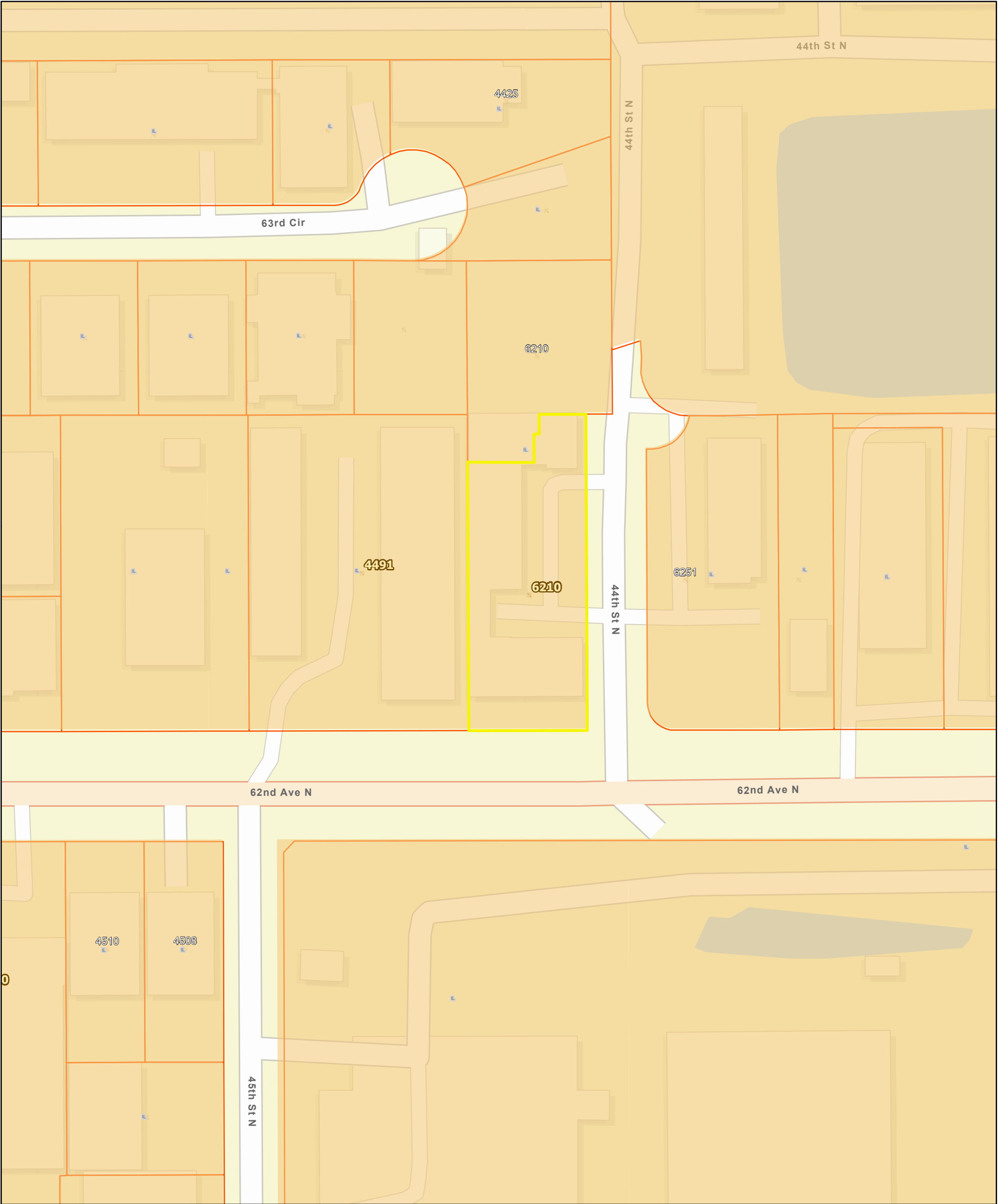
Blue: Band\_3



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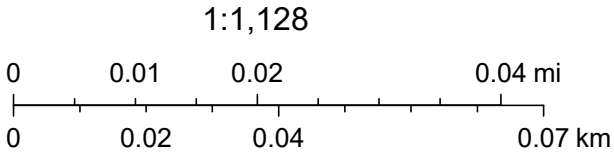
# Exhibit G: Future Land Use Map



