

I. APPLICATION DATA

- A. **Case Number:** VAR-0626-00031
- B. **Location:** 5871 78th Avenue North (Parcel No. 28-30-32346-000-0030)
- C. **Request:** Variance to reduce minimum lot width from 75 feet to 56.7 feet for a proposed lot division of a parcel in the Single-Family Residential (R-1) zoning district.
- D. **Applicant:** Jesus Gonzalez
- E. **Authorized Agent:** N/A
- F. **Property Owner:** EC Construction & Remodeling LLC
- G. **Legal Ad Text:** Variance to reduce minimum lot width from 75 feet to 56.7 feet for a proposed lot division of a parcel in the Single-Family Residential (R-1) zoning district.
- H. **PARC Meeting:** July 7, 2026
- I. **Public Hearings:**
- Board of Adjustment Meeting Date:** August 6, 2026
Advertising Date: July 22, 2026

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is proposing to divide the subject property into 2 parcels to develop 2 single-family homes. Per section 18-101.5.(B)7, replating is not required for this division of lot since the proposed lots will meet the following criteria:

- (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.*

Criteria (a), above, will be met contingent on the approval of this variance request. The minimum lot width for the Single-Family Residential (R-1) zoning district is 75 feet and the applicant is proposing each new lot will have a lot width of 56.7 feet. As these lots would not conform to the current code requirement for R-1 lots, a variance is necessary to proceed.

Per Section 18-1537.1(D), a variance to lot dimensions can be approved provided minimum area requirements are met. Proposed parcels A and B will each meet the minimum lot area, as well as the lot depth, requirement:

Parcel A

- Lot Width: 56.67 feet
- Lot Depth: 134.94 feet
- Lot Area: 7,640 square feet

Parcel B

- Lot Width: 56.67 feet
- Lot Depth: 134.96 feet
- Lot Area: 7,642 square feet

B. **Site Area:** 15,359 square feet / 0.35 acres.

C. **Property History:**

According to the Pinellas County Property Appraiser, the lot was platted in 1925 as Lots 3 and 4 of the Grace Subdivision, recorded in plat book 9, page 42. The parcel now includes a portion of Lot 5. The site was previously developed with a single-family home which was demolished in 2026. The site is currently vacant.

D. **Existing Use:** Vacant Residential

E. **Proposed Uses:** Single-Family Residential.

F. **Current Land Use:** Residential Urban (RU)

G. **Current Zoning District:** Single-Family Residential (R-1)

H. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone.

I. **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.

J. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	R-1	RU	Single-family residential
South	R-1	CRD	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:**

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in an urban low density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban 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.

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

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

Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 68 trips per day per acre.

Density/Intensity Standards – Shall include the following:

Residential Use - Shall not exceed seven and one-half (7.5) dwelling units per acre.

3. Relevant Policies:

POLICY LU 1.3.1

The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods.

POLICY LU 1.13.6

Encourage infill residential development that is consistent and compatible with surrounding land uses.

POLICY LU.1.13.1

The character of distinct functional neighborhoods, recognized as stable living areas, shall be preserved in the development and redevelopment of the community.

4. Staff Analysis:

The proposed development would be compatible with surrounding land uses. Staff finds that the request is compatible 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.

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

Sec. 18-1509.7. - CRITERIA FOR PLATTING SUBSTANDARD SIZE LOTS.

(A) The City may authorize the platting of substandard size lots under the following conditions:

1. All the abutting properties are zoned "R-1."
2. The proposed interior lots will have a minimum lot area of six thousand (6,000) square feet, with a minimum lot width of sixty (60) feet. All proposed corner lots will have a minimum lot area of seventy-two hundred (7,200) square feet, with a minimum lot width of eighty (80) feet and a minimum lot depth of ninety (90) feet.

(B) Under no circumstances shall these conditions be waived. In determining whether the platting of such substandard lots should be approved, City Council shall consider the following criteria: character of the immediately surrounding development; size of the parent parcel; configuration; and natural features of the land to be developed; adequacy of the off-site public facilities; traffic impacts; and nature of the proposed development.

