



CITY OF PINELLAS PARK

Staff Report

Community Development Department
Planning & Development Services Division

I. APPLICATION DATA

A. Case Number: CU-1121-00056, VAR-0121-00055, and VAR-0221-00058

B. Location: 6493 78TH AVE N (Parcel # 29-30-16-01908-026-0470)

C. Request:

CU-1121-00056: Conditional use approval for low impact office in the "R-1" Single Family Residential Zoning District, with a waiver from the conditional use requirement of minimum lot size of a ½ acre but less than one 1 acre.

VAR-0121-00055: Variance to the maximum building square footage (from 2,000 square feet to 3,364 square feet) for Low Impact Office as defined in Section 18-1502.2 of the Land Development Code.

VAR-0221-00058: Variance to reduce the setback from 5 feet to zero feet for a vehicular use area to accommodate minimum required parking spaces, per Section 18-1503.9 of the Land Development Code.

D. Applicant(s): Joe Ratliff

E. Agent(s): N/A

F. Legal Ad Text:

CU-1121-00056: Conditional use approval for low impact office in the "R-1" Single Family Residential Zoning District, with a waiver from the conditional use requirement of minimum lot size of a ½ acre but less than one 1 acre.

VAR-0121-00055: Variance to the maximum building square footage for Low Impact Office as defined in the Land Development Code.

VAR-0221-00058: Variance to reduce the setback from 5 feet to zero feet for a vehicular use area to accommodate minimum required parking spaces.

G. Public Hearings:

Planning and Zoning Commission Public Hearing Date: March 4, 2021
Advertising Date: February 17, 2021

City Council Public Hearing Date: April 8, 2021
Advertising Date: March 24, 2021

II. BACKGROUND INFORMATION

A. Site Area: 0.31 Acres

B. Property History:

1. **Land Use Plan or Zoning Amendments:** N/A
2. **Previous Permits and Development:** Between 1997 and 2006, multiple building permits were approved for various developments and renovations. The property was purchased by the church in January of 2020 and the single-family residence was demolished, per permit CBLDR 2020-2148 issued in April 2020.
3. **Previous Variances and Waivers:** N/A

C. Existing Use: Vacant (Previously Single-Family Residential)

D. Proposed Use: Low Impact Office

E. Current Land Use: RESIDENTIAL URBAN (RU)

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; and 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.*

3. Staff Analysis:

The proposed Low Impact Office can be considered an Ancillary Non-Residential use, since the office supports the Community Bible Baptist Church and school. Since the use is by definition low impact, staff finds the proposed use acceptable for a residential land use designation.

F. Current Zoning District: "R-1" SINGLE FAMILY RESIDENTIAL

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. Staff Analysis:

The previous use of the property was a single-family residence. The proposed use is a Low Impact Office for administrative and clerical operations for the neighboring Community Bible Baptist Church and school. Low Impact Office is a conditional use in the "R-1" Single Family Residential Zoning District. The proposed development meets all requirements except the conditional use requirement for minimum lot size, the requirement for maximum building square footage of 2,000 square feet, and the minimum setback of 5 feet to accommodate the required parking spaces.

The proposed building is to be 3,364 square feet of office space, storage, and a 1,312 square foot multi-purpose area for administrative meetings and to host youth group gatherings.

Staff finds the proposed use of Low Impact Office is consistent with the "R-1" Single Family Residential Zoning District.

G. Flood Zone: The property is located in Flood Zone X, which is a low risk flood zone.

H. Evacuation Zone: The property is in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

I. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	R-1	RU	Single-Family Residential
South	R-1	CRD	Single-Family Residential
East	R-1	RU	Single-Family Residential
West	R-2	RU	Place of Worship

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Comprehensive Plan Policies:

1. 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.

2. Staff Analysis:

The proposed use of Low Impact Office use is supported by the above Comprehensive Plan Policy.

B. Land Development Code Standards:

1. Key Standards:

**SECTION 18-1509. - "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT
Sec. 18-1509.1. - STATEMENT OF 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).

Sec. 18-1509.2. - DENSITY REGULATIONS.

A maximum density of seven and two-tenths (7.2) dwelling units per net acre shall be permitted in the "R-1" Single-Family Residential District.

For lots located within the Residential Urban (RU) and Residential Low Medium (RLM) Land Use Plan Map categories, public/semi-public uses (except Public Educational Facilities) shall not exceed a maximum area of five (5) gross acres. Any such use, alone or when added to existing Ancillary nonresidential or Transportation/Utility uses shall not exceed a maximum of three (3) acres. Abutting or functionally abutting like uses, which exceeds the threshold stated above shall require a Land Use Plan Map amendment to Institutional (I), Transportation/Utility (T/U) or other future land use plan category (as appropriate), which shall include such use and all abutting or functionally abutting like uses.

Sec. 18-1509.3. - PERMITTED AND CONDITIONAL USES.

Low Impact Office - Conditional Use - Subject to section 18-1531

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.

Sec. 18-1509.5. - ADDITIONAL REGULATIONS.

