

I. APPLICATION DATA

- A. **Case Number:** VAR-0526-00028
- B. **Location:** 5501 66th Avenue North
- C. **Request:** Variance to reduce the secondary front yard setback from 12 feet to 6.1 feet for an addition on the east side of the existing dwelling in the Single-Family Residential (R-1) zoning district.
- D. **Applicant:** Aleksander & Etem Bame
- E. **Authorized Agent:** N/A
- F. **Property Owner:** Aleksander & Etem Bame
- G. **Legal Ad Text:** Variance to reduce the secondary front yard setback from 12 feet to 6.1 feet for an addition on the east side of the existing dwelling in the Single-Family Residential (R-1) zoning district.
- H. **PARC Meeting:** June 9, 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 requesting a reduction in minimum secondary front yard setback from 12 feet to 6.1 feet for an addition on the east side of the existing dwelling. The property is located within the Single-Family Residential (R-1) zoning district.

The proposed site plan indicates multiple updates along with the addition to the east, such as a patio, additions to the south and west of the existing dwelling, and a detached garage. These other updates meet all applicable code requirements.
- B. **Site Area:** 8,385 square feet / 0.19 acres.
- C. **Property History:**
According to Pinellas County Property Appraiser, the lot was platted in 1956 as Block 2, Lot 11 of the Paradise Park Manor Subdivision, recorded in plat book 40, page 65. The parcel was developed in 1969 with a 1,632 square foot structure. The property has prior permits on record for multiple roof replacements.
- D. **Existing Use:** Single-Family Residential
- E. **Proposed Use:** Single-Family Residential (No change)
- 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 Detached
South	R-1	RU	Single-Family Detached
East	M-1	IL	Workshops
West	R-1	RU	Single-Family Detached

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

Location 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.

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 layout of the current dwelling and the proposed site updates necessitate this variance request and approval would allow the applicant to maximize usage of their property. Staff finds the proposed request to be appropriate and consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

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

2. Key Standards:

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

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

(A) MINIMUM LOT REQUIREMENTS.

1. For lots platted prior to May 20, 1987, the following dimensional regulations shall apply:
 - (a) Lot Area: Six thousand (6,000) square feet.
 - (b) Lot Width: Sixty (60) feet, except on a corner eighty (80) feet is required.
 - (c) Lot Depth: Ninety (90) feet.
2. For lots platted on or after May 20, 1987, the following shall apply:
 - (a) Lot Area: Seventy-five hundred (7,500) square feet.
 - (b) Lot Width: Seventy-five (75) feet, except on a corner ninety (90) feet is required.
 - (c) Lot Depth: Ninety (90) feet.
3. Lots not meeting the lot area, width or depth requirements of this Section and having been of record prior to December 10, 1970 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. For lots platted prior to May 20, 1987, the following shall apply:
 - (a) Front Yard Setback: Twenty (20) feet.
 - (b) Secondary Front Yard Setback: Twenty (20) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, the secondary yard may be reduced to a minimum of twelve (12) feet.
 - (c) Side Yard Setback: Minimum of ten (10) feet on one side and six (6) feet on the other side. Side yards on corner lots shall be eight (8) feet on each side. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, side yards may be reduced to a minimum of five (5) feet.
 - (d) Rear Yard Setback: Fifteen (15) feet, or ten (10) feet if abutting an alley.
2. For lots platted on or after May 20, 1987, the following shall apply:
 - (a) Front Yard Setback: Twenty-five (25) feet.
 - (b) Secondary Front Yard Setback: Twenty-five (25) feet.
 - (c) Side Yard Setback: Ten (10) feet.
 - (d) Rear Yard Setback: Fifteen (15) feet.
3. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
4. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
5. Refer to Section 18-1504.3(G)(2.) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

(C) MINIMUM LIVEABLE FLOOR AREA.

1. For lots platted prior to May 20, 1987: Eight hundred (800) square feet.
2. For lots platted on or after May 20, 1987: Nine hundred (900) square feet.

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

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

(F) FLOOR AREA RATIO.

