

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room
May 9, 2016 – 10:00 AM

Case Summary Review:

1. (Q) [Z/LU-12-5-16](#) (Martin Rosato) (*Continued Item*)
2. (Q) [Z-14-6-16](#) (Palm Harbor United Methodist Church)
3. (Q) [Z/LU-15-6-16](#) (Rose Lemos and Michael & Dawn Clements)

Note: Q = Quasi-Judicial

CASE SUMMARY
CASE NO. Z/LU-12-5-16
(Quasi-Judicial)

PRC MEETING: May 9, 2016 @ 10:00 AM-1st Floor, Planning Conf Room
PPC HEARING: June 9, 2016 @ 9:00 AM-5th Floor, Board Assembly Room
BCC HEARING: July 19, 2016 @ 6:00 PM-5th Floor, Board Assembly Room
PPC HEARING: September 7, 2016 @ 3:00 AM-5th Floor, Board Assembly Room
FINAL DETERMINATION BY: October 11, 2016
APPLICANT'S NAME: Martin Rosato
REQUEST: Zone change from: A-E, Agricultural Estate Residential
to: P-1A-CO, Limited Office-Conditional Overlay

Land Use change from: Recreation/Open Space
to: Residential/Office-Limited

Conditional Overlay limiting the use of the property to medical offices.

CASE DESCRIPTION: Approximately 2 acres located on the east side of McMullen Booth Road approximately 700 feet north of Curlew Road in Palm Harbor (16/28/16/00000/240/0130). A legal description is available in file upon request.

APPLICANT/ADDRESS: Martin Rosato
P. O. Box 348
Largo, FL 33779

REP/ADDRESS: Cynthia Tarapani
Florida Design Consultants, Inc.
3030 Starkey Boulevard
New Port Richey, FL 34655

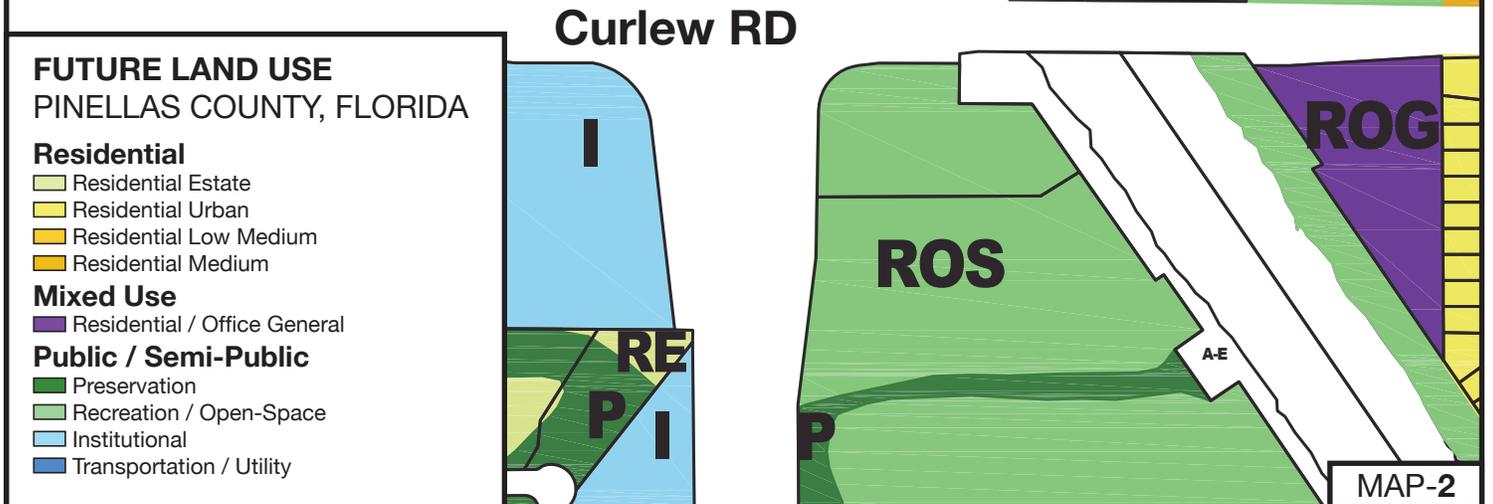
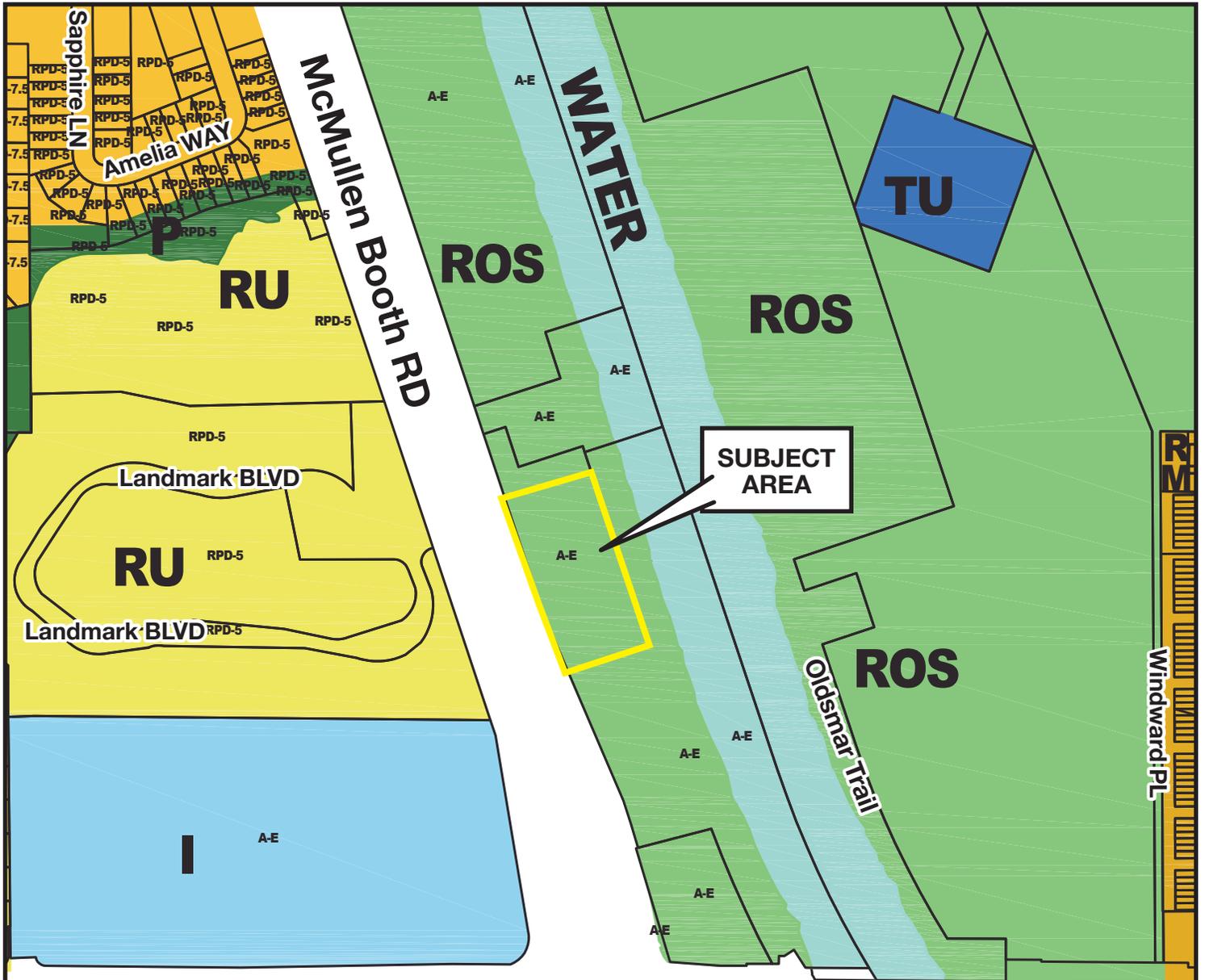
NOTICES SENT TO: Martin Rosato, Cynthia Tarapani, Oldsmar, Landmark Oaks, COA, The Oaks @ Countryside, , Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Vacant

PROPOSED USE: Medical Office

LAND USE: Recreation/Open Space

ZONING: A-E
Revised 4/19/16



FUTURE LAND USE
PINELLAS COUNTY, FLORIDA

Residential

- Residential Estate
- Residential Urban
- Residential Low Medium
- Residential Medium

Mixed Use

- Residential / Office General

Public / Semi-Public

- Preservation
- Recreation / Open-Space
- Institutional
- Transportation / Utility

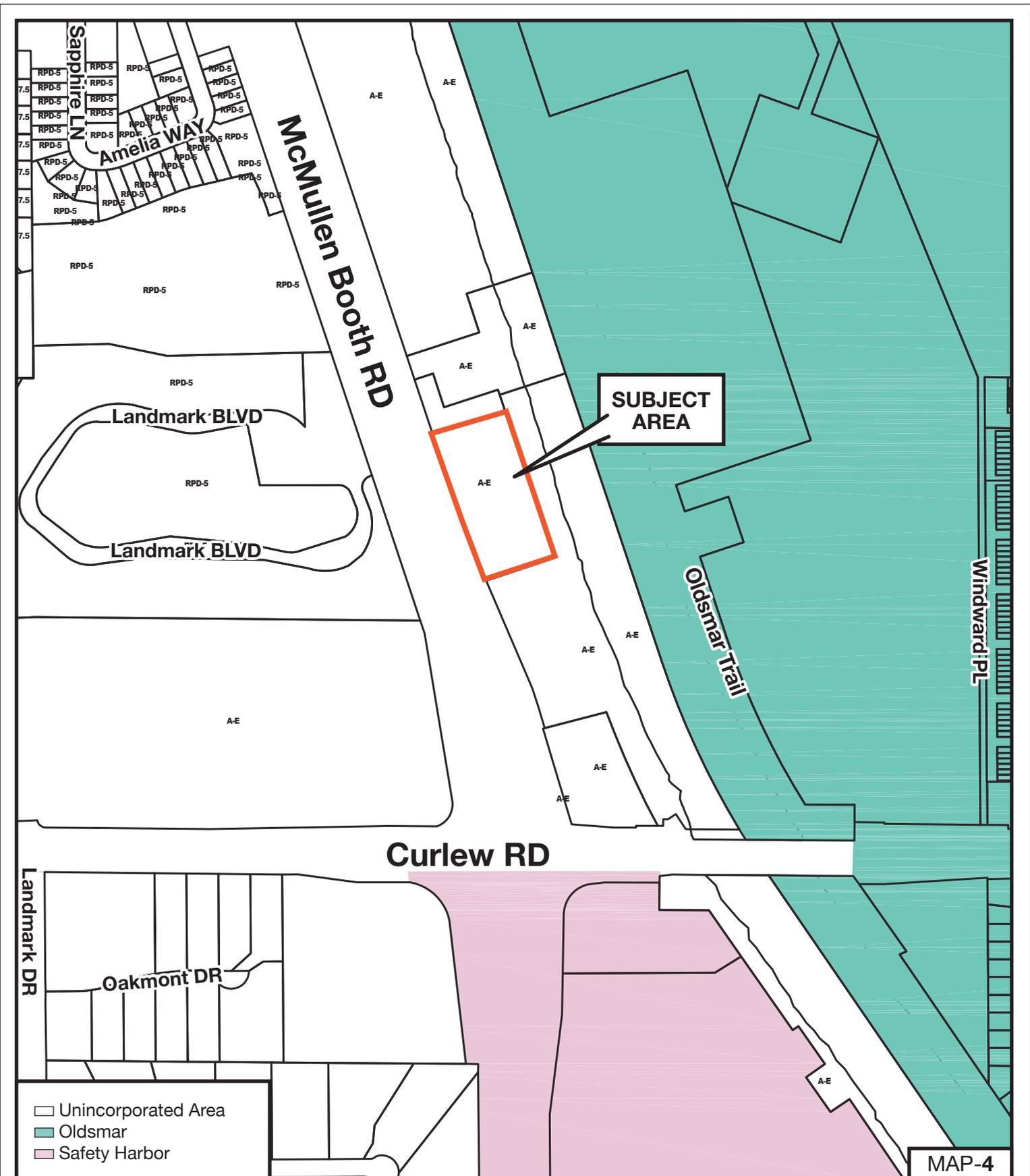
Z/LU-12-5-16	Zoning	From: A-E, Agricultural Estate Residential To: P-1A -CO, Limited Office - Conditional Overlay Conditional Overlay limiting the use to medical offices	 
	Land Use	From: Recreation/Open Space To: Residential/Office Limited	
Parcel I.D. 16/28/16/00000/240/0140		Prepared by: Pinellas County Planning Department April 2016	