(C) The setbacks for the lots will be the same as those for lots platted prior to May 20, 1987.

SECTION 18-101. - AUTHORITY, JURISDICTION AND APPLICABILITY

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:

1. The public acquisition of land for streets, rights-of-way, utility or drainage easements (when not in conjunction with subdivision of land).

2. The combination of previously platted lots by unity of title provided that:
 - (a) The number of lots created is not increased;
 - (b) All new lots meet the dimensional regulations of the current applicable zoning district;
 - (c) All lots have legal access; and
 - (d) No utility extensions are required.
3. A lot which is at least one and one-quarter (1¼) acres in size, and which is a lot of record as of the passage of Ordinance No. 1382, April 26, 1984, and which was exempt from the subdivision process according to the subdivision requirements in effect at the time the lot was divided. Any further division of the one and one-quarter-acre lot will require subdivision.
4. Lot line adjustments to lots of record may be made without replatting provided that the following conditions are met:
 - (a) The number of lots created is not increased;
 - (b) All new lots meet the dimensional regulations of the current applicable zoning district;
 - (c) All lots have legal access; no new rights-of-way or access easements are created; no utility extensions are required; and
 - (d) A sealed survey showing the lot line adjustments is submitted and approved by the appropriate City staff and is recorded in the public records of Pinellas County.
5. The division of land where the lots created are two and one-half (2½) acres or more in size provided that all lots have legal access and no utility extensions are required. Each two and one-half-acre lot must meet the minimum lot width and depth as required by the applicable zoning district.
6. Condominium developments, provided that the following conditions are met:
 - (a) Total land area involved in the condominium development is ten (10) acres or less;
 - (b) The land is submitted to condominium ownership and a condominium plat is filed pursuant to F.S. ch. 718. A copy of the condominium plat and certification shall be provided to the City;
 - (c) The dedication of public improvements is not required or proposed; and
 - (d) An appropriate site plan for the entire tract or parcel is submitted and approved by the appropriate City Staff for compliance with applicable Code requirements. This site plan is in addition to any other site plan that may be required.
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 Zoning Division and is recorded in the public records of Pinellas County.

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 18-1532.1(D), a variance to lot dimensions can be approved provided minimum area requirements are met. The pre-existing platted lots within the parcel met previous minimum lot requirements for lots platted prior to May 20, 1987.

The applicant has stated that the requested variance is the minimum variance necessary in order to move forward with their development. Approving this variance would allow the applicant to enjoy similar rights as other properties in the R-1 zoning district, regarding minimum lot requirements. Notably, the parcels west of this subject property have a width of only 50 feet.

C. Project Application Review Committee (PARC) Comments:

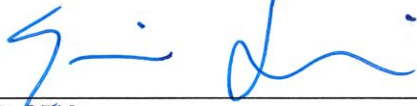
The application was discussed at the July 7, 2026 PARC meeting by all relevant departments/divisions. No concerns were raised.

IV. SUMMARY

A. Findings:

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

1. Approval of the variance would allow for the development of new parcels that match neighboring parcels in the area and maintain the neighborhoods character.
2. The requested variance meets the criteria, per Section 18-1537.2 of the Land Development Code.
3. The proposed request is consistent with the applicable Goals, Objectives, and Policies of the Comprehensive Plan, and the Land Development Code.


 Erica Lindquist, AICP, CFM
 Planning & Development Services Director

7/13/26
 Date


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

7/13/2026
 Date

V. ACTION

BOARD OF ADJUSTMENTS – MOVE TO:

A. APPROVE

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY

...a variance to reduce minimum lot width from 75 feet to 56.7 feet for a proposed lot division of a parcel in the Single-Family Residential (R-1) zoning district.