10/7/2025, 2:02:22 PM

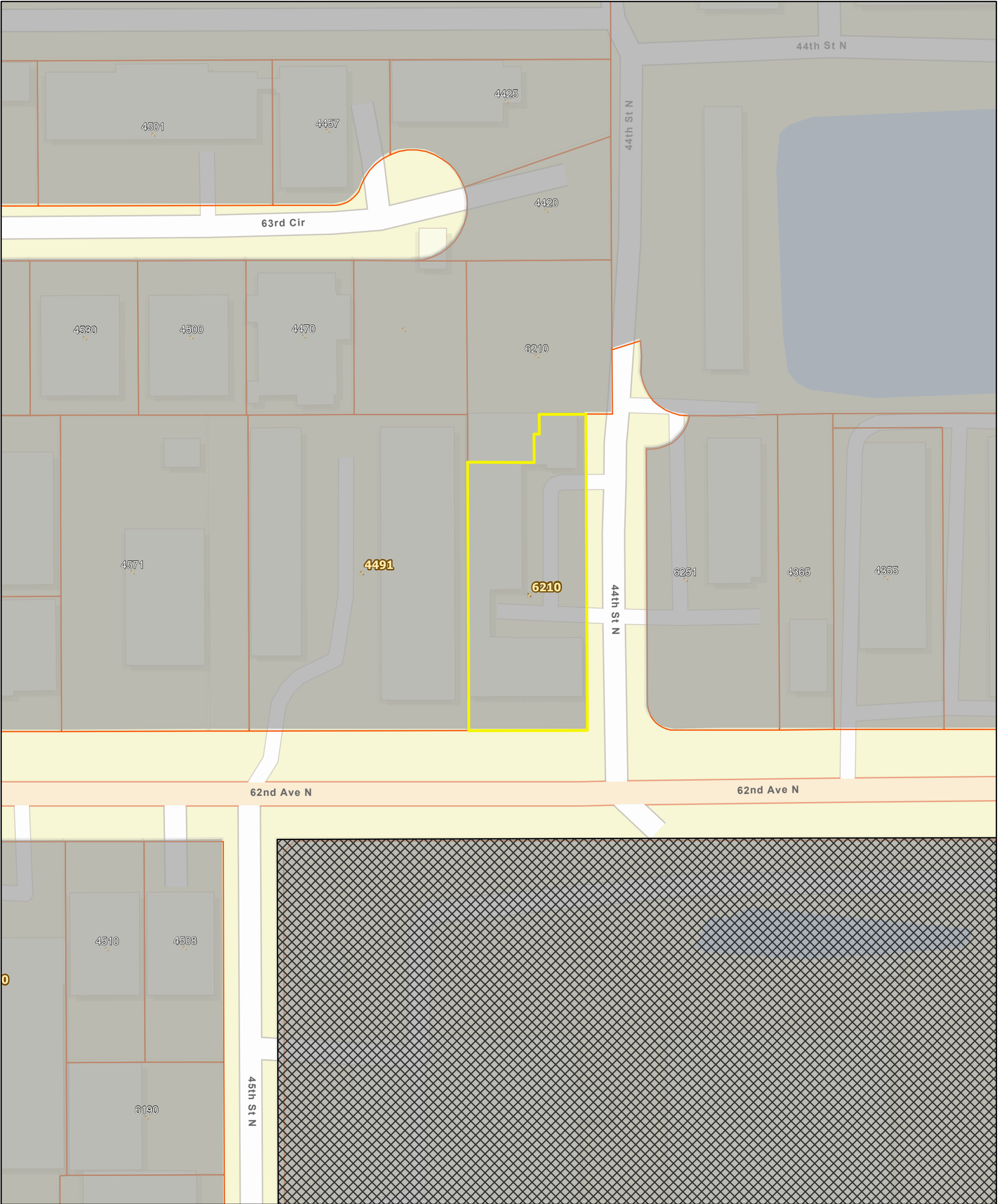
Land Use (Pinellas Park)

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



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# Exhibit H: Zoning Map



10/7/2025, 2:01:40 PM

Zoning (Pinellas Park)

