



Prepared by: Michael Ciarleglio
Associate Planner

I. APPLICATION DATA

- A. **Case Number:** ADU-2025-00005
- B. **Location: Address:** 8391 54th St N (28-30-16-36756-009-0180)
- C. **Request:** Conditional Use approval for an Accessory Dwelling Unit (ADU) on a parcel in the "R-1" zoning district with a waiver to setback requirements:
1. A waiver to the required side yard setback to reduce the requirement from 10 feet to 6.4 feet.
- D. **Applicant:** Rachel Sosa & Yusniel Eligio Medina
- E. **Authorized Agent:** N/A
- F. **Property Owner:** Rachel Sosa & Yusniel Eligio Medina
- G. **Legal Ad Text:** Conditional Use approval for an Accessory Dwelling Unit (ADU) in the Single-Family Residential (R-1) Zoning District with a waiver to the side yard setback requirements.
- H. **PARC Meeting:** August 5, 2025
- I. **Public Hearings:**
- City Council Hearing Date: September 11, 2025
Advertising Date: August 27, 2025

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant wishes to legally convert an existing shed into a detached Accessory Dwelling Unit (ADU). The ADU will need to meet the latest version of the Florida Building Code when the applicant applies for permits. The existing shed is 6.4 feet from the side property line. As such, the ADU will be unable to meet required setback. Per Section 18-1531.10(A)1., if a waiver(s) is requested to any provision with Section 18-1530.28 "Accessory Dwelling Units" then the case shall be heard and determined by the City Council:

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

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

- B. **Site Area:** 6,451 square feet / 0.14 acres

C. **Property History:**

According to Property Appraiser, the lot was platted in 1958 (PB 48, PG 59) as lot 18 of the Harmony Heights Section Two subdivision. The property was developed with a single-family residence in 1958. A 5-foot platted easement exists along the rear property line.

- D. **Existing Use:** Single-Family Residential (with an unpermitted Accessory Dwelling Unit)
- E. **Proposed Uses:** Single-Family Residential (with an Accessory Dwelling Unit)
- F. **Current Future Land Use:** Residential Urban (RU)
- G. **Current Zoning District:** Single-Family Residential (R-1)
- H. **Flood Zone:** X and X-shaded
- I. **Evacuation Zone:** D
- J. **Vicinity Characteristics:**

	ZONING	LAND USE	EXISTING
NORTH	R-1	RU	Single-Family Residential
SOUTH	R-1	RU	Single-Family Residential
EAST	R-1	RU	Single-Family Residential
WEST	R-1	RU	Single-Family Residential

III. APPLICABLE CRITERIA / CONSIDERATIONS

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

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

Residential Low, Residential Urban, Residential Low Medium

These categories are intended:

- *To depict areas that are now developed, or appropriate to be developed, in a low density or moderately dense residential manner and*
- *To recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities; transportation facilities, including transit; and natural resources of such area.*

2. **Key Standards:**

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

Permitted Uses Not Subject to Acreage Thresholds – *Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S.; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden.*

Permitted Uses Subject to Acreage Thresholds – *Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a Future Land Use Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:*

- *Uses Subject to One Acre Maximum – Office; Personal Service/Office Support; Retail Commercial.*
- *Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.*
- *Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2 of the Countywide Plan Rules).*

Locational Characteristics – *These categories are generally appropriate to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between*

rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network.

3. Relevant Policies:

OBJECTIVE LU.1.11

Provide housing choices and opportunities for a range of incomes, ages, abilities, and lifestyles.

POLICY LU.1.11.1

Allow accessory dwelling units (ADUs) in all mixed-use and residential Future Land Use and zoning categories. ADUs shall not count towards density limits.

GOAL H.1

Provide affordable, high quality, socially integrated, location efficient, safe, and sanitary housing in a variety of types, sizes, locations and costs to meet the needs of current and future residents regardless of race, color, ethnic or national origin, religion, sex, age, disability, income, familial status, or sexual orientation.

OBJECTIVE H.1.1

Support the provision of an adequate and equitable supply of dwelling units in a variety of types, locations, and costs to meet the current and projected housing needs of all residents.

POLICY PR.1.1.2

Consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances

4. Staff Analysis:

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

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

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

2. Key Standards:

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

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

(A) MINIMUM LOT REQUIREMENTS.

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

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

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

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

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

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

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

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

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

(B) MINIMUM YARD SETBACK REQUIREMENTS.

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

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

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

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

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

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

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

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

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

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

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

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

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

(C) MINIMUM LIVEABLE FLOOR AREA.

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

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

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

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

(F) FLOOR AREA RATIO.

1. Nonresidential Uses:

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

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

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

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

Sec. 18-1530.28. - ACCESSORY DWELLING UNITS.

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

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

(C) GENERAL REQUIREMENTS.

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

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

3. A certificate of occupancy for an accessory dwelling unit shall not be issued without a certificate of occupancy for the principal structure.

