



I. APPLICATION DATA

- A. **Case Number:** VAR-0126-00013
- B. **Location:** 6320 66<sup>th</sup> Avenue North
- C. **Request:** Variance to increase fence height on the front yard from 4 feet to 7 feet for a property located in the Single-Family Residential Estate (RE) Zoning District.
- D. **Applicant:** Cassandra Lee
- E. **Authorized Agent:** N/A
- F. **Property Owner:** Nick Wille and Jamie Wille
- G. **Legal Ad Text:** Variance to increase fence height on the front yard from 4 feet to 7 feet for a property located in the Single-Family Residential Estate (RE) Zoning District.
- H. **PARC Meeting:** February 3, 2026
- I. **Public Hearings:**  
  
**Board of Adjustment Meeting Date:** 4/2/2026  
**Advertising Date:** 3/3/2026

II. BACKGROUND INFORMATION

- A. **Case Summary:**  
The applicant requests an increase in maximum fence height from 4 feet to 7 feet in the front yard. The property is large with an irregular lot configuration with exposure on multiple sides. The addition of a 7-foot fence will provide greater privacy and security for applicant.
- B. **Site Area:** 192,831 square feet / 4.42 acres.
- C. **Property History:**  
The lot was platted in 1911 as part of the Pinellas Farms Plat. The parcel was developed in 1951 with a 1,600 square foot structure. In 1988 a 4,730 square foot structure was added. The property has prior permits on record for windows/doors, renovations, mechanical, and roof replacements.
- D. **Existing Use:** Single-Family Residential with guest house
- E. **Proposed Use:** Single-Family Residential with guest house (No change)
- F. **Current Land Use:** Residential Urban (RU)
- G. **Current Zoning District:** Single-Family Residential Estate (RE)
- H. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone; Flood Zone X-shaded which is a moderate risk flood zone; Flood Zones AE 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-1	RU	Single-Family Detached
South	R-1, RPUD, & F	RU, P, & RS	Single-Family Detached
East	R-3 & F	RU	Single-Family Detached
West	R-3	RU	Single-Family Detached

III. **APPLIABLE 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.*

**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.

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.

**3. Staff Analysis:**

The proposed variance would increase privacy for the applicant. However, it may affect the character of the neighborhood. The 7-foot fence, if approved, would not affect on the visibility triangle.

**B. Zoning District / Land Development Code Standards:**

**1. Zoning District Purpose / Intent:**

The "RE" Single-Family Residential Estate District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of rural, country-like, single-family residential estates of at least one and one-quarter (1¼) net acres in size. Such areas are to be characterized by large open areas, single-family detached dwelling units and limited agricultural activities which do not create a detrimental effect on surrounding properties. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Suburban (RS) or Residential Low (RL).

**2. Key Standards:**

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

**Sec. 18-1530.10. – FENCES, WALLS AND HEDGES.**

**(A) GENERAL REGULATIONS.**

1. These regulations shall apply to all fences, walls and hedges, unless otherwise specified in Section 18-1531, "Conditional Use Regulations".
2. Permit requirements for fences, walls, and hedges:
  - (a) No permit is required for a fence or wall (with the exception of pool enclosures) when the primary use of the property is a single-family detached or duplex dwelling and the height requirements in Table 18-1530-1 are met.
  - (b) Permits are required for all properties for swimming pool enclosures as described in Section 18-1530.4(B).
  - (c) Permits are required for fences and walls constructed on any property other than those described in 18-1530.10(A)(2)(a) above.
3. No fence, wall or hedge shall be permitted within any City, State or County right-of-way without issuance of a Minor Easement affidavit/agreement from the City and any other applicable jurisdiction (see Section 14-501, "Minor Encroachments," of the Code of Ordinances). Where fences, walls or hedges are permitted adjacent to a property line or adjacent to a street line in this Section, the permitted locations shall be on private property only. A fence, wall or hedge may be erected (or planted) upon a lot line or street line provided that no part of the fence, wall or hedge—including underground footers—projects onto abutting property or right-of-way.
4. All new fences and walls shall comply with the requirements for visibility triangles as set forth in Section 18-1503.11.
5. Dangerous Materials.