Light Industrial - M-1

Master Address Points

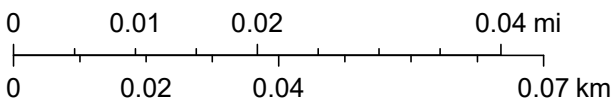
Pinellas Park

Zoning Overlay District

IPUD

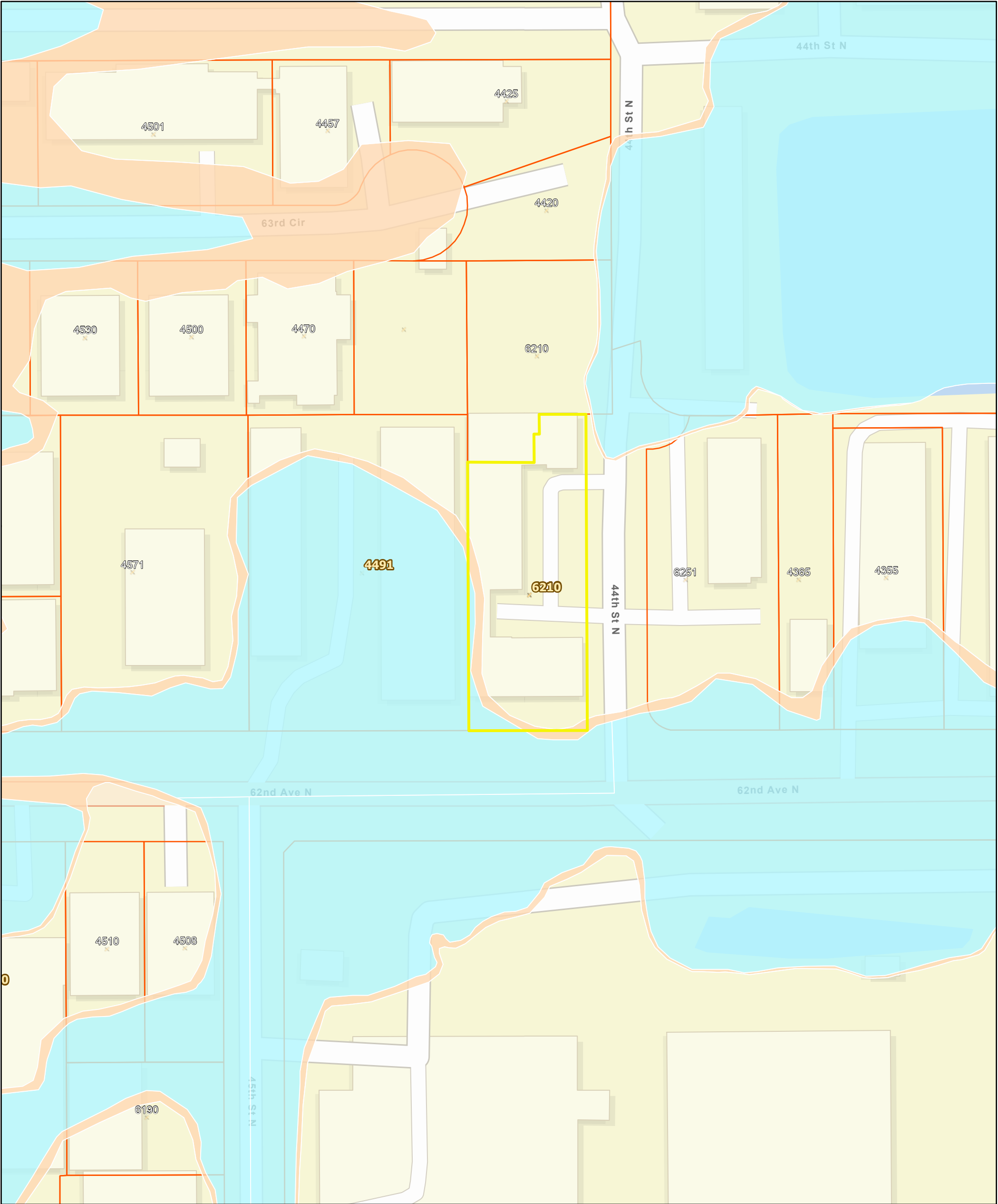
Parcels

1:1,128



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# Exhibit I: Flood Insurance Rate Map



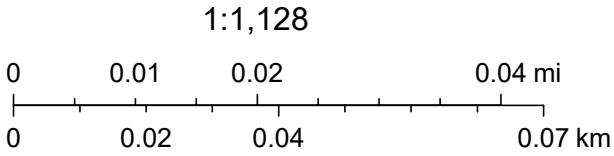
10/7/2025, 2:02:56 PM

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 J