4. When an accessory dwelling unit is located between the principal structure and the property line abutting the street right-of-way, whether attached or detached from the principal structure, it shall be considered the building in determining the yard setback.
5. Prior to issuance of a Certificate of Occupancy for an accessory dwelling unit, the owner(s) of the lot of record upon which an accessory dwelling unit is located shall record with the Pinellas County Clerk of Courts a deed restriction approved by the City, prohibiting a division of the lot of record or the sale of the accessory dwelling unit separately from the principal structure.
- (D) NUMBER PERMITTED. No more than one (1) accessory dwelling unit shall be permitted per lot of record.
- (E) MINIMUM SETBACKS.
1. Front Yard Setback: Shall be the front yard setback of the Zoning District for the lot of record.
 2. Secondary Front Yard Setback: Shall be the secondary front yard setback of the Zoning District for the lot of record.
 3. Side Yard Setback: Shall be the side yard setback of the Zoning District for the lot of record.
 4. Rear Yard Setback: Ten (10) feet if detached from the principal structure. If the accessory dwelling unit is attached to the principal structure, then the rear yard setback shall be the rear yard setback of the Zoning District for the lot of record.
- (F) MAXIMUM SQUARE FOOTAGE. The air-conditioned area of an accessory dwelling unit shall be no more than six-hundred (600) square feet.
- (G) HEIGHT.
1. Detached: Twenty-five (25) feet.
 2. Attached: Shall be the maximum height of the Zoning District for the lot of record.
- (H) PARKING REQUIRED.
1. One (1) off-street parking space shall be required per accessory dwelling unit. This requirement shall be in addition to the off-street parking spaces required for the principal use.
 2. All required parking on the site shall comply with the requirements of Section 18-1532.9(A)(1).
 3. Under no circumstance shall an accessory dwelling unit reduce the number of off-street parking spaces for the principal use below the number required by this Article.
- (I) BUILDING SEPARATION. Detached accessory dwelling units shall be separated by at least ten (10) feet from all structures on the lot of record. An accessory dwelling unit separated by less than ten (10) feet from the principal structure shall be considered attached and subject to the applicable requirements for a principal structure, including all requirements of this Article and the Florida Building Code.

SECTION 18-1531. - CONDITIONAL USE REGULATIONS

Sec. 18-1531.6. - REVIEW CRITERIA.

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

arrangement of uses on the site, noise, vibration, emission or pollutant, glare, odor, dust, traffic congestion, attractive nuisance, or other condition.

5. Whether the land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof.
6. Whether the use and associated improvements will adversely affect a known archaeological, historical, cultural, or landscape resource.
7. Whether the particular traffic generation characteristics of the proposed use, including the type of vehicular traffic associated with such uses is compatible with the traffic generation characteristics of other uses permitted in the zoning district(s) applicable to the neighborhood.

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

1. Accessory Dwelling Unit.

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

3. Staff Analysis:

The proposed waiver would allow the applicant to convert the shed into an ADU on their property. If the reduced setback is approved, the ADU will be 10.5 feet from the nearest enclosed, air-conditioned space. The ADU will not be located within the rear easement and will meet the Florida Building Code. Staff finds that the request meets the review criteria set forth in Section 18-1537.2. of the Land Development Code.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the August 5, 2025 PARC meeting by all relevant departments/divisions. Concern over multiple driveways on a single lot frontage discussed.

IV. SUMMARY

1. Findings:

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

1. The request is proposed to meet the criteria per Section 18-1531 of the Land Development Code. The reduced setback is not anticipated to be a conflict.
2. The proposed use meets the intent of the Single-Family Residential (R-1) Zoning District, per Section 18-1509 of the Land Development Code
3. The proposed conversion project is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan


Erica Lindquist, AICP, CFM
Planning & Development Services Director

8/13/25
Date


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

8/14/2025
Date

V. ACTION

CITY COUNCIL – MOVE TO:

A. APPROVE

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY

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

1. A waiver to the required side yard setback to reduce the requirement from 10 feet to 6.4 feet.

VI. ATTACHMENTS

Exhibit A: Affidavit of Ownership

Exhibit B: ADU Affidavit

Exhibit C: ADU Deed Restriction

Exhibit D: Survey

Exhibit E: Proposed Site Plan

Exhibit F: Aerial Map

Exhibit G: Zoning Map

Exhibit H: Land Use Map

Exhibit I: FIRM Map

Exhibit J: Site Photo

Exhibit A

CITY OF PINELLAS PARK AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Yusniel Eugenio Medina
Rachel Sosa Garcia

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:

8391 54th St N, Pinellas Park FL 33781

Parcel ID:

283016367560090180

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

AFT ADU

3. That the undersigned (has / have) appointed and (does / do) appoint _____ as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property, to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]
SIGNED (PROPERTY OWNER 1)

[Signature]
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas Park

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 18 day of July, 2025.

By Rachel Sosa Garcia and Yusniel Eligio Medina who is
(Name of person acknowledging and title of position)

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

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

Notary Public, Commission No. HH593489

Anaily Hernandez Cartelles
(Name of Notary- typed, printed or stamped)



(SEAL ABOVE)

Exhibit B

Accessory Dwelling Units Affidavit Compliance with Section 163.31771, Florida Statutes

STATE OF FLORIDA
CITY OF PINELLAS PARK

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

1. I am over the age of 18.
2. I am (check the appropriate box below):
 - ☒ the owner of the property in the City of Pinellas Park
 - ☐ the _____ (title) of _____ (entity) that is the owner of property in Pinellas Park, Florida ("Owner") and I certify that I have the authority to make the representations set forth within this Affidavit.
3. I hereby certify that the information provided herein is correct and truthful.
4. Owner is applying for a building permit for an accessory dwelling unit, as defined in Section 163.31771, Florida Statutes, on the following described property: 8391 54th St N, Pinellas Park FL 33781
5. I hereby certify that the accessory dwelling unit will be rented at an affordable rate to an extremely-low-income, very-low-income, low-income, or moderate-income person or persons, as defined in and in compliance with Section 163.31771, Florida Statutes.