- (a) Walls, fences or similar structures shall not contain any substance such as broken glass, spikes, nails, razor wire, barbed wire, or similar materials designed to inflict pain or injury to any person or animal, except as provided in this Section.
  - (b) Electrified fences are only permitted in the "F" Farm and "RE" Residential Estates Districts, and in the "M-1" Light Industrial and "IH" Heavy Industrial Districts.
6. Utility Easements. See Section 18-1530.5.
- (a) Fences, walls and hedges are not permitted in utility easements except by conditional approval from the Public Works Department that the fence, wall or hedge will not interfere with existing or proposed utilities.
  - (b) Any damage to City-owned utilities caused by the installation of a fence, wall or landscaping by a property owner or their agent shall be repaired by the City at the expense of the property owner.
  - (c) Any fence, wall or hedge placed within a utility or drainage easement is subject to removal at the property owner's expense should such removal be required in order for a utility to install, repair or maintain facilities within the easement. A utility shall not be responsible for repairing incidental damage to a fence, wall or hedge located in a utility or drainage easement resulting from the above-listed activities.
7. Height.
- (a) The City Manager may approve fences, walls or hedges up to three (3) feet higher than permitted herein in secondary front, side and rear yards only on lots where there are substantial grade differences between the structure and the common property line or elevation differences between the lot and the adjacent street in order to correct inequities caused by such grade differential. The City Manager shall base any such approval on the following criteria:
    - 1. Whether the additional height is necessary or appropriate to afford privacy; and
    - 2. Whether the additional height is necessary or appropriate aesthetically; and
    - 3. Whether the additional height will be consistent with the character of the neighborhood and not adversely affect any abutting property.
  - (b) The City Manager may approve fences, walls, or hedges that exceed the height requirements in Table 18-1530-1 only in secondary front, side, and rear yards when the primary use of the property is a single-family detached or duplex dwelling.
  - (c) Fences facing public rights-of-way shall be placed with the smooth (finished) side facing the exterior of the lot. The side without the horizontal supports and or posts is considered the smooth (finished) side.
  - (d) All fences and walls will be well maintained and in good repair at all times.
  - (e) Chain link fences with any form of shielding inserts (plastic, wood, fiberglass or metal) are prohibited. A variance to allow such shielding inserts shall not be permitted under any circumstance.
  - (f) Fence or wall posts/columns may exceed the maximum height permitted for a fence or wall by no more than one (1) foot, provided that said posts/columns are separated by a minimum of six (6) feet. (Exception: Fence sections abutting a gate or the structure).
  - (g) City Council may approve additional height for a fence, wall or hedge to provide additional buffering to adjacent properties during quasi-judicial proceedings.
8. All fences with rear alleys, rights-of-way, or easements not being enclosed must have a gate installed to allow the property owner access for maintenance.

**(B) FENCES, WALLS AND HEDGES.**

**TABLE 18-1530-1 HEIGHT AND TYPE REQUIREMENTS BY ZONING DISTRICT**

Zoning District	Front Yard	Secondary Front Yard	Side and Rear Yard	Electrified?	Barbed?
F	6	7	7	Yes (1)	---
RE	4	7	7	Yes (1)	---
RES, Other	4	7	7	---	---
MXD, TC	Not allowed	6	6	---	---
CH, B-1	4	6	6	---	Yes (2)
M-1, IH	8	8	8	Yes (3)	Yes (2)
Public	4	6	6	---	---

1. *When abutting a residential, mixed use or public/semipublic district other than "F" and "RE", such fences or walls shall only be permitted on electric insulators located inside a fence or wall, at least four (4) feet in height and being a minimum of twelve (12) inches below the top of the fence or wall.*
2. *Fences or walls in the "CH" District may be topped with barbed wire of not more than three (3) strands, provided the lower strand of wire is not less than six and one-half (6½) feet above grade. Further, such wire shall not overhang adjacent property or right-of-way.*
3. *An electrified fence must be completely surrounded with a second, non-electrified fence or wall having as its minimum height at least six (6) feet at its lowest point. The surrounding, non-electrified fence or wall shall be separated from the electrified fence by at least six (6) inches at the closest point between the electrified and non-electrified fence or wall. Any electric fence must also comply with State Statute 553.793 or the most recently adopted Florida State Statute regulating electrified fencing.*

**SECTION 18-1537. – VARIANCES.**

**Sec. 18-1537.1. - BOARD OF ADJUSTMENT.**

*(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 of the Land Development Code, a variance to fence height can be approved per the Board of Adjustment. The request to increase the fence height from 4 feet to 7 feet in the front yard is due to the applicants concerns for privacy and security.

Staff finds that the property has in irregular shape which is a special condition that is peculiar to the land and a 7-foot fence would give the applicant privacy and make the property more secure.

A Building Permit will be required if variance is approved, along with a PPWMD approval.

**C. Project Application Review Committee (PARC) Comments:**

The application was discussed at the February 3, 2062 PARC meeting by all relevant departments/ divisions and no objections or concerns raised.

**IV. SUMMARY**

**A. Findings:**

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

1. The proposed variance will ensure privacy for the applicant.
2. The proposed variance meets the review criteria set forth in section 18-1537.2(A) of the Land Development Code; and
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

2/4/26  
Date



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

2/9/2026  
Date

**V. ACTION**

**BOARD OF ADJUSTMENTS – MOVE TO:**

- APPROVE**
- APPROVE WITH THE FOLLOWING CONDITION(S):**
- DENY**

...a variance to increase fence height on the front yard from 4 feet to 7 feet for a property located in the Single-Family Residential Estate (RE) Zoning District.

