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-1026-00007; VAR-1226-00011; VAR-1226-00012

B. **Location:** 6802 62nd St N, Pinellas Park, FL, 33781 (Parcel No. 32-30-16-69930-200-0513)

C. **Request:**

**VAR-1026-00007:** Variance to reduce the minimum side yard setback from ten (10) feet to nine (9) feet for storage container A on a parcel in the "R-2" Single-Family Residential District.

**VAR-1226-00011:** Variance to reduce the minimum side yard setback from ten (10) feet to nine (9) feet for storage container B on a parcel in the "R-2" Single-Family Residential District.

**VAR-1226-00012:** Variance to reduce the minimum secondary front yard setback from twenty-five (25) feet to nine (9) feet eight (8) inches for storage container B on a parcel in the "R-2" Single-Family Residential District.

D. **Applicant:** Mythanh Le

E. **Property Owner:** Mythanh Le

F. **Legal Ad Text:**

**VAR-1026-00007:** Variance to reduce the minimum side yard setback from ten (10) feet to nine (9) feet for storage container A on a parcel in the "R-2" Single-Family Residential District.

**VAR-1226-00011:** Variance to reduce the minimum side yard setback from ten (10) feet to nine (9) feet for storage container B on a parcel in the "R-2" Single-Family Residential District.

**VAR-1226-00012:** Variance to reduce the minimum secondary front yard setback from twenty-five (25) feet to nine (9) feet eight (8) inches for storage container B on a parcel in the "R-2" Single-Family Residential District.

G. **PARC Meeting**: December 23, 2025

H. **Public Hearings:**

**Board of Adjustment Meeting Date:** January 15, 2026
**Advertising Date:** December 31, 2025

## II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting three variances related to the placement of two storage containers on a residentially zoned property. The applicant, who is also the property owner, previously operated a laundromat but was evicted from that location due to ongoing issues with the landlord. As a result, the applicant removed all equipment and belongings from the laundromat and placed them into storage containers while seeking a new location. The storage containers were subsequently placed on the

applicant's residential property. Due to their size, the containers are considered structures under the Land Development Code and are therefore required to meet applicable setback requirements for the zoning district. The containers do not meet the required secondary front yard and side yard setbacks. These are after the fact variance requests. The containers are already on the property.

The applicant has stated that the containers are too heavy to relocate and that hiring a third party to relocate the containers would be expensive. Accordingly, the applicant is requesting variances to address the existing setback nonconformities.

**B. Site Area:** 21,815 square feet / 0.501 acres.

**C. 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.

**D. Existing Use:** Single Family Home

**E. Proposed Use:** Single Family Home

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

**G. Current Zoning District:** Single Family Residential (R-2)

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

**I. Evacuation Zone:** This property is in Evacuation Zone 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-2 | RU | Single Family Residential |
| **South** | R-1 | RU | Single Family Residential |
| **East** | F | RS | Single Family Residential |
| **West** | R-2 | 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.*
- *Residential Equivalent Use – Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 7.5 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.*
- *Non-Residential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of.24 and an ISR of.50.*

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

- *Acreage Limitations – The following areas shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds the designated threshold shall require a plan map amendment that shall include such use and all contiguous like uses:*
    - *Ancillary Non-Residential; Transportation/Utility Use – Shall not exceed a maximum of three (3) acres.*
    - *Institutional Use (except Public Educational Facilities, which are not subject to this threshold) - Shall not exceed a maximum area of five (5) acres.*

**3. Relevant Policies:**

*POLICY LU.1.2.1*
*The City will discourage and reduce the number of nonconforming land uses in the community.*

*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 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.

