CITY OF PINELLAS PARK

Staff Report

Community Development Department
Planning & Development Services Division

Prepared by: Kiara Brown
Planning Coordinator

I. APPLICATION DATA

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

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

C. Request:

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

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

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

D. Applicant: Strategic Roofing LLC

E. Property Owner: Christopher D. Weaver

F. Legal Ad Text:

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

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

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

G. PARC Meeting: May 12, 2026

H. Public Hearings:

Board of Adjustment Meeting Date: July 2, 2026
Advertising Date: June 17, 2026

II. BACKGROUND INFORMATION

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

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

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

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

B. Site Area: 49,942 sf | ≅ 1.14 acres

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

C. Existing Use: Single Family Home

D. Proposed Use: Single Family Home

E. Current Land Use: Residential Suburban (RS)

F. Current Zoning District: Farm (F)

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

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

I. Vicinity Characteristics:

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

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:
It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a suburban, low-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

2. Key Standards:
Use Characteristics *– Those uses appropriate to and consistent with this category include:*

Primary Uses *– Residential; Agricultural*

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

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

generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.

Density/Intensity Standards *- Shall include the following:*

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

3. **Relevant Policies:**

POLICY LU.1.2.2
The City shall continue to enforce regulations that will ensure compatibility of adjacent land uses.

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

B. <u>Zoning District / Land Development Code Standards</u>:

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

2. **Key Standards:**

SECTION 18-1506. - "F" FARM DISTRICT
Sec. 18-1506.4. - DIMENSIONAL AND AREA REGULATIONS.

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

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

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

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

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

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

(G) FLOOR AREA RATIO.

1. Nonresidential Uses:

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

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

SECTION 18-1537. – VARIANCES.

Sec. 18-1537.1. - BOARD OF ADJUSTMENT

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

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

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

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

1. *Height.*
2. *Area requirements, including but not limited to those for open space, pervious area, lot coverage, and dwelling size. Variances may be granted for lot dimensions provided minimum area requirements are maintained.*
3. *Required quantities, including but not limited to, required landscape materials, parking spaces, vehicular stacking and loading spaces, and signs.*
4. *Required (including minimum or maximum) dimensions, separations and locations.*

Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.

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

1. *That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and*
2. *That literal interpretation of the provisions of this Article would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Article; and*
3. *That the special conditions and circumstances do not result from the actions of the applicant; and*
4. *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Article to other lands or buildings in the same district; and*
5. *That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and*
6. *That the granting of the variance will be in harmony with the general intent and purpose of this Article, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

3. Staff Analysis:

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

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

C. **Project Application Review Committee (PARC) Comments:**
The application was discussed at the May 12, 2026 PARC meeting by all relevant departments/divisions. No issues were raised.

IV. SUMMARY

A. Findings:

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

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

Erica Lindquist, AICP, CFM
Planning & Development Services Director — Date: 6/16/26

Nick A. Colonna, AICP, Community Development Administrator
or Aaron Petersen, Asst. Community Development Administrator — Date: 6/16/26

V. ACTION

BOARD OF ADJUSTMENTS – MOVE TO:

A. APPROVE

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY

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

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

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

VI. ATTACHMENTS

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

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:
Christopher D. Weaver

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

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

   ADDRESS OR GENERAL LOCATION:
   6300 102nd Ave Pinellas Park, FL 33782

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

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

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

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

SIGNED (PROPERTY OWNER 1) _____ SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 24th day of April, 20 24

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

personally known to me or who has produced _____
(Type of identification)
as identification and who DID / DID NOT take an oath.

STEPHANIE A. LOCKO
MY COMMISSION # HH 634203
EXPIRES: May 30, 2029

Notary Public, Commission No. HH634203

Stephanie Locko
(Name of Notary- typed, printed or stamped)

(SEAL ABOVE)

BOUNDARY SURVEY

LEGAL DESCRIPTION:
THE E 1/2 OF THE E 1/2 OF THE EAST 1/2 OF FARM 6, PINELLAS FARMS IN THE NW 1/ OF 20-30-16, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORD OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