**VI. ATTACHMENTS**

- Exhibit A:** Application
- Exhibit B:** Affidavit of Ownership
- Exhibit C:** Deed
- Exhibit D:** Survey
- Exhibit E:** Site Plan
- Exhibit F:** Aerial Map
- Exhibit G:** Zoning Map
- Exhibit H:** Land Use Map
- Exhibit I:** Flood Insurance Rate Map
- Exhibit J:** Site Photos

Exhibit A

**Plan Number:** VAR-0126-00013

**Plan Type:** Variance

**Work Class:** Board Approval

**Assigned To:** Michael Ciarleglio

**Apply Date:** 1/13/2026

**Expire Date:** 7/12/2026

Parcel Number	Address Line1	Address Line2	Address Line3
323016699302210102	6320 66TH AVE N	PINELLAS PARK, Florida 33781	

Contact Type	Company Name	Last Name	First Name	Business Phone	Mobile Phone	Email
Applicant	Affordable Property Renovations, Inc.	Lee	Kassandra			apr.kass@gmail.com
Owner/Builder		Wille	Nick	(319) 360-2701	(319) 360-2701	nick@belleplainenursery.com

**Specific Request:**

Would like to build a 7ft tall block wall or fence.

**General Location of Property:**

6320 66TH AVE N  
PINELLAS PARK, FL 33781

**Property Size:**

**Square Feet:**      **Acres:**

**Current Use (Number and Type of Buildings):**

Single Family home, 2

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

Other properties have the same style of fence. The fence would be similar to the Condo development on 64th Way N.

**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 has a unique, irregular lot configuration with extended and uneven property boundaries that are not typical of other parcels in the zoning district. This configuration increases exposure along multiple sides of the property and limits the effectiveness of a standard four (4) foot fence. These conditions are inherent to the property and not self-created, making them peculiar to this site.

**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?**

A literal interpretation of the Zoning Code limiting fence height to four (4) feet would deprive the property owner of reasonable privacy and security features that are commonly enjoyed by other properties within the same zoning district through alternative fencing designs. Many properties achieve effective enclosure through combinations of masonry bases, open fencing, and architectural columns, as shown in the attached reference photo

6320 Willie Photo for Reference

Strict application of the height limitation would prevent the use of a visually open fence design that provides functional screening while maintaining transparency and neighborhood compatibility. As a result, the property would be denied a reasonable and customary level of enclosure that is otherwise consistent with similar properties in the zoning district.

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

The special conditions and circumstances associated with this request are inherent to the property and its existing layout and are not the result of any action taken by the applicant. The need for the variance arises from the property's configuration and surrounding development, not from any change, alteration, or improvement initiated by the applicant.

The applicant did not create the conditions necessitating the variance, and the request is not based on personal preference or convenience, but on achieving reasonable use of the property in a manner consistent with neighborhood character and zoning intent.

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

No. Granting the variance will not confer any special privilege denied to other properties within the same zoning district. The request is limited, represents the minimum relief necessary, and allows reasonable use of the property consistent with the Zoning Code and neighborhood character.

**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 represents the minimum relief necessary to allow reasonable use of the property while maintaining compatibility with the Zoning Code and surrounding neighborhood.

**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 will be in harmony with the general purpose and intent of the Zoning Code by allowing a fence design that maintains visibility, safety, and neighborhood compatibility. The proposed fence consists of a limited masonry base with open, see-through fencing above, reducing visual mass and preserving sightlines.

The design will not be injurious to the neighborhood or detrimental to the public welfare, as it does not create safety hazards, obstruct visibility, or negatively impact adjacent properties. The fence is consistent with the character of the surrounding area and supports reasonable use of the property while maintaining public safety and aesthetic standards.

**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:

Nick Wille, Jamie Wille

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:

6320 66th Ave N

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

Exhibit A

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

Fence Height

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

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

[Signature]  
SIGNED (PROPERTY OWNER 1)

Jami Wille  
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 5<sup>th</sup> day of January 2026.

By Nicholas Wille as Owner, who is  
 (Name of person acknowledging and title of position)

personally known to me or who has produced \_\_\_\_\_  
 (Type of Identification)

as identification and who DID / DID NOT take an oath

Notary Public, Commission No. \_\_\_\_\_  
Marilyn K Johnson  
 (Name of Notary- typed, printed or stamped)

Notary Public State of Florida  
 Marilyn K Johnson  
 My Commission HH 432155  
 Expires 8/14/2027  
 (SEAL ABOVE)

**Parcel #** 32-30-16-69930-221-0102

**Legal Description:**

PINELLAS FARMS NW 1/4, BLK 21, PT FARMS A & B DESC FROM NW COR OF SE 1/4 OF NW 1/4 TH E 478.38FT TH S 15FT FOR POB TH E 180FT TH S 365.15FT TH NE'LY 80.4FT TH S02DE 311.33FT TH W 729.88FT TH N 7FT(S) TH N65DE 510.79FT TH N 427.79FT TO POB

Exhibit C

PREPARED BY AND RETURN TO:

Name: Erica Greene, of  
Luxe Title Services  
Address: 3801 West Bay to Bay Boulevard  
Tampa, FL 33629

File No: 25-6295  
Parcel No.: 32-30-16-69930-221-0102

(Space Above This Line For Recording Data)

**Personal Representative's Deed**

**THIS INDENTURE** made on this 29th day of December, 2025, by Kimberly K. Lea, Personal Representative of The Estate of Frances Kay Lea, whose address is 4590 Chambliss Road, Winter Haven, FL 33884 ("Grantor") to Nick Wille and Jamie Wille, husband and wife, whose address is 4055 County Road 721, Webster, FL 33597 ("Grantee").