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

**1. Zoning District Purpose / Intent:**
*The "R-2" Single-Family Residential District is established to identify and to stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of an urban low density and low medium density, single-family residential environment. This district is limited primarily to single-family detached dwellings, together with accessory uses and public facilities customary to such an environment, on 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) or Residential Low Medium (RLM).*

**2. Key Standards:**

***SECTION 18-1510. - "R-2" SINGLE-FAMILY RESIDENTIAL DISTRICT***
***Sec. 18-1510.4. - DIMENSIONAL AND AREA REGULATIONS.***

*(A) MINIMUM LOT REQUIREMENTS.*

1. *Lot Area: Seven thousand five hundred (7,500) square feet.*
2. *Lot Width: Seventy-five (75) feet, except on a corner ninety (90) feet is required.*
3. *Lot Depth: Ninety (90) feet.*

4. *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. *Front Yard Setback: Twenty-five (25) feet.*
2. *Secondary Front Yard Setback: Twenty five (25) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, the secondary front yard may be reduced to a minimum of fifteen (15) feet.*
3. *Side Yard Setback: Ten (10) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, side yards may be reduced to a minimum of ten (10) feet on one side and five (5) feet on the other side.*
4. *Rear Yard Setback: Fifteen (15) 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)(2.) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.*

*(C) MINIMUM LIVEABLE FLOOR AREA. 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 when assigned RU land use; sixty-five (65) percent in RLM.*

*(F) FLOOR AREA RATIO.*

1. *Nonresidential Uses:*
   - *(a) Thirty-hundredths (0.30) in RU.*
   - *(b) Forty-hundredths (0.40) in RLM.*

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

***SECTION 18-1537. – VARIANCES.***
***Sec. 18-1537.1. - BOARD OF ADJUSTMENT***

*(A) The Board of Adjustment is authorized to grant variances as provided herein.*
*(B) The City Council is authorized to grant variances, provided the variances are associated with an application for conditional use or site plan review on the same property.*
*(C) For the purpose of this Section, Variances, the Board of Adjustment and City Council shall all be referred to as "the City."*
*(D) The City may grant variances from the following provisions of this Article:*

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

***Sec. 18-1537.2. - VARIANCE REVIEW CRITERIA.***

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

1. *That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and*

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

**3. Staff Analysis:**

Per Section 18-1537.1(D)3, the Board of Adjustment may approve variances to minimum yard setbacks. Staff finds that the variances requested do not meet any of the review criteria set forth in Section 18-1537.2. of the Land Development Code:

1. That special conditions and circumstances exist which are peculiar to the land or building involved, and which are not applicable to other lands or buildings in the same district; and
   *No special or unique conditions exist that are peculiar to the subject property. The property is a typical residential parcel and does not exhibit physical characteristics that distinguish it from other properties within the same zoning district.*

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
   *Strict application of the Land Development Code would not deprive the applicant of rights commonly enjoyed by other properties in the zoning district. The applicant has been provided reasonable means to achieving compliance with setback requirements, which reflects the same standards and development rights applicable to surrounding properties.*

3. That the special conditions and circumstances do not result from the actions of the applicant; and
   *The circumstances giving rise to the variance request are the result of actions taken by the applicant. The storage containers were placed on the property without prior approval and do not comply with requested setbacks. While a compliant alternative was identified, the applicant has indicated that shifting the containers would be cost-prohibitive due to their size and weight. However, financial considerations alone due not constitute a hardship under our Land Development Code.*

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
   *Approval of the requested variances would confer a special privilege upon the applicant that is not afforded to other properties within the same zoning district, all of which are required to comply with established setback requirements.*

5. That the requested variance is the minimum variance that will make possible the reasonable use of the land or building; and
   *The requested variances do not represent the minimum relief necessary to allow reasonable use of the property. The property has adequate opportunities for use in compliance with code and denial of the variances would not prevent its continued use.*

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.
   *Granting the variances may not be consistent with the general intent and purpose of this article. The storage containers, due to their size and proposed time stored on the property, are classified as structures and are therefore subject to applicable setback requirements. While approval may not result in direct harm to the surrounding area, it would yield a self-induced nonconformity, which may contribute to nonuniform application of development standards.*

C. **Project Application Review Committee (PARC) Comments:**
The application was discussed at the December 23, 2025 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: 1/5/26

Nick A. Colonna, AICP, Community Development Administrator
or Aaron Petersen, Asst. Community Development Administrator — Date: 1/5/2026

## V. ACTION

**BOARD OF ADJUSTMENTS** – MOVE TO:

**A. APPROVE**

**B. APPROVE WITH THE FOLLOWING CONDITION(S):**

**C. DENY**

…a variance to reduce the minimum side yard setback from ten (10) feet to nine (9) feet for storage container A on a parcel in the "R-2" Single-Family Residential District.