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

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

The proposal allows the applicant to utilize the current layout of the existing home while matching the character of the neighborhood. Per Section 18-1537.1(D)4, the Board of Adjustment may approve variances to reductions in required dimensions and separations. Staff finds that the variance requested meets the review criteria set forth in Section 18-1537.2. of the Land Development Code.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the June 9, 2026 PARC meeting by all relevant departments/divisions and no concerns were raised.

IV. SUMMARY

A. Findings:

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

1. *The proposed variance will allow the applicants to utilize their property; and*
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

6/15/26
Date


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

6/22/2026
Date

V. ACTION

BOARD OF ADJUSTMENTS – MOVE TO:

A. APPROVE

B. APPROVE WITH THE FOLLOWING CONDITION(S):

C. DENY

...a variance to reduce the side yard setback from 6 feet to 1.7 feet for an addition on the east side of the existing dwelling in the in the Single-Family Residential (R-1) zoning district.

VI. ATTACHMENTS

- Exhibit A:** Narrative from Applicant
- Exhibit B:** Affidavit of Ownership & Legal Description
- Exhibit C:** Survey
- Exhibit D:** Site Plan
- 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

Variance Request Letter

5501 66th Ave N Pinellas Park, FL 33781

To the Members of the Board of Adjustment,

The applicant respectfully requests approval of setback variances for the proposed improvements at **5501 66th Avenue N, Pinellas Park, FL 33781**.

The property is a pre-existing platted residential lot identified as **Lot 11, Block 2, Paradise Park Manor, Plat Book 40, Page 65**. The lot is approximately **65 feet wide by 129 feet deep** and is currently improved with one existing **one-story masonry residential structure**. The proposed improvements include a new **20' × 30' garage**, building additions, a new patio area, and a new concrete driveway.

The survey shows that the property is a **corner lot** located at **66th Avenue N and 55th Street N**. The south side of the property fronts **66th Avenue N**, and the east side of the property abuts **55th Street N**. Both streets are shown as **60-foot public rights-of-way**. Because the property is a corner lot, the applicant understands that the City may classify the east side along 55th Street N as a **secondary front yard or street-side yard**, rather than a typical interior side yard.

The applicant is requesting the necessary setback relief for the proposed garage, additions, patio, and driveway improvements as shown on the submitted survey/site plan. The survey shows a proposed **20' × 30' garage**, proposed new additions, a **12' × 27' patio**, and a new concrete driveway.

The proposed layout shows one side/interior setback at approximately **6.9 feet**, which meets the previously discussed **6.5-foot** side setback standard. The opposite side, along the 55th Street N side, is shown at approximately **6.1 feet**. If treated as an interior side yard, the requested relief would be approximately **0.4 feet**, or about **4.8 inches**. However, because this property is a corner lot and the east side abuts 55th Street N, the applicant requests the appropriate **secondary front yard/street-side setback relief** as determined by the City.

The applicant is also requesting rear setback relief for the proposed garage. The required rear setback has been identified as **15 feet**, and the proposed garage is shown approximately **10 feet** from the north/rear property line. Therefore, the requested rear setback variance is approximately **5 feet**. The north side also includes a **15-foot utility easement**, which further affects practical placement of the proposed garage and site improvements.

Current Use

The property is currently used as a **single-family residential property**. There is one existing **one-story masonry structure** on the lot. The proposed improvements include a new **20' × 30' garage**, new building additions, a new patio area, and a new concrete driveway.

Reasons the Board Should Grant the Request

The applicant believes the Board of Adjustment should grant this request because the requested variances are reasonable and necessary to allow practical residential use of the property.

The property is an existing residential lot with an existing one-story masonry structure already located on the site. The proposed improvements are intended to allow normal residential use, including garage and storage space, improved access, additional functional living/support areas, a patio, and an improved driveway.

The variances are not being requested to create an oversized or unreasonable improvement. They are being requested because the existing structure, lot dimensions, corner lot conditions, rear utility easement, right-of-way locations, and driveway/access needs limit the practical placement of the proposed garage, additions, patio, and driveway.