VI. ATTACHMENTS

Exhibit A: Application

Exhibit B: Affidavit of Ownership & Legal Description

Exhibit C: Surveys

Exhibit D: Site Plans

Exhibit E: Aerial Map

Exhibit F: Land Use Map

Exhibit G: Zoning Map

Exhibit H: Flood Insurance Rate Map

Exhibit I: Site Photos

Exhibit A

Plan Number: VAR-0626-00031

Plan Type: Variance

Work Class: Board Approval

Assigned To: Michael Ciarleglio

Apply Date: 6/4/2026

Expire Date: 12/1/2026

Parcel Number	Address Line1	Address Line2	Address Line3
283016323460000030	5871 78TH AVE N	PINELLAS PARK, Florida 33781	

Contact Type	Company Name	Last Name	First Name	Business Phone	Mobile Phone	Email
Applicant	ELIZABETH CONSTRUCTION LLC	Gonzalez	Jesus			homebuldtampa@gmail.com

Specific Request:

To subdivide a vacant lot into two parcels for the development of two new single-family homes.

General Location of Property:

5871 78TH AVE N, PINELLAS PARK, FL 33781

Property Size:

Square Feet: 15329 **Acres:** 0.35

Current Use (Number and Type of Buildings):

VACANT LOTE

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

We believe that the Board of Adjustment should grant this request because the proposed subdivision will allow for the construction of two new single-family homes, increasing the housing supply and promoting the reasonable and efficient use of the property. The proposal is consistent with the residential character of the area and will support orderly community development.

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 property is a uniquely sized parcel that can reasonably accommodate two single-family homes. Due to the lot's dimensions and configuration, the requested variance would allow for a more efficient use of the property while remaining compatible with the surrounding residential development.

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?

Based on my understanding, this may limit the ability to use the property in a manner similar to other comparable parcels within the same zoning district that may have different configurations or development opportunities. The intent of this request is to clarify and ensure the property can be used in a fair and practical way consistent with surrounding development patterns, while maintaining compliance with the overall purpose of the Zoning Code.

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

The special conditions and circumstances related to this request arise from the existing size, shape, and configuration of the vacant lot, which was acquired in its current condition. These characteristics are inherent to the property and were not created by the Applicant. The Applicant is not requesting these conditions as a result of any self-imposed actions, but rather seeks relief to allow a reasonable use of the land in accordance with its physical characteristics and surrounding development pattern.

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

Granting the requested variance would not confer any special privilege beyond what is intended under the Zoning Code. The request seeks only to allow a reasonable use of the property consistent with its size and characteristics. Similar development patterns may exist or be permitted for other properties within the same zoning district based on their individual conditions. The intent of this request is to ensure fair and practical use of the property rather than to obtain an advantage over other properties in the 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 necessary to allow the reasonable use of the property for the proposed subdivision and development of two single-family homes. The request is limited strictly to what is needed to make the project feasible while remaining consistent with the intent of the Zoning Code and surrounding development pattern.

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?

Granting the variance would be in harmony with the general purpose and intent of the Zoning Code because it allows for a reasonable and efficient use of the property while maintaining residential compatibility with the surrounding area. The proposed subdivision for two single-family homes is consistent with the existing residential character of the neighborhood. The request is not expected to be injurious to the neighborhood or detrimental to the public welfare, as it involves standard residential development that is compatible with nearby properties and supports orderly growth and increased housing availability in the community.

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:

EC CONSTRUCTION & REMODELING 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:

5871 78TH AVE N, PINELLAS PARK, FL 33781

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

GRACE SUB LOTS 3 & 4 & W 23FT OF LOT 5 (LYING IN SEC 29-30-16)

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):

This application **proposes** the subdivision of the existing lot into two fully independent parcels.