**WITNESSETH:** That Grantor, for good and valuable consideration in hand paid, grants, bargains, sells aliens, remises, releases, conveys and confirms to the Grantee, its heirs and assigns forever, the real property lying and being in Pinellas County, Florida, and more particularly described as follows:

A Parcel of land lying within Lots A and B, Block 21 in the NW 1/4 of Section 32, Township 30 South, Range 16 East, according to the plat of Pinellas Farms, as recorded in Plat Book 7, Pages 4 and 5, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a Part, more particularly described as commencing at the NW Corner of the SE 1/4 of the NW 1/4 of Section 32, Township 30 South, Range 16 East, run thence S. 89°41'51" E., 478.38 feet to the Point of Beginning, thence continue S. 89°41'51" E., 180.04 feet to the NE Corner of the NW 1/4 of the SE 1/4 of the NW 1/4 of said Section 32 thence S. 00°46'22.7" W. along, the East line of aforesaid Lot A. 380.15 feet to the Southerly bank of Drainage Ditch No. 2 (Bonn Creek Ditch #4) and Point A: return to Point of Beginning and run thence S.00°41'56"W., 442.79 feet to the approximate centerline of Ditch No. 2 (Bonn Creek Ditch #4) thence S.65°48'53.5" W. along said Centerline 527.33 feet to the SW Corner of the NW. 1/4 of the SE 1/4 of the NW 1/4 of said Section 32" thence S.89°42'00"W, along the South line of Lots A & B 744.88 feet: thence N. 01°36' 40.5" W. 311.33 feet to the Southerly bank of said Ditch No. 2" thence meander the Southerly bank of said Ditch No. 2 in a Southwesterly direction 80.40 feet to aforesaid Point A and the Point of Ending.

Less the North 15.0 feet of the East 180.04 feet of the NW 1/4 of the SE 1/4 of the NW 1/4 of said Section 32 for right-of way easement as per Plat and subject to an ingress-egress easement described as the East 20.0 feet of the North 314.74 feet of the NW 1/4 of the SE 1/4 of the NW 1/4 of Section 32, Township 30 South, Range 16 East, less the North 15.0 feet thereof, all lying within said Lot A. Block 21, and Subject to a maintenance easement described as commencing at the NE corner of the NW 1/4 of the SE 1/4 of the NW 1/4 of said Section 32, run thence S.00° 46'22.7"W. along the East Line of said NW 1/4 of SE 1/4 of NW 1/4 of said Section 32. 380.15 feet to Point of Beginning M: thence reverse course and run N.00°46'22.7" E/, 65.41 feet: thence N.89° 41'51" W., 20.0 feet; thence S. 65°48'53.5"W., 57.16 feet; thence S.24°11'06.5"E., 100.00 feet; thence N. 65°48'53.5"E., 116.12 feet; thence N.01°36'40.5"W., 31.15 feet more or less to Southerly line of Ditch No. 2 (Bonn Creek-Ditch No. 4): thence meander the South Line of said Ditch No. 2 in a Southwesterly direction 80.40 feet more or less to point of Beginning M. and subject to a drainage ditch easement described as commencing at the NE Corner of the NW 1/4 of the SE 1/4 of the NW 1/4 of said Section 32, run

PERSONAL REPRESENTATIVE'S DEED

Parcel Identification Number: 32-30-16-69930-221-0102

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thence S.00°46'22.7" W. along the East line of the NW 1/4 of the SE 1/4 of the NW 1/4 of said Section 32, 314.74 feet; thence N. 89°41'51"W., 20.0 feet; thence S.65°48'53.5" W., 57.16 feet; thence S.24°11'06.5" E., 10.0 feet to point of beginning D; thence continue S.24°11'06.5"E., 80.0 feet; thence S.65°48'53.5"W., 295.19 feet; thence S.63°32'42"E., 269.19 feet to the intersection with the South line of aforesaid NW 1/4 of the SE 1/4, of the NW 1/4 of Section 32" thence N.89°42'00"W. - along the said South line 136.12 feet; thence N. 63°32'42"W., 196.23 feet; thence S. 65°48'53.5"W., 208.69 feet to an intersection with the aforesaid South line; thence N.89°42'00" W. along said south line, 96.52 feet to the SW Corner of the NW 1/4 of the SE 1/4 of the NW 1/4 of Section 32; thence N.65°48'53.5"E. along the Centerline of Ditch No. 2, 527.33 feet; thence N.00°41'56"E., 44.09 feet; thence N.65°48'53.5"E., 123.44 feet to point of Beginning D.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

TO HAVE AND TO HOLD the same to the Grantee, its heirs and assigns, in fee simple forever.