Approval of this request would allow the owner to continue investing in the property in a responsible way. The proposed improvements will help modernize the home, improve site function, provide practical garage and storage space, improve access, enhance curb appeal, and contribute positively to the appearance and value of the surrounding neighborhood. A well-maintained and improved residential property benefits not only the property owner, but also nearby homeowners and the community as a whole.

Special Conditions and Circumstances

The property has several special conditions that are peculiar to this lot and are not generally applicable to all properties in the same zoning district.

The property is a **corner lot** located at **66th Avenue N and 55th Street N**, with public right-of-way along two sides of the property. The lot is approximately **65 feet wide by 129 feet deep** and contains an existing one-story masonry structure. The survey also shows a **15-foot utility easement** along the rear/north side of the property, which limits where improvements can reasonably be located.

These conditions create a constrained building area. Because of the existing building location, corner lot configuration, rear utility easement, driveway location, right-of-way along two sides, and the need to maintain practical access and drainage, the proposed improvements cannot be shifted enough to fully meet all applicable setback requirements without affecting the function of the design.

The requested relief along the 55th Street N side is limited and is caused by the corner lot condition. On an interior lot, this area would generally function more like a side yard, but because the property abuts a street right-of-way, it may be treated as a secondary front yard or street-side yard for setback purposes. This corner lot condition reduces the practical buildable area compared to a typical interior residential lot.

The rear setback variance is also necessary because the required **15-foot rear setback**, combined with the existing lot layout, existing structure placement, rear utility easement, and need for practical access to the garage and driveway, limits the reasonable placement of the proposed garage and improvements. The proposed **10-foot rear setback** allows the property to be improved in a practical and functional residential manner.

Literal Interpretation of the Zoning Code

A literal interpretation of the setback requirements would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

Strict application of the setback requirements would prevent the applicant from making reasonable residential improvements that are commonly enjoyed by other residential properties, including a functional garage, driveway, patio, and additions. Because this property is a narrow pre-existing platted lot with an existing structure, corner lot conditions, public rights-of-way along two sides, and a rear utility easement, the setback requirements have a greater impact on this property than they would on a typical unconstrained interior lot.

Without the requested variances, the applicant would be deprived of the practical ability to improve the property with normal residential improvements. The requested relief is needed to allow a functional garage and overall site layout while still maintaining the residential use and character of the property.

Conditions Not Created by the Applicant

The special conditions and circumstances in this case do not result from actions of the applicant.

The lot width, lot depth, corner lot location, existing public right-of-way configuration, rear utility easement, and existing one-story masonry structure were pre-existing conditions of the property. These conditions already existed and were not created by the applicant.

The applicant is attempting to design the proposed improvements around these existing site conditions while maintaining reasonable residential use, access, drainage, and overall site function. The requested variances result from existing site limitations, not from a self-created hardship.

No Special Privilege

Granting the requested variances would not confer a special privilege on the applicant that is denied to other lands, structures, or buildings in the same zoning district.

The request would only allow reasonable residential improvements on a constrained existing lot. The proposed improvements are typical for a single-family residential property and are consistent with the residential use of the property.

The requested relief is dimensional in nature and is necessary because of the existing lot, existing structure, corner lot configuration, right-of-way locations, rear utility easement, and site constraints. The variances would not create a use or condition that is inconsistent with the surrounding neighborhood.

Minimum Variance Necessary

The requested variances are the minimum variances necessary to allow reasonable use of the property.

The proposed layout has been designed to work with the existing property conditions while minimizing the amount of relief requested. The applicant is not requesting more relief than necessary. The proposed improvements have been located and designed around the existing structure, existing driveway/access conditions, corner lot configuration, utility easement, and overall site layout.

The rear setback relief is necessary to allow the proposed **20' × 30' garage** to function with the existing home, driveway, patio, and overall site design. The proposed setback shown on the survey is approximately **10 feet** from the north/rear property line.

The requested street-side/secondary front yard relief along 55th Street N is also limited to what is necessary to allow the proposed addition and site improvements to work with the existing structure and property constraints.