(VAR-0626-00031) (LLA-0526-00002)

3. That the undersigned (has / have) appointed and (does / do) appoint JESUS O GONZALEZ as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]
SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 04 day of JUNE, 2026

By ENRIQUE CARDENAS CORCHO, OWNER, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced FLORIDA DRIVER LICENSE
(Type of identification)

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

Notary Public, Commission No. _____

(SEAL ABOVE)

(Name of Notary- typed, printed or stamped)



SECTION 28, TOWNSHIP 30S, RANGE 16E, PINELLAS COUNTY

79TH AVENUE
S80°40'59"E 775.26' (M)
775.00' (R)
LOT 75
F.I.R. @ 1/2"
(NO I.D.)

FLOOD ZONE INFORMATION:
COMMUNITY: CITY OF PINELLAS PARK - 120251
MAP/PANEL NO. 12103C0204H
SUFFIX: H
FIRM DATE: 06/18/2009
FLOOD ZONE: X

[illegible]

BENCH MARK: CP8 - NAIL ELEVATION: 14.33 FEET (NAV086)

INACCESSIBLE CORNERS WERE CALCULATED USING BOUNDARY PRINCIPLES AND PRACTICES. PHYSICAL MARKERS WILL BE PLACED AT OWNERS REQUEST AT THE EXACT LOCATION OF EACH PROPERTY CORNER UNLESS FIELD CONDITIONS ARE NOT FAVORABLE. IN WHICH CASE, THE OWNER SHOULD QUARANTEE ACCESS TO THE CORNERS OR OFFSET MONUMENTATION WILL BE SET.

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIVE ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S89°45'00"E FOR THE NORTH RIGHT OF WAY LINE OF 78TH AVE N AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY NOT LOCATED AND NOT SHOWN. PHYSICAL COPIES ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC FILES ARE VALID ONLY WITH THE DIGITAL THERAPY APPROVED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

NO TREES FOUND 20' AWAY FROM PROPERTY UNLESS DEPICTED ON THIS MAP.

TITLE COMMITMENT AND EXCEPTION DOCUMENTS WERE NOT EXAMINED.

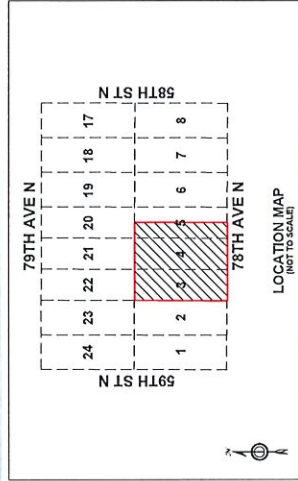
CERTIFY TO:

YAIMA ACEDAL
EASIE ANTONIO SEET

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS " "

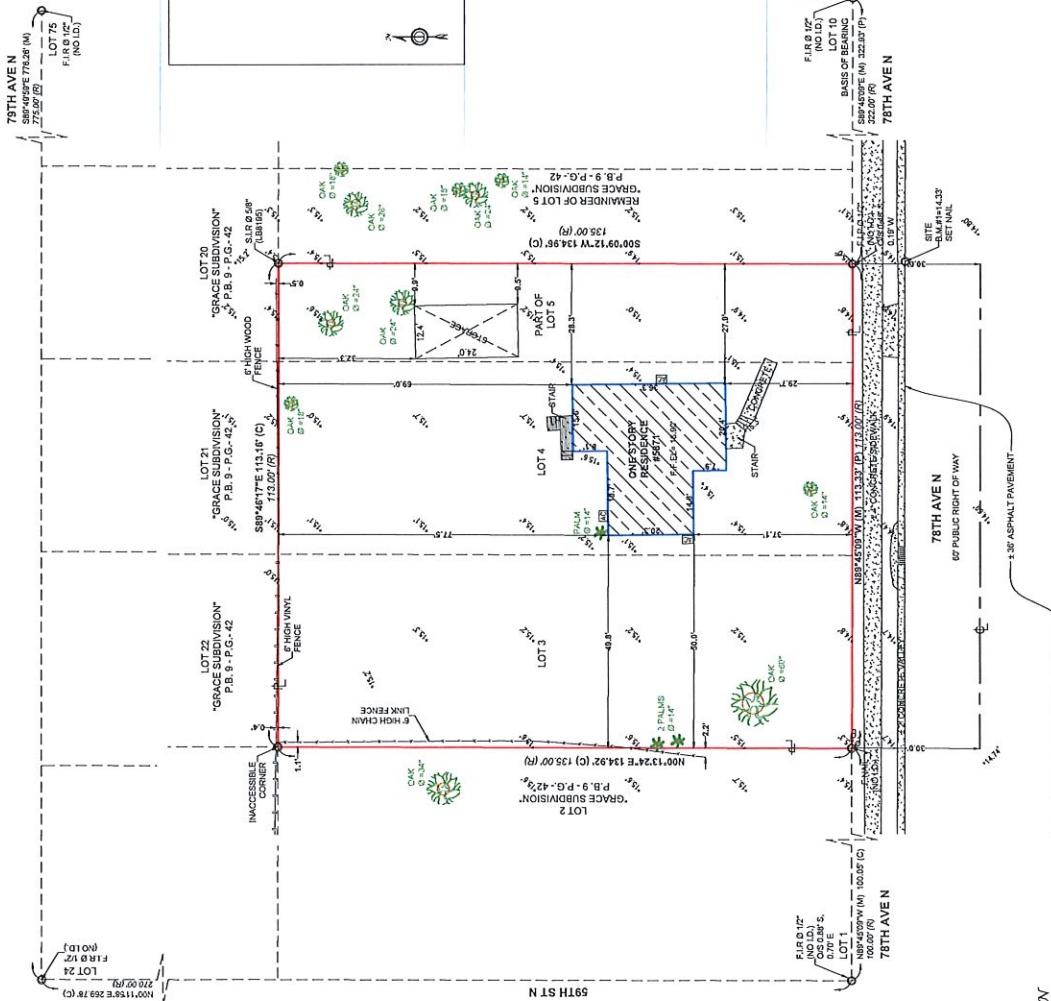
MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.



ABBREVIATIONS

LEGEND

1	BO-BLOCK CORNER	1	CENTER LINE
2	(C)-CALCULATED	2	PROPERTY CORNER
3	(M)-MEASURED	3	PROPERTY LINE
4	(P)-PERMANENT	4	PALM & TRUNK TREE
5	(R)-REPERCHED	5	CANOPY & TRUNK TREE
6	TYPE = TYPICAL	6	PINE & TRUNK TREE
7	P.B. = PLAT BOOK	7	MANHOLE (SANTARY SEWER)
8	P.B. = PAGE	8	GROUND ELEVATION
9	F.L.P. = FOUND IRON PIPE	9	PAVEMENT ELEVATION
10	F.M.D. = FOUND IRON PIPE & DISK	10	CATCH BASIN
11	S.I.R. = SET IRON ROD	11	UTILITY POLE
12	R.O. = RIGHT OF WAY	12	UTILITY POLE #42472
13	F.C. = FENCE CORNER		
14	B.M. = BENCHMARK		



SCALE: 1" = 20'

SECTION 28. TOWNSHIP 30S. RANGE 16E. PINELLAS COUNTY

5871 78TH AVE N,
PINELLAS PARK, FL 33781

PROPOSED PARCEL "B" DESCRIPTION:

FLOOD ZONE INFORMATION:

COMMUNITY: CITY OF PINELLAS PARK - 120231
MAP/PANEL NO. 12103C0204H

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

SET.
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND
MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL
POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN UPON ACROSS ABUTTING OR ADJACENT TO THE

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION

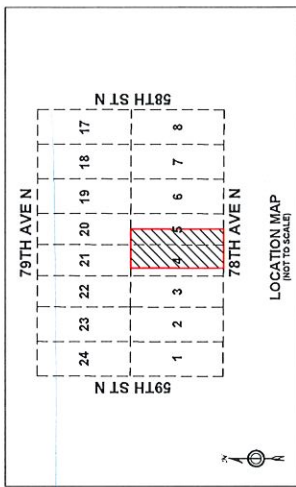
EXAMINED

YAIMA ACEDAL

FAJAL, ANTONIO S EST

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "TOPOGRAPHIC SURVEY" AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 54-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 47D, 027.021, OF THE FLORIDA STATUTES.