Yosniel
Owner
Yosniel Eugenio Medina
Print Name
[Signature]
Second Owner (if applicable)
RACHEL Sosa Garcia
Print Name

[Signature]
First Witness (as to all signatures)
ROCIO Sosa Garcia
Print Name
[Signature]
Second Witness (as to all signatures)
LAURA CARTELLE FERRER
Print Name

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day July, 2025, by Rachel Sosa Garcia who is/are personally known to me or who has/have produced Driver License as identification.

[Notary Seal]



Notary Public _____
Anaily Hernandez Cartelles
Name typed, printed or stamped

My Commission Expires: September 16, 2028

Exhibit C

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

DEED RESTRICTION FOR ACCESSORY DWELLING UNIT

THIS DEED RESTRICTION FOR ACCESSORY DWELLING UNIT ("Deed Restriction") is hereby made and executed this 18th day of July, 2025, by 8391 54th St N Pinellas Park FL 33781, whose address is _____ (hereinafter collectively referred to as "Owner(s)"), in favor of the CITY OF PINELLAS PARK, a Florida municipal corporation, whose address is 5141 78th Avenue North, Pinellas Park, Florida 33781 (hereinafter referred to as "City").

RECITALS

WHEREAS, the Owner(s) is/are the fee simple owner(s) of certain real property located in Pinellas County, Florida, known as Parcel No.

28 3016367560090180, Street Address 8391 54th St N Pinellas Park.

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

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

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

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


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

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


[Remainder of this page intentionally left blank]

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

Signed, sealed and delivered
in the presence of:


Sign

Rocio Soza Garcia
Print


Sign

LAURA CARTELLE FERRER
Print


First Owner Signature

Rachel Soza Garcia
Printed Name of First Owner


Second Owner Sign

Yosniel Eligio Medina
Printed Name of Second Owner

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of July, 2025, by Rachel Soza Garcia and Yosniel Eligio Medina who is/are personally known to me or who has/have produced Driver License as identification.

[Notary Seal]