Harmony With the Zoning Code and Neighborhood

Granting the variances will be in harmony with the general purpose and intent of the Zoning Code because the property will remain residential in use. The proposed improvements are normal residential improvements and will not change the residential character of the neighborhood.

The variances will not create a public safety issue, will not interfere with the public right-of-way, and will not be detrimental to surrounding properties. The proposed improvements will remain subject to all applicable building, drainage, floodplain, utility, and permitting requirements.

Approval will allow the property owner to make responsible improvements that enhance the home, improve curb appeal, provide functional garage and storage space, improve access, and contribute positively to the surrounding neighborhood. Allowing property owners to improve older or constrained residential lots helps maintain neighborhood quality, encourages reinvestment, and supports the long-term stability of the community.

For these reasons, granting the variances will allow the property to be reasonably improved while maintaining the residential character of the area and avoiding an unnecessary hardship created by the existing lot configuration, existing structure, corner lot condition, utility easement, and site constraints.

The applicant respectfully requests that the Board approve the requested variances.

Thank you for your time and consideration.

Respectfully,

Aleksander Bame

Exhibit B

CITY OF PINELLAS PARK AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

ALEKSANDER BAME

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:

5501 66TH AVENUE PINELLAS PARK FL 33781-5536

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

PARADISE PARK MANOR BLK 2, LOT 11

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):

variance request.

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

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

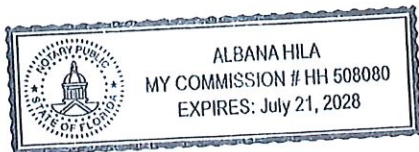
AB

SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF FLORIDA



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 21st day of MAY, 2026

By Aleksander Etem BAME, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced ID B 219-021-74-300
(Type of identification)

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

Notary Public, Commission No. HH 508080

ALBANA HILA
(Name of Notary, typed, printed or stamped)

Lot 2

Block 2

10

LOT 10

[illegible][illegible]

PG 1 of 1	JOB NO: PROJECT: DRAWN BY: DATE: SCALE: SHEET:	MOHAMMAD B. FAR 3152 LITTLE ROAD #333, TRINITY, FLORIDA 34655 PHONE: (727) 375-1740 FAX: (727) 375-1741 E-MAIL: MOHAMMADBFAR@AOL.COM	BOUNDARY & TOPOGRAPHIC SURVEY	5501 66TH AVENUE NORTH PINELLAS PARK, FL 33781	REVISIONS

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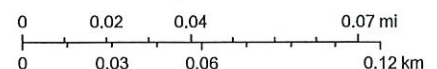
Exhibit E: Aerial Map