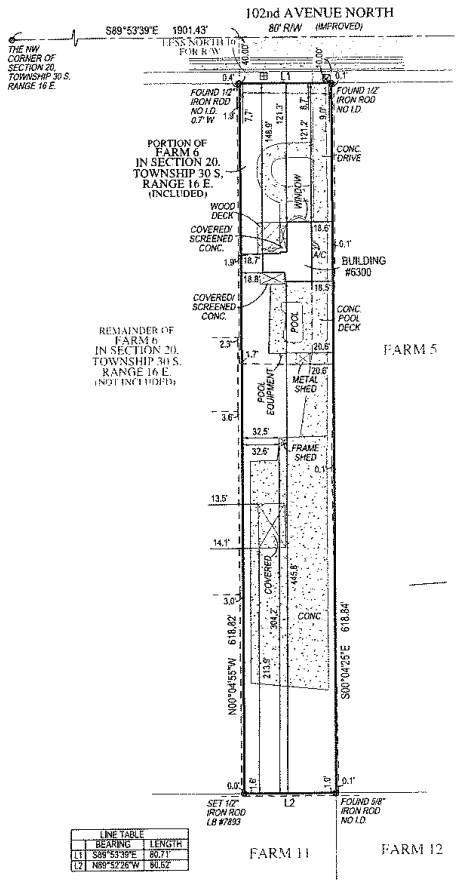
CERTIFIED TO:
RICHARD SPIEGEL; DIVITO, HIGHAM & VASTI, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

COMMUNITY NUMBER: 120251
PANEL: 0201 SUFFIX: H
FLOOD ZONE: X
FIELD WORK: 10-7-2020

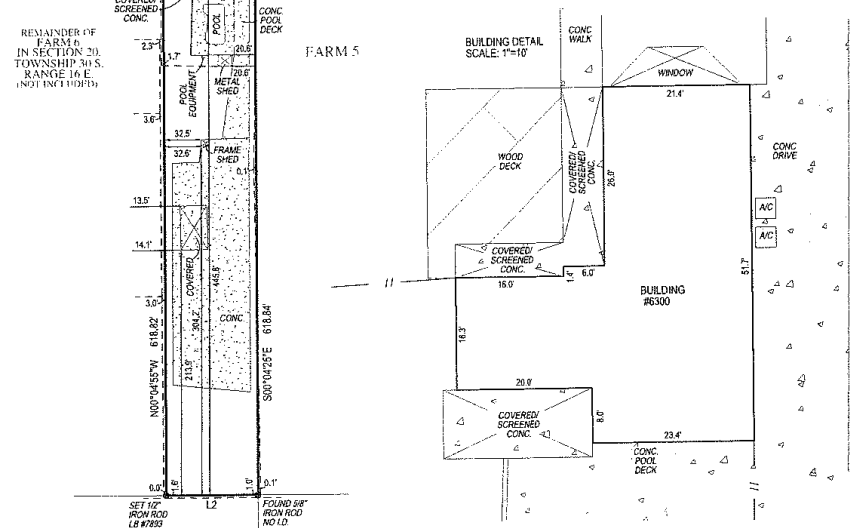
PROPERTY ADDRESS:
6300 102ND AVENUE NORTH
PINELLAS PARK, FL 33781

SURVEY NUMBER: 436351

CLIENT FILE NUMBER: 13000.247



LINE TABLE		
	BEARING	LENGTH
L1	S89°53'39"E	80.71'
L2	N89°52'26"W	80.62'



SCALE
1"=60'

SYMBOL DESCRIPTIONS:

= CATCH BASIN	= MISC. FENCE
= CENTERLINE ROAD	= PROPERTY CORNER
= COVERED AREA	= UTILITY BOX
= EXISTING ELEVATION	= UTILITY POLE
= HYDRANT	= WATER METER
= MANHOLE	= WELL
= METAL FENCE	= WOOD FENCE

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
℄	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.K.	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES
CONCRETE DRIVE CROSSES THE PROPERTY LINE ON NORTHERLY SIDE OF LOT

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

WALL CROSSES THE PROPERTY LINE ON WESTERLY SIDE OF LOT.