AND the Grantor does covenant to and with the Grantee, its heirs and assigns, that in all things preliminary to and in and about this conveyance that laws of the State of Florida have been followed and complied with in all respects.

**\*\*SIGNATURE PAGE TO FOLLOW\*\***

PERSONAL REPRESENTATIVE'S DEED  
Parcel Identification Number: 32-30-16-69930-221-0102  
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IN WITNESS WHEREOF, the Grantor, Kimberly K. Lea, Personal Representative of The Estate of Frances Kay Lea, has set his/her hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of 2 witnesses:

The Estate of Frances Kay Lea  
By: [Signature]  
Kimberly K. Lea Personal Representative

[Signature]  
WITNESS  
PRINT NAME: Adrienne M. Howell

1225 Britts Emerald Blvd  
Winter Haven, FL 33884  
WITNESS 1 ADDRESS

[Signature]  
WITNESS  
PRINT NAME: Dustin K. Brinkley

11 Mallard Dr.  
Winter Haven, FL 33884  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29th day of December, 2025, by Kimberly K. Lea, Personal Representative of The Estate of Frances Kay Lea,  who is/are personally known to me or  who has/have produced [Signature] as identification.

[Signature]  
Signature of Notary Public

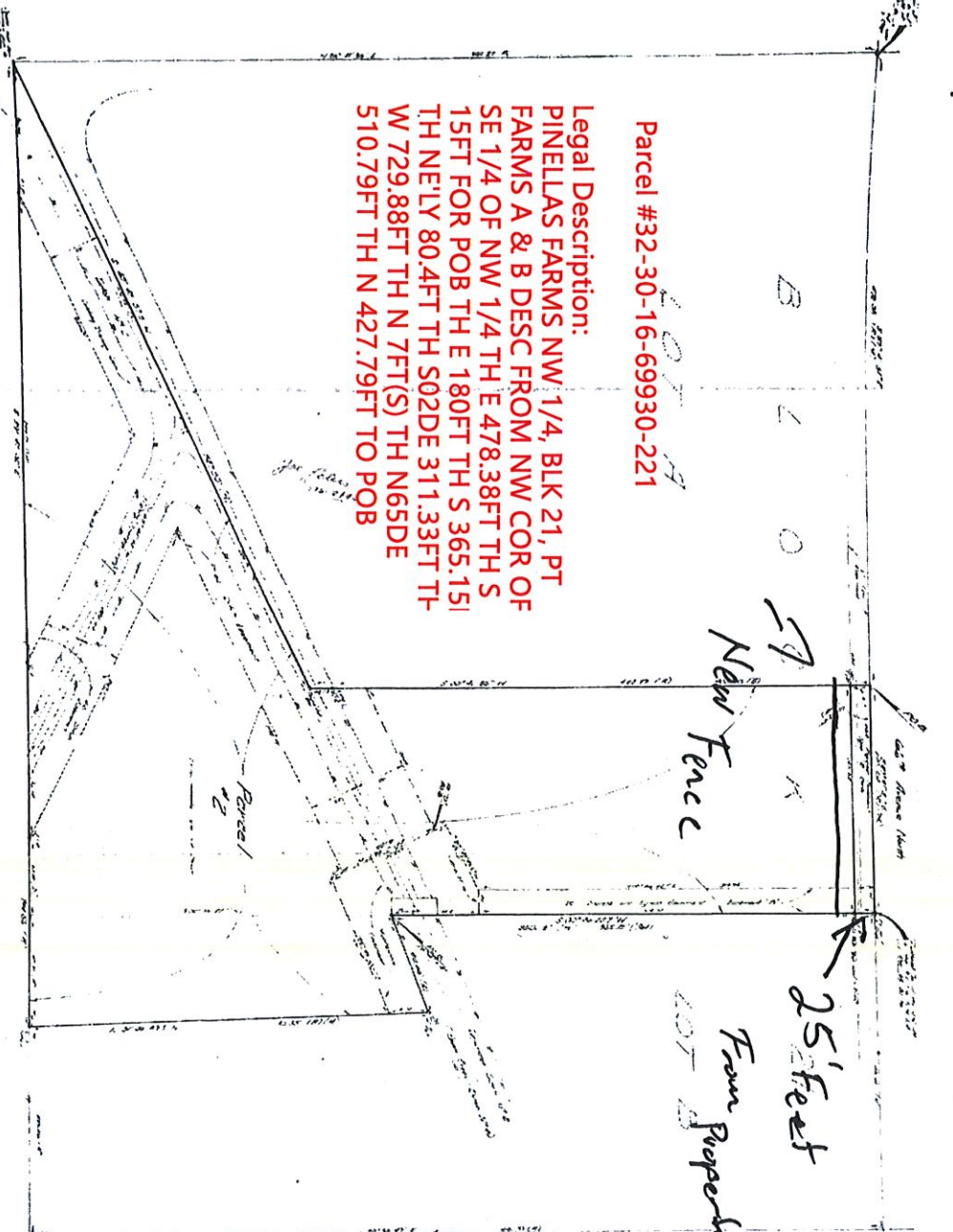
Adrienne M. Howell  
Print, Type/Stamp Name of Notary