MAP-2

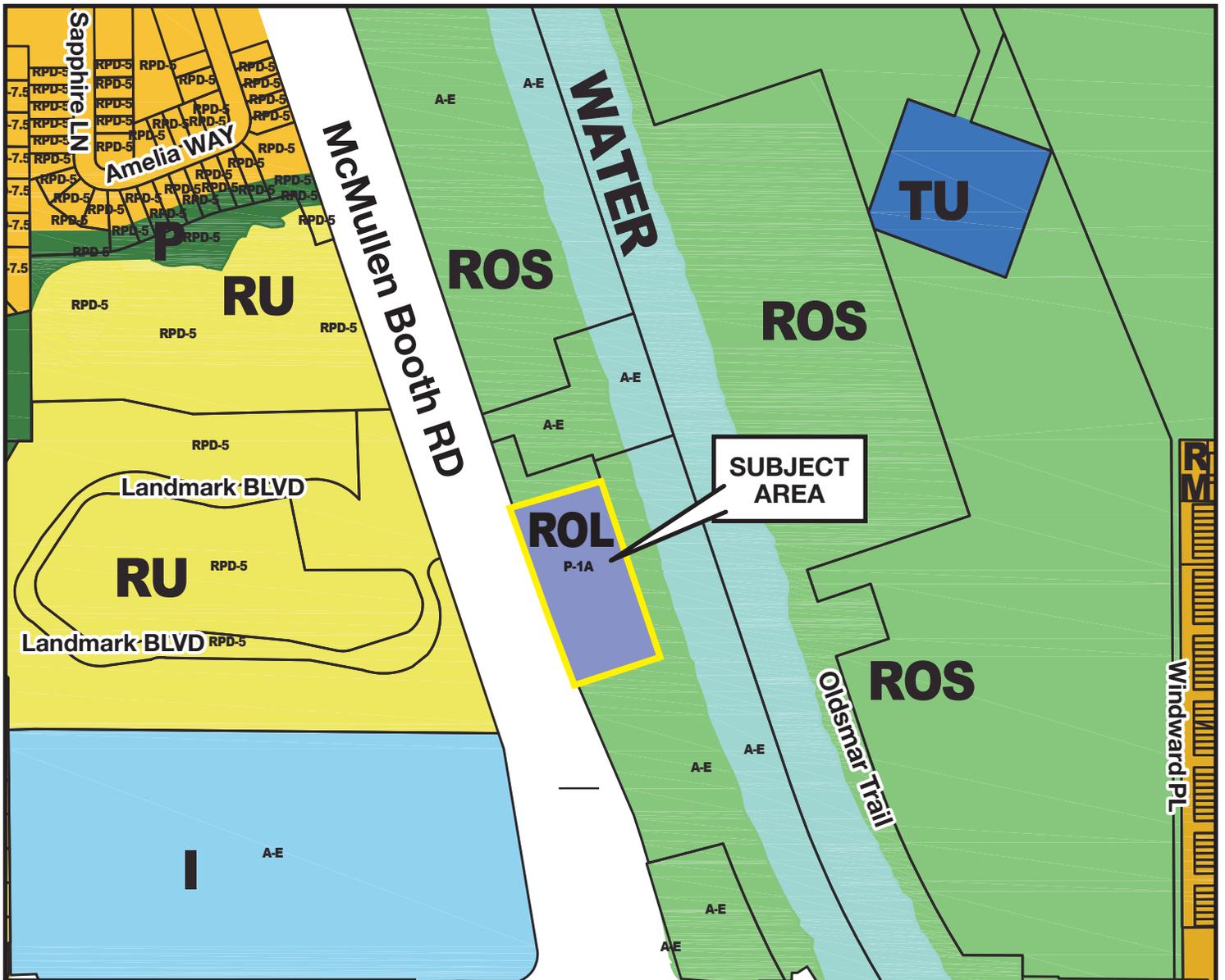


MAP-3

<p>Z/LU-12-5-16</p>	<p>Zoning</p>	<p>From: A-E, Agricultural Estate Residential To: P-1A -CO, Limited Office - Conditional Overlay Conditional Overlay limiting the use to medical offices</p>		
	<p>Land Use</p>	<p>From: Recreation/Open Space To: Residential/Office Limited</p>		
<p>Parcel I.D. 16/28/16/00000/240/0140 Prepared by: Pinellas County Planning Department April 2016</p>				



Z/LU-12-5-16	Zoning	From: A-E, Agricultural Estate Residential To: P-1A -CO, Limited Office - Conditional Overlay Conditional Overlay limiting the use to medical offices	 
	Land Use	From: Recreation/Open Space To: Residential/Office Limited	
Parcel I.D. 16/28/16/00000/240/0140		Prepared by: Pinellas County Planning Department April 2016	



**FUTURE LAND USE
PINELLAS COUNTY, FLORIDA**

Residential

- Residential Estate
- Residential Urban
- Residential Low Medium
- Residential Medium

Mixed Use

- Residential / Office Limited

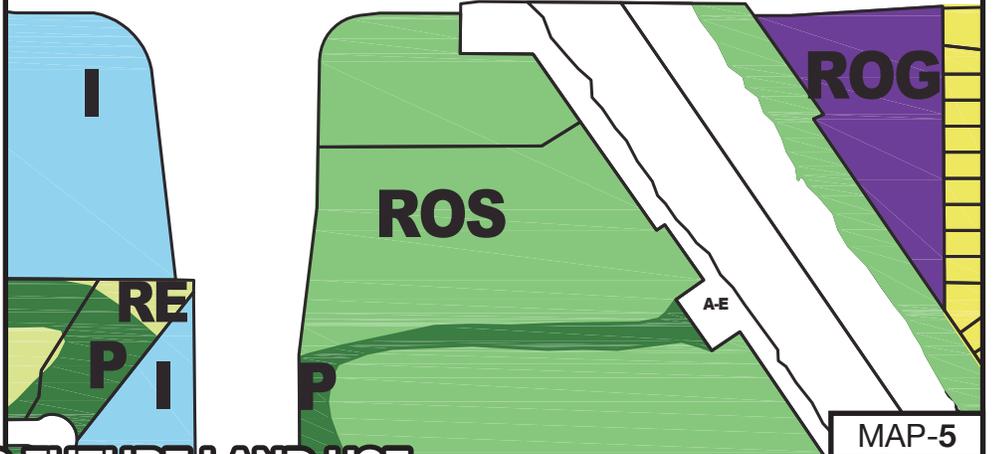
Mixed Use

- Residential / Office General

Public / Semi-Public

- Preservation
- Recreation / Open-Space
- Institutional
- Transportation / Utility

Curlew RD



MAP-5

PROPOSED FUTURE LAND USE

Z/LU-12-5-16	Zoning	From: A-E, Agricultural Estate Residential To: P-1A -CO, Limited Office - Conditional Overlay Conditional Overlay limiting the use to medical offices	 N	
	Land Use	From: Recreation/Open Space To: Residential/Office Limited		

1. Owner: Martin Rosato
 Mailing Address: P.O. Box 348
 City: Largo State: FL Zip Code: 33779 Daytime Phone: (727) 771-3000
 Email: flalandno1@yahoo.com

2. Representative's Name: Cynthia Tarapani, Vice President, Planning
 Company Name: Florida Design Consultants, Inc.
 Mailing Address: 3030 Starkey Boulevard
 City: New Port Richey State: FL Zip Code: 34655 Daytime Phone: (727) 849-7588
 Email: ctarapani@fldesign.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

N/A

Specify interest held: _____

B. Is there an existing contract for sale of subject property: Yes No
 If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Seller - Martin Rosato

Buyer - Dr. Michael Pikos

Is contract conditional or absolute? Conditional Absolute

C. Are there any options to purchase on subject property? Yes No
 If so, list names of all parties to option including all partners, corporate officers and members of any trust:

**Plan Amendment from ROS to ROL and
Rezoning from AE to P-1A with Conditional Zoning
Overlay for Medical Offices**

4. This hearing is being requested to consider: _____

5. Location of subject property (street address): East side of McMullen Booth Road
approximately 600 feet north of Curlew Road

6. Legal Description of Property: (attach additional documents if necessary)

See Attached Exhibit A

7. Size of Property: 409 feet by 214 feet, 2.0 acres

8. Present zoning classification: AE

9. Present Land Use Map designation: ROS

10. Date subject property acquired: April 26, 2014

11. Existing structures and improvements on subject property:

Vacant

12. Proposed structures and improvements will be:

Medical Office Building

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).

See Attached Exhibit B

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
 Yes ✓ No When? In whose name?

Briefly state the nature and outcome of the hearing:

15. Does applicant own any property contiguous to subject property? _____ Yes No
If so, give complete legal description of contiguous property:

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.
(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

Martin J. Rosato
***Signature of Owner or Trustee

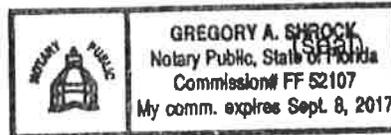
Date: 3/3/16

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 3rd day of March, 20 16

personally appeared Martin Rosato
who, being duly sworn, deposes and says that the above is a true and correct certification.

Gregory A. Shrock
(signature) NOTARY PUBLIC



***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

16-28-16-00000-240-0140**Compact Property Record Card**[Portability Calculator](#)**Data Current as of March 23, 2016**[Email Print](#)[Radius Search](#)[Improvement Value
per F.S. 553.844](#)

Ownership/Mailing Address Change Mailing Address	Site Address
ROSATO, MARTIN PO BOX 348 LARGO FL 33779-0348	0 MCMULLEN BOOTH RD (Unincorporated)

[Property Use:](#) 1000 (Vacant Commercial Land - lot & acreage)

Living Units:

[click here to hide] **Legal Description**

PART OF SW 1/4 OF NW 1/4 OF SEC 16-28-16 DESC FROM SE COR OF SD SW 1/4 OF NW 1/4 TH S89D27'57"E 227.03FT TH N00D32'03"E 59FT TH CUR RT RAD 87.50FT ARC 121.67FT CB N49D37'45"W 112.11FT TH CUR LT RAD 2291.83FT ARC 351.71FT CB N14D11'18"W 351.37FT TH N23D10'27"W 332.96FT FOR POB TH CONT N23D10'27"W 146.35FT TH N18D24'07"W 263.55FT TH N71D35'53"E 214.97FT TH S18D24'07"E 409.39FT TH S71D35'53"W 202.80FT TO POB CONT 2 AC

File for Homestead Exemption			2016 Parcel Use	
Exemption	2015	2016		
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 <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
18522/0810		121030273182	Check	

2015 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	No	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000

2015 Tax Information[Click Here for 2015 Tax Bill](#)

Tax Collector Mails 2015 Tax Bills October 31

2015 Final Millage Rate

2015 Est Taxes w/o Cap or Exemptions

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Tax District: [PHMT](#)

20.6026

\$700.49

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

Sale Date	Book/Page	Price	Q/U	V/I
26 Aug 2014	18522 / 0810	\$40,000	U	I

2015 Land Information

Seawall: No

Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Commercial (10)	0x0	20000.00	2.0000	1.0000	\$40,000	AC

[click here to hide] **2015 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
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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 office in which the structure is located.

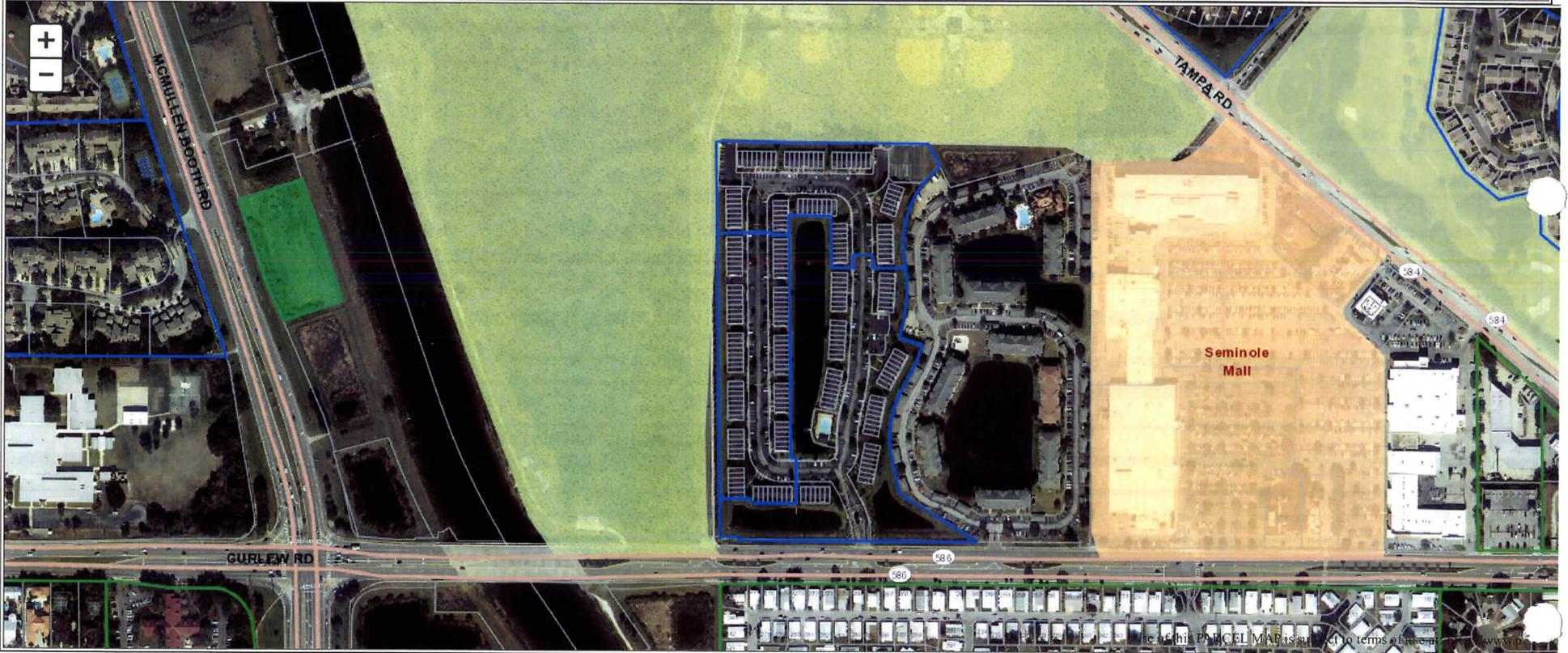
Permit Number

Description

Issue Date

Estimated Value

No Permit Data Found



[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

EXHIBIT "A"

Legal Description Parcel 16-001-153S (Lake Tarpon Outfall Canal)

The South 409.39 feet of that certain parcel of land as described in Official Records Book 15042 Page 180 of the Public Records of Pinellas County, Florida, lying and being in Section 16, Township 28 South, Range 16 East, Pinellas County, Florida being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 16; thence run along the South line of said Northwest 1/4 of Section 16, South 89°27'57" East, a distance of 227.03 feet; thence leaving said line, North 00°32'03" East, a distance of 59.00 feet to the Easterly right-of-way line of McMullen Booth Road (right-of-way width varies) and a non-tangent curve to the right; thence run Northwestery along said East right-of-way line, 121.67 feet along the arc of said curve having a radius of 87.50 feet, central angle of 79°40'26" and a chord bearing and distance of North 49°37'45" West, 112.11 feet to a reverse curve to the left; thence run Northerly 351.71 feet along the arc of said curve, having a radius of 2,291.83 feet, central angle of 08°47'34" and a chord bearing and distance of North 14°11'18" West, 351.37 feet; thence run North 23°10'27" West, a distance of 332.96 feet to the southwest corner of the aforesaid certain parcel of land as described in Official Records Book 15042 Page 180 of the Public Records of Pinellas County, Florida, for a POINT OF BEGINNING; thence continue along said right-of-way and the West line of said certain parcel North 23°10'27" West, a distance of 146.35 feet; thence run North 18°24'07" West, a distance of 263.55 feet; thence run North 71°35'53" East, along a line 409.39 feet North of and parallel with the South line of said certain parcel of land as described in Official Records Book 15042 Page 180 of the Public Records of Pinellas County, Florida, a distance of 214.97 feet to an intersection with the East line of said certain parcel; thence run along said East line of said certain parcel South 18°24'07" East, a distance of 409.39 feet to the Southeast corner of said certain parcel; thence run South 71°35'53" West, along the South line of said certain parcel, a distance of 202.80 feet to the POINT OF BEGINNING.