GRAPHIC SCALE (In Feet)
1 inch = 60 ft.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.KENNETH OSBORNE Digitally signed by KENNETH OSBORNE Date: 2020.10.05 13:34:33 -04'00'

(SIGNED)_____
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

GENERAL NOTES:
1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD. THERE MAY BE UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WHICH ARE NOT VISIBLE.
3) ALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4) WALL TIES ARE PERPENDICULAR OR RADIAL.
5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
6) THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
7) ELEVATIONS, IF SHOWN, ARE BASED UPON N.G.V.D. 1929 DATUM.
8) ADDITIONS OR DELETIONS TO SURVEY MAPS BY PERSONS OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
9) WHERE CLEARLY ILLUSTRATIVE RELATIONSHIPS BETWEEN PHYSICAL FEATURES AND PROPERTY LINES EXIST, THE PHYSICAL FEATURES SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 540-4800
STATEWIDE LICENSE # 800-737-4827
STATEWIDE FACSIMILE # 800-737-1576
WEBSITE: http://targetsurveying.net

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

"Exhibit A"

Parcel Summary
(as of 24-Apr-2026)

Parcel Number
20-30-16-69804-200-0601

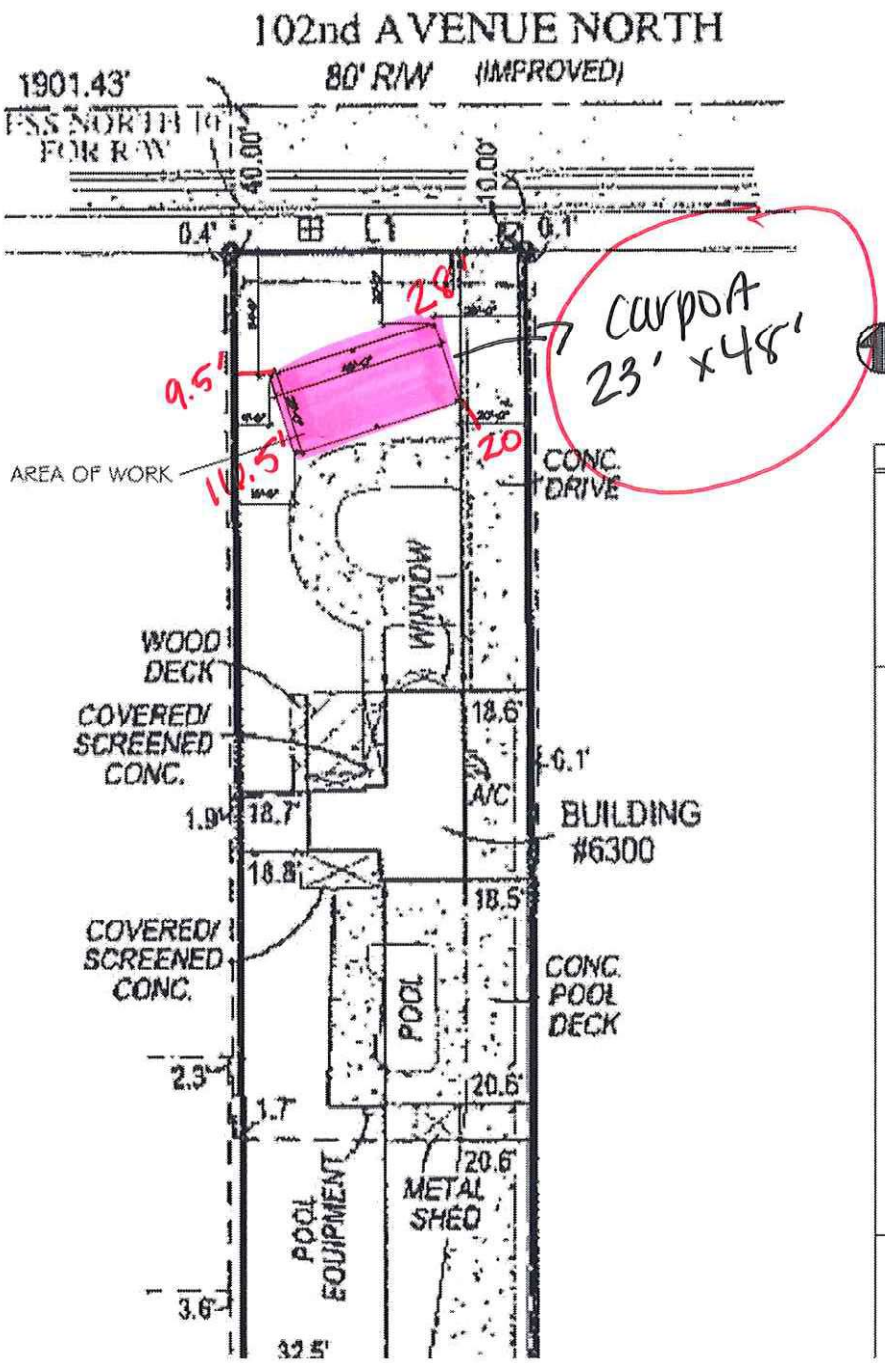
- Owner Name
  WEAVER, CHRISTOPHER D
- Property Use
  0110 Single Family Home
- Site Address
  6300 102ND AVE
  PINELLAS PARK, FL 33782
- Mailing Address
  6300 102ND AVE N
  PINELLAS PARK, FL 33782-3024
- Legal Description
  PINELLAS FARMS NW 1/4, SEC 20-30-16 E 1/2 OF E 1/2 OF E 1/2 OF FARM 6 LESS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