# Exhibit D: Survey

Parcel #32-30-16-69930-221

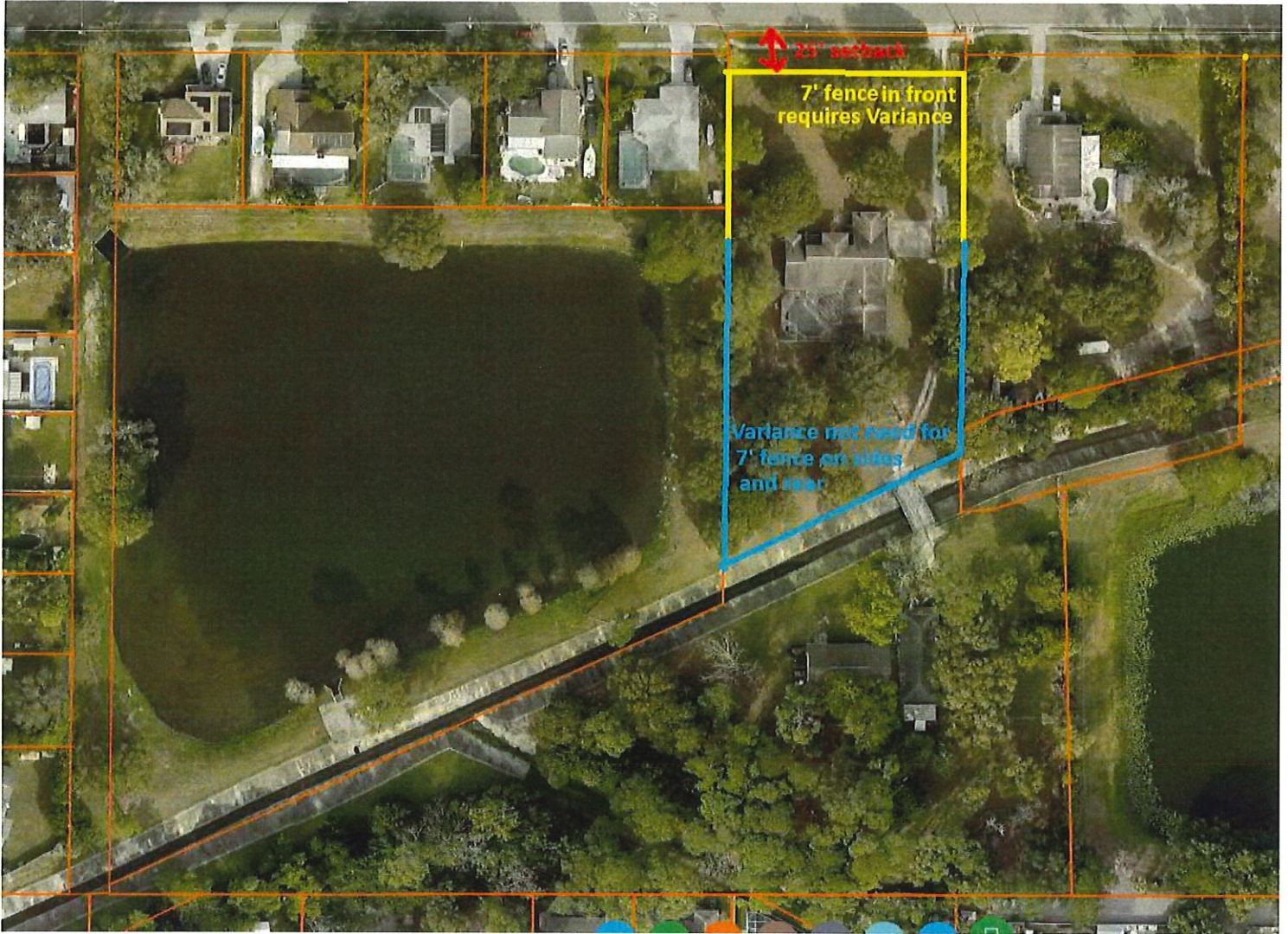
**Legal Description:**  
 PINELLAS FARMS NW 1/4, BLK 21, PT  
 FARMS A & B DESC FROM NW COR OF  
 SE 1/4 OF NW 1/4 TH E 478.38FT TH S  
 15FT FOR POB TH E 180FT TH S 365.151  
 TH NE 1/4 80.4FT TH S02DE 311.33FT TH  
 W 729.88FT TH N 7FT(S) TH N65DE  
 510.79FT TH N 427.79FT TO POB



*[Small, mostly illegible text, likely a survey plat or title block]*

<b>John C. Brendla and Associates, PA</b> CONSULTING ENGINEERS AND LAND SERVICES 1111 15th Avenue South, Suite 100, St. Petersburg, FL 33705 Phone: (813) 335-2222	
<b>Boundary Survey</b>	
Project No. _____ Date of Survey _____ Surveyor's License No. _____ State of Florida License No. _____	Client Name _____ Client Address _____ Client Phone _____