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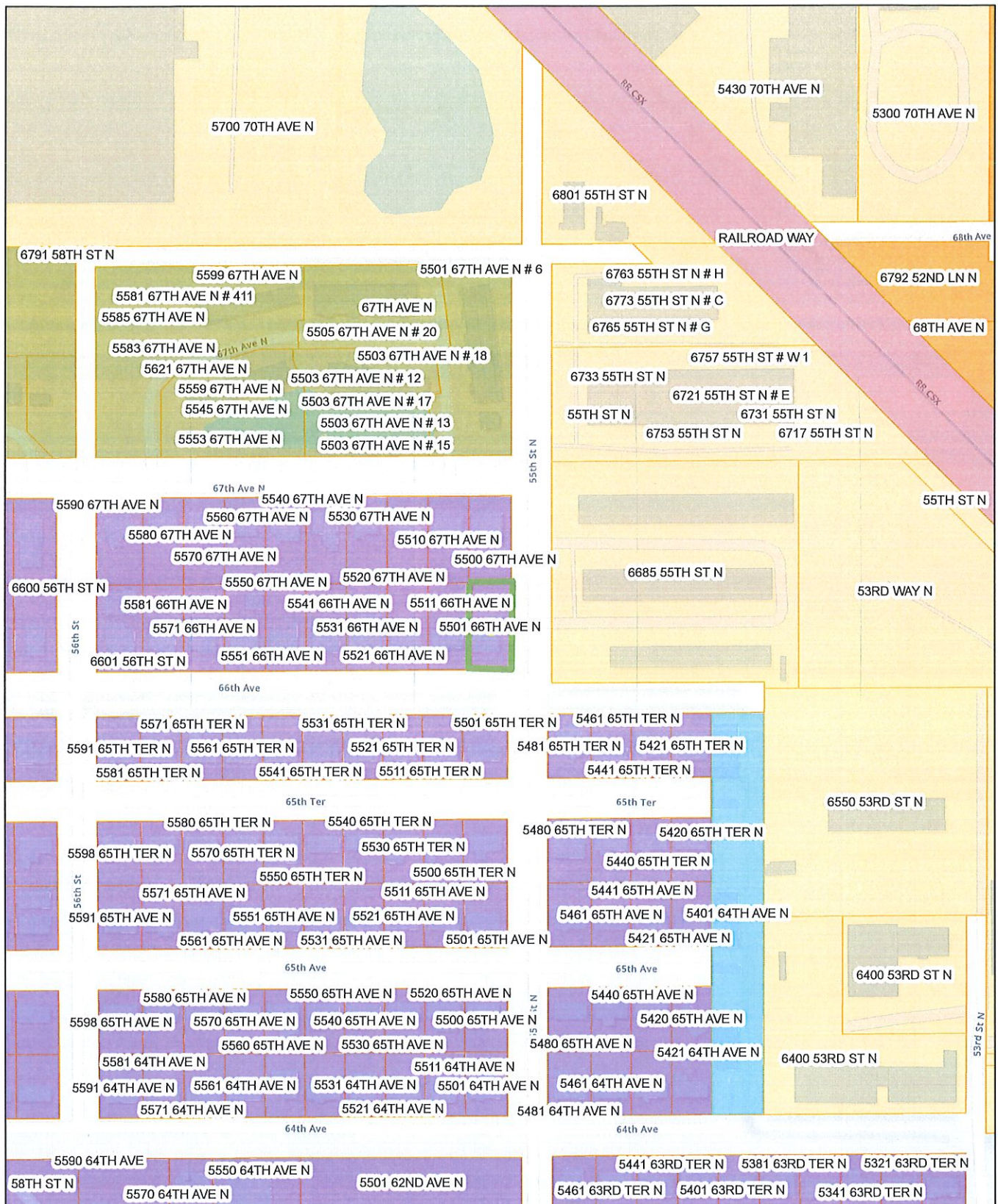
-  ArcGIS World Geocoding Service  Private
 Parcel (Polygon)  PP City Boundary
 Road Centerlines  World_Hillshade
 Public