…a variance to reduce the minimum side yard setback from ten (10) feet to nine (9) feet for storage container B on a parcel in the "R-2" Single-Family Residential District.

…a variance to reduce the minimum secondary front yard setback from twenty-five (25) feet to nine (9) feet eight (8) inches for storage container B on a parcel in the "R-2" Single-Family Residential 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

PINELLAS PARK
• SIMPLY CENTERED •

# Home Owners Affidavit

City of Pinellas Park
Building Development
6051 78th Avenue North
Pinellas Park, FL 33781
(727) 369-5647
Email: permits@pinellas-park.com

## Florida Statute 489.103
## Disclosure Statement (With Owners Affidavit)

I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.

I understand when building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy or use of such owners and not offered for sale or lease, or building or improving commercial buildings, at a cost not to exceed $75,000.

I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.

I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.

I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board for more information about licensed contractors.

I am aware of, and consent to; an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: 6802 62nd St N Pinellas Park, FL 33781

I agree to notify the City of Pinellas Park's Building Development Division, immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver's license or other type of verification acceptable to the local permitting agency is required when the permit is issued.

I, MyThanh Le acknowledge that as an Owner/Builder, I am to actually physically, build, alter, or repair the One or Two family dwelling which I have had permitted in accordance with the stipulations listed above.

Property Owner Address: 6802 62nd St N. Pinellas Park, FL 33781
Permit Address: 6802 62nd St N Pinellas Park, FL 33781
Telephone: 727-244-7764 Drivers License #: L000 558 87 661 0
Other Identification: _____

I hereby acknowledge that I have read and understand the above affidavit on this 11th day of August, 20 25.

X _____
Owner/Builder Signature

**NOTE: IF SUBMITTED IN PERSON – NO NOTARY SECTION NEEDED.**
**IF SENDING IN - NOTARY SECTION BELOW MUST BE COMPLETED AND STAMPED.**

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of August, 2025 by MyThanh Le who is/are personally known to me or who has/have produced FL DL as identification.

WITNESS my official hand and seal at Pinellas County, Florida, this 11th day of August 2025.

NOTARY SEAL

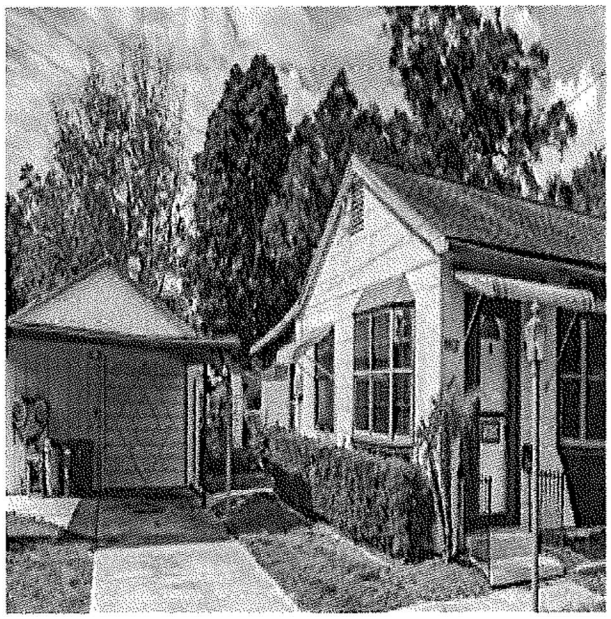
Kira McGee
Comm.: HH 573620
Expires: Jul. 21, 2028
Notary Public - State of Florida