- (A) **FENCES.** See Section 18-1530.10, "Fences, Walls and Hedges" for fence regulations and setbacks.
- (B) **LANDSCAPING AND BUFFERING.** See Section 18-1533, "Landscaping Regulations."
- (C) **DUMPSTER ENCLOSURES** (See Section 18-1530.20 "Dumpsters"), AND ALSO **SUPPLEMENTAL USE REGULATIONS** (See Section 18-1530, "Accessory Use and Supplementary District Regulations").
- (D) **OFF-STREET PARKING AND LOADING.** See Section 18-1532, "Parking and Loading Regulations."

SECTION 18-1531. - CONDITIONAL USE REGULATIONS

Sec. 18-1531.10. - LIST OF CONDITIONAL USES AND REQUIREMENTS.

52. Office, Low Impact.

- (a) Review by Planning and Zoning Commission and approval by City Council.
- (b) Site plan required.
- (c) Maximum number of parking spaces shall be five (5) spaces inclusive of handicapped accessible spaces.
- (d) Landscape Buffer Type "B" required on interior lot lines.
- (e) Minimum lot size of one-half (½) acre but less than one (1) acre located on a corner lot at the intersection of a collector street and a local street or higher roadway classification.

SECTION 18-1502 - DEFINITIONS

Section 18-1502.2 - DEFINITIONS

LOW IMPACT OFFICE. An office use, typically of a non-profit or neighborhood service nature as determined by the City Manager, requiring less than 2,000 square feet of office space with limited client visitation and proximate to commercial corridors on parcels of land greater than ½ acre but less than 1 acre of land area.

2. Staff Analysis:

Currently, the property is vacant and is used as van/bus storage for Community Bible Baptist Church. The previous use of the property was a single-family residential home, which was demolished early 2020.

The proposed Low Impact Office is a conditional use in the "R-1" Single-Family Residential Zoning District. The conditional use requirement of minimum lot size of 1/2 acre but less than 1 acre of land area cannot be met, as the size of the site is approximately 0.31 acres (MOL).

However, the remaining conditional use requirements have been met. The property is located on the corner of 78th Ave (collector road) and 65th Street (local road), the applicant is required and proposing to provide a maximum of 5 parking spaces, inclusive of handicapped accessible spaces, and proposing to provide a Type "B" landscape buffer on interior lot lines.

Per Section 18-1502.2 of the City's Land Development Code, the definition of a *Low Impact Office* states:

An office use, typically of a non-profit or neighborhood service nature as determined by the City Manager, requiring less than 2,000 square feet of office space with limited client visitation and proximate to commercial corridors on parcels of land greater than ½ acre but less than 1 acre of land area.

The Applicant is requesting a variance to the maximum building square footage (from 2,000 square feet to 3,364 square feet) for Low Impact Office in order to accommodate the needs of the neighboring church and school. The proposed 3,364 square foot building will consist of office space, storage, and a 1,312 square foot multi-purpose area for administrative meetings and to host youth group gatherings.

As mentioned in the definition, a Low Impact Office should be proximate to commercial corridors. This location meets the criteria, as it is located one block (approximately 0.1 miles) from 66th Street. To accommodate the minimum required number of parking spaces on site, the applicant is requesting a variance for relief from the vehicular use area setback, per section 18-1503.9, to reduce it from 5 feet to zero feet. In regards to landscaping, the applicant has proposed to meet all landscaping requirements. A final review of the landscape plan shall be conducted at time of building permit review.

Staff finds the proposed use of a Low Impact Office for the Community Bible Baptist Church is consistent with the "R-1" Single-Family Residential Zoning District's purpose and intent.

C. Essential Services Issues:

The proposed requests have been reviewed by all relevant departments/divisions. Staff approved the proposed office and made the following comments:

- Yellow truncated domes are required on each side of the driveways.
- The driveway on 78th Avenue must be 20 feet from the property line.
- The existing ADA ramp must be removed and reconstructed to meet current standards.
- Driveways/drive aisles and parking spaces must be concrete, asphalt, or pavers.
- A SWFWMD ERP is needed, as there are no drainage facilities shown.

IV. SUMMARY

A. Findings:

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

1. The request meets "R-1" Single-Family Residential Zoning District requirements per Section 18-1509 and a majority of the Conditional Use Regulations per Section 18-1531 of the Land Development Code.
2. The request meets the definition of Low Impact Office, except the requirement of a 2,000 square foot building for which a variance is requested.
3. The development proposal is consistent with the applicable Goals, Objectives and Policies of the Comprehensive Plan.

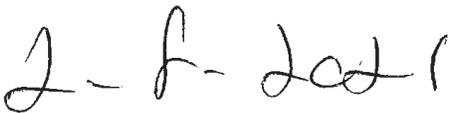
B. Staff Recommendation:

Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case numbers CU-1121-00056, VAR-0121-00055, and VAR-0221-00058 with the following condition:

- The office will utilize the church (6565 78th Ave N) for additional parking.



Nick Colonna, AICP
Planning & Development Services Director



Date



Benjamin Ziskal, AICP, CEcD
Community Development Administrator



Date

V. ACTION

Planning and Zoning Commission - MOVE TO:

1: RECOMMEND APPROVAL

2: RECOMMEND APPROVAL of case numbers CU-1121-00056, VAR-0121-00055, and VAR-0221-00058 **WITH THE FOLLOWING CONDITION:**

- The office will utilize the church (6565 78th Ave N) for additional parking.