The above described lands containing 2.00 acres.

**MCMULLEN BOOTH ROAD
PLAN AMENDMENT & REZONING APPLICATION**

EXHIBIT B

I. INTRODUCTION

The property proposed for a plan amendment and rezoning is located on the east side of McMullen Booth Road and approximately 600 feet north of Curlew Road. This two-acre vacant property was previously owned by Pinellas County who sold it to the Southwest Florida Water Management District (SWFWMD) in April, 2006 (OR Book 15042, Page 0180). In 2014, SWFWMD declared the property surplus and sold it to Martin Rosato, the current property owner (OR Book 18522, Page 0180). Due to the property being owned for many years by these two public entities, the site is designated as R/OS, Recreation/ Open Space on Pinellas County's *Future Land Use Map* and is currently zoned A-E, Agricultural Estate Residential District.

In January, 2016, Mr. Rosato entered into a contract to sell the property to Dr. Michael Pikos so that Dr. Pikos could construct his oral surgery medical practice on this site. Dr. Pikos founded Coastal Jaw Surgery in Palm Harbor in 1983 and has become an internationally known oral surgeon who has pioneered new oral surgery techniques. In addition to his oral surgery practice, in 1990, Dr. Pikos created the Pikos Institute to train oral surgeons on advanced surgical techniques and he has trained over 3,100 oral surgeons from all 50 states and 43 countries. Dr. Pikos' office is currently located on the north side of Tampa Road at its intersection with Somerset Lane. Due to the growth of his business, Dr. Pikos wishes to construct a new larger office that will accommodate his expanded practice. As with most medical practices, a new office must be located relatively close to the existing office to continue to conveniently serve his patients. The McMullen Booth Road site is ideal for Dr. Pikos' office since it is located proximate to the current office and will provide a smooth transition for his patient base.

Since medical offices are not allowed in the site's current plan category or zoning district, a plan amendment and rezoning will be necessary to develop. The request is to change the site's plan category from R/OS to R/OL, Residential/ Office Limited, and to rezone from the A-E district to the P-1A, Limited Office District. It should be noted that the Institutional Plan category was considered since a medical clinic is a Primary Use allowed in that category; however, the compatible Institutional Limited Zoning district does not allow medical offices so this option is not available for the proposed use.

It is recognized that the site is located on McMullen Booth Road, designated as a scenic, non-commercial corridor according to the Pinellas Planning Council (PPC) *Countywide Rules*. The request's compliance with the County's policies on scenic non-commercial corridors are described in **Section III** below.

II. REVIEW CRITERIA

Section 134-339 of the Pinellas County *Land Development Code* establishes the following evidence to be reviewed in evaluating a plan amendment and rezoning application:

“Sec. 134-339 (c) Supporting evidence submitted. All evidence and testimony necessary to support the application shall be presented, including but not limited to the following:

- (1) Existing conditions and uses in the surrounding area.
- (2) Justification for the proposed uses, designations or densities.
- (3) Impacts on surrounding properties and community.
- (4) Impacts on public facilities and services.
- (5) Consistency with the comprehensive plan.
- (6) Impacts on the flood plain and how the impact will be mitigated.”

The following section of this report will demonstrate how the proposed plan amendment and rezoning are consistent with each of the above criteria.

III. ANALYSIS OF THE REQUEST'S CONSISTENCY WITH THE REVIEW CRITERIA

The review criteria are shown below in bold following by the Applicant's response as to how the proposed application complies with each criterion.

(1) **Existing conditions and uses in the surrounding area.**

Response: The site is a rectangular shaped site with approximately 409 feet of frontage on McMullen Booth Road and approximately 214 feet deep. The east border of the site is close to the Lake Tarpon Canal that connects Lake Tarpon to the north with the Safety Harbor waterbody, and ultimately to Old Tampa Bay. To the east of the canal is Oldsmar's Canal Park that fronts on Tampa Road.

All of the remaining properties on the east side of McMullen Booth Road between Tampa Road and Curlew Road in the immediate vicinity of the plan amendment/ rezoning site are owned by public entities. There is a small property immediately north of the plan amendment site that is owned by SWFWMD. The stormwater pond at the northeast corner of McMullen Booth Road and Curlew Road is owned by Florida Department of Transportation. Other than these two parcels, the rest of the property on the east side of McMullen Booth Road is owned by Pinellas County.

The west side of McMullen Booth Road between Tampa Road and Curlew Road contains a wide variety of urban residential and commercial uses that are typical of this principal arterial and its intersections with two additional major roads, Tampa Road and Curlew Road. Additionally, both Tampa Road and Curlew Road serve as east/ west minor arterials that connect the Palm Harbor area of Pinellas County to Oldsmar and ultimately to Hillsborough County.

The intersection of McMullen Booth Road and Tampa Road contains two shopping centers and an office development with ten buildings at the northeast corner; a bank at the southeast corner; a large multi-story adult congregate facility at the northwest corner; and a five- building office complex and apartment development at the southwest corner. Moving south on McMullen Booth Road along the west side of the road is the Countryside Rehabilitation Center whose sole access is via the Countryside Boulevard off-ramp. The Countryside Palms single family subdivision is located on the south side of Countryside Boulevard, which road is also its sole access. Immediately south of this subdivision are two multifamily developments, Oaks at Countryside and Landmark Oaks, each of which has a driveway on McMullen Booth Road. South of these developments at the northwest corner of McMullen Booth Road and Curlew Road is the site of Curlew Creek Elementary School which does not have access to either of these roads. The sole access to the school is by traveling west on Curlew Road from McMullen Booth Road and then turning north on Landmark Boulevard to the school entrance.

At the intersection of McMullen Booth Road and Curlew Road, the southeast corner is developed as a stormwater pond; and the southwest corner is developed with an assisted living facility. Both sites are located within the jurisdiction of the City of Clearwater.

In summary, the west side of this segment of McMullen Booth Road is completely built out with a variety of single family and multifamily residential developments, shopping centers, health care facilities, offices and a school, all of which demonstrates its urban development character. Since all of the property on the east side, except for the subject property, is under public ownership, this plan amendment request is unusual since it will not create additional development pressures along the east side of the road.

Table 1
McMullen Booth Plan Amendment & Rezoning Site
Land Use Characteristics of Site and Vicinity

	Existing Use	Plan Category	Zoning District
<i>Site</i>	<i>Vacant</i>	<i>R/OS</i>	<i>AE</i>
North	Vacant, Multifamily & Single Family, Rehabilitation Center, Commercial, Offices,	R/OS, RLM, R/OG, ROR, CG	AE, RPD-7.5, P-1, C-2
South	Vacant, Elementary School, Stormwater Ponds, Assisted living facility	R/OS, Institutional	AE
East	Lake Tarpon Canal, Oldsmar's Canal Park, Multifamily	Water, R/OS, RM	AE Oldsmar Zoning
West	Multifamily, Single Family	RU	RPD-5

The proposed use of the site as a medical office will be consistent with the existing residential and commercial uses and will be an asset to the community. Since the site is bordered on the north, south and east with property that is either vacant or used for utility purposes (the SWFWMD site), there will not be any negative impact on adjacent uses. The multifamily residential uses on the west side of McMullen Booth Road are separated from the site by a major road at such a significantly large distance that no negative impacts are anticipated. Additionally, the medical office will be limited to a low Floor Area Ratio of 0.20 and will operate during the week days only, both of which will result in a low level of development that is not expected to create any negative impacts on the existing uses.

Although McMullen Booth Road is designated as a scenic/ non-commercial corridor, the entire corridor from its origin at State Road 60 north to the Pinellas/ Pasco County line has historically developed with retail, office and hospital uses. Specifically, in the immediate area of the proposed amendment site, there is a major retail and office node located less than ½ mile north of the site at the intersection of McMullen Booth Road and Tampa Road. At the McMullen Booth Road/ Tampa Road intersection, the existing commercial, office and multifamily development is designated with the R/OG, CG and R/O/R plan categories consistent with the development pattern.

Approximately one mile to the south of the site is a major health care center located on both sides of McMullen Booth Road. This major health care center includes the Mease Countryside Hospital, day surgery centers, medical offices, medical testing facilities and other health care support uses and these uses are designated as Institutional on the FLUM.

Within the last few months, there have been two plan amendments submitted in the unincorporated area on McMullen Booth Road to change the *Future Land Use Map* from a Residential plan category to the Institutional plan category. One of these amendments has been approved by the County Commission/CPA and the second case is pending before the County Commission/ CPA. The first case which has been approved (Z/LU 30-11-15 and CW 16-7) is a 4.2 acre site located on the east side of McMullen Booth Road and approximately 600' north of Keystone Road. The request is to change the FLUM from the Residential Rural category to the Institutional category for development of an assisted living facility. It is important to note that this site is not located at an intersection of McMullen Booth Road and an east/west through road. This case was recommended for approval by the Pinellas County Planning Department and the Local Planning Agency, and was approved by the Board of County Commissioners on December 15, 2015. Both the PPC staff and the PPC recommended approval of this case of the plan amendment case on February 10, 2016. On March 15, 2016, the County Commission sitting as the CPA approved this plan amendment.

A second similar case (Z/LU 34-12-15) is composed of 2.5 acres on the west side of McMullen Booth Road and approximately 680 feet north of Union Street. Like the first case described above, this site is not located at an intersection of a major east/ west road with McMullen Booth Road. The request is to change the FLUM from the Residential Suburban category to the Institutional Category to allow an assisted living facility. The Planning Department staff recommended approval of this plan amendment as did the Local Planning Agency. The Board of County Commissioners approved the plan amendment on February 23, 2016. The plan amendment case is pending a final decision through the countywide planning process with the PPC hearing scheduled for April 13, 2016 and the County Commission hearing in their CPA role scheduled for May 10, 2016.

These two cases demonstrate that non-residential plan categories have been approved on the McMullen Booth Road scenic non-commercial corridor at limited site sizes and upon a demonstration that the plan amendment will not impair the traffic carrying capacity of the corridor. This plan amendment is smaller than both of these two similar cases and this analysis will demonstrate that the traffic capacity of McMullen Booth Road will be maintained if the plan amendment is approved.

(2) Justification for the proposed uses, designations or densities.

Response: The current Recreation/ Open Space (R/OS) plan category is not suitable for this site for several reasons. First, the ownership of the site has changed from a public entity to a private citizen and the currently allowable recreational uses are not viable as a private development. Secondly, the primary uses in the current R/OS category of public/ private open space or park, public recreation facility, public beach or golf course are not suitable for this site due to its small size and lack of amenities to attract people to the site as a park or recreational facility. Additionally, the County's decision in 2006 to sell this property to SWFWMD indicates that the County does not intend to use the property for a recreational or open space use.

As described in the Introduction above, the Institutional Plan category and its compatible Institutional Limited Zoning district were evaluated for a possible fit with the proposed medical office use. Although the Institutional Plan category allows medical office as a primary use, the Institutional Limited Zoning district does not allow medical offices. Therefore, the applicant has requested the R/OL, Residential/ Office Limited plan category and its compatible P-1A, Limited Office District which are restrictive in the types of uses allowed and in the intensity of the development. It should be noted that the P-1A zoning district is limited to professional or medical offices, artist studio, funeral home, bank with no drive-in facilities, and a bed and breakfast facility with a maximum of ten rooms. The P-1A does not allow any retail uses such as restaurants or shopping centers. This Plan Category and Zoning district also limits development on the site to a maximum FAR of 0.20 which will result in a low level of development on the site.

(3) Impacts on surrounding properties and community.

Response: The proposed medical office is not expected to create any negative impacts on surrounding properties and the community as described in detail in the Response to Criterion No. 1 above, beginning on Page 2.

(4) Impacts on public facilities and services.

Response: Please see the detailed analysis of the project's impact on and compliance with public facilities and services in the analysis of the *Future Land Use and Quality Communities Element*, beginning on Page 7.

(5) **Consistency with the *Comprehensive Plan*.**

Response: Based on the analysis described below, this request is consistent with the following Goals, Objectives and Policies of the Pinellas County *Comprehensive Plan*.

PLANNING TO STAY ELEMENT

Sustain a Quality Urban Community and Promote Strong Neighborhoods and Diverse Housing Opportunities

Principle 5: Pinellas County recognizes that successful neighborhoods are central to the quality of life in Pinellas County. Therefore, redevelopment and urban infill should not compromise the integrity and viability of existing residential neighborhoods.

Analysis: The proposed plan category and zoning district are very limited in both the type of allowable uses and the intensity of use. As described in the Response to Criterion 2 above, there are very few allowable uses, primarily professional and medical offices which are limited to a FAR of 0.20. Both the characteristics of the proposed medical office and the very low intensity of the development will ensure that it is compatible with the existing residential developments on the west side of McMullen Booth Road. The proposed medical office will also positively contribute to the mixed use area by providing a medical office conveniently located for the community.

Maintain a Competitive Edge by Promoting a Sustainable Economy

Principle 2: Achieving a sustainable community and the quality of life desired by the County's citizens is dependent upon continued growth in both the size and quality of the local economy. In order to attain this level of economic growth, Pinellas County will take steps to retain and recruit clean and green industries and businesses that provide high-wage jobs that bring money into the local economy from outside the County.

Analysis: The proposed plan amendment and rezoning will allow an established periodontist to expand his business and remain in Pinellas County serving its citizens. Additionally, the proposed medical business employs dentists, periodontists and professional support staff whose wages reflect their high level of education, training and expertise. The approval of this plan amendment and rezoning is consistent with the County's principle to continue to grow its local economy.

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

Goal One: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.4: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

Analysis: This plan amendment and rezoning request represents an urban infill project and due to the low scale of the R/OL Plan category and the P-1A Zoning district as well as the significant separation of this use from residential uses, the development will be consistent and compatible with the residential and commercial development along this segment of McMullen Booth Road.

Objective 1.10: The scenic/ non-commercial corridor policies adopted in the Comprehensive Plan shall continue to be enforced to preserve the scenic/non-commercial designations approved by resolution by the Board of County Commissioners for specific transportation corridors, and to protect their traffic carrying capacity.

Policy 1.10.1: Land uses along designated scenic/ non-commercial corridors shall be managed to protect the traffic carrying capacity and the scenic nature of these developments.

Analysis: McMullen Booth Road is currently operating at Level of Service (LOS) C which is better than the County's adopted LOS D. The medical office proposed on this site will be restricted to a maximum FAR of 0.20. The trip generation for the site has been estimated by two methods: **Table 2** calculates the trips based on the ITE Handbook; **Table 3** calculated the trips based on the *Countywide Rules*.