_____
Notary Public
Kira McGee
Notary typed, printed or stamped
My Commission Expires: 07-21-28

TARGET
SURVEYING, LLC

6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407- (800) 226-4807
WWW.TARGETSURVEYING.NET

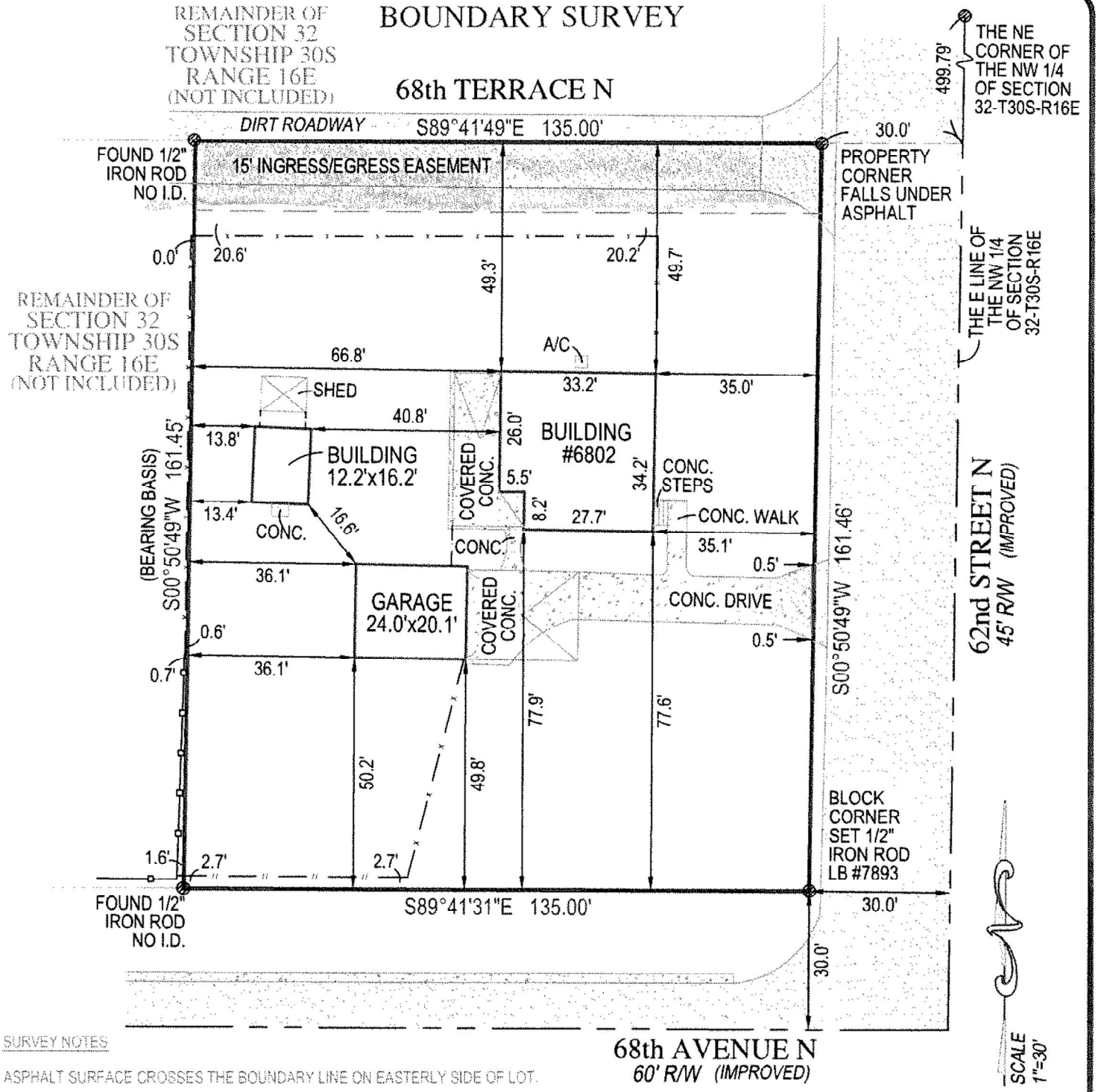
**LAND SURVEY PREPARED FOR MYTHANH LE**
**6802 62ND STREET NORTH, PINELLAS PARK, FL 33781**