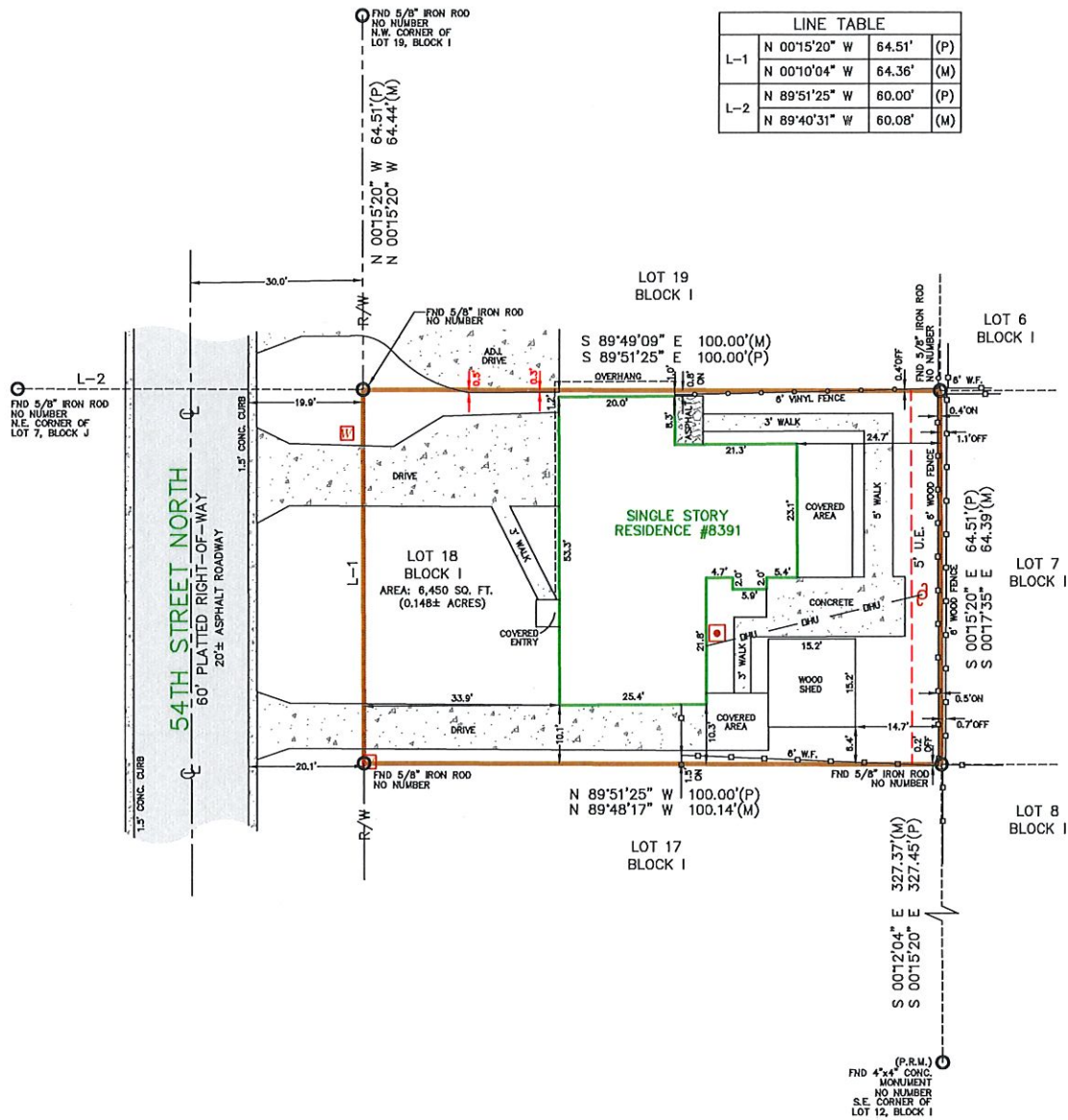


NOTARY PUBLIC

Anaily Hernandez Cartelles
Name printed, typed, or stamped
My Commission Expires: September 16, 2028



LINE TABLE			
L-1	N 00°15'20" W	64.51'	(P)
	N 00°10'04" W	64.36'	(M)
L-2	N 89°51'25" W	60.00'	(P)
	N 89°40'31" W	60.08'	(M)



PROPERTY ADDRESS: 8391 54TH STREET NORTH, PINELLAS PARK, FLORIDA 33781



POINTS OF INTEREST:
ADJ. DRIVE EXTENDED OVER THE NORTH
PROPERTY LINE, AS SHOWN.

First Choice Surveying...
Your **First Choice** for Land Surveys

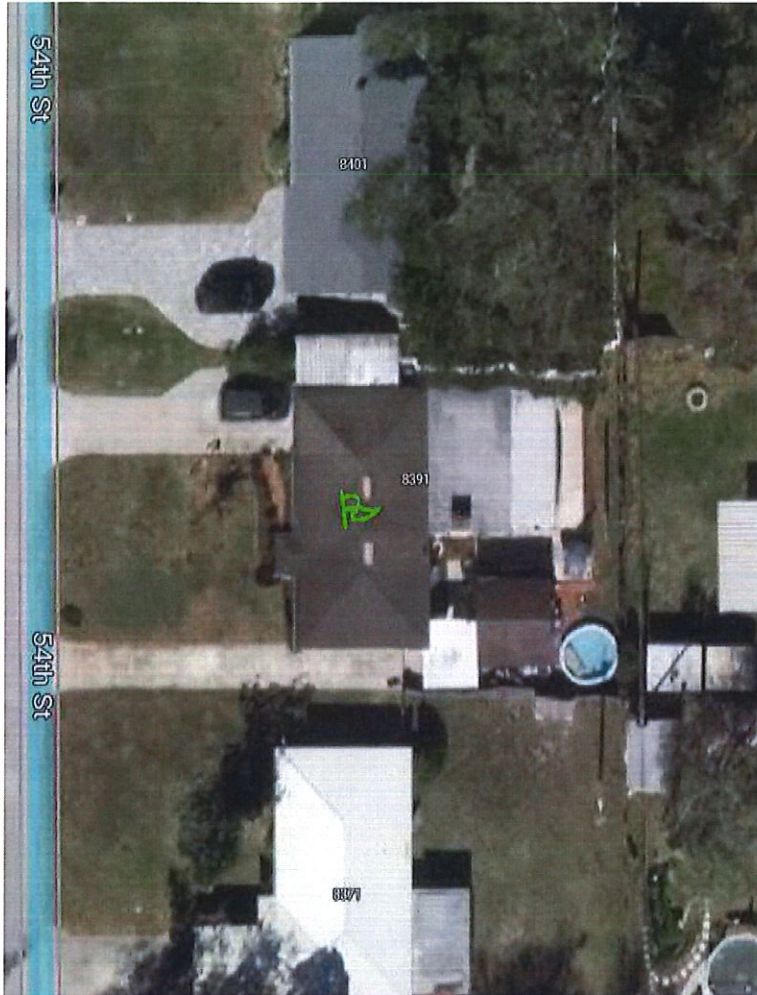
REVISIONS:
(REV.0 8/2/2024)

FIRST CHOICE SURVEYING, INC.
P.O. BOX 470978
LAKE MONROE, FL 32747
407.951.3425 (Office)
407.520.5453 (Fax); LB #7564
WWW.FIRSTCHOICESURVEYING.COM

CLIENT NO. 24-797387
JOB NO. 92291
FIELD DATE 8/2/2024
DRAWN BY: JL
DRAWN DATE: 08/02/24
CHECKED BY: H.O.
APPROVED BY: I.S.