Table 2
McMullen Booth Plan Amendment & Rezoning Site
ITE Handbook- Estimated Trip Generation

Use	ITE Code	Weekday Trip Rate	ADT	% of Current McMullen Booth Rd. Trips
Existing Recreational/ Open Space				
• Tennis Courts (assumes 4 courts)	490	31.04/ court	124 trips	0.2%
• Racquet/ Tennis Club (assumes 4,000 sf)	491	14.03/ 1,000 sf	56 trips	0.1%
• Health/ Fitness Club (assumes 8,000 sf)	492	32.93/ 1,000 sf	263 trips	0.4%
Proposed Use- Medical Office	720	36.13/ 1,000 sf	289 trips	0.5%

Table 2 Notes:

1. The Trip generation rates are based on *Trip Generation*, an ITE Informational Report, 8th Edition.
2. The Table reflects Recreational uses that will fit on the site and for which ADT rates are available in *Trip Generation*. It should be noted that use of the weekday trip rate most likely underestimates the amount of traffic to be generated since the peak period for these uses will be the weekend.
3. The proposed medical office is assumed to be 8,000 square feet.
4. The current AADT for the segment of McMullen Booth adjacent to the site is 55,500 trips (Source: *Year 2040 Long Range Transportation Plan Traffic Forecast and Level of Service Analysis of Pinellas County*, Prepared by Pinellas Metropolitan Planning Organization, December, 2015).

Table 3
McMullen Booth Plan Amendment & Rezoning Site
Countywide Rules- Estimated Trip Generation

Plan Category	Trip Rate	ADT	% of Current Trips
Existing Recreational/ Open Space Plan Category	3 trips/ acre	6 trips	≤ 0.1%
Proposed R/OL Plan Category	89 trips/ acre	178 trips	0.3%
Difference- <u>Increase</u> or (Decrease)		<u>172 trips</u>	<u>0.3%</u>

Table 3 Notes:

1. The Trip generation for both existing and proposed plan categories is based on the two acre size of the site.

In both methods of analysis outlined above, the proposed project will generate new trips that are less than 1% of the current volume of McMullen Booth Road. It should also be noted that the MPO's LOS Analysis states that the V/C Ratio, (Volume to Capacity Ratio) for McMullen Booth Road is 0.513, meaning that the road is operating at 51% of its capacity with a substantial amount of available capacity. Due to the extremely small number of new trips from the project and the currently available capacity on McMullen Booth Road, the proposed plan amendment will protect the travel carrying capacity of McMullen Booth Road and the road is expected to remain at a LOS C.

It is recognized that due to the site's location on McMullen Booth Road, additional landscaping will be required along the road frontage consistent with the County's *LDC*. The Applicant will demonstrate compliance with this landscaping requirement at the time of site plan review.

Goal Four: Pinellas County shall work toward a land use pattern that can be supported by the available community and public facilities that would be required to serve that development.

Objective 4.1: The Pinellas County Concurrency Management System will insure the compatibility of all proposed development with the capacities of the existing and planned support facilities for which a level of service standard has been adopted in this plan.

Policy 4.1.1: The Concurrency Management System will ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.

Objective 4.2: The Concurrency Management System, applicable policies within the Pinellas County Comprehensive Plan, and the standards and the locational and use characteristics as set out in the Future Land Use Category Descriptions and rules of the Future Land Use and Quality Communities Element comprise the County's program in which development shall be coordinated with the availability of public and private utilities.

Policy 4.2.1: Land use location and intensity shall be accurately defined and monitored through the concurrency Management System, the Future Land Use and Quality Communities Element, including Policy 1.2.1, to ensure coordination with the availability of facilities and services.

Policy 4.2.2: Pinellas County's Land Development Regulations shall require developers to submit their proposed development plans to the affected public utilities, who will in turn submit to the County, prior to the County's issuance of development orders or building permits, a statement of their ability to serve the proposed development.

Objective 4.4: The Pinellas County Concurrency Management System shall insure that building permits and development orders for development of regional impact are not authorized unless the needed support facilities and services are available or such authorization is conditioned on the availability of the facilities and services necessary to serve that development at the time it is needed.

Policy 4.4.1: Pinellas County's Concurrency Management System shall include, as a minimum, level of service standards for roadways, potable water, sanitary sewer, solid waste, drainage and recreation and open space.

Analysis: Pinellas County maintains concurrency requirements for the following seven services: Roadways, Potable Water, Wastewater, Solid Waste, Stormwater, Recreation and Mass Transit. With regard to roadways, as described in detail in the Response to *Future Land Use and Quality Communities Element* Objective 1.10 and Policy 1.10.1 immediately above, the adopted LOS for McMullen Booth Road is C Average Daily. The current LOS for this road is C and will remain at C including the project's traffic. Therefore, the proposed amendment is consistent with this Goal, Objectives and Policies regarding Road Concurrency.

According to Ordinance 15-15, adopted by the Board of County Commissioners on March 24, 2015, the level of service for Potable Water, Wastewater, Solid Waste, Recreation and Mass Transit are at an acceptable level. With regard to Stormwater, concurrency is determined for each site at time of site plan review. It is recognized that the proposed plan amendment site must demonstrate this compliance at that time.

Therefore, in summary, the proposed plan amendment is consistent with this Goal, Objectives and Policies and the proposed plan amendment is concurrent for all services.

TRANSPORTATION ELEMENT

GOAL ONE: Provide for a safe, convenient, and energy efficient multimodal transportation system that serves to increase mobility, reduce the incidence of single-occupant vehicles, protect roadway capacity, reduce the contribution to air pollution from motorized vehicles and improve the quality of life for the citizens of Pinellas County.

Objective 1.1: All county and State roadways within Pinellas County, not including those identified in the Concurrency Management System as concurrency corridors (e.g., long term concurrency management, constrained and congestion containment corridors) shall operate at level of service C average daily/ D peak hour and a volume- to-capacity ratio of less than 0.9. Florida Intrastate Highway System (FIHS) facilities, with the exception of US Highway 19 for an interim period described in Policy 1.1.7 and roads funded through the Transportation Regional Incentive Program (TRIP) shall operate at a level of service that is consistent with Rule 14-94, F.A.C.

Policy 1.1.3: Pinellas County shall minimize the impacts of development on concurrency and management corridors through the implementation of land development restrictions and transportation management plan (TMP) strategies through the application of the Concurrency Management System.

Analysis: It is recognized that the County will review the project's access point(s) on McMullen Booth Road during the site plan review process. It is also recognized that even though the adjacent roadway operates at an acceptable LOS C, the site is located within ½ mile of a constrained corridor, East Lake Road at Woodlands Parkway and, therefore, a Transportation Management Plan (TMP) will be established for the project to develop at the 0.20 FAR. The Applicant is committed to working with Pinellas County to develop an acceptable Transportation Management Plan during the site plan review

process. Therefore, based on compliance with the TMP process, the proposed amendment is consistent with this Goal, Objective and Policy.

Objective 1.3: The Transportation Element shall be coordinated with the goals, objectives and policies of the Future Land Use and Quality Communities Element in guiding population distribution, economic growth, and the overall pattern of urban development.

Policy 1.3.1: Pinellas County shall coordinate decisions on Future Land Use Map (FLUM) amendments with the need to protect the traffic carrying capacity of roads designated as concurrency management corridors in the Concurrency Test Statement.

Analysis: The proposed amendment will continue to protect the traffic carrying capacity of McMullen Booth due to the small number of new trips and with development of a TMP. Please also see the detailed traffic analysis in the *Future Land Use and Quality Communities Element*, Response to Goal One, Objective 1.10 and Policy 1.10.1, beginning on Page 7.

RECREATION, OPEN SPACE & CULTURE ELEMENT

Goal One: To administer outstanding countywide recreational, open space and environmental systems that provide, through acquisition, development and maintenance, sufficient resource-based regional parks and environmental lands that are environmentally sustainable, foster environmental stewardship, and enhance the County's economic vitality and the quality of life for residents and visitors.

Objective 1.1: Pinellas County shall continue to provide a system of regional resource- based County parks and environmental lands to adequately meet the needs of Pinellas county residents through the Year 2025.

Policy 1.1.1: Pinellas County shall maintain a minimum level of service standard of 14.0 acres of parks and environmental lands, in combination, for every 1,000 residents within the County through the Year 2025.

Analysis: According to this Element, the proposed plan amendment site is not a part of the County's regional resource-based parks or environmental lands. Additionally, in 2006, with the sale of this property to SWFWMD, the County determined that the site is not necessary to meet the recreational needs of the County. Therefore, this plan amendment will not have any effect on the County's ability to continue to provide regional resource- based parks and environmental lands and the amendment is consistent with this Goal, Objective and Policy.

Objective 1.5: In recognition of the limited amount of available open space remaining within the county, Pinellas County shall prohibit the conversion of dedicated recreation/ open space land uses, and encourage the retention of non-dedicated recreation/ open space land uses.

Policy 1.5.1: By December 2012, Pinellas County will evaluate whether additional policies, regulations, and/or incentives are required to support the retention of recreation/ open space land use designations on golf course properties, small parks and other similarly designated privately-owned open space properties.

Analysis: With the sale of this land in 2006 to SWFWMD, the County determined that this site is not part of the County's dedicated recreation/ open space land uses. Further, the site is not identified in this Element as contributing to any of the County's recreation facilities. The site's small size, lack of waterfront access and little to no recreational attractiveness reveals that the site has none of the characteristics generally associated with a valuable and useful recreational site. Therefore, the proposed plan amendment is consistent with this Goal, Objective and Policy.

POTABLE WATER SUPPLY, WASTEWATER & REUSE ELEMENT

Goal One: High quality and affordable potable water will be available to meet the existing and projected demands of Pinellas County utility customers.

Objective 1.1: Pinellas County shall continue to cooperate on a regional level to ensure that adequate and dependable supplies of potable water are available to meet existing and projected potable water demands, and shall coordinate the issuance of building permits and development orders with the availability of potable water. Policies 1.1.1 through 1.1.4 represent the adopted level of services standards for potable water systems serving Pinellas County.

Policy 1.1.6: Pinellas County will continue to utilize its Concurrency Management System and Groundwater Protection program as one means of linking land and water management, and assuring the availability and reliability of the potable water resource.

Analysis: As described in the *Future Land Use and Quality Communities Element*, Response to Goal 4, Objectives 4.1, 4.2, 4.4 and Policies 4.1.1, 4.2.2 and 4.4.1, there is available capacity of Potable Water to serve the site; and, therefore, this amendment is consistent with this Goal, Objective and Policy. Additionally, there is an existing water line in the McMullen Booth Road right-of-way available to serve the project. Please see the detailed Response beginning on Page 9 above.

Goal Two: Wastewater collection, treatment, reuse and disposal facilities are available to safely meet existing and future demands, in a manner that contributes to water conservation, and does not degrade the surrounding natural environment.

Objective 2.1: Pinellas County Utilities (PCU) shall provide the levels of service necessary for proper wastewater treatment, reuse and disposal in order to ensure the protection of its citizens and the environment and to provide adequate wastewater treatment capacity for all current and projected wastewater facility demands of Pinellas County Utility customers.

Policy 2.1.1: Wastewater flows associated with existing and permitted development cannot exceed the wastewater treatment plant's permitted design capacity.

Policy 2.1.3: Pinellas County will, for concurrency management purposes, annually compare wastewater flows to permitted treatment capacity to determine the percentage of available capacity and assess whether permitted treatment capacity exceeds the needs of existing and committed development. If available treatment capacity meets this standard development can be permitted.

Analysis: As described in the *Future Land Use and Quality Communities Element*, Response to Goal 4, Objectives 4.1, 4.2, 4.4 and Policies 4.1.1, 4.2.2 and 4.4.1, there is available capacity of Wastewater to serve the site; and, therefore, this amendment is consistent with this Goal, Objective and Policy. Additionally, there is an existing wastewater line in the McMullen Booth Road right-of-way available to serve the project. Please see the detailed Response beginning on Page 9 above.

SOLID WASTE AND RESOURCE RECOVERY ELEMENT

Goal Three: Regulate in the most economically feasible, cost-effective, and environmentally safe manner, the processing, source reduction, recycling and disposal of solid and hazardous waste in order to protect the public health and safety.

Objective 3.2: The County shall establish a level of service standard for disposal of refuse countywide.

Policy 3.2.1: the level of service standard shall be to dispose of 1.30 tons per person per year.

Analysis: As described in the *Future Land Use and Quality Communities Element*, Response to Goal 4, Objectives 4.1, 4.2, 4.4 and Policies 4.1.1, 4.2.2 and 4.4.1, there is available capacity of Solid Waste to serve the site; and, therefore, the proposed amendment is consistent with this Goal, Objective and Policy. Please see the detailed Response beginning on Page 9 above.

ECONOMIC ELEMENT

Goal One: To facilitate a strong and robust local economy that provides growth opportunities for existing businesses, attracts new high-wage primary employers and promotes a diverse range of industries through innovative, sustainable methods that, in a responsible manner, enhance the County's vitality and the quality of life for residents and visitors.

Objective 1.1: To strengthen the local economy by attracting 50,000 new high-wage primary jobs to Pinellas County by 2030.

Policy 1.1.1: Pinellas County will continue to actively recruit identified Target Industry businesses.

Policy 1.1.2: Particular emphasis will be placed on attracting and retaining businesses that specialize in innovation, research and development, as such organizations often serve as catalysts for creating new high-wage spin-off companies, and attracting complementary industries.

Objective 1.4: To achieve a business climate that promotes and supports local business retention, expansion and diversity.

Policy 1.4.2: Pinellas County will support and encourage a diversified local economy that is less susceptible to economic downturns and the fluctuations of a particular industry.

Policy 1.4.3: Pinellas County will encourage exports to outside of Pinellas County and internationally.

Analysis: The proposed amendment will allow an existing periodontist business to expand and remain in Pinellas County, thus contributing to the strengthening of the local economy. Additionally, the proposed business can be considered as one of the Target Industry Businesses in the sector of Life Sciences/ Medical Technologies since the business has developed advanced surgical procedures and computer guided surgery for periodontal issues. The Applicant, Dr. Michael Pikos, has pioneered computer guided surgery and has been teaching advance surgical procedures to other implant dentists from all 50 states and 43 countries since 1990. Therefore, the proposed amendment will allow a business that will positively contribute to the community and is consistent with this Goal, Objectives and Policies.

(6) Impacts on the flood plain and how the impact will be mitigated.