REQUESTED BY:

PINELLAS PARK TITLE - NO LONGER HERE
6075 PARK BLVD SUITE B
PINELLAS PARK, FL 33781
PH. 727-541-7716

# BOUNDARY SURVEY




SURVEY NOTES

ASPHALT SURFACE CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



SURVEY NUMBER:
613887

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

# LEGAL DESCRIPTION AND CERTIFICATION

EAST 135.00 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF FARM 5 IN SECTION 32, TOWNSHIP 30 SOUTH, RANGE 16 EAST IN PINELLAS FARMS AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND SUBJECT TO AN EASEMENT SHOWN IN A RECORDED INSTRUMENT OVER THE NORTH 15.00 FEET AND CONVEYING AND GRANTING TO THE GRANTEES HEREIN AN EASEMENT OF EGRESS AND INGRESS OVER THE SOUTH 15.00 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF FARM 5, NORTH 1/4 OF SECTION 32, TOWNSHIP 30 SOUTH, RANGE 16 EAST, LESS, HOWEVER THE WEST 10.00 FEET OF THE SAID 15.00 FOOT STRIP.

*Community Number: 120251 Panel: 0203 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 12/8/2023*

*Certified To:*
*MYTHANH LE; PINELLAS PARK TITLE - NO LONGER HERE ; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;*

*Property Address:*
*6802 62ND STREET NORTH*
*PINELLAS PARK, FL 33781*

*Survey Number: 613887*

*Client File Number: 2023355*

ABBREVIATION DESCRIPTION:

| | | | |
|---|---|---|---|
| A.E. | ANCHOR EASEMENT | F.F. EL. | FINISH FLOOR ELEVATION |
| A/C | AIR CONDITIONER | F.I.P. | FOUND IRON PIPE |
| B.M. | BENCH MARK | F.I.R. | FOUND IRON ROD |
| B.R. | BEARING REFERENCE | F.P.K. | FOUND PARKER-KALON NAIL |
| (C) | CALCULATED | (L) | LENGTH |
| ? | CENTRAL / DELTA ANGLE | L.A.E. | LIMITED ACCESS EASEMENT |
| CH | CHORD | L.M.E. | LAKE MAINTENANCE EASEMENT |
| (D) | DEED / DESCRIPTION | (M) | MEASURED / FIELD VERIFIED |
| D.E. | DRAINAGE EASEMENT | M.H. | MANHOLE |
| D.H. | DRILL HOLE | N&D | NAIL & DISK |
| D/W | DRIVEWAY | N.R. | NOT RADIAL |
| E.O.W. | EDGE OF WATER | N.T.S. | NOT TO SCALE |
| F.C.M. | FOUND CONCRETE MONUMENT | O.H.L. | OVERHEAD UTILITY LINES |
| O.R.B. | OFFICIAL RECORDS BOOK | | |
| (P) | PLAT | | |
| P.B. | PLAT BOOK | | |
| P.C. | POINT OF CURVATURE | | |
| P.C.C. | POINT OF COMPOUND CURVE | | |
| P.O.B. | POINT OF BEGINNING | | |
| P.O.C. | POINT OF COMMENCEMENT | | |
| P.R.C. | POINT OF REVERSE CURVE | | |
| P.T. | POINT OF TANGENCY | | |
| R/W | RIGHT-OF-WAY | | |
| (R) | RADIAL / RADIUS | | |
| S.I.R. | SET IRON ROD | | |
| T.O.B. | TOP OF BANK | | |
| U.E. | UTILITY EASEMENT | | |

SYMBOL DESCRIPTIONS:

= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+ X.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
W/M = WATER METER
= WELL
= WOOD FENCE

KENNETH OSBORNE CERTIFICATE NO. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

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 AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