3: RECOMMEND DENIAL

VI. ATTACHMENTS

- Exhibit A: Affidavit of Ownership with Legal Description**
- Exhibit B: Site Plan**
- Exhibit C: Floor Plan**
- Exhibit D: Survey**
- Exhibit E: Aerial Map**
- Exhibit F: Land Use Map**
- Exhibit G: Zoning Map**
- Exhibit H: FIRM Map**
- Exhibit I: Site Photos**

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

John W. Stancil

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

ADDRESS OR GENERAL LOCATION:

6493 78th Ave N Pinellas Park, FL 33781

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

Exhibit A Site Survey

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

Rezone Property for office use

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 to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]
SIGNED (PROPERTY OWNER)

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of November, 2020.

By John Stancil owner
(Name of person acknowledging and title of position)

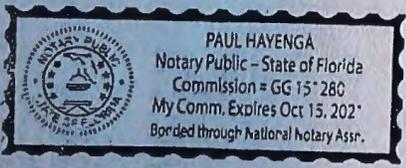
who is personally known to me or who has produced _____

(Type of identification)

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

Notary Public, Commission No. 66151280

Paul Hayenga
(Name of Notary typed, printed or stamped)



(SEAL ABOVE)

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29-30-16-01908-026-0470

[Compact Property Record Card](#)

[Tax Estimator](#)

Updated November 14, 2020

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Ownership/Mailing Address Change Mailing Address	Site Address
COMMUNITY BIBLE BAPTIST CHURCH OF ST PETERSBURG IN 6565 78TH AVE N PINELLAS PARK FL 33781-2149	6493 78TH AVE N PINELLAS PARK



Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres) **Current Tax District:** PINELLAS PARK, PIN PK WTR MGT (PPW) **Total Living:** SF: **Total Gross:** SF:

[click here to hide] **Legal Description**
AVON DALE BLK 26, LOTS 47 AND 48

Tax Estimator File for Homestead Exemption			2021 Parcel Use	
Exemption	2020	2021		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20863/1477	\$183,000	121030249042	C	Compare Preliminary to Current FEMA Maps	12/93

2020 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	\$159,110	\$116,848	\$116,848	\$159,110	\$116,848

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	No	\$146,033	\$106,225	\$106,225	\$146,033	\$106,225
2018	Yes	\$134,803	\$64,398	\$25,000	\$39,398	\$25,000
2017	Yes	\$121,225	\$63,073	\$25,000	\$38,073	\$25,000
2016	Yes	\$108,028	\$61,776	\$25,000	\$36,776	\$25,000
2015	Yes	\$90,061	\$61,347	\$25,000	\$36,347	\$25,000
2014	Yes	\$73,765	\$60,860	\$25,000	\$35,860	\$25,000
2013	Yes	\$59,961	\$59,961	\$25,000	\$34,961	\$25,000
2012	Yes	\$59,636	\$59,636	\$25,000	\$34,636	\$25,000
2011	Yes	\$66,148	\$66,148	\$25,000	\$41,148	\$25,000
2010	Yes	\$85,863	\$68,835	\$25,000	\$43,835	\$25,000
2009	Yes	\$97,372	\$67,025	\$25,000	\$42,025	\$25,000
2008	Yes	\$135,000	\$66,958	\$25,000	\$41,958	\$25,000
2007	Yes	\$155,100	\$65,008	\$40,008	N/A	\$40,008
2006	Yes	\$142,000	\$63,422	\$38,422	N/A	\$38,422
2005	Yes	\$107,800	\$57,400	\$32,400	N/A	\$32,400
2004	Yes	\$92,900	\$55,800	\$30,800	N/A	\$30,800
2003	Yes	\$77,100	\$54,700	\$29,700	N/A	\$29,700
2002	Yes	\$72,600	\$53,400	\$28,400	N/A	\$28,400
2001	Yes	\$56,900	\$46,900	\$21,900	N/A	\$21,900
2000	Yes	\$49,200	\$45,600	\$20,600	N/A	\$20,600
1999	Yes	\$44,400	\$44,400	\$19,400	N/A	\$19,400
1998	No	\$33,100	\$33,100	\$33,100	N/A	\$33,100
1997	No	\$35,800	\$35,800	\$35,800	N/A	\$35,800
1996	No	\$40,700	\$40,700	\$15,700	N/A	\$15,700

2020 Tax Information

2020 Tax Bill	Tax District: PPW
2020 Final Millage Rate	21.9888
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.	

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
27 Jan 2020	20863 / 1477	\$146,000	U	I
07 Dec 1998	10329 / 1524	\$66,900	Q	I
02 Jul 1996	09391 / 1282	\$22,000	U	I
1979	04843 / 0589	\$14,500	Q	
1978	04792 / 0696	\$12,000	Q	

2020 Land Information

Seawall: No

Frontage:

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	98x138	1365.00	98.0000	0.8528	\$114,079	FF