Exhibit E: Site Plan



# Exhibit F: Aerial Map




1/23/2026, 1:14:36 PM


 Pinellas Park

 Parcels

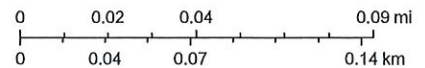
Aerials 2024

 Red: Band\_1

 Green: Band\_2

 Blue: Band\_3

1:2,257



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ArcGIS Web AppBuilder

# Exhibit G: Zoning Map

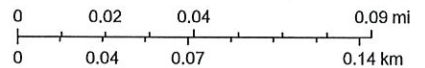


1/23/2026, 1:13:46 PM

Zoning (Pinellas Park)

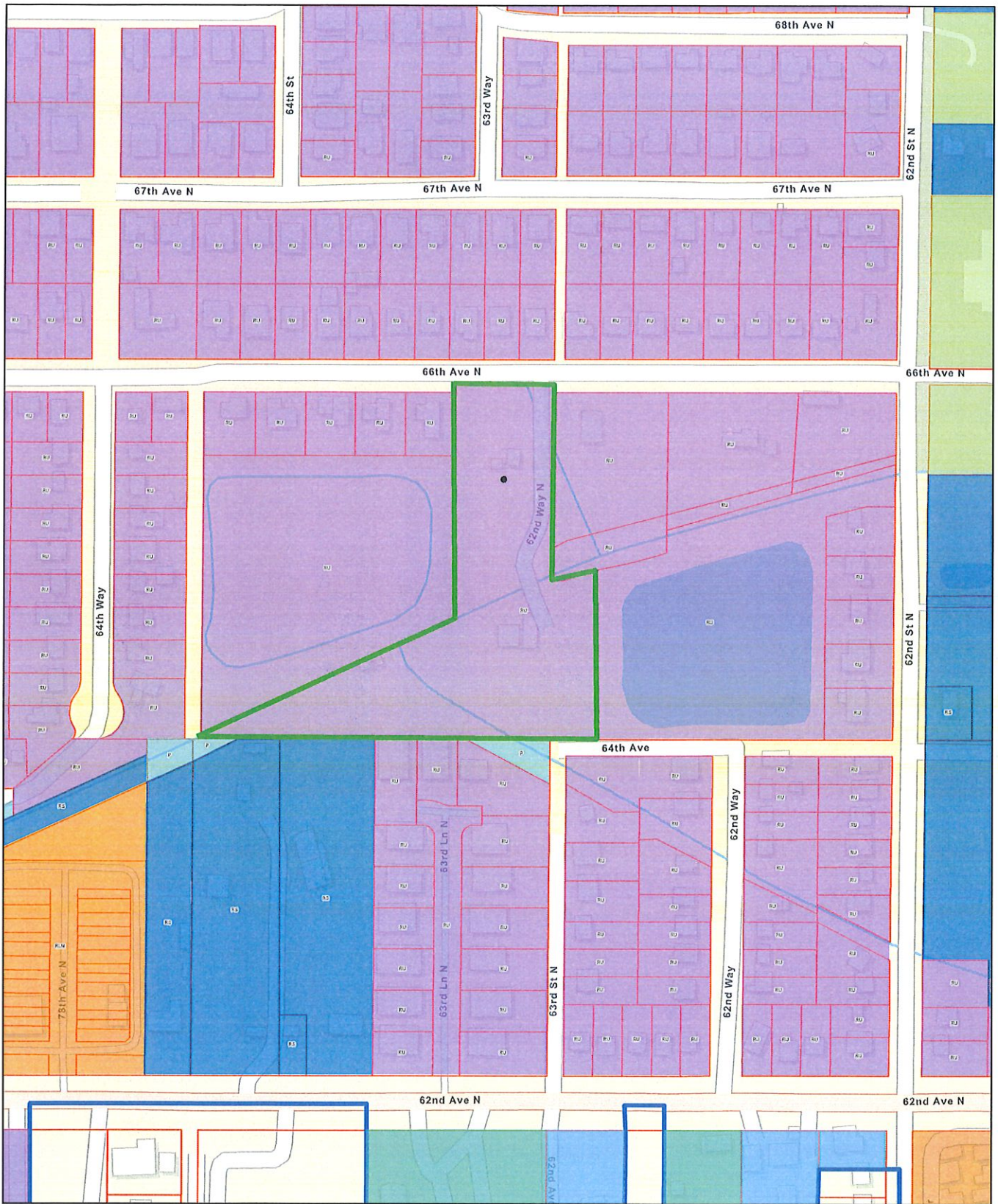
- |   |   |
|---|---|
|  Farm - F                        |  Duplex Residential - R-4                    |
|  Open Space - O/S                |  Single Family Residential Estate - R-E      |
|  Public - P                      |  Residential Planned Unit Development - RPUD |
|  Single Family Residential - R-1 |  Rural Residential - RR                      |
|  Single Family Residential - R-2 |  Mobile Home Park - T-2                      |
|  Single Family Residential - R-3 |  Pinellas Park                               |
|   |  Parcels                                     |