1:1,844



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

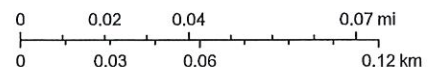
Exhibit F: Land Use Map



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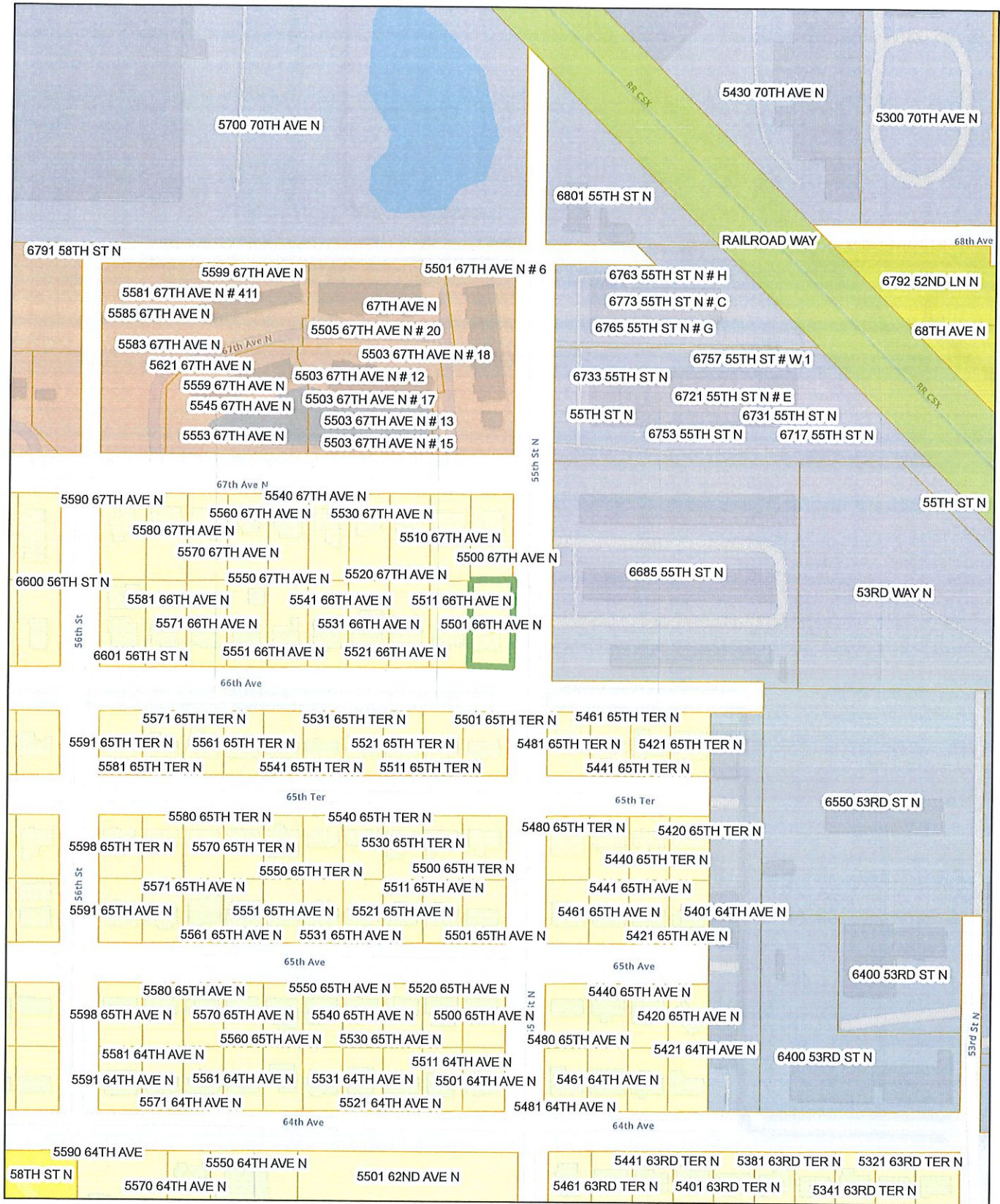
-  ArcGIS World Geocoding Service
 Land Use (Pinellas Park)
 INDUSTRIAL LIMITED
 PRESERVATION
 RESIDENTIAL LOW MEDIUM
 RESIDENTIAL MEDIUM
 RESIDENTIAL URBAN
 TRANSPORTATION/UTILITY
 Parcel (Polygon)
 World Hillshade

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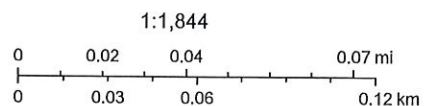
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Exhibit G: Zoning Map