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

Parcel Map



Exemptions





PROJECT LOCATION

CODE SUMMARY

APPLICABLE MANDATORY CODES

- 8 Th Edition (2023) Florida Building Code
- 8 Th Edition (2023) Florida Building Code (Residential)
- 8 Th Edition (2023) Florida Building Code (Existing Building)
- 8 Th Edition (2023) Florida Building Code (Mechanical)
- 8 Th Edition (2023) Florida Building Code (Plumbing)
- 8 Th Edition (2023) Florida Building Code (Fuel Gas)
- 8 Th Edition (2023) Florida Building Code (Accessibility)
- 8 Th Edition (2023) +(Fair Housing Guidelines)
- 8 Th Edition (2023) Florida Building Code (Energy)
- 8 Th Edition (2023) Florida Fire Prevention Code (NFPA 101, NFPA 1, FL 4A Rules, FSS 633)
- NEC (2020) NFPA 70 National Electrical Code

THESE DRAWINGS COMPLY WITH THE RESIDENTIAL PRESCRIPTIVE METHOD AS DETAILED IN THE FLORIDA BUILDING CODE RESIDENTIAL, AND EXISTING BUILDING, 2023, 8TH EDITION

FLORIDA STRUCTURAL LOAD LIMITATIONS

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

1. WIND SPEED = 145 MPH
2. RISK CATEGORY: II
3. WIND EXPOSURE CATEGORY: D
4. ENCLOSURE CLASSIFICATION: ENCLOSED
   INTERNAL PRESSURE COEFFICIENT = +/- 0.18
5. COMPONENT & CLADDING
   ROOF: (10SF)
   For ROOF ANGLE = 0-7 DEGREES
   H = 0 TO 30 FEET

ROOF =		
ZONE 1 =	21.2	-33.6
ZONE 2 =	21.2	-58.0
ZONE 3 =	21.2	-65.6
OVERHANG ZONE 2 =		-46.6
OVERHANG ZONE 3 =		-79.8
WALL:		
ZONE 4 =	36.8	-34
ZONE 5=	36.8	-54

END ZONE WIDTH = a = 8'

SOIL BEARING PRESSURE: 2,500 PSF (ASSUMED)

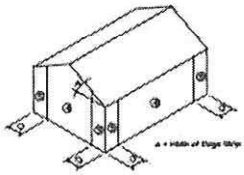
CONSTRUCTION: TYPE III-B
OCCUPANCY: RESIDENTIAL R-2
OCCUPANT LOAD: 1 PERSON PER 200 SF

CLASSIFICATION:

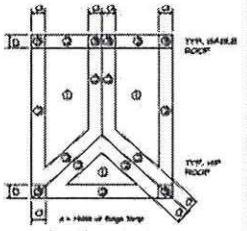
LEVEL 3 ALTERATION

BUILDING CODE REQUIREMENTS:

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



WALL PRESSURE ZONES
(ELEVATION VIEW)



ROOF PRESSURE ZONES
(PLAN VIEW)

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

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

Exhibit E: Aerial Map



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

ArcGIS World Geocoding Service

Parcel (Polygon)