C=BLOCK CORNER
 CH=CALCULATED
 M=MEASURED
 R=RECORD
 P=PROPORTED
 TYP.=TYPICAL
 S.B.=PLAT BOOK
 Q.O.=PAGE
 L.R.=FOUND IRON ROD
 L.P.P.=FOUND IRON PIPE
 N.D.=FOUND NAIL & DISK
 L.R.=SET IRON ROD
 D.=IDENTIFICATION
 F.C.=FENCE CORNER
 B.M.=BENCH-MARK

CENTER LINE	CENTER LINE
PROPERTY CORNER	PROPERTY CORNER
PROPERTY LINE	PROPERTY LINE
PALM & TRUNK TREE	PALM & TRUNK TREE
CANOPY & TRUNK TREE	CANOPY & TRUNK TREE
PINE & TRUNK TREE	PINE & TRUNK TREE
MAN-HOLE (SANITARY)	MAN-HOLE (SANITARY)
GROUND ELEVATION	GROUND ELEVATION
PAVEMENT ELEVATION	PAVEMENT ELEVATION
CATCH BASIN	CATCH BASIN
UTILITY POLE	UTILITY POLE
METER (WATER)	METER (WATER)

Exhibit D: Rendering



Exhibit E: Aerial Map



6/17/2026, 9:31:17 AM

- ArcGIS World Geocoding Service
- Parcel (Polygon)
- Road Centerlines
- Public
- PP City Boundary
- World_Hillshade

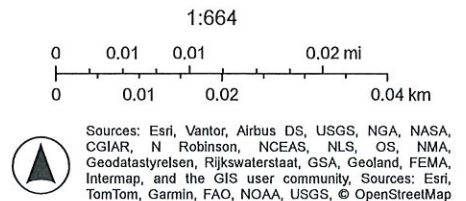
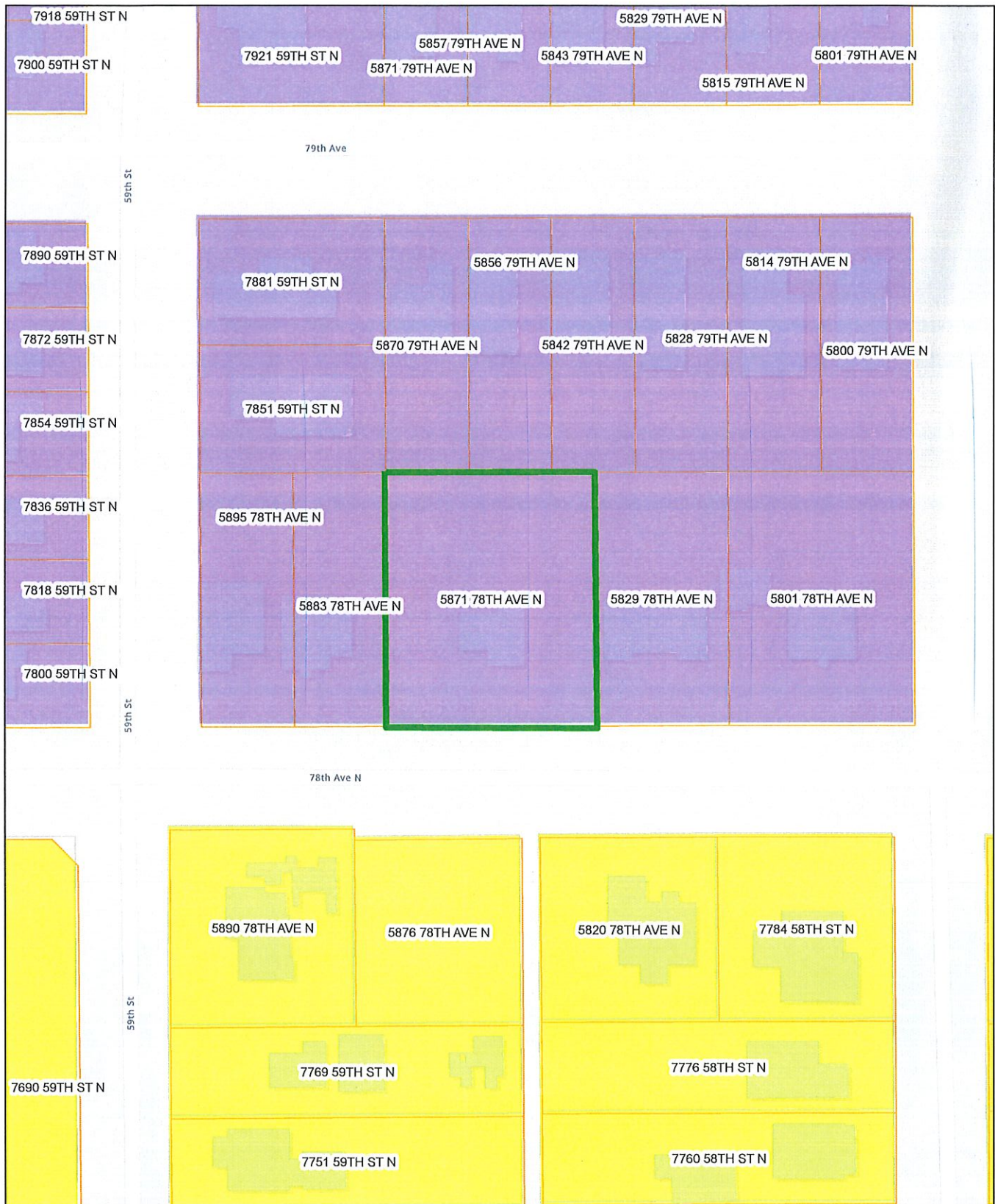