AERIAL VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.
AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



PROPERTY ADDRESS: 8391 54TH STREET NORTH, PINELLAS PARK, FLORIDA 33781

LEGAL DESCRIPTION:

LOT 18, BLOCK 1, HARMONY HEIGHTS SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGEND

AE = ACCESS EASEMENT	DUE = DRAINAGE UTILITY EASEMENT	ARWL = AERIAL HIGH WATER LINE	POC = POINT OF COMMENCEMENT	ASPHALT	WOOD	BRICK/PAVER/TILE
APP = BACKFLOW PREVENTER	ELEV = ELEVATION	AN = AERIAL NAIL	POC = POINT OF REVERSE CURVATURE	CONCRETE	BOUNDARY LINE	BUILDING LINE
BUL = BUILDING SETBACK LINE	EM = ELECTRIC METER	AW = AERIAL WELL	PRM = PERMANENT REFERENCE MARK	CONCRETE	EASEMENT LINE	CENTERLINE
BWP = BARBED WIRE FENCE	EW = EDGE OF WATER	ND = NAIL AND DISE	PSM = PROFESSIONAL SURVEYOR'S MAP	CONCRETE	RIGHT-OF-WAY LINE	OVERHEAD UTILITY LINE
(C) = CALL OUT	EP = EDGE OF PAVEMENT	ORB = OFFICIAL RECORD BOOK	PT = POINT OF TANGENCY	CONCRETE	ADJACENT PARCELS	BUILDING SETBACK LINE
LA = CENTRAL ANGLE	FC = FOUND CROWN CUT	PI = PLAT	PLU = PLASTIC UTILITY EASEMENT	CONCRETE	CHAIN LINK FENCE	WOOD FENCE
CB = CHORD BEARING	FD = FINISHED FLOOR	PC = PLAT BOOK	PLU = PLASTIC UTILITY EASEMENT	CONCRETE	PLASTIC FENCE	
CL = CHORD LENGTH	FO = FOUND	PC = POINT OF CURVATURE	PLU = PLASTIC UTILITY EASEMENT	CONCRETE		
CL = CENTER LINE	GV = GATE VALVE	PC = POINT OF CURVATURE	PLU = PLASTIC UTILITY EASEMENT	CONCRETE		
CL = CHAIN LINK FENCE	HWP = HOOD WIRE FENCE	PC = POINT OF CURVATURE	PLU = PLASTIC UTILITY EASEMENT	CONCRETE		
CLM = CANAL MAINTENANCE EASEMENT	INT = INSTRUMENT NUMBER	PC = PERMANENT CONTRA POINT	PLU = PLASTIC UTILITY EASEMENT	CONCRETE		
CNA = CONCRETE NOT ACCESSIBLE	L = LINE	PC = PRIVATE DRAINAGE EASEMENT	PLU = PLASTIC UTILITY EASEMENT	CONCRETE		
CONC = CONCRETE	LB = LINE	PC = POINT OF INTERSECTION	PLU = PLASTIC UTILITY EASEMENT	CONCRETE		
COV = COVERED	LE = LICENSED BUSINESS	PC = POINT OF INTERSECTION	PLU = PLASTIC UTILITY EASEMENT	CONCRETE		
CS = CONCRETE SLAB	LS = LICENSED BUSINESS	PC = POINT OF INTERSECTION	PLU = PLASTIC UTILITY EASEMENT	CONCRETE		
DE = DEED	LSE = LARGE MAINTENANCE EASEMENT	PC = POINT OF INTERSECTION	PLU = PLASTIC UTILITY EASEMENT	CONCRETE		
DR = DRAINAGE EASEMENT	LS = LICENSED SURVEYOR	PC = POINT OF INTERSECTION	PLU = PLASTIC UTILITY EASEMENT	CONCRETE		
DW = DRAINAGE EASEMENT	MB = MEASUREMENT	PC = POINT OF INTERSECTION	PLU = PLASTIC UTILITY EASEMENT	CONCRETE		
DW = DRAINAGE EASEMENT	ME = MAINTENANCE EASEMENT	PC = POINT OF INTERSECTION	PLU = PLASTIC UTILITY EASEMENT	CONCRETE		

SURVEYOR'S NOTES:

- THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEEDED FOR AGREEMENT. ANY PULLED DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.
- MEASUREMENTS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF 54TH STREET NORTH, AS BEING N 00°13'20" W, PER PLAT ASSUMED.
- THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.
- FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND THIS SHOWN HEREON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.
- WALL THIS ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- IN PURSUANT TO FS 358.0935, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD LIABLE FOR NEGLIGENCE.

CERTIFIED TO:

YUSNIEL ELIGIO MEDINA; LARRY L. DILLAHUNTY; ESQUIRE / LARRY L. DILLAHUNTY; ATTORNEYS TITLE FUND SERVICES, LLC / OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; UNITED WHOLESALE MORTGAGE, LLC; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X(BFE N/A), PER F.I.R.M. MAP NUMBER 12103C0202, DATED 8/24/2021.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 35-17.005 THROUGH 35-17.009, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

CERTIFIED BY: JON SHORMAKER F.S.M. NO. 5144

FIRST CHOICE SURVEYING, INC.