Road Centerlines

Public

Private

PP City Boundary

PC Municipal Boundaries

UNINCORPORATED

Aerials2025

Red: Band_1

Green: Band_2

Blue: Band_3

World_Hillshade

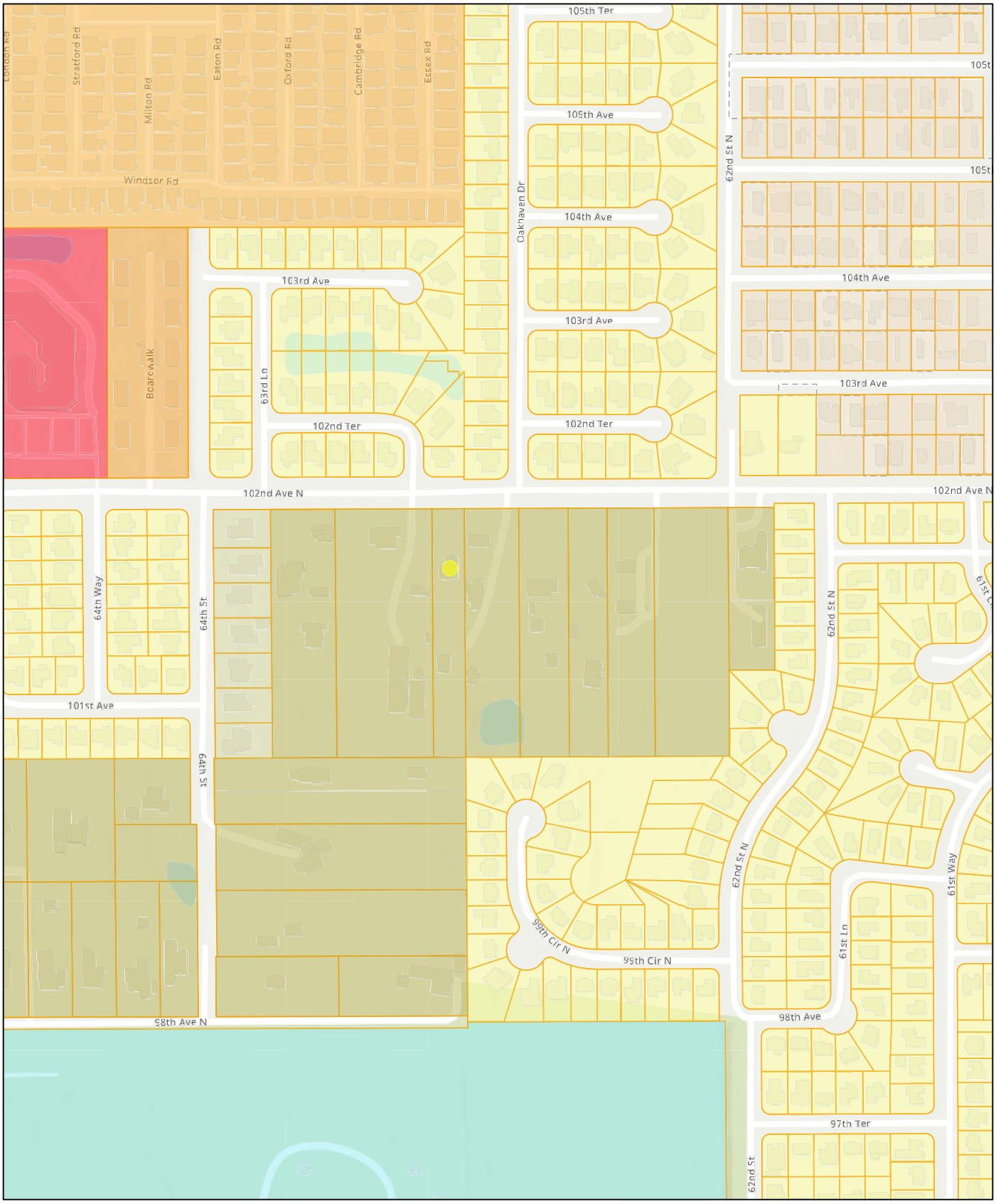
1:3,081

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

Exhibit F: Zoning Map



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

ArcGIS World Geocoding Service

Zoning (Pinellas Park)

- COMMERCIAL GENERAL - B-1
- FARM F
- PUBLIC P
- SINGLE FAMILY RESIDENTIAL R-1
- SINGLE FAMILY RESIDENTIAL R-3
- DUPLEX RESIDENTIAL R-4
- RURAL RESIDENTIAL RR
- MOBILE HOME SUBDIVISION T-1
- MOBILE HOME PARK T-2

Zoning (Unincorporated County)