1:2,257



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# Exhibit H: Land Use Map



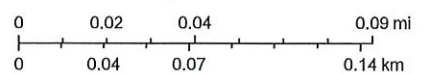
1/23/2026, 1:12:53 PM

Land Use (Pinellas Park)

- Residential Low Medium - RLM
- Institutional - INS
- Preservation - P
- Recreation/Open Space - R/OS
- Residential Low - RL

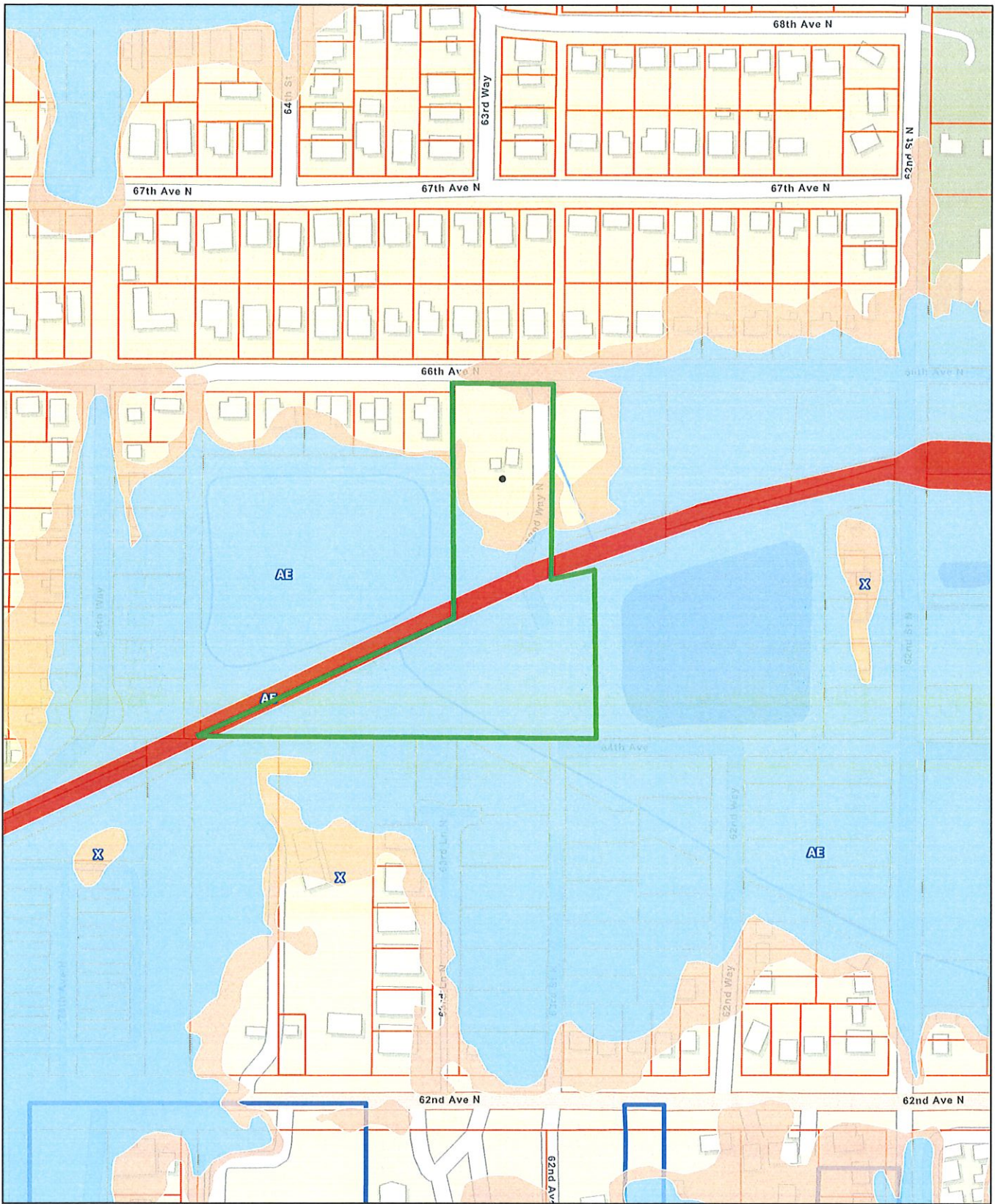
- Residential Suburban - RS
- Residential Urban - RU
- Pinellas Park
- Parcels

1:2,257



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# Exhibit I: Flood Map



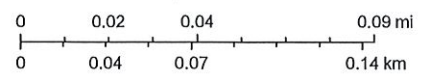
1/23/2026, 1:16:20 PM

FEMA Flood Hazard Areas

- 1% Annual Chance Flood Hazard (A, AE, AH, VE)
- 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)

- Floodway (AE)
- Pinellas Park
- Parcels

1:2,257



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Exhibit J: Site Photos