P.O. 470876 2, KEENE, MAINE 04747

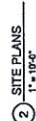
407.951.3425 (OFFICE); 407.520.5153 (FAX); LB 7564

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

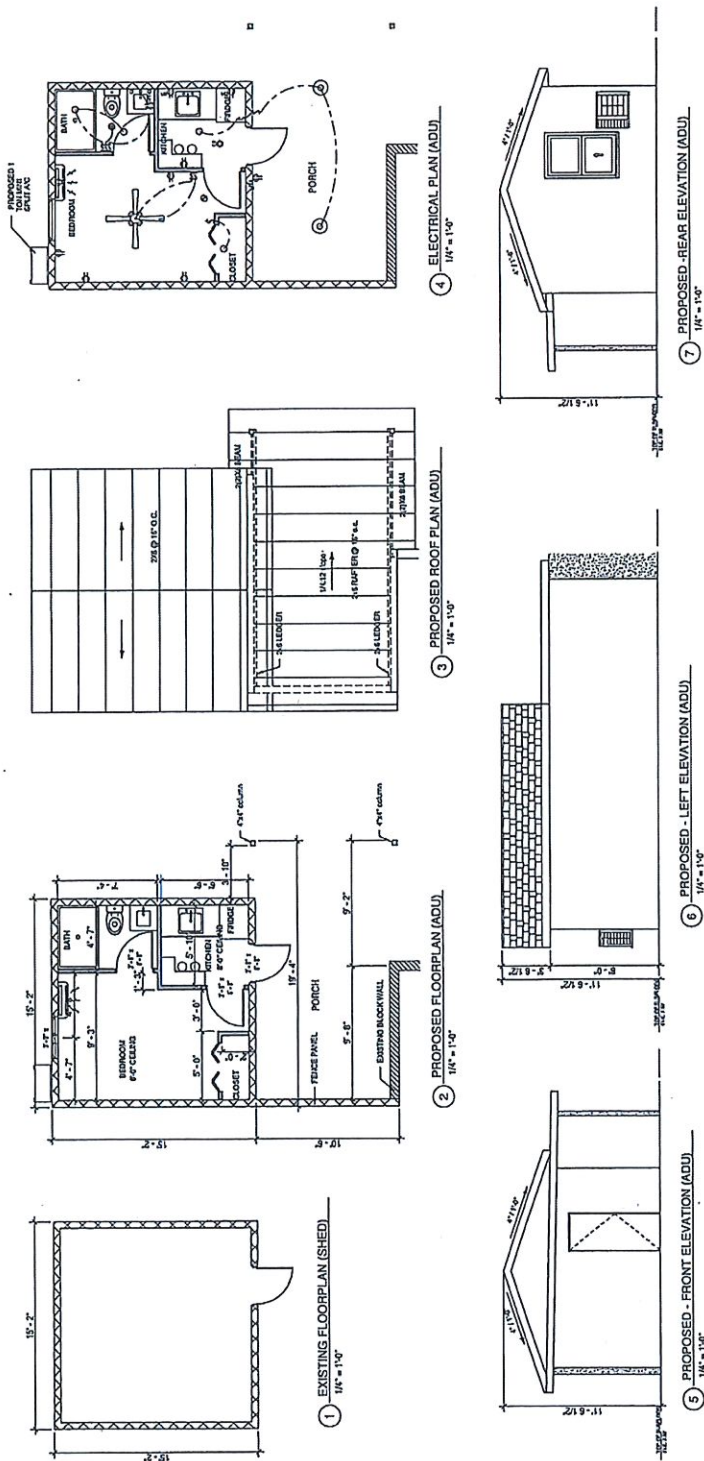
DATE SIGNED: 08/02/24

ORDERED BY:







SITE DATA



WALL LEGEND











PROPOSED EXTERIOR WALL	EXISTING 6" FRAME WALL TO REMAIN
	

TRUSS NOTE

- ALL PLYWOOD SHEATHING TO BE NAILED 4" O.C.
CONTACT DESIGN PROFESSIONAL ENGINEER WITH
PERMIT OFFICE FOR APPROVAL OF THE TRUSS
DESIGN. THE TRUSS MANUFACTURER, GENERAL CONTRACTOR
AND/OR OWNER.
1. ITS16 OR EQUAL AT EACH ROOF TRUSS
 2. 1" OVERHANG & 5/2 ROOF PITCH
 3. DIMENSIONAL FIBERGLASS SHINGLES ON TYPE
3/4" OSB SHEATHING. POSITIVE DRAINAGE ON
3/4" OSB PLYWOOD
 4. 40 YEAR WARRANTY TO ROOF
- "THIS IS A GENERAL LAYOUT
DRAWING. THE TRUSS MANUFACTURER
SHOULD AND SEALLED TRUSS DRAWING
INCLUDING BRACKETS AND STRAPPING DETAILS

ELECTRICAL NOTES:

- [illegible]

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan spotlight 01	1	
case light (inch	4	
fan	1	
outlet	6	
outlet gfi	3	
outlet wip	2	
smoke detector	1	
switch double	1	
switch triple	1	
usually bar light 02	1	



FL APPROVED PRODUCTS

SINGLE HUNG WINDOW	FL # 14911.5
RIDGE VEINT	FL # 6267.1
SHINGLES ROOF	FL # 10124.2
UNDERLAYMENT	FL # 10626.2
VINYL SOFFIT	FL # 13389.1
SIDING	FL # 13285.1