Response: The site is not located within a flood zone or within the flood plain and therefore, no impacts are expected. However, the applicant is aware that the Lake Tarpon Canal in close proximity to the site is within the flood plain. The design of the site will comply with the applicable County regulations regarding the flood plain when construction plans are developed.

I. SUMMARY

Based on the analysis provided, the proposed plan amendment and rezoning application should be approved for the following reasons:

1. There is no viable marketable recreational use for this site under the current R/OS plan category due to the site's small size, location and lack of recreational attractiveness.
2. The County's sale of this property to SWFWMD in 2006 confirms that the site is not part of the County's recreational system and is not needed to meet the recreational needs of the County.
3. The proposed use as a medical office limited by the proposed R/OL plan category and P-1A Zoning district is consistent with the existing mixed use corridor in the vicinity of the site.
4. The proposed use as a low scale medical office use is compatible with the existing neighborhood due to the large distance separating these two uses and the low intensity allowed by the requested plan category and zoning district.
5. Although McMullen Booth Road is a designated scenic non-commercial corridor, historically, there is a development pattern of retail, office, medical and institutional uses along this roadway.

6. The County Commission's recent approval of two plan amendments on McMullen Booth Road demonstrate that non-residential plan categories can be acceptable at limited site sizes and upon a demonstration that the use will not impair the traffic carrying capacity of the corridor. This analysis has demonstrated that the proposed use will generate trips that are less than 1% of the current road volume and a substantial amount of capacity exists on this segment of McMullen Booth Road.

7. This analysis has documented that the proposed plan amendment and rezoning are consistent with the review criteria listed in Section 134-339 of the Pinellas County *Land Development Code*.

j:\admin\project_docs\mcmullen booth\reports\plan amendment and rezoning appl.docx

ANCLOTE TITLE SERVICES, INC
38868 US Highway 19 North
Tarpon Springs, Florida 34689
Phone 727-934-5453 Fax 727-934-8862

March 18, 2016

Pinellas County Board of County Commissioners

Re: Our File No.: 16-192
Property Address: 0 McMullen Booth Rd., Oldsmar, Florida 34677
Parcel Number: 16-28-16-00000-240-0140

Dear Sir / Madam:

Please find the copy of the latest deed to the above referenced property. This letter is to state that the current owner of the subject property is Martin Rosato.

If further information is required please advise.

Sincerely,



Julie T. Holt
President

Prepared by and return to:
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34602

SWF Parcel No. 16-001-153S

QUIT CLAIM DEED

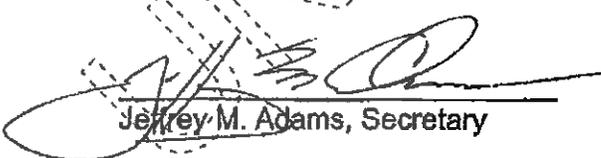
This Indenture, made this 26th day of August, 2014, by and between the Southwest Florida Water Management District, a public corporation, having an address of 2379 Broad Street, Brooksville, Florida 34604-6899, hereinafter called "the Grantor" and Martin Rosato, an individual, having an address of P.O. Box 348, Largo, Florida 33779, hereinafter called "the Grantee".

Witnesseth, that the Grantor, for and in consideration of ten dollars and no cents (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does remise, release and quitclaim to the Grantee and its successors and assigns forever all the right, title, interest, claim and demand which the Grantor has in and to the following real property lying and being in the County of Pinellas County, State of Florida, and described in Exhibit "A" attached hereto and incorporated herein by reference:

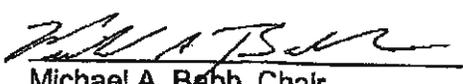
Together with all the tenements, hereditaments and appurtenances thereto belonging or anywise appertaining.

In Witness Whereof, the Grantor has caused these presents to be executed the date and year first above written.

Attest:


Jeffrey M. Adams, Secretary

Southwest Florida Water
Management District


Michael A. Babb, Chair

(Seal)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

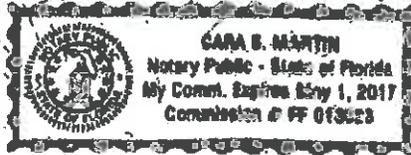
The foregoing instrument was acknowledged before me this 24 day of August, 2014, by Michael A. Babb and Jeffrey M. Adams of the Southwest Florida Water Management District. They are personally known to me.

Cara S. Martin
Notary Public

Cara S. Martin
(Name of Notary typed, printed or stamped)

Commission No. FF 013823

My Commission Expires: May 1, 2017



UNOFFICIAL

APPROVED BY:	INITIALS	DATE
Attorney	<u>CMF</u>	<u>8/11/14</u>
Real Estate Manager	<u>[Signature]</u>	<u>8/21/14</u>
OPS Bureau Chief	<u>[Signature]</u>	<u>8/21/14</u>
Division Director	<u>[Signature]</u>	<u>8/21/14</u>

EXHIBIT "A"

Legal Description Parcel 16-001-153S (Lake Tarpon Outfall Canal)

The South 409.39 feet of that certain parcel of land as described in Official Records Book 15042 Page 180 of the Public Records of Pinellas County, Florida, lying and being in Section 16, Township 28 South, Range 16 East, Pinellas County, Florida being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 16; thence run along the South line of said Northwest 1/4 of Section 16, South 89°27'57" East, a distance of 227.03 feet; thence leaving said line, North 00°32'03" East, a distance of 59.00 feet to the Easterly right-of-way line of McMullen Booth Road (right-of-way width varies) and a non-tangent curve to the right; thence run Northwesterly along said East right-of-way line, 121.67 feet along the arc of said curve having a radius of 87.50 feet, central angle of 79°40'26" and a chord bearing and distance of North 49°37'45" West, 112.11 feet to a reverse curve to the left; thence run Northerly 351.71 feet along the arc of said curve, having a radius of 2,291.83 feet, central angle of 08°47'34" and a chord bearing and distance of North 14°11'18" West, 351.37 feet; thence run North 23°10'27" West, a distance of 332.96 feet to the southwest corner of the aforesaid certain parcel of land as described in Official Records Book 15042 Page 180 of the Public Records of Pinellas County, Florida, for a POINT OF BEGINNING; thence continue along said right-of-way and the West line of said certain parcel North 23°10'27" West, a distance of 146.35 feet; thence run North 18°24'07" West, a distance of 263.55 feet; thence run North 71°35'53" East, along a line 409.39 feet North of and parallel with the South line of said certain parcel of land as described in Official Records Book 15042 Page 180 of the Public Records of Pinellas County, Florida, a distance of 214.97 feet to an intersection with the East line of said certain parcel; thence run along said East line of said certain parcel South 18°24'07" East, a distance of 409.39 feet to the Southeast corner of said certain parcel; thence run South 71°35'53" West, along the South line of said certain parcel, a distance of 202.80 feet to the POINT OF BEGINNING.

The above described lands containing 2.00 acres.

CASE SUMMARY
CASE NO. Z-14-6-16
(Quasi-Judicial)

PRC MEETING: May 9, 2016 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: June 9, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: July 19, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Palm Harbor United Methodist Church

REQUEST: Zone change from: A-E, Agricultural Estate Residential, R-R, Rural Residential & R-3, Single Family Residential
to: IL, Institutional Limited

CASE DESCRIPTION: Approximately 9 acres located at 1551 Belcher Road in Palm Harbor. (01/28/15/88560/031/0001). A legal description is available in file upon request.

APPLICANT/ADDRESS: Palm Harbor United Methodist Church
1551 Belcher Road
Palm Harbor, FL 34683

REP/ADDRESS: John R. Kiker, III
1501 Missouri Avenue
Palm Harbor, FL 34683

NOTICES SENT TO: Palm Harbor United Methodist Church, Westlake Village CVA, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Place of Worship

PROPOSED USE: Place of Worship

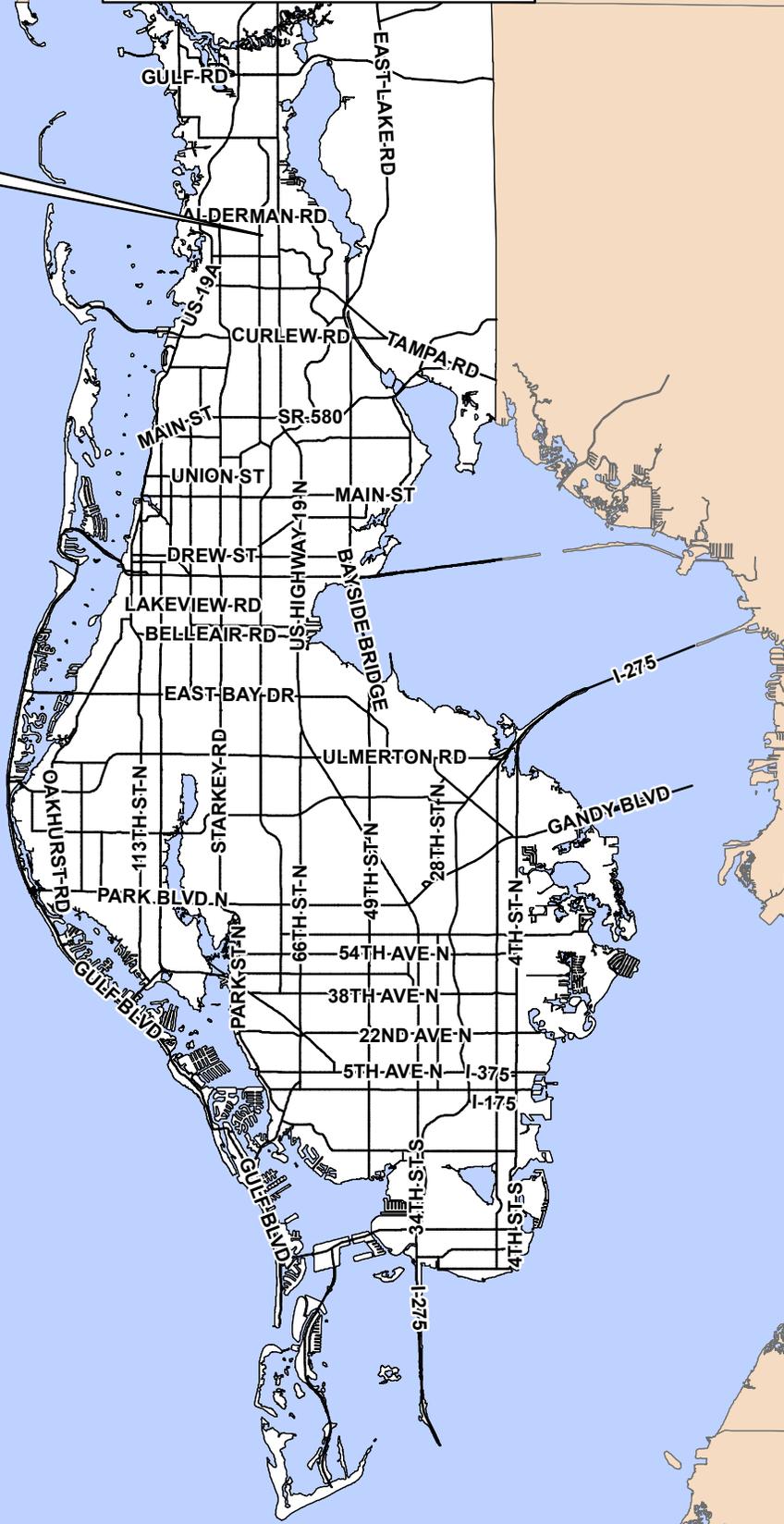
LAND USE: Institutional

ZONING: A-E, R-R & R-3

Z16-000006

SUBJECT MARKER MAP

Z-14-6-16



- Planning Roads
- Surrounding Counties
- Pinellas County

MAP 1

Z-14-6-16

Zoning

From: A-E, Agricultural Estate Residential, R-R, Rural Residential & R-3, Single Family Residential
To: IL, Institutional Limited



01/28/15/88560/031/0001

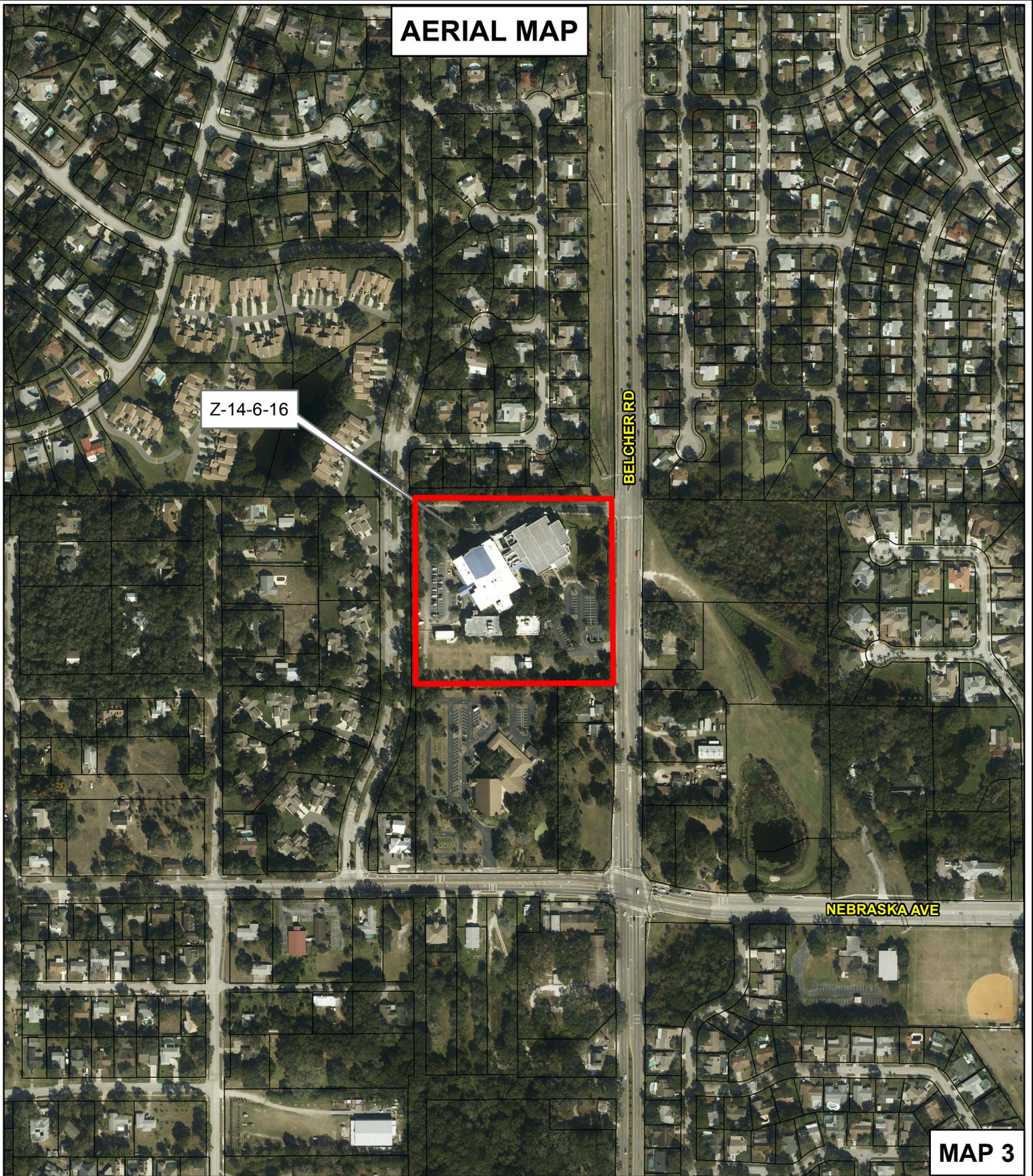
Prepared by: Pinellas County Planning Department