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

Kenneth Osborne
Digitally signed by Kenneth Osborne
Date: 2023.12.10 20:37:39 -05'00'

PRINTING INSTRUCTIONS:
WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"



TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL. 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: www.targetsurveying.net

## Parcel Summary (as of 23-Oct-2025)

Parcel Number

# 32-30-16-69930-200-0513

Owner Name
**LE, MYTHANH**

Property Use
**0110 Single Family Home**

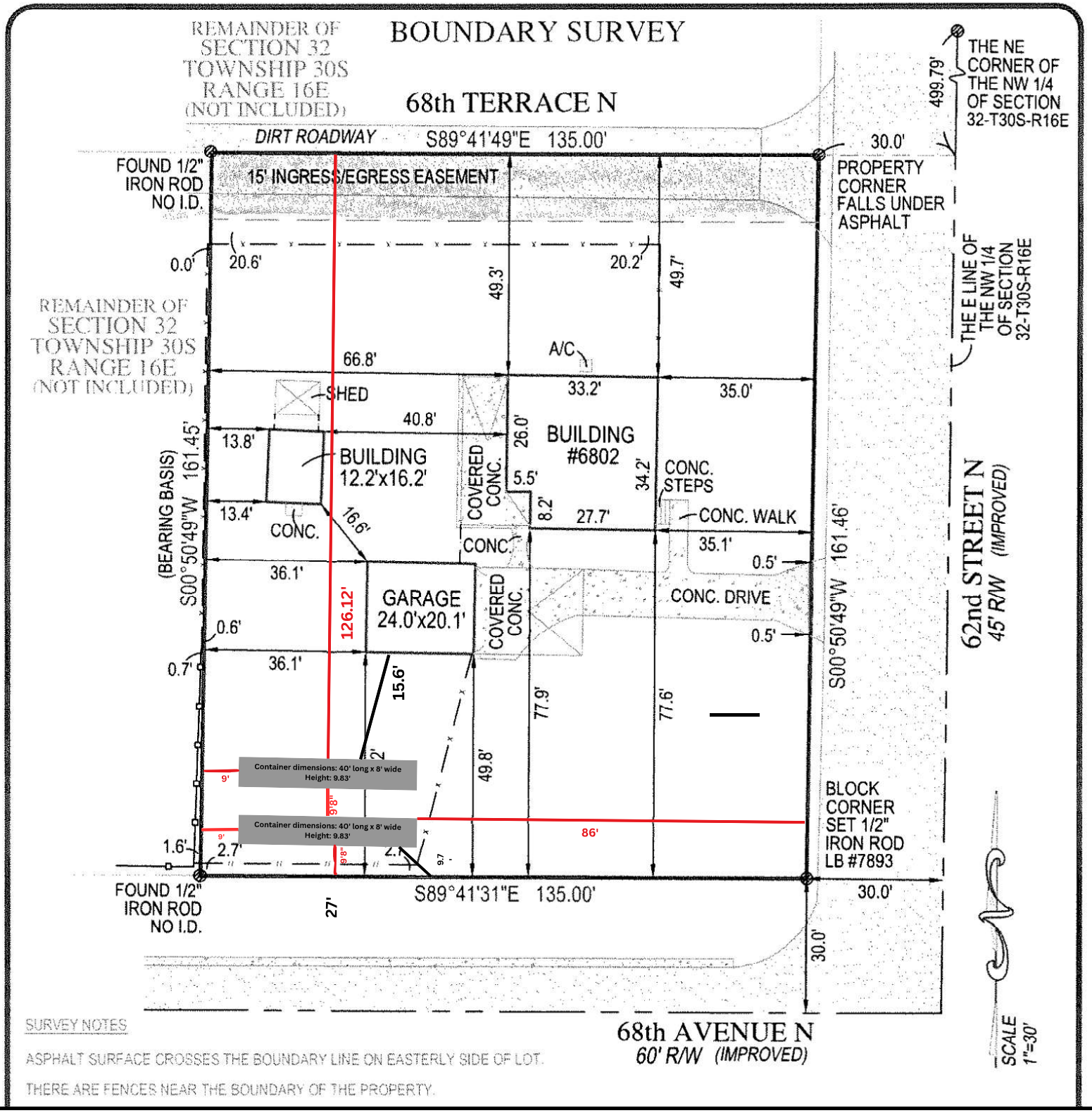
Site Address
**6802 62ND ST N**
**PINELLAS PARK, FL 33781**