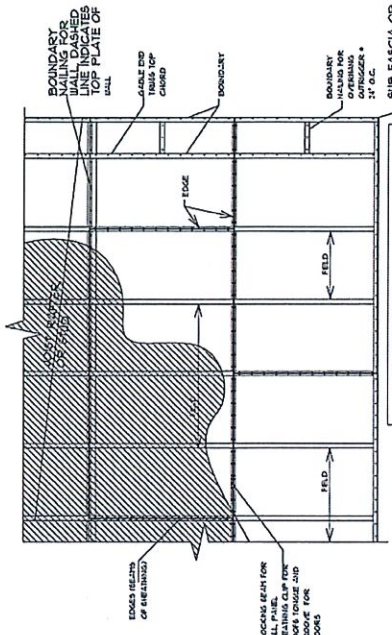
ALL DOORS AND WINDOWS ARE IMPACT RATING

EXTERIOR WINDOW/DOOR NOTES:

- [illegible]

REQUIRED SAFETY GLAZING IN HAZARDOUS LOCATIONS

- [illegible]

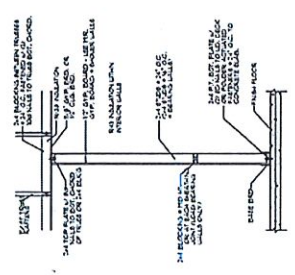


TYPICAL HALLS FOR MODEL		HIGH WIND (WINDSPEED 120 MPH)		
		WEATHERING	ROOFING	EDGE
ROOF	100	ROOF SHEATH 3/8"	3"	6"
WALL	100	COMMON 3/4"	3"	6"
FLOOR	100	COMMON 3/4" T.O.	6"	0"

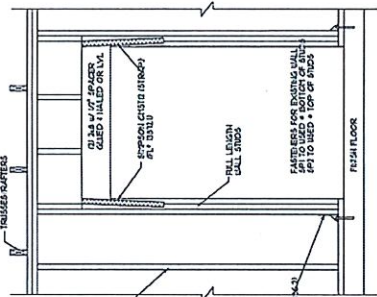
ALL WEATHERING APA APPROVED EXTERIOR GRADE.
 FOR ROOF WEATHERING, USE 7" ALL HEAD RIVS HAVING

NOTE:
ON 16-24" PANELS DOUBLE PLY UP THE EDGE ADJACENT TO THE WALL WITH PANEL. NOT REQUIRED AT EDGE OR MP. AT OR LESS USE LUMBER ONLY BLOCKING 2"x4" ALTHOUGH OR EDGE/END ON BOTH PANEL EDGES. NO CORONAL MAY BE SUBSTITUTED FOR 2"x4" AND SPACERS.

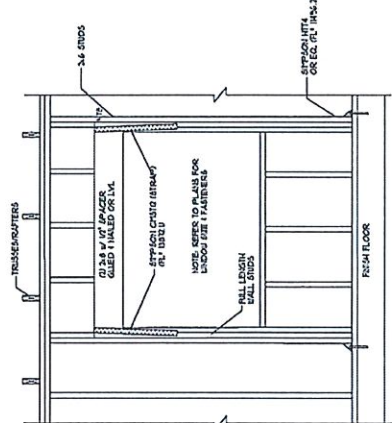
F TYPICAL NAIL SCHEDULE (FLOOR, ROOF, WALLS)



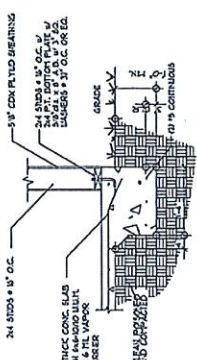
INTERIOR WALL SECTION



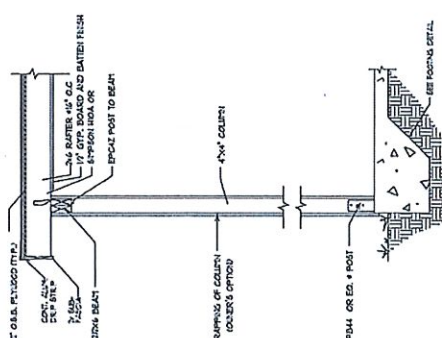
3 OPENING DOOR DETAIL



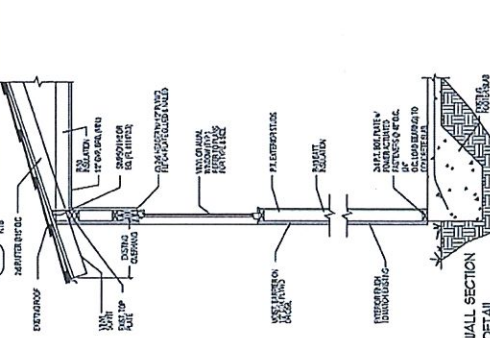
4 OPENING WINDOW DETAIL



FOOTING DETAIL



PATIO SECTION DETAIL



DETAIL

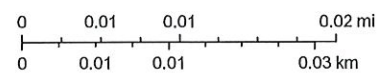
Exhibit H: Aerial Map



7/29/2025, 1:26:45 PM

- | | |
|-----------------------|---------------|
| Master Address Points | Aerials 2024 |
| Pinellas Park | Red: Band_1 |
| Parcels | Green: Band_2 |
| | Blue: Band_3 |