- R-1
- MOBILE HOME - T-1
- Parcel (Polygon)
- World_Hillshade

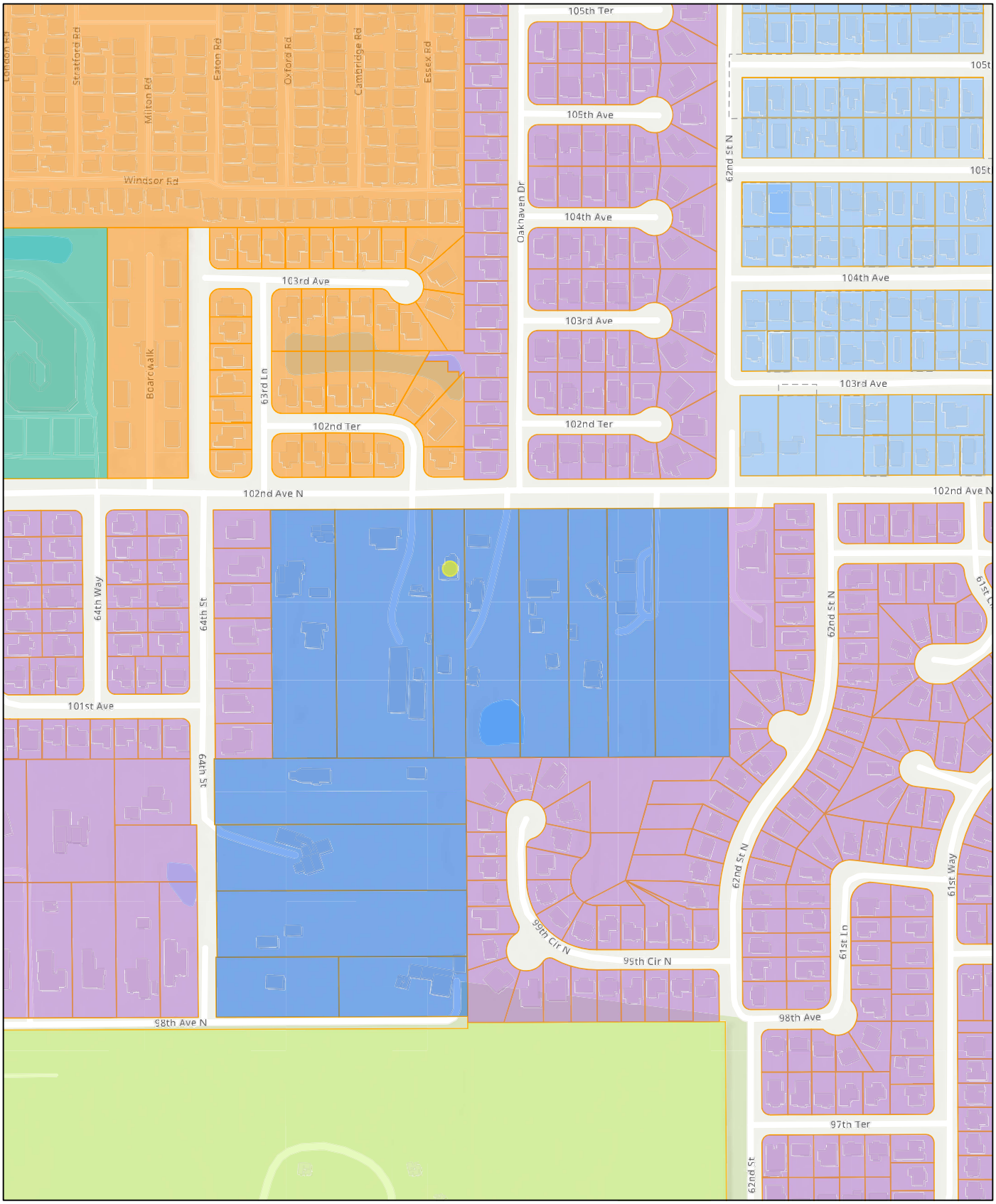
1:3,081

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

Exhibit G: Land Use Map



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

ArcGIS World Geocoding Service

Land Use (Unincorporated County)

Residential Low

Land Use (Pinellas Park)

