

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room
January 11, 2016 – 10:00 AM

Case Summary Review:

1. (Q) [DA-4-2-16](#) (GIB Properties, LLC)
2. (Q) [Z/LU-5-2-16](#) (Janet O'Harrow & Stephen O'Harrow)

Note: Q = Quasi-Judicial

CASE SUMMARY
CASE NO. DA-4-2-16
(Quasi-Judicial)

PRC MEETING: January 11, 2016 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: February 11, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: March 29, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: GIB Properties, LLC

REQUEST: Modification of an existing development agreement by increasing the maximum number of beds from 39 to 58, allowing for the enlargement of the existing building, limiting the building height to 16 feet, and removing the parking variance. The prohibition of mental health and drug rehabilitation services shall remain in effect.

CASE DESCRIPTION: Approximately 1.6 acres located at 7770 128th Street in the unincorporated area of Seminole (29/30/15/70794/400/0501). A legal description is available in file upon request.

APPLICANT/ADDRESS: GIB Properties, LLC
c/o Todd Pressman
Pressman & Associates, Inc
334 East Lake Road, #102
Palm Harbor, FL 34677

REP/ADDRESS: Todd Pressman
Pressman & Associates, Inc
334 East Lake Road, #102
Palm Harbor, FL 34677

NOTICES SENT TO: GIB Properties, c/o Todd Pressman, Seminole, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