Date of Map: 4/21/2016

1 inch = 4.5 miles

AERIAL MAP



Z-14-6-16

Zoning

From: A-E, Agricultural Estate Residential, R-R, Rural Residential & R-3, Single Family Residential
To: IL, Institutional Limited



01/28/15/88560/031/0001

Prepared by: Pinellas County Planning Department



Date: 4/22/2016

1 inch = 0.08 miles

MUNICIPALITY MAP



BELCHER RD

MAP 4

Z-14-6-16

Zoning From: A-E, Agricultural Estate Residential, R-R, Rural Residential & R-3, Single Family Residential
To: IL, Institutional Limited



01/28/15/88560/031/0001

Prepared by: Pinellas County Planning Department



Date: 4/22/2016

1 inch = 0.08 miles

1. Owner: Palm Harbor United Methodist Church, Inc.
Mailing Address: 1551 North Belcher Road
City: Palm Harbor State: FL Zip Code: 34683 Daytime Phone: (727) 785-7487
Email: droeling@phumc.net

2. Representative's Name: John R. Kiker, III
Company Name: _____
Mailing Address: 1501 Missouri Av
City: Palm Harbor State: FL Zip Code: 34683 Daytime Phone: (727) 787-8877
Email: jk@kikerservices.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

see attached

Specify interest held: Fee Simple, members, officers, trustees, but with no financial interest.

B. Is there an existing contract for sale of subject property: Yes No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Is contract conditional or absolute? Conditional Absolute

C. Are there any options to purchase on subject property? Yes No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

4. This hearing is being requested to consider: Rezone property to Institutional Limited

5. Location of subject property (street address): 1551 North Belcher Road, Palm Harbor Fl, 34683

6. Legal Description of Property: (attach additional documents if necessary)
See Attached Parcel Number 01/28/15/88560/031/0001

7. Size of Property: 601 mol feet by 645.4 mol feet, 8.9 acres

8. Present zoning classification: A-E, R-R, R-3

9. Present Land Use Map designation: Institutional

10. Date subject property acquired: 1987, 1997 & 2002

11. Existing structures and improvements on subject property:
Four primary church buildings including sanctuary, education, offices, multipurpose and ancillary uses.

12. Proposed structures and improvements will be:
N/A

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).

To change the Church site/property zoning in accordance with the new/latest Pinellas County Zoning Classification for Churches. To allow the Church to better serve the present and future needs of the community.

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
 Yes No When? 8/5/15 In whose name? Palm Harbor United Methodist Church, Inc.

Briefly state the nature and outcome of the hearing:
Approved Special Exception, BA-1-8-15, for a two classroom modular unit completed in September, 2015.

15. Does applicant own any property contiguous to subject property? _____ Yes No
If so, give complete legal description of contiguous property:

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- N/A a) Plat, if it will have particular bearing on the subject application.
- ATTACHED b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record. *(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)*
- N/A c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

P.H.C.M.C. INC.
[Handwritten Signature]
***Signature of Owner or Trustee
JOHN R. KIKER III V.P.

Date: 4.19.16

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 19 day of April, 20 16

personally appeared John R. Kiker, III
who, being duly sworn, deposes and says that the above is a true and correct certification.

[Handwritten Signature]

(signature) NOTARY PUBLIC



(seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf o the corporation (Please note question #3).

PALM HARBOR UNITED METHODIST CHURCH INC.

1551 North Belcher Road, Palm Harbor Florida

LEGAL DESCRIPTION

PARCEL I

THE WEST 366 FEET OF THE SOUTH 330 FEET OF BLOCK 31, ACCORDING TO THE MAP OF SUTHERLAND, FLORIDA, AS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA, ON MARCH 29, 1888. TOGETHER WITH AND INCLUDING THE FOLLOWING DESCRIBED PORTIONS VACATED OF TWENTIETH STREET AND PENNSYLVANIA AVENUE, TO WIT:

COMMENCE AT A POINT 366 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 31, ACCORDING TO SUCH MAP OF SUTHERLAND, FLORIDA, AND RUN THENCE SOUTH $0^{\circ}29'33''$ EAST, A DISTANCE OF 40 FEET; THENCE RUN WESTERLY PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID BLOCK 31, A DISTANCE OF 396 FEET; THENCE RUN NORTHERLY PARALLEL TO THE WESTERN BOUNDARY LINE OF SAID BLOCK 31, A DISTANCE OF 370 FEET; THENCE RUN NORTH $89^{\circ}52'57''$ EAST, A DISTANCE OF 30 FEET TO THE WESTERN BOUNDARY LINE OF SAID BLOCK 31, THENCE RUN SOUTHERLY ALONG THE WESTERN BOUNDARY LINE OF SAID BLOCK 31, A DISTANCE OF 330 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 31 AND THENCE RUN EASTERLY ALONG THE SOUTHERN BOUNDARY LINE OF SAID BLOCK 31, A DISTANCE OF 366 FEET TO THE POINT OF BEGINNING.

PARCEL II

ALL OF BLOCK 31, TOWN OF SUTHERLAND, LESS AND EXCEPT THE SOUTH 330 FEET THEREOF, ACCORDING TO MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF HILLSBOROUGH COUNTY, (OF WHICH PINELLAS COUNTY WAS FORMERLY A PART), FLORIDA. SAID MAP BEING FILED ON MARCH 29, 1888. ALSO THAT PORTION OF 20TH STREET, VACATED OCTOBER 22, 1955, BORDERING ON ALL OF BLOCK 31, TOWN OF SUTHERLAND, LESS AND EXCEPT THE SOUTH 330 FEET THEREOF, TOGETHER WITH THAT PART OF VACATED NEW YORK AVENUE AS SHOWN BY MAP OF THE TOWN OF SUTHERLAND RECORDED IN PLAT BOOK 1, PAGE 1, HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LYING WITHIN 40 FEET SOUTH OF THE NORTH 40 ACRE LINE OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BETWEEN THE EAST RIGHT OF WAY LINE OF 20TH STREET AND THE WEST RIGHT OF WAY LINE OF 21ST STREET, LESS THAT PORTION OF NEW YORK AVENUE PREVIOUSLY VACATED BY THE BOARD OF COUNTY COMMISSIONERS ON FEBRUARY 19, 1974, AND AS SHOWN ON THE PLAT OF WESTLAKE VILLAGE, AS RECORDED IN PLAT BOOK 71, PAGES 64 THROUGH 72, INCLUSIVE, PINELLAS COUNTY RECORDS.

AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH $00^{\circ}29'34''$ EAST, 1332.88 FEET TO THE 40 ACRE CORNER; THENCE ALONG THE 40 ACRE LINE NORTH $89^{\circ}32'02''$ WEST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}32'02''$, WEST ALONG THE 40 ACRE LINE, 643.91 FEET; THENCE SOUTH $00^{\circ}12'01''$ EAST, 609.34 FEET; THENCE NORTH $89^{\circ}43'27''$ EAST, 412.93 FEET; THENCE NORTH $00^{\circ}29'34''$ WEST, 357.09 FEET; THENCE NORTH $89^{\circ}55'48''$ EAST 234.01 FEET; THENCE NORTH $00^{\circ}29'34''$ WEST, 244.75 FEET TO THE POINT OF BEGINNING.

PARCEL III

TOGETHER WITH AND INCLUDING THE FOLLOWING:

THE NORTH 82.5 FEET OF THE SOUTH 165 FEET OF EAST 234 FEET OF BLOCK 31, ACCORDING TO MAP OF SUTHERLAND, FILED FOR RECORD MARCH 29, 1888 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

AND
THE NORTH 82.5 FEET OF THE SOUTH 330 FEET OF THE EAST 234 FEET; AND THE NORTH 82.5 FEET OF THE SOUTH 247.5 FEET OF THE EAST 234 FEET, BLOCK 31, MAP OF SUTHERLAND, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

PARCEL IV:

TOGETHER WITH AND INCLUDING THE FOLLOWING:

A PORTION OF BLOCK 31, TOWN OF SUTHERLAND, ACCORDING TO MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF HILLSBOROUGH COUNTY, (OF WHICH PINELLAS COUNTY WAS FORMERLY A PART), FLORIDA. SAID MAP BEING FILED ON MARCH 29, 1888. ALSO THAT PORTION OF PENNSYLVANIA AVENUE BORDERING ON THE SOUTH OF BLOCK 31, TOWN OF SUTHERLAND.

2016 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 732958

Entity Name: PALM HARBOR UNITED METHODIST CHURCH, INC.

Current Principal Place of Business:

1551 BELCHER ROAD
PALM HARBOR, FL 34683

Current Mailing Address:

1551 BELCHER ROAD
PALM HARBOR, FL 34683

FEI Number: 59-1689278

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ROELING, DANA
1551 BELCHER ROAD
PALM HARBOR, FL 34683 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DANA ROELING

01/21/2016

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT
Name DODGE, MARK
Address 197 MAYFAIR CIRCLE WEST
City-State-Zip: PALM HARBOR FL 34683

Title TREASURER
Name PREMUTO, MICHELLE R
Address 1551 BELCHER ROAD
City-State-Zip: PALM HARBOR FL 34683

Title VP
Name KIKER, JOHN
Address 1501 MISSOURI AVENUE
City-State-Zip: PALM HARBOR FL 34683

Title DIRECTOR
Name MESSER, BILL
Address 464 PAULA DRIVE N
 APT. 112
City-State-Zip: DUNEDIN FL 34698

Title DIRECTOR
Name HAYES, BRUCE
Address 3025 ENISGLEN DRIVE
City-State-Zip: PALM HARBOR FL 34683

Title DIRECTOR
Name LEPPER, SHARI
Address 1043 OAKWOOD DRIVE
City-State-Zip: DUNEDIN FL 34698

Title SECRETARY
Name MORGAN, JOANNE
Address 1619 GLENGARRY DRIVE
City-State-Zip: PALM HARBOR FL 34684

Title CEO
Name DANA, ROELING
Address 1551 BELCHER ROAD
City-State-Zip: PALM HARBOR FL 34683

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DANA ROELING

CEO

01/21/2016

Electronic Signature of Signing Officer/Director Detail

Date

Officer/Director Detail Continued :

Title DIRECTOR
Name PARRIS, NANNETTE
Address 4866 WEST BREEZE CIR
City-State-Zip: PALM HARBOR FL 34683

Title DIRECTOR
Name BURROUGHS, MATT
Address 1071 MINEOLA COURT
City-State-Zip: PALM HARBOR FL 34683

Certification of Ownership

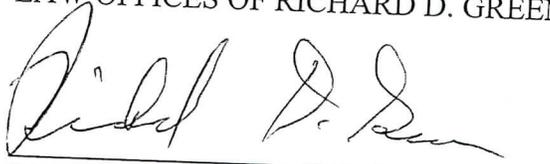
I hereby certify that based upon the Ownership and Encumbrance Report which examined the public records and tax records of Pinellas County Florida through April 6, 2016, the record title holder of the following described real property:

All of Block 31, Town of Sutherland, Florida, according to the map or plat thereof as filed for record in the office of the Clerk of the Circuit Court of Hillsborough County, Florida, of which Pinellas County was formerly a part. Said map being filed for record on March 29, 1888. Together with and including the described vacated portions of 20th Street, Pennsylvania Avenue and New York Avenue, as shown in Official Record Book 6152, page 2052 and Official Record Book 6152, page 2077, of the Public Records of Pinellas County, Florida.
a/k/a

Those properties as described in Official Record Book 6152, page 2052, Official Record Book 6152, page 2077, Official Record Book 10086, page 1457, Official Record Book 10092, page 2633, Official Record Book 10295, page 1381 and Official Record Book 10295, page 1383.

is Palm Harbor United Methodist Church, Inc., a not-for-profit Florida Corporation. The above certification is subject to matters a current and correct survey would disclose.

LAW OFFICES OF RICHARD D. GREEN



Richard D. Green, Esq.
1010 Drew Street
Clearwater, Florida 33755
(727)441-8813
Fla Bar 205877 SPN 188473

Dated: April 18, 2016

Anthony K. Gatliff
128 Palmetto Lane
Largo, Florida 33770
Phone: 727-580-4497
Fax: 866-375-7448
E-mail: tgatliff51@gmail.com

Issued to: Palm Harbor Methodist Church
c/o Shelly A. Beach, Esq.

Report Type: Ownership & Encumbrance

Customer File No: 1551 Belcher Rd.

Effective Date of Report: 04/06/2016

We have searched the land and tax records, which impart constructive notice of Pinellas County, Florida, with respect to the following land:

All of Block 31, Town of Sutherland, Florida, according to the map or plat thereof as filed for record in the office of the Clerk of the Circuit Court of Hillsborough County, Florida, of which Pinellas County was formerly a part. Said map being filed for record on March 29, 1888. Together with and including the described vacated portions of 20th Street, Pennsylvania Avenue and New York Avenue, as shown in Official Record Book 6152, page 2052 and Official Record Book 6152, page 2077, of the Public Records of Pinellas County, Florida.

A/k/a

Those properties as described in Official Record Book 6152, page 2052, Official Record Book 6152, page 2077, Official Record Book 10086, page 1457, Official Record Book 10092, page 2633, Official Record Book 10295, page 1381 and Official Record Book 10295, page 1383.