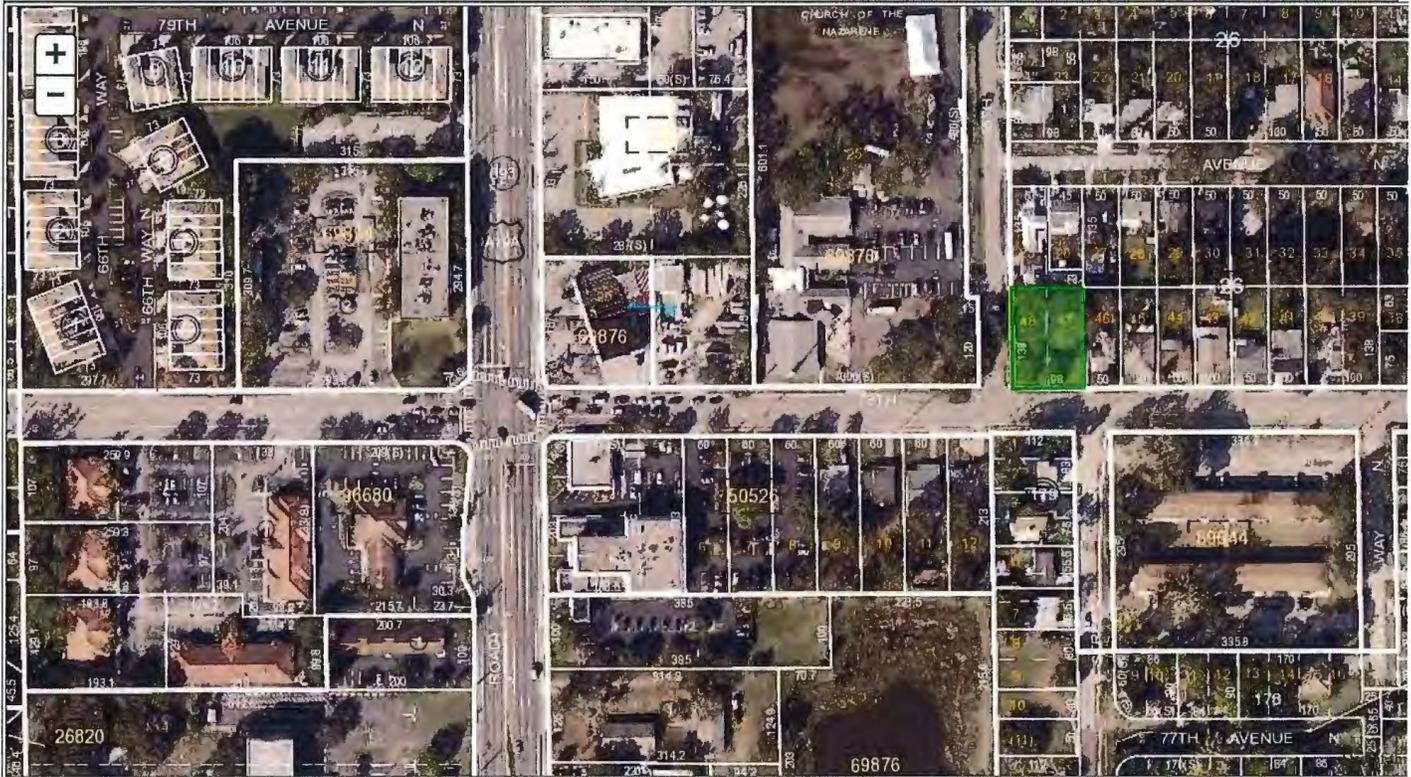
[\[click here to hide\] 2021 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2020002148	DEMOLITION	01 Apr 2020	\$2,400
2005002268	RESIDENTIAL ADD	03 May 2005	\$25,000
2005001474	MISCELLANEOUS	21 Feb 2005	\$800
1997003582	ROOF	25 Sep 1997	\$2,000



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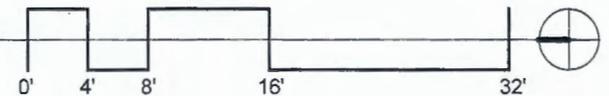
Department Legend