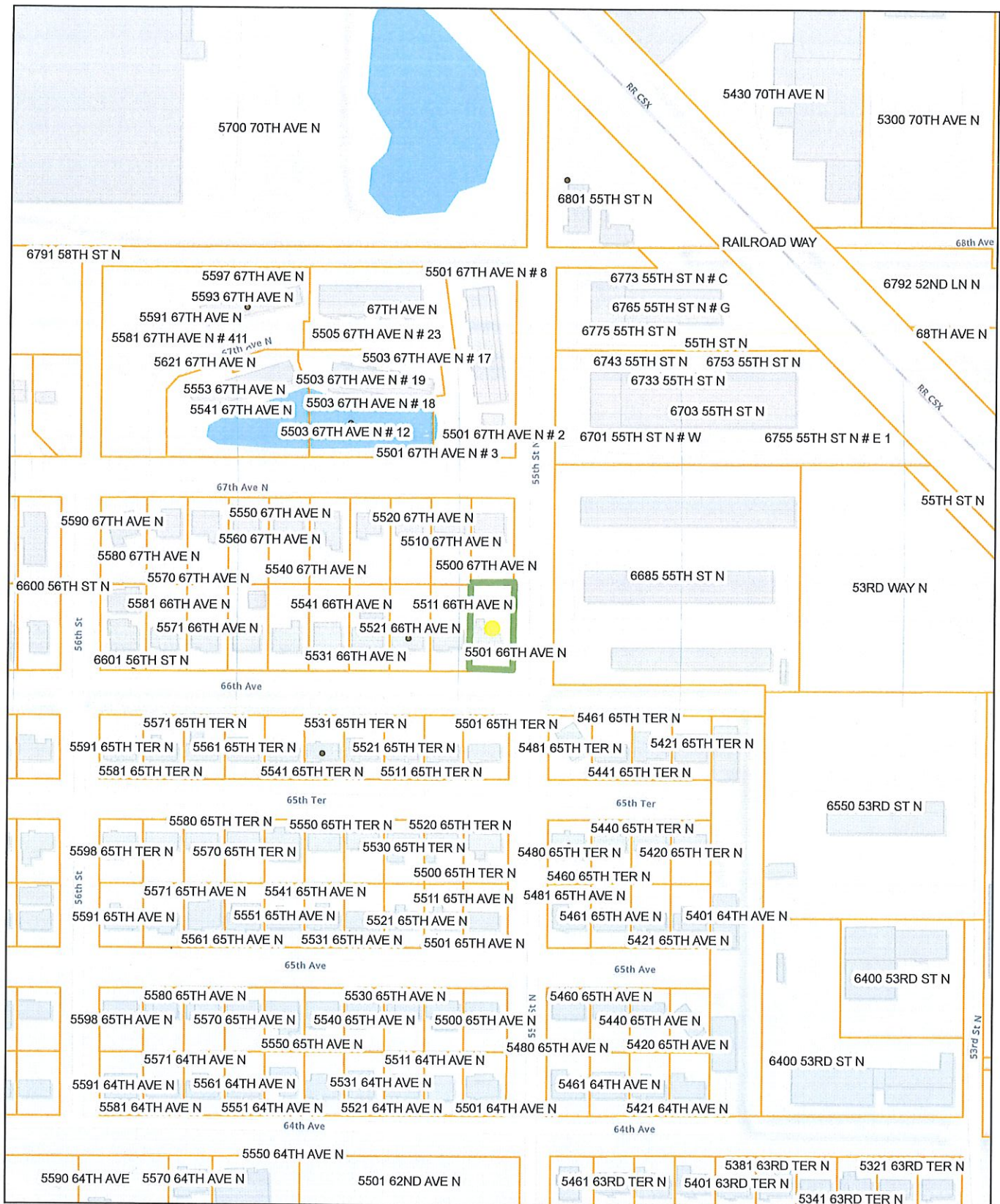
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- ArcGIS World Geocoding Service
- Zoning (Pinellas Park)
- LIGHT INDUSTRIAL M-1
- SINGLE FAMILY RESIDENTIAL R-1
- SINGLE FAMILY RESIDENTIAL R-2
- DUPLEX RESIDENTIAL R-4
- MULTIFAMILY RESIDENTIAL R-5
- RESIDENTIAL PLANNED UNIT DEVELOPMENT RPUD
- IN REVIEW IN REVIEW
- Parcel (Polygon)
- World_Hillshade



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

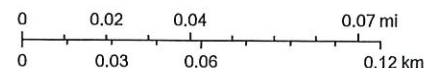
Exhibit H: Flood Insurance Rate Map



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- ArcGIS World Geocoding Service
- Letter of Map Amendment (LOMA)
- Flood Insurance Rate Map (FIRM) Panel
- Parcel (Polygon)
- World Hillshade

1:1,844



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 I: Site Photos