Exhibit F: Land Use Map



6/17/2026, 9:27:45 AM

- ArcGIS World Geocoding Service
- Land Use (Pinellas Park)
- COMMUNITY REDEVELOPMENT DISTRICT
- RESIDENTIAL URBAN
- Parcel (Polygon)
- World_Hillshade

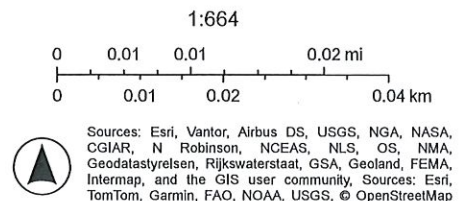
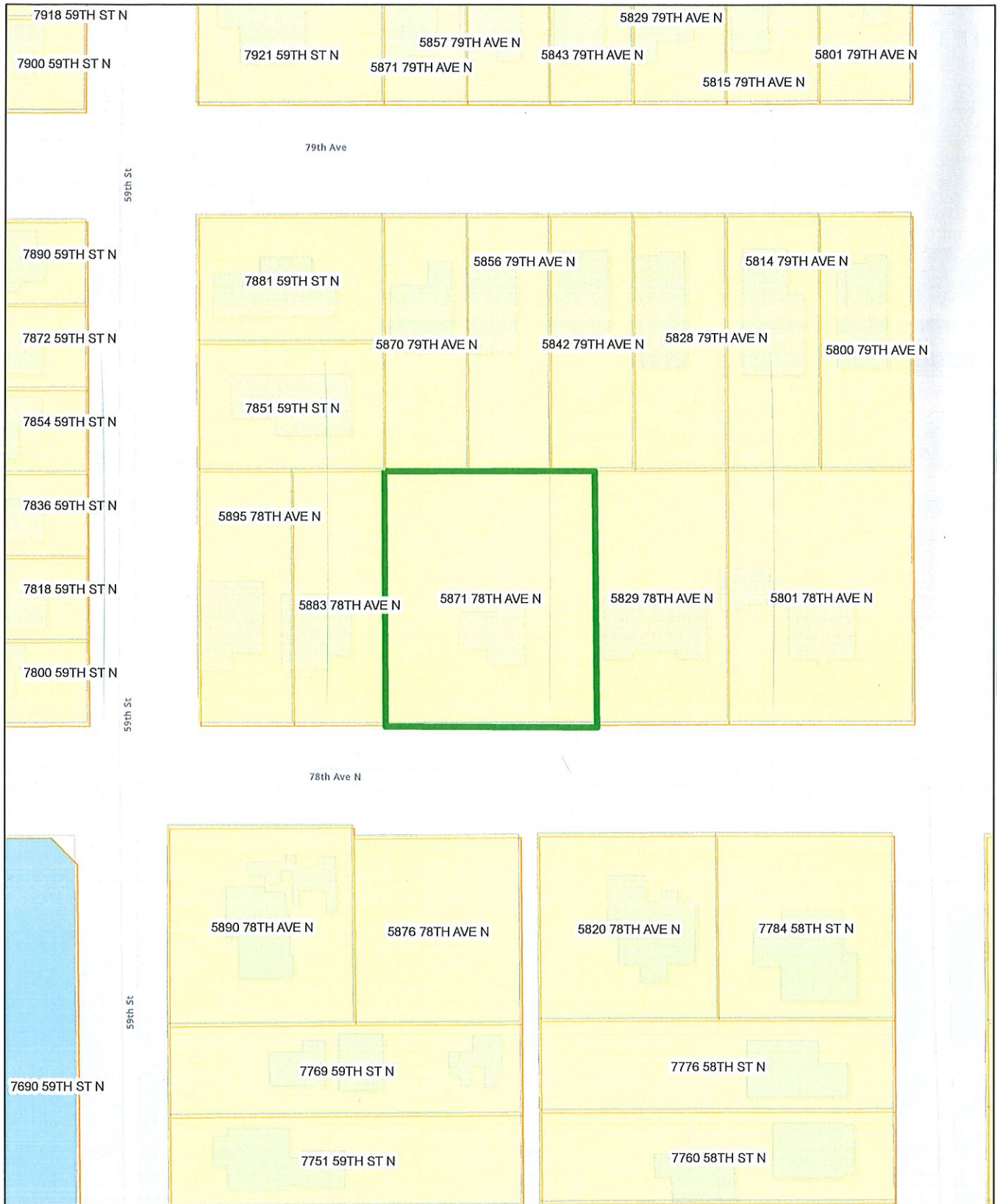


Exhibit G: Zoning Map



6/17/2026, 9:26:27 AM

- ArcGIS World Geocoding Service
- Zoning (Pinellas Park)
- PUBLIC P
- SINGLE FAMILY RESIDENTIAL R-1
- Parcel (Polygon)
- World_Hillshade

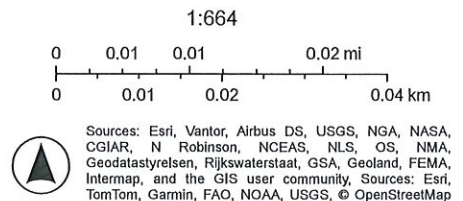


Exhibit H: Flood Insurance Rate Map



6/17/2026, 9:28:46 AM

- ArcGIS World Geocoding Service
- Flood Insurance Rate Map (FIRM) Panel
- Parcel (Polygon)
- World_Hillshade

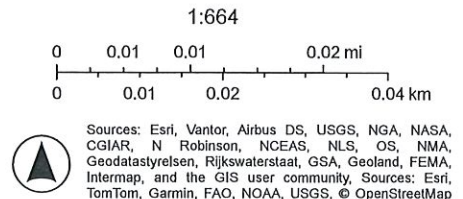


Exhibit I: Site Photo