- Assembly 1,312 SF
- Office 1,321 SF
- Storage 342 SF

APPROXIMATE TOTAL: 2,975 SF

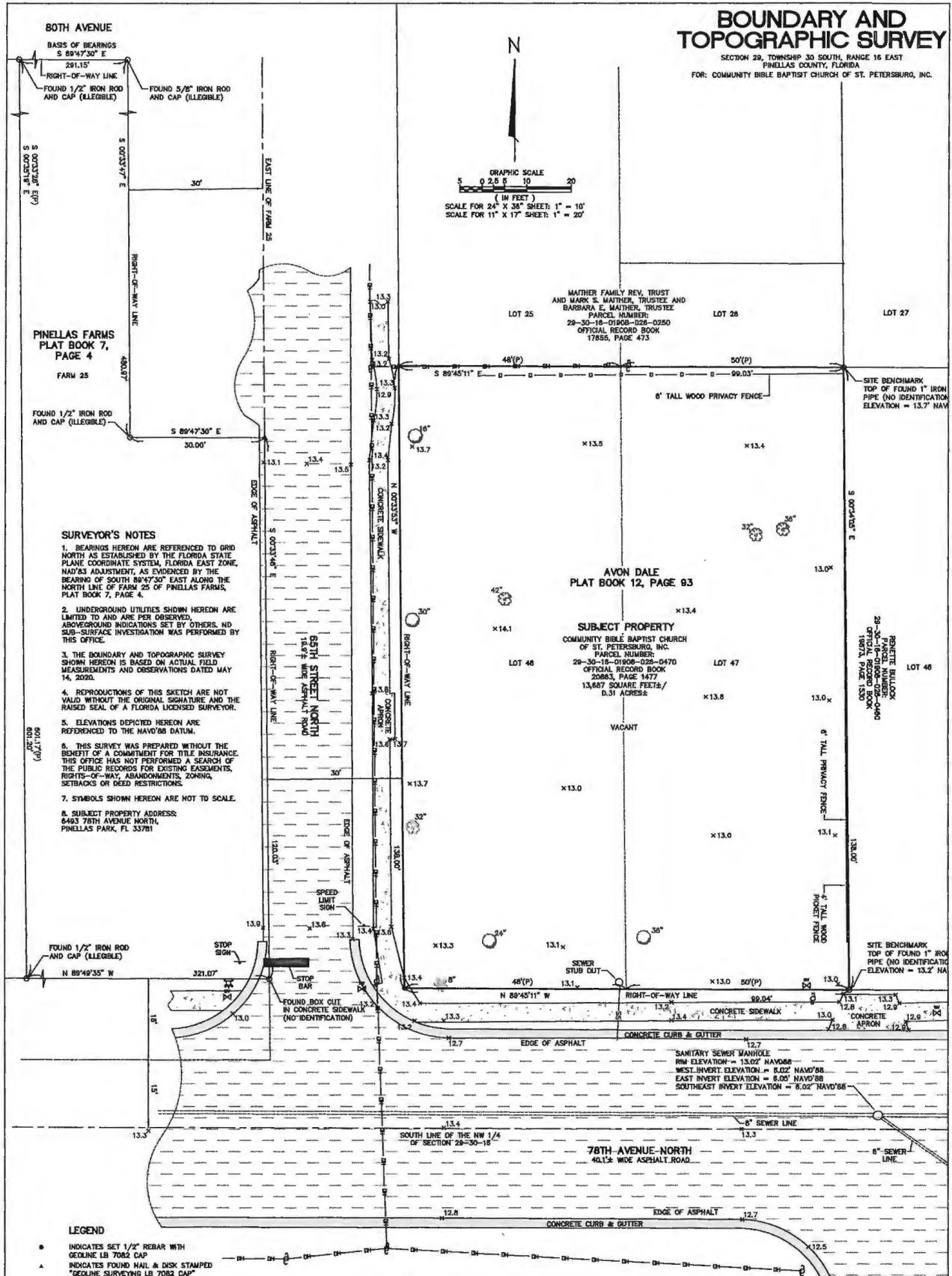
COMMUNITY BIBLE BAPTIST PROPOSED PLAN

11.10.2020



BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA
FOR: COMMUNITY BIBLE BAPTIST CHURCH OF ST. PETERSBURG, INC.



SURVEYOR'S NOTES

- BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD83 ADJUSTMENT, AS EVIDENCED BY THE BEARING OF SOUTH 89°47'30" EAST ALONG THE NORTH LINE OF FARM 25 OF PINELLAS FARMS, PLAT BOOK 7, PAGE 4.
- UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MAY 14, 2020.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- SUBJECT PROPERTY ADDRESS: 6493 78TH AVENUE NORTH, PINELLAS PARK, FL 33781

LEGEND

- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
 - ▲ INDICATES FOUND NAIL & DISK STAMPED "GEOLINE SURVEYING LB 7082 CAP"
 - INDICATES IRON PIN FOUND AS NOTED
 - ⊙ INDICATES WOOD UTILITY POLE
 - INDICATES OVERHEAD POWER LINE
 - |— INDICATES FENCE AS NOTED
 - SS— INDICATES UNDERGROUND SANITARY SEWER LINE
 - (P) INDICATES INFORMATION PER RECORDED PLAT
 - ⊕ INDICATES WATER VALVE FOUND
 - ⊕ INDICATES FIRE HYDRANT FOUND
 - ▨ INDICATES ASPHALT
 - ▨ INDICATES CONCRETE
 - ⊙ INDICATES PALM TREE AS NOTED
 - ⊙ INDICATES OAK TREE AS NOTED
 - ⊙ INDICATES MAPLE TREE AS NOTED
- TRF NOTE: INDICATED TREE SIZE IS TRUNK DIAMETER IN INCHES, 4-5 FOOT ABOVE GROUND
- NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT.
 NVD'29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT.

PROPERTY DESCRIPTIONS

SUBJECT PROPERTY
 (OFFICIAL RECORD BOOK 20863, PAGE 1477)
 LOTS 47 AND 48, BLOCK 25, AVON DALE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 93, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120251 0203 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, DATED 8/18/2009, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

GEOLINE SURVEYING, INC., LB 7082
 David H. Short
 DAVID H. SHORT
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE OF REGISTRATION NO. 8022