Mailing Address
**6802 62ND ST N**
**PINELLAS PARK, FL 33781-5154**

Legal Description
**PINELLAS FARMS NW 1/4, SEC 32-30-16 E 135FT OF W 645FT OF S 1/2 OF S 1/2 OF FARM 5**

Current Tax District
**PINELLAS PARK, PIN PK WTR MGT (PPW)**

Year Built
**1950**


BOUNDARY SURVEY
REMAINDER OF SECTION 32 TOWNSHIP 30S RANGE 16E (NOT INCLUDED)
68th TERRACE N
DIRT ROADWAY
S89°41'49"E 135.00'
FOUND 1/2" IRON ROD NO I.D.
15' INGRESS/EGRESS EASEMENT
30.0'
PROPERTY CORNER FALLS UNDER ASPHALT
499.79'
THE NE CORNER OF THE NW 1/4 OF SECTION 32-T30S-R16E
THE E LINE OF THE NW 1/4 OF SECTION 32-T30S-R16E
REMAINDER OF SECTION 32 TOWNSHIP 30S RANGE 16E (NOT INCLUDED)
0.0'
20.6'
20.2'
49.3'
49.7'
66.8'
A/C
33.2'
35.0'
SHED
40.8'
13.8'
BUILDING 12.2'x16.2'
26.0'
BUILDING #6802
COVERED CONC.
5.5'
34.2'
CONC. STEPS
(BEARING BASIS) S00°50'49"W 161.45'
13.4'
CONC.
16.6'
8.2'
27.7'
CONC. WALK
CONC.
35.1'
0.5'
36.1'
126.12'
GARAGE 24.0'x20.1'
COVERED CONC.
CONC. DRIVE
0.6'
0.5'
0.7'
36.1'
15.6'
77.9'
77.6'
49.8'
Container dimensions: 40' long x 8' wide
Height: 9.83'
9'
9'8"
Container dimensions: 40' long x 8' wide
Height: 9.83'
86'
1.6'
2.7'
9'8"
9.7'
BLOCK CORNER SET 1/2" IRON ROD LB #7893
FOUND 1/2" IRON ROD NO I.D.
27'
S89°41'31"E 135.00'
30.0'
30.0'
S00°50'49"W 161.46'
62nd STREET N
45' R/W (IMPROVED)
68th AVENUE N
60' R/W (IMPROVED)
SCALE 1"=30'
SURVEY NOTES
ASPHALT SURFACE CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT.
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

4561
MAX GROSS
TARE
PAYLOAD
CU.CAP.

# Exhibit F: Aerial Map

12/15/2025, 1:32:16 PM

Master Address Points

Pinellas Park

Parcels

Aerials 2024

Red: Band_1

Green: Band_2

Blue: Band_3

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

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ArcGIS Web AppBuilder

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# Exhibit G: Zoning Map

12/15/2025, 1:28:05 PM

Zoning (Pinellas Park)

- Farm - F
- Open Space - O/S
- Public - P
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential Estate - R-E
- Rural Residential - RR
- Master Address Points
- Pinellas Park
- Parcels

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

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# Exhibit H: Land Use Map

12/15/2025, 1:30:45 PM

Land Use (Pinellas Park)

- Institutional - INS
- Recreation/Open Space - R/OS
- Residential Suburban - RS
- Residential Urban - RU
- Master Address Points
- Pinellas Park
- Parcels

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

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# Exhibit I: Flood Rate Map

12/15/2025, 1:30:14 PM

FEMA Flood Hazard Areas

- 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)
- Master Address Points
- Pinellas Park
- Parcels

1:1,128

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

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