*****NOTE: The legal description is subject to matters a current and correct survey would disclose.***

As of the effective date of this report, the apparent record title holder is: **Palm Harbor United Methodist Church, Inc., a not-for-profit Florida corporation**, by virtue of those certain **Deeds**, in Official Record Book **6152**, page **2052**, Official Record Book **6152**, page **2077**, Official Record Book **10086**, page **1457**, Official Record Book **10092**, page **2633**, Official Record Book **10295**, page **1381**, Official Record Book **10295**, page **1383**, all of the Public Records of Pinellas County, Florida.

The outstanding mortgages affecting said land are as follows: **None.**

Judgments: **Negative**

Special Info:

- Notices of Commencement filed in 18907/65; 18918/1513; 18995/2113; 19127/283.

Prior Title Info:

- Warranty Deed in 3293/365
- Warranty Deed in 4529/1591
- Warranty Deed in 4815/511
- Quit Claim Deed in 4882/818
- Quit Claim Deed in 8570/637

Note: Special assessments have not been examined, please call the applicable City or County Government agency.

The latest real estate tax information in the office of the assessor of said county is as follows:

Taxes for the year **2015** are **paid** under Parcel No. **01/28/15/88560/031/0001**

Gross Amount \$ **7,994.55**

Paid Amount \$ **7,674.77**

Date Paid: **11/25/2015** Receipt #: **755-15-TAX-087878**

Nx: **0**; Hx: **0**; Wx/Dx: **0**; Tx: **9,923,981**

Total Assessed Value \$ **9,923,981**

Note: Unincorporated Surface Water Assessment of \$7,994.55.

This report is NOT title insurance. This report only provides title information contained in the above stated records and does NOT reflect unindexed or misindexed matters or off-record matters that may affect said land. This Company, in issuing this report, assumes no liability on account of any instrument or proceeding in the chain of title to the property which may contain defects that would render such instrument null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is NOT a commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exceptions which would appear in a title policy.

This Company's liability for this report is limited to the amount paid for this report and extends only to the party to which it is issued. No other party may rely on this report. This report contains no express or implied opinion, warranty, guarantee, insurance or similar assurances as to the status of title to the land.

Anthony

K. Gatliff

Digitally signed by Anthony K.
Gatliff
DN: cn=Anthony K. Gatliff, o, ou,
email=atgatliff51@gmail.com,
c=US
Date: 2016.04.14 10:36:11 -04'00'

Anthony K. Gatliff

CASE SUMMARY
CASE NO. Z/LU-15-6-16
(Quasi-Judicial)

PRC MEETING: May 9, 2016 @10:00 AM-1st Floor, Planning Conf Room
LPA HEARING: June 9, 2016 @ 9:00 AM-5th Floor, Board Assembly Room
BCC HEARING: July 19, 2016 @ 6:00 PM-5th Floor, Board Assembly Room
PPC HEARING: September 7, 2016 @ 3:00 PM-5th Floor, Board Assembly Room

FINAL DETERMINATION BY: October 11, 2016

APPLICANT'S NAME: Rose M. Lemos and Michael & Dawn Clements

REQUEST: Zone change from: R-3, Single Family Residential
to: P-1A, Limited Office

Land Use change from: Residential Low
to: Residential/Office-Limited

CASE DESCRIPTION: Approximately 0.7 acre located at 10711 99th Place North and 9904 108th Street North in unincorporated Seminole (22/30/15/31608/003/0130 & 22/30/15/31590/003/0120). A legal description is available in file upon request.

APPLICANT/ADDRESS: Rose M. Lemos
8131 Vineland Avenue, Unit #104
Orlando, FL 32821

Michael & Dawn Clements
5660 81st Avenue
Pinellas Park, FL 33781

REP/ADDRESS: Pamela D. Cichon, Esquire
Rahdert, Steele, Reynolds & Driscoll, P. L.
535 Central Avenue
St. Petersburg, FL 33701

NOTICES SENT TO: Rose M. Lemos, Michael & Dawn Clements, Seminole, Golden Groves Estates, HOA, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Single Family Home

PROPOSED USE: Office

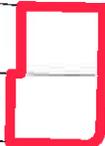
LAND USE: Residential Low

ZONING: R-3

Z/LU-15-6-16

FLUM: From RL to R/OL

Zoning: From R-3 to P-1A



Z/LU-15-6-16

FLUM: From RL to R/OL

Zoning: From R-3 to P-1A



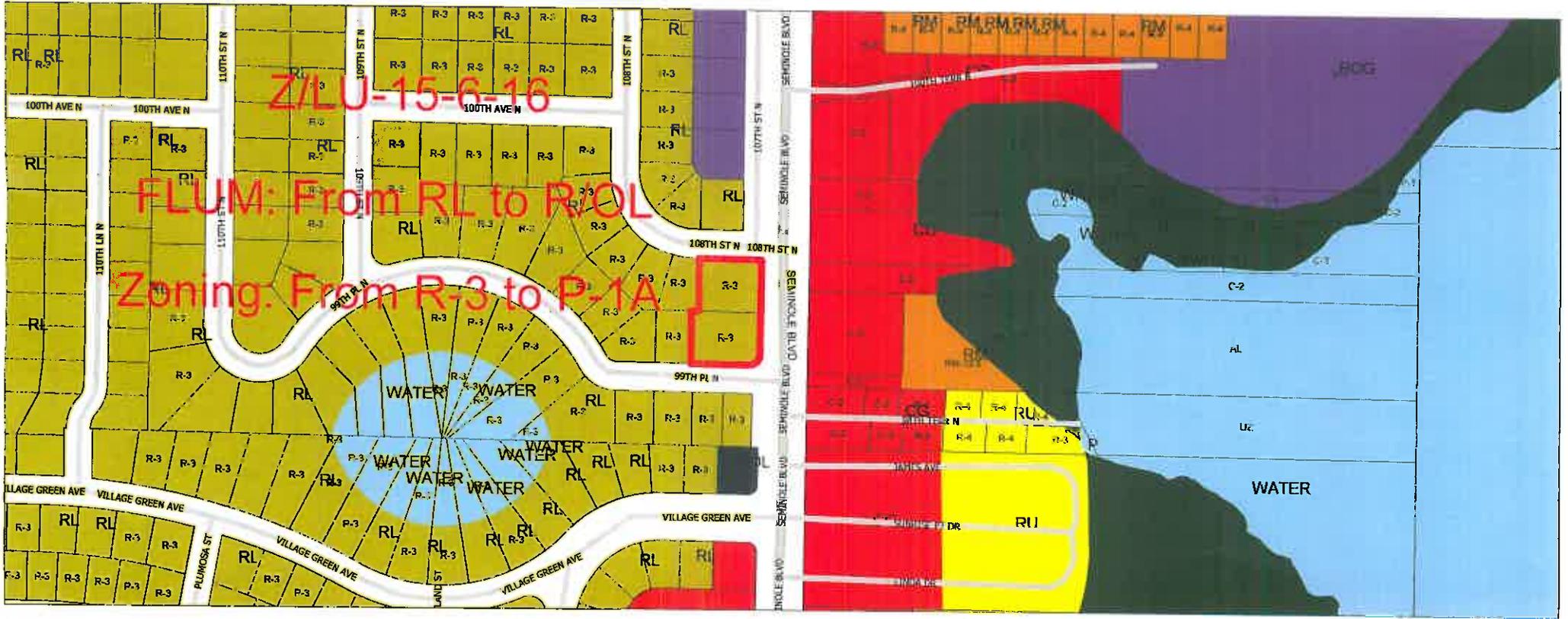
BEAUNOIS BLVD



Z/ LU-15-6-16

FLUM: From RL to R/OL

Zoning: From R-3 to P-1A



1. Owner: Rose M. Lemos Lemos
Mailing Address: 8131 Vineland Ave., Unit 104
City: Orlando State: FL Zip Code: 32821 Daytime Phone: (407) 745-1091
Email: commexsys@juno.com; rose.m.lemos.-nd@disney.com

2. Representative's Name: Pamela D. Cichon, Esquire
Company Name: Rahdert, Steele, Reynolds & Driscoll, P.L.
Mailing Address: 535 Central Avenue
City: St. Petersburg State: FL Zip Code: 33701 Daytime Phone: (727) 823-4191
Email: PCichon@rahdertlaw.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):
A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

N/A

Specify interest held: _____

B. Is there an existing contract for sale of subject property: _____ Yes No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:
N/A

Is contract conditional or absolute? _____ Conditional _____ Absolute

C. Are there any options to purchase on subject property? _____ Yes No

If so, list names of all parties to option including all partners, corporate officers and members of any trust:

N/A

4. This hearing is being requested to consider: The joint application of Lemos & Clements to change from Residential to Residential/Office Zoning. zone change from R3 to P1A & land use change from RL to ROL

5. Location of subject property (street address): 10711 99th Place N., Seminole, FL 33722

6. Legal Description of Property: (attach additional documents if necessary)
GOLDEN GROVES UNIT 4 BLK C, LOT 13 LESS W 70FT & LESS THAT PART FOR RD RW DESC FROM NE COR OF SD LOT 13 TH S00D49'09"W 84.89FT FOR POB TH CONT S00D49'09"W 25.11FT TH N88D56'15"W 25.11FT TH CUR LT RAD 25FT ARC 39.28FT CB N45D56'27"E 35.44FT TO POB.

See attached deeds.

7. Size of Property: 110 feet by 145 feet, .067 acres

8. Present zoning classification: ~~Residential~~
R-3

9. Present Land Use Map designation: ^{Single Family (01)}
RL

10. Date subject property acquired: April 15, 2015

11. Existing structures and improvements on subject property:
Single family house.

12. Proposed structures and improvements will be:
None.

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).

Both parcels are bordered by the heavily trafficked street, Seminole Blvd. Such is not as conducive to a residential use as it is an office use. Whereas office buildings are generally better maintained than single family homes over the passage of time, these parcels will provide a good buffer between Seminole Blvd. and the interior residential properties. Other nearby lots have already been rezoned to Office Limited. Such as 10701 Village Green and 9997 108th Street. Property across the street is commercial. Most of the properties on our side of Seminole are ROL or ROG. Very few are still just R.

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
Yes No When? _____ In whose name? _____

Briefly state the nature and outcome of the hearing:
N/A

15. Does applicant own any property contiguous to subject property?
 Yes No

If so, give complete legal description of contiguous property:

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.
(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

Certification of Ownership is attached.

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

Rose Lemos

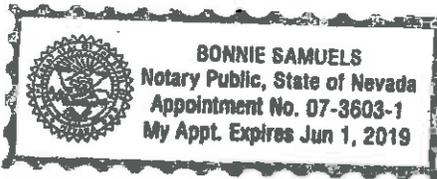
***Signature of Owner or Trustee

Date: 4/19/2016

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 19th day of April, 2016

personally appeared ROSE MARIE LEMOS
who, being duly sworn, deposes and says that the above is a true and correct certification.



Bonnie Samuels

(signature) NOTARY PUBLIC

(seal)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf of the corporation (Please note question #3).

RAHDERT, STEELE, REYNOLDS & DRISCOLL, P. L.
ATTORNEYS AT LAW

THE ALEXANDER BUILDING
535 CENTRAL AVENUE
ST. PETERSBURG, FLORIDA 33701-3703

GEORGE K. RAHDERT
ALISON M. STEELE
THOMAS E. REYNOLDS (1948-2010)
TIMOTHY P. DRISCOLL
PAMELA D. CICHON
DERRICK L. CLARKE

TELEPHONE
(727) 823-4191

FACSIMILE
(727) 823-6189

OF COUNSEL
JESSE L. SKIPPER

CERTIFICATE OF TITLE

I, George K. Rahdert, hereby certifies that Rose M. Lemos is the current owner of the property described below:

Lot 13, Block "C", Golden Groves Unit 4, according to plat thereof recorded in Plat Book 45, Page 53 of the Public Records of Pinellas County, Florida.

Street Address: 10711 99th Place, #4, Seminole, FL 33772

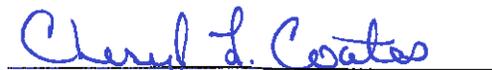
Dated this 19th day of April, 2016.



George K. Rahdert

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me by George K. Rahdert, who is personally known to me, this 19th day of April 2016.


Notary Public

My Commission Expires:



After Recording Return to:
Teresa Beach
Stewart Title Company
4134 Central Avenue
St Petersburg, FL 33711
This Instrument Prepared by:
Teresa Beach
Stewart Title Company
4134 Central Avenue
St Petersburg, FL 33711
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel I.D. (Folio) Number(s):
22/30/15/31608/003/0130
File No.: 01206-35576

JRC 3 18747
Pg 991

10716 99th Place
Unit 4
Seminole
33772

10.00
315.00
325.00

4/14/15

WARRANTY DEED

This Warranty Deed, Made the 15th day of April, 2015, by American Housing Builders, Inc., a Florida Corporation, having its place of business at 6580 72nd Avenue N., Pinellas Park, FL 33781, hereinafter called the "Grantor", to Rose M. Lemos, a married woman, whose post office address is: ~~19207 Oriole Lane, Orlando, FL 32821~~, hereinafter called the "Grantee". ~~St. Pete. Pl. 33710~~
WITNESSETH: That said Grantor, for and in consideration of the sum of **Forty Five Thousand Dollars and No Cents (\$45,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Pinellas County, Florida, to wit:

still owns

Legal Description:
Lot 13, Block "C", Golden Groves Unit 4, according to plat thereof recorded in Plat Book 45, Page 53, of the Public Records of Pinellas County, Florida.

LESS AND EXCEPT

That part of Lot 13, Block C, Golden Groves, Unit 4 in Section 22, Township 30 South, Range 15 East, as per plat thereof recorded in Plat Book 45, Page 53, Public Records of Pinellas County, Florida, lying within the following metes and bounds description:

RMK

Commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 22, Township 30 South, Range 15 East, said corner being 2661.88 feet Easterly of the Southwest corner of the NW 1/4 of the NW 1/4 of said Section 22, run thence North 00 degrees 49'09" East 172.10 feet, thence North 88 degrees 55'55" West 50 feet to a Point of Beginning, continue thence North 88 degrees 55'55" West 25.11 feet to the beginning of a curve concave to the Northwesterly having a radius of 25 feet, thence from a tangent bearing of South 88 degrees 55'55" East run Northeasterly along said curve 39.28 feet through a central angle of 90 degrees 14'56" to the end of said curve, thence South 00 degrees 49'09" West 25.11, feet to the Point of Beginning.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2014, reservations, restrictions and easements of record, if any.
(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Teresa K Beach American Housing Builders, Inc., A Florida Corporation
Printed Name: Teresa K Beach

By: Ralph Lee Kretzer
By: Ralph Lee Kretzer, VP

Witness Signature: Elaine Balcs
Printed Name: Elaine Balcs
State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 15th day of April, 2015 by Ralph Lee Kretzer as Vice President of American Housing Builders, Inc., a Florida Corporation, on behalf of the Corporation. He/She is personally known to me or has produced driver license(s) as identification.