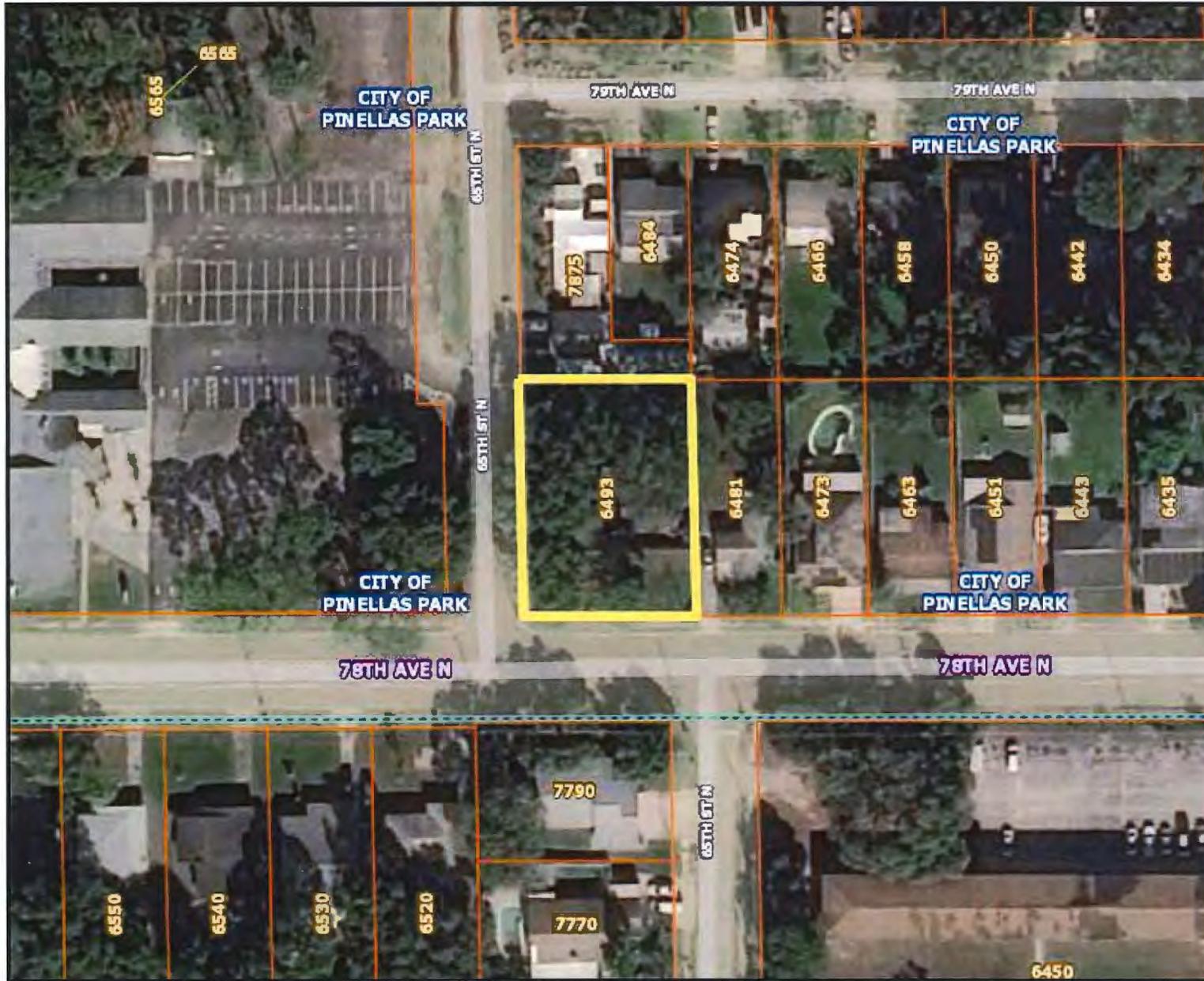
GEOLINE SURVEYING, INC.

Professional Land Surveyors
 1848 3RD ST NW, Tallahassee, Florida &
 Alachua, Florida 32310
 (904) 418-0200 Fax: (904) 428-0088
 geoline@geolineinc.com

DATE: MAY 14, 2020
 SHEET # 1 OF 1

COMMUNITY BIBLE BAPTIST CHURCH OF ST. PETERSBURG, INC.
 ADDRESS: 6493 78TH AVENUE NORTH, PINELLAS PARK, FL 33781
 DRAWING# 200-793

Aerial Map



Legend

- Master Address Points
- Centerlines
- Private Roads
-  Pinellas Park
- Medical District
-  Community Redevelopment Area
- Rights of Way
- Unincorporated
-  Parcel Lines