1:564

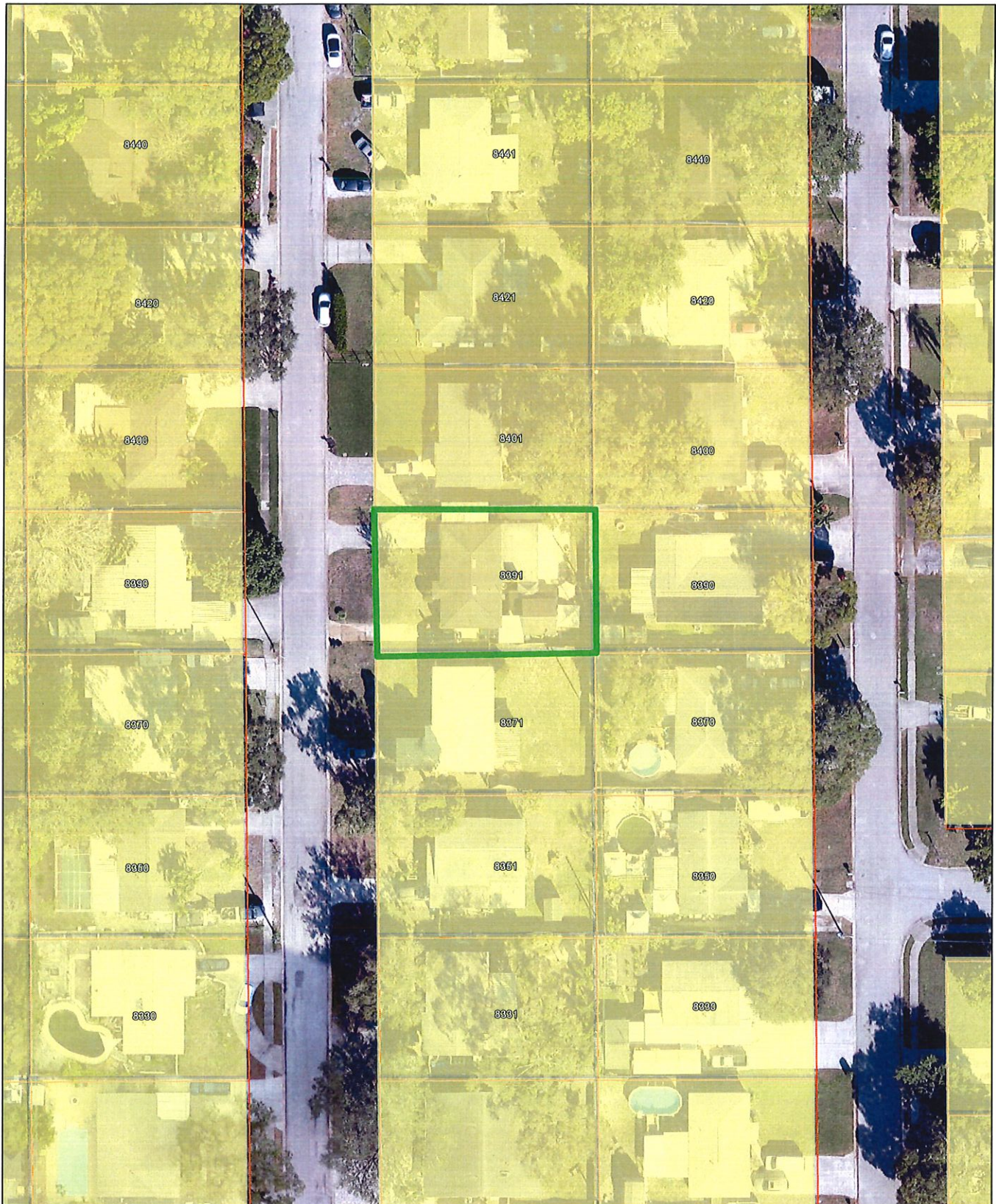


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ArcGIS Web AppBuilder

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Exhibit G: Zoning Map



7/29/2025, 1:28:57 PM

Zoning (Pinellas Park)

Aerials 2024

Single Family Residential - R-1

 Red: Band_1

Master Address Points

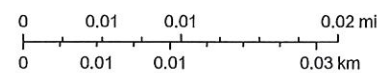
 Green: Band_2

 Pinellas Park

 Blue: Band_3

 Parcels

1:564



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Exhibit H: Land Use Map



7/29/2025, 1:32:51 PM

Land Use (Pinellas Park)

Residential Urban - RU

Master Address Points

Pinellas Park

Parcels

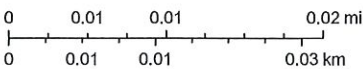
Aerials 2024

Red: Band_1

Green: Band_2

Blue: Band_3

1:564



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Exhibit I: FIRM Map



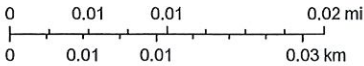
7/29/2025, 1:33:47 PM

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)
- Master Address Points
- Pinellas Park

- Parcels
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:564



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ArcGIS Web AppBuilder

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Exhibit J - Site Photo