COMMERCIAL GENERAL

RECREATION/OPEN SPACE

RESIDENTIAL LOW

RESIDENTIAL LOW MEDIUM

RESIDENTIAL SUBURBAN

RESIDENTIAL URBAN

Parcel (Polygon)

World_Hillshade

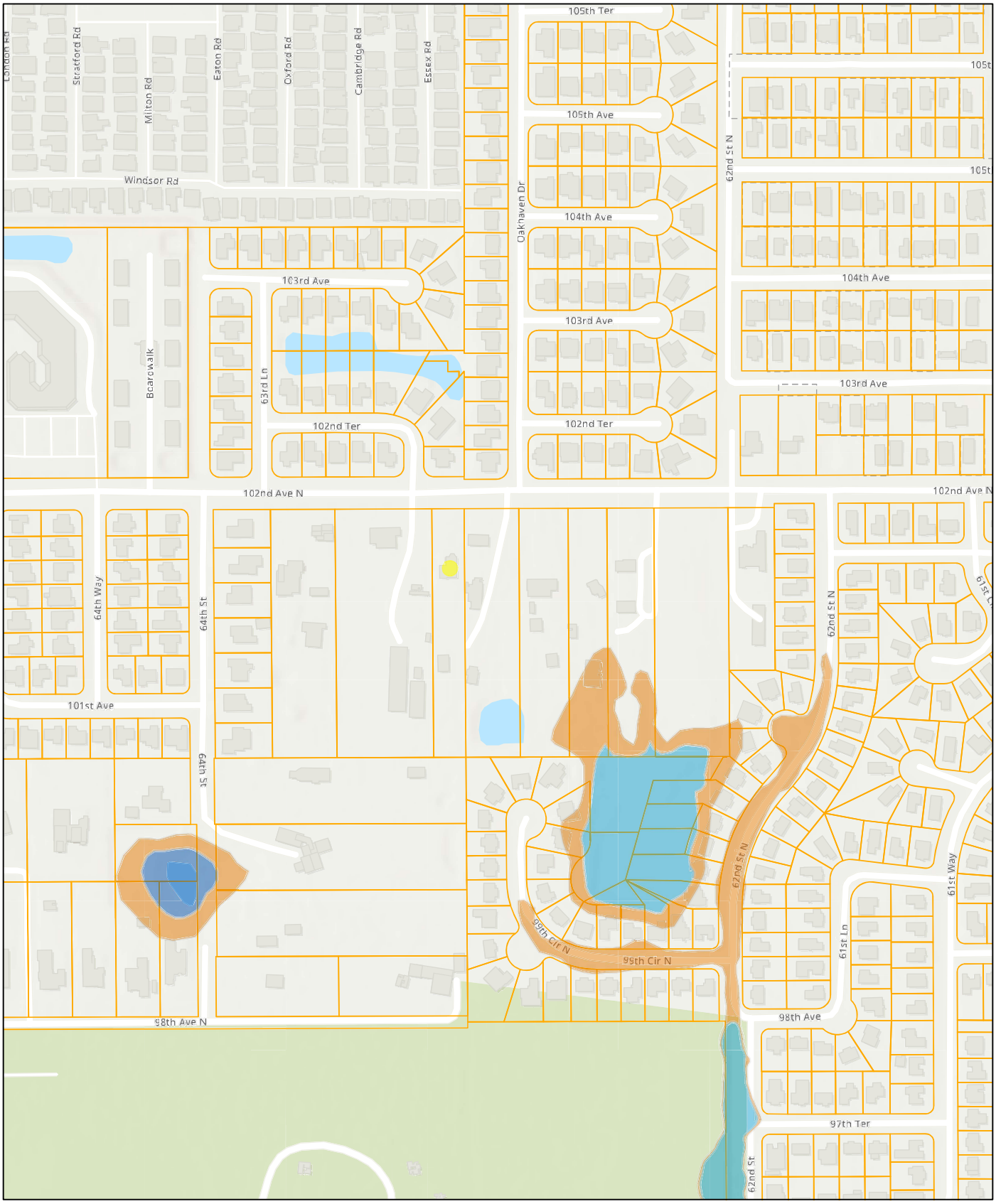
1:3,081

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

Exhibit H: Flood Rate Map



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

ArcGIS World Geocoding Service

Flood Zones

AE

AH

X

Flood Insurance Rate Map (FIRM) Panel

Parcel (Polygon)

World_Hillshade

1:3,081

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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