94.0 0 47.02 94.0 Feet

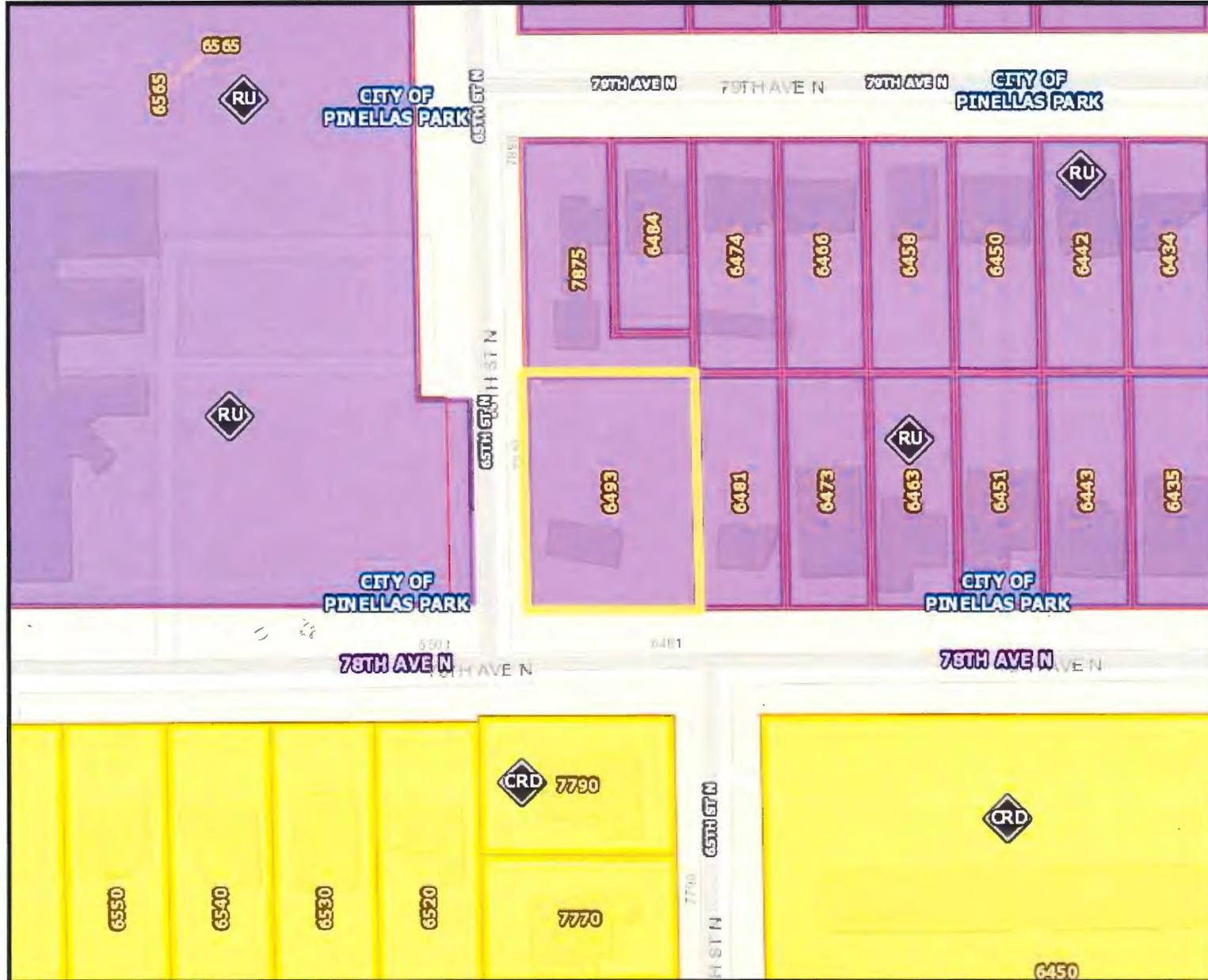
1: 1,128

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere



Future Land Use Map



Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- Rights of Way
- Land Use Borders
 - Commercial General - CG
 - Commercial General (Residential Medium) -
 - Commercial Neighborhood - CN
 - Community Redevelopment District - CRD
 - Industrial General - IG
 - Industrial Limited - IL
 - Institutional - INS
 - Preservation - P
 - Residential/Office/Retail - R/O/R
 - Residential/Office General - R/O/G
 - Residential/Open Space - R/O/S
 - Residential Low - RL
 - Residential Low Medium - RLM
 - Residential Medium - RM
 - Residential Suburban - RS
 - Residential Urban - RU
 - Residential Urban (Commercial General) - F
 - Residential Urban (Residential Low) - RU(R)
 - Transportation/Utility - T/U
- Land Use Fill
 - Commercial General - CG
 - Commercial General (Residential Medium) -
 - Commercial Neighborhood - CN
 - Commercial Recreation - CR
 - Community Redevelopment District - CRD
 - Industrial General - IG
 - Industrial Limited - IL
 - Institutional - INS
 - Preservation - P
 - Residential/Office/Retail - R/O/R
 - Residential/Office General - R/O/G
 - Recreation/Open Space - R/O/S
 - Residential Facilities High - RFH
 - Residential Low - RL

94.0 0 47.02 94.0 Feet

1: 1,128

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere



Zoning Map



Legend

- Master Address Points
- Centerlines
- Private Roads
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - Cf
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUC
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Open Space - O/S
- Public - P
- Preservation - PRES.
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RP
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2
- Town Center - TC
- Zoning Fill
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - Cf