Teresa K Beach
Notary Public Signature
Printed Name:

My Commission Expires: _____
(SEAL)



1. Owner: Michael Clements, Dawn Clements
Mailing Address: 5660 81st Avenue
City: Pinellas Park State: FL Zip Code: 33781-2304 Daytime Phone: (727) 410-1372
Email: DClements70@msn.com; arff16c@yahoo.com

2. Representative's Name: Pamela D. Cichon, Esquire
Company Name: Rahdert, Steele, Reynolds & Driscoll, P.L.
Mailing Address: 535 Central Avenue
City: St. Petersburg State: FL Zip Code: 33701 Daytime Phone: (727) 823-4191
Email: PCichon@rahdertlaw.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

N/A

Specify interest held: _____

B. Is there an existing contract for sale of subject property: _____ Yes No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

N/A

Is contract conditional or absolute? _____ Conditional _____ Absolute

C. Are there any options to purchase on subject property? _____ Yes No

If so, list names of all parties to option including all partners, corporate officers and members of any trust:

N/A

4. This hearing is being requested to consider: The joint application of Lemos & Clements to change from Residential to Residential/Office Zoning. Zoning from R3 to P1-A & land use change from RLT to ROL.

5. Location of subject property (street address): 9904 108th St. N., Seminole, FL 33722

6. Legal Description of Property: (attach additional documents if necessary)

Golden Groves Unit 3 BLK C, Lot 12 & 40Ft. Vac St. N E Less Rd R/W Desc in O.R. Book 029 PG 118,. See attached deed.

7. Size of Property: 110 feet by 130 feet, .061 acres

8. Present zoning classification: ~~Residential~~
R-3

9. Present Land Use Map designation: ~~Single Family (01)~~
RL

10. Date subject property acquired: June 24, 2015

11. Existing structures and improvements on subject property:

Single family house.

12. Proposed structures and improvements will be:

None.

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).

Both parcels are bordered by the heavily trafficked street, Seminole Blvd. Such is not as conducive to a residential use as it is an office use. Whereas office buildings are generally better maintained than single family homes over the passage of time, these parcels will provide a good buffer between Seminole Blvd. and the interior residential properties. Other nearby lots have already been rezoned to Office Limited. Such as 10701 Village Green and 9997 108th Street.

14. Has any previous application relating to zoning or land use on this property been filed within the last year?

Yes No When? _____ In whose name? _____

Briefly state the nature and outcome of the hearing:
N/A

15. Does applicant own any property contiguous to subject property?
_____ Yes No

If so, give complete legal description of contiguous property:

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.
(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).

Certificate of Ownership is attached.

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of this request. It shall be my responsibility to determine time and location of all hearings.



***Signature of Owner or Trustee

Date: 7/20/2016 _____

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 20th day of April, 20 16

personally appeared Michael Clements
who, being duly sworn, deposes and says that the above is a true and correct certification.



(signature) NOTARY PUBLIC



CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative to this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

Dawn Clements
***Signature of Owner or Trustee

Date: 4/20/2016

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 20th day of April, 2016

personally appeared Dawn Clements
who, being duly sworn, deposes and says that the above is a true and correct certification.

Denise M. Sapienza
(signature) NOTARY PUBLIC

(sc9)

***Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized act on behalf of the corporation (Please note question #3).



RAHDERT, STEELE, REYNOLDS & DRISCOLL, P. L.
ATTORNEYS AT LAW

THE ALEXANDER BUILDING
535 CENTRAL AVENUE
ST. PETERSBURG, FLORIDA 33701-3703

GEORGE K. RAHDERT
ALISON M. STEELE
THOMAS E. REYNOLDS (1948-2010)
TIMOTHY P. DRISCOLL
PAMELA D. CICHON
DERRICK L. CLARKE

TELEPHONE
(727) 823-4191

FACSIMILE
(727) 823-6189

OF COUNSEL
JESSE L. SKIPPER

CERTIFICATE OF TITLE

I, George K. Rahdert, hereby certifies that Michael Clements and Dawn Clements are the current owner of the property described below:

Lot 12, Block "C", Golden Groves Unit 3, according to plat thereof recorded in Plat Book 29, Page 118 of the Public Records of Pinellas County, Florida.

Street Address: 9904 108th Street No., #3, Seminole, FL 33772

Dated this 19th day of April, 2016.



George K. Rahdert

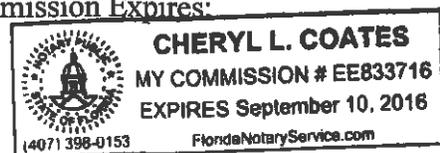
STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me by George K. Rahdert, who is personally known to me, this 19th day of April 2016.



Notary Public

My Commission Expires:



After Recording Return to:
Joelle Free
Stewart Title Company
14100 Walsingham Road, Suite 14
Largo, FL 33774

This Instrument Prepared by:
Joelle Free
Stewart Title Company
14100 Walsingham Road, Suite 14
Largo, FL 33774
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio Number/s):
22-30/15/31350/003/0120
File No.: 01206-37790

9404 108th St. N.
~~Pinellas Park~~
Seminole

nothing
Recorded
after this
need

COOPY
Same
owners

WARRANTY DEED

This Warranty Deed, Made the 24th day of June, 2015, by American Housing Builders Inc., a Florida Corporation, having its place of business at 6580 72nd Avenue N., Pinellas Park, FL 33761, hereinafter called the "Grantor", to Michael Clements and Dawn Clements, husband and wife, whose post office address is: 5660 81st Avenue N., Pinellas Park, FL 33781, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Sixty Thousand Dollars and No Cents (\$60,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Pinellas County, Florida, to wit:

Legal Description

Lot Twelve (12), Block "C", Golden Groves Unit 3 according to the plat thereof recorded in Plat Book 29, Page 118, of the Public Records of Pinellas County, Florida,

TOGETHER WITH an adjacent strip on the east side of said property described as follows:

Begin at the SE corner of Lot 12, Block C, Golden Groves Unit 3, Subdivision, as recorded in Plat Book 29, Page 118, of the Public Records of Pinellas County, Florida, and run South 88°56'15" East 40.00 feet to the West right-of-way line of U.S. Alternate 19 thence North 00°49'00" East, 110.0 feet along said right-of-way, thence North 68°56'15" West, 40.0 feet to the NE corner of said lot, thence South 00°49'00" West, 110.0 feet along the East line of said lot to the POINT OF BEGINNING.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

To Have and to Hold, the same in fee simple forever,

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

ATTEST:

Secretary

AMERICAN HOUSING BUILDERS INC.

Witness Signature

Printed Name:

Ralph Lee Kretzer
DVP

Witness Signature

Printed Name:

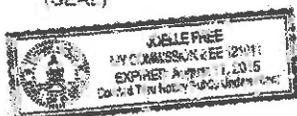
State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 24th day of June, 2015 by Ralph Lee Kretzer as DVP of American Housing Builders Inc., a Florida Corporation, on behalf of the Corporation. He is personally known to me or has produced _____ as identification.

Notary Public Signature
Printed Name: Joelle Free

My Commission Expires:
(SEAL)

File No. 01206-37790



SECTION 22, TOWNSHIP 30 SOUTH, RANGE 18 EAST

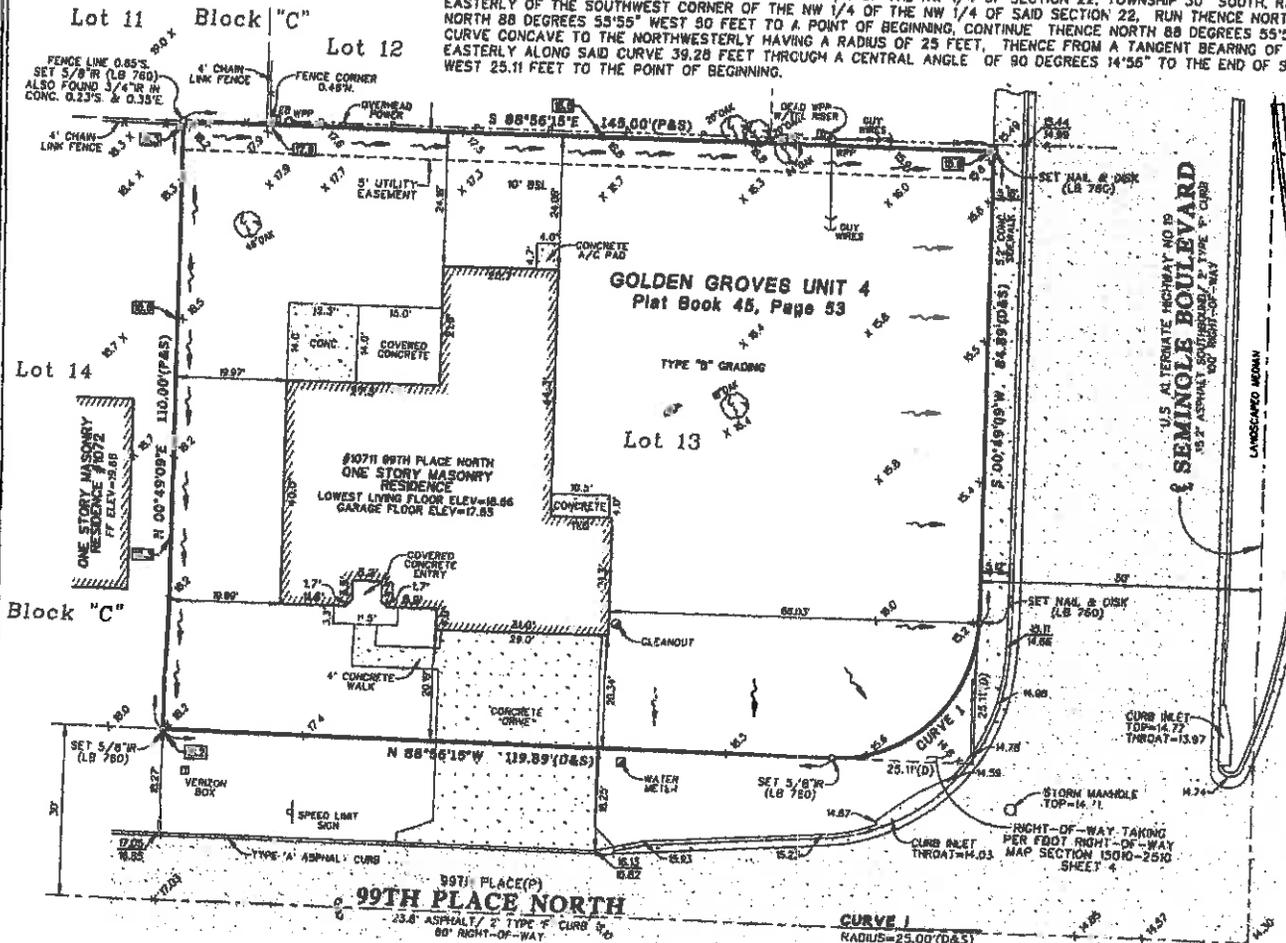
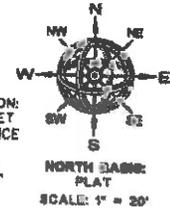
CERTIFIED TO:

ROSE M. LEMOS AND WILLIAM ROBERTS
FIRST FEDERAL BANK OF FLORIDA ISAOA/ATIMA
STEWART TITLE COMPANY
STEWART TITLE GUARANTY COMPANY

A BOUNDARY SURVEY OF: (PROVIDED TO SURVEYOR)

LOT 13, BLOCK "C", GOLDEN GROVES UNIT 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 53 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART OF LOT 13, BLOCK C, GOLDEN GROVES, UNIT 4 IN SECTION 22, TOWNSHIP 30 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 53, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION: COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 18 EAST, SAID CORNER BEING 2661.88 FEET EASTERLY OF THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 22, RUN THENCE NORTH 00 DEGREES 49'09" EAST 172.10 FEET, THENCE NORTH 88 DEGREES 55'55" WEST 90 FEET TO A POINT OF BEGINNING, CONTINUE THENCE NORTH 88 DEGREES 55'55" WEST 25.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 25 FEET, THENCE FROM A TANGENT BEARING OF SOUTH 88 DEGREES 55'55" EAST RUN NORTH-EASTERLY ALONG SAID CURVE 39.28 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 14'56" TO THE END OF SAID CURVE, THENCE SOUTH 00 DEGREES 49'09" WEST 25.11 FEET TO THE POINT OF BEGINNING.



- BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION - 8/28/14
PREPARE PROPOSED PLOT PLAN - 3/16/15
STAKED BUILDING ENVELOPE - 5/15/15
FOUNDATION SURVEY - 5/26/15
FLOOR ELEVATIONS - 6/17/15
ADDED CERT NAME - 7/31/15
FINAL SURVEY - 9/24/15

NOTE:

- XXX = EXISTING ELEVATION
- = PROPOSED ELEVATION
- - - = DRAINAGE FLOW ARROW

ABBREVIATIONS:

- C = CENTERLINE
- CONC. = CONCRETE
- (C&S) = DEED AND SET
- EB = ELECTRIC BOX
- IR = IRON ROD
- LB = LICENSED BUSINESS
- (P&S) = PLAT AND SET
- T&L = TELEPHONE
- WPP = WOOD POWER POLE

Flood Zone Data:
FLOOD ZONE X
COMMUNITY PANEL #125159 1203C001 G
REVISED 7/3/03

Basis of Bearings:
WEST RIGHT-OF-WAY LINE OF SEMINOLE BOULEVARD
AS BEARINGS S.00°49'09" W., PER PLAT.

Benchmark:
PINELLAS COUNTY MAP #1040 (315 SR0)
ELEV=34.283' NGVD, ADJUSTED TO
ELEV=33.69' NAVD, MSL=0.00'

This Survey was prepared with the benefit of a title search by Stewart Title Guaranty Company, file No. 01208-35576, effective date of March 26, 2015.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

1408-423.CRD
FIELD BOOK 915 PAGE(S) 56&67

Prepared by:
JOHN C. BRENDA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 877-7848 - fax (727) 877-9882

I hereby certify that the survey represented hereon meets the requirements of Chapter SJ-17852, Florida Administrative Code.

John C. Brenda
JOHN C. BRENDA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. 760

Job Number: 1408-42
Drawn: DS

2/24-15-6-16