94.0 0 47.02 94.0 Feet

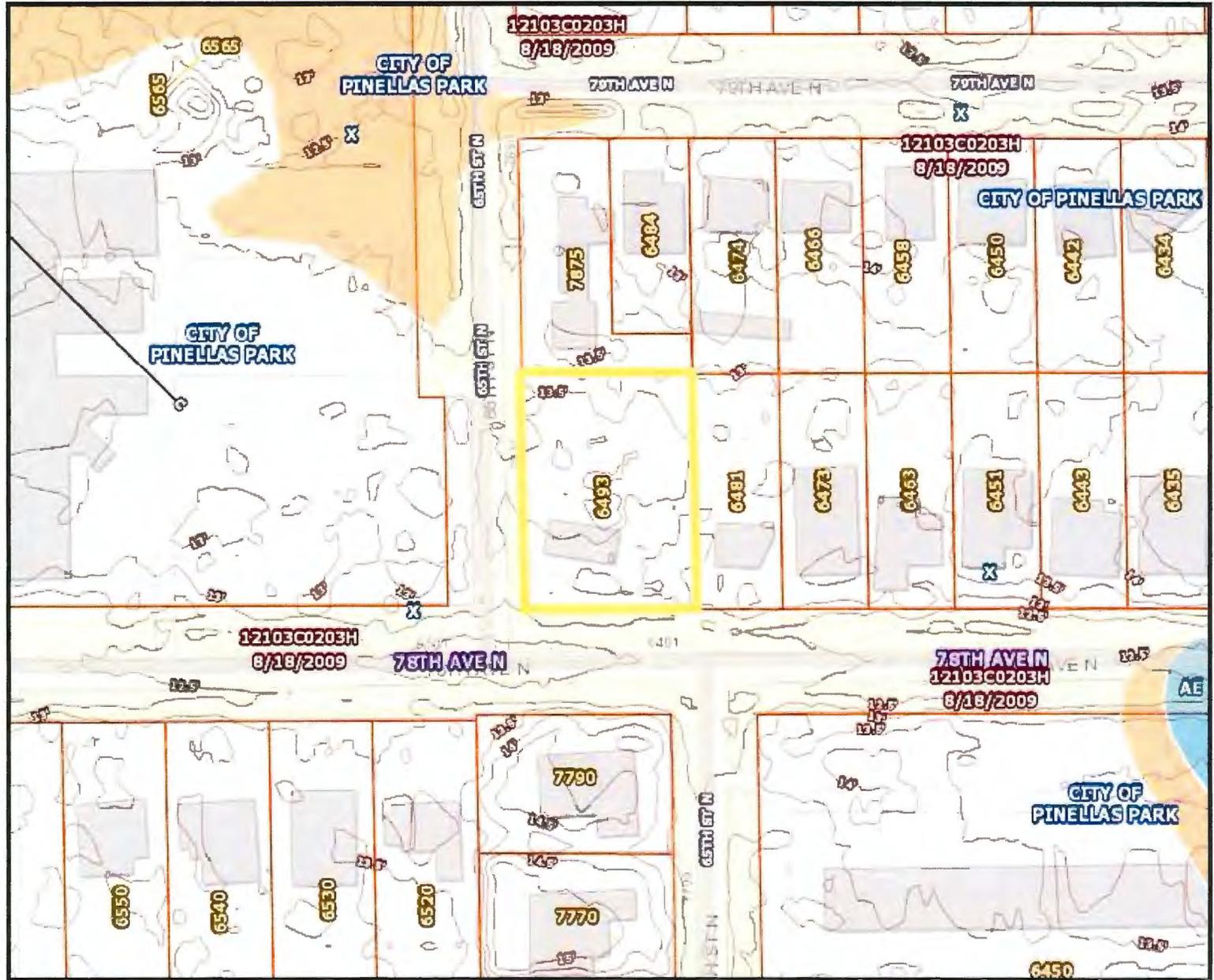
1: 1,128

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere



Flood Insurance Rate Map



Legend

- Master Address Points
- Centerlines
- Private Roads
- Topographic Information
- Pinellas Park
- Rights of Way
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
 - Bridge
 - Culvert
 - Weir
 - Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
 - LIMIT LINES
 - SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
 - <all other values>
 - 1% Annual Chance Flood Hazard (A, AE, AI)
 - 0.2% Annual Chance Flood Hazard (X)
 - Area of Minimal Flood Hazard (X)
 - Floodway (AE)
- Coastal High Hazard Area
- Parcel Lines

94.0 0 47.02 94.0 Feet

1:1,128



Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere

Site Photos



Community Development Department
Planning & Development Services Division

ADDENDUM

Case Number:

PLANNING AND ZONING COMMISSION

On March 4, 2021, the Planning and Zoning Commission **RECOMMENDED DENIAL** of case # CU-1121-00056.

VI. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

The office will utilize the church (6565 78th Ave N) for additional parking.

3: DENY

...a request for a Conditional use approval for low impact office in the "R-1" Single Family Residential Zoning District, with a waiver from the conditional use requirement of minimum lot size of a ½ acre but less than one 1 acre.

Community Development Department
Planning & Development Services Division

ADDENDUM

Case Number:

PLANNING AND ZONING COMMISSION

On March 4, 2021, the Planning and Zoning Commission **RECOMMENDED DENIAL** of case # VAR-0121-00055.

VI. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

The office will utilize the church (6565 78th Ave N) for additional parking.

3: DENY

...a request for a Variance to the maximum building square footage for Low Impact Office as defined in the Land Development Code.

Community Development Department
Planning & Development Services Division

ADDENDUM

Case Number:

PLANNING AND ZONING COMMISSION

On March 4, 2021, the Planning and Zoning Commission **RECOMMENDED DENIAL** of case # VAR-0221-00058.

VI. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

The office will utilize the church (6565 78th Ave N) for additional parking.

3: DENY

...a request for a variance to reduce the setback from 5 feet to zero feet for a vehicular use area to accommodate minimum required parking spaces.