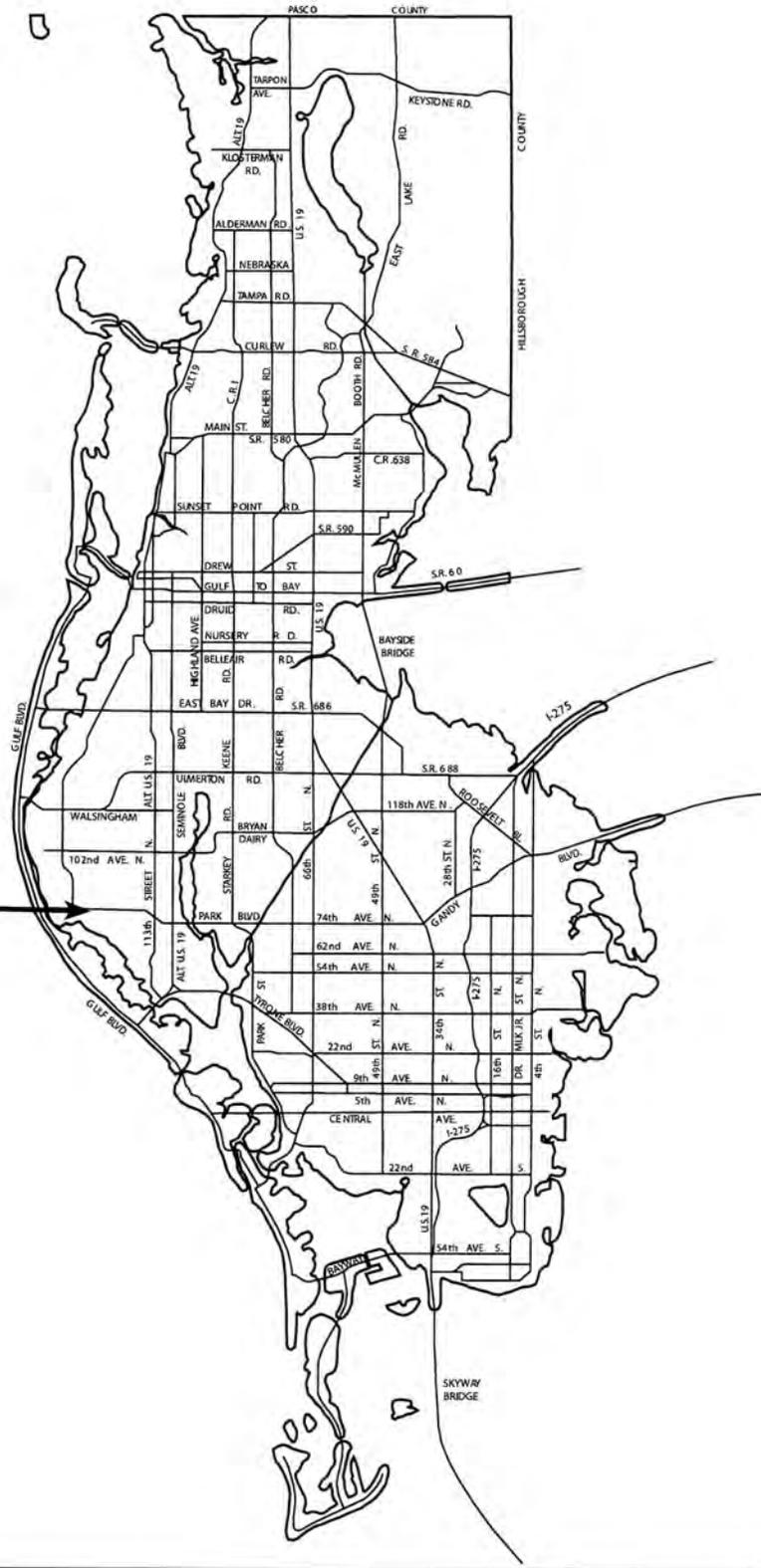
EXISTING USE: Assisted Living Facility

PROPOSED USE: Assisted Living Facility

LAND USE: Institutional

ZONING: IL

LOCATION MAP



MAP-1

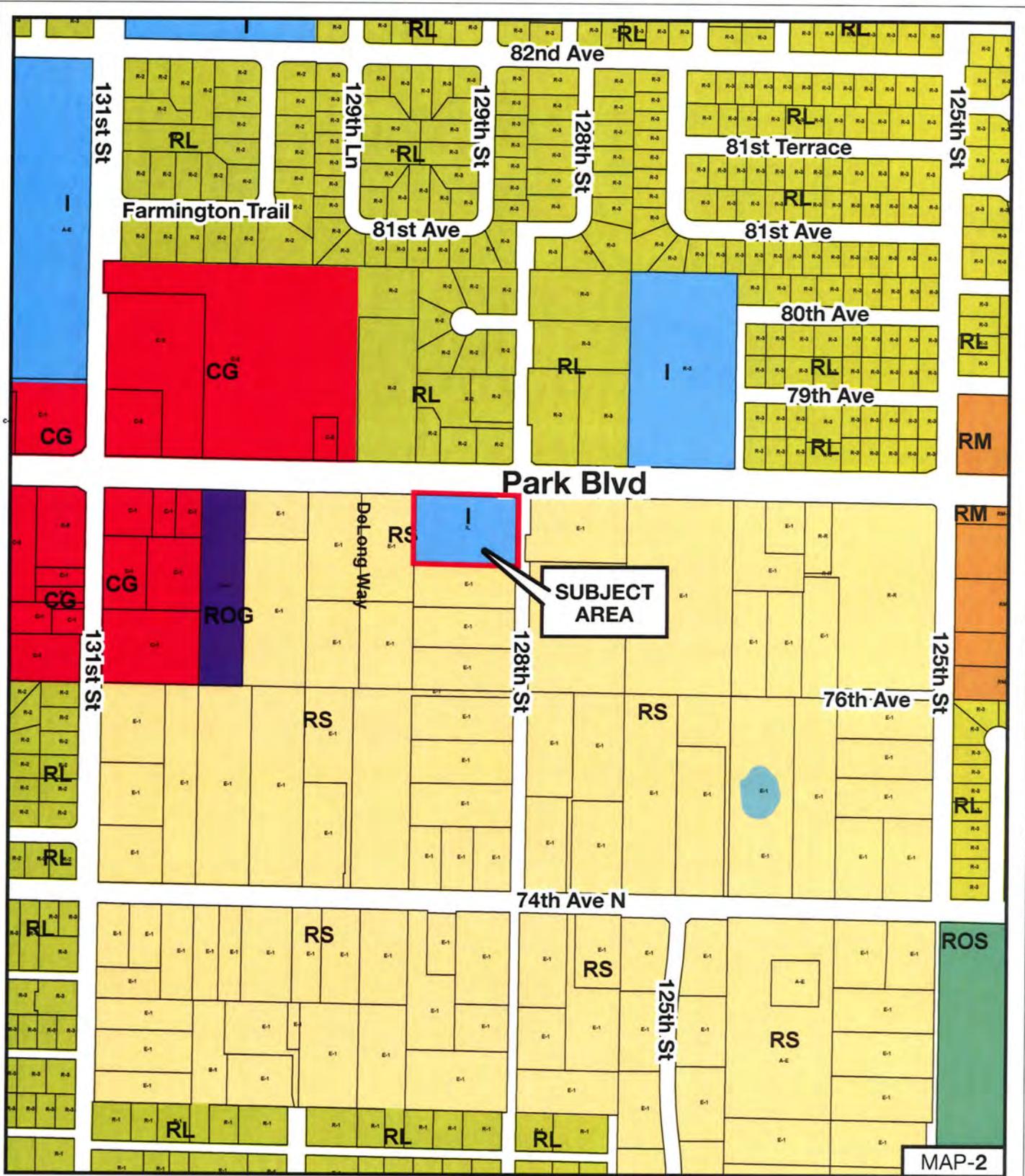
DA-4-2-16

Modification of an existing Development Agreement for an assisted living facility by increasing the maximum number of beds from 39 to 58, allowing for the enlargement of the existing building, limiting the building height to 16 feet and one story, and removing the parking variance.

Parcel I.D. 29/30/15/70794/400/0501

Prepared by: Pinellas County Planning Department December 2015





MAP-2

DA-4-2-16

Modification of an existing Development Agreement for an assisted living facility by increasing the maximum number of beds from 39 to 58, allowing for the enlargement of the existing building, limiting the building height to 16 feet and one story, and removing the parking variance.

Parcel I.D. 29/30/15/70794/400/0501

Prepared by: Pinellas County Planning Department December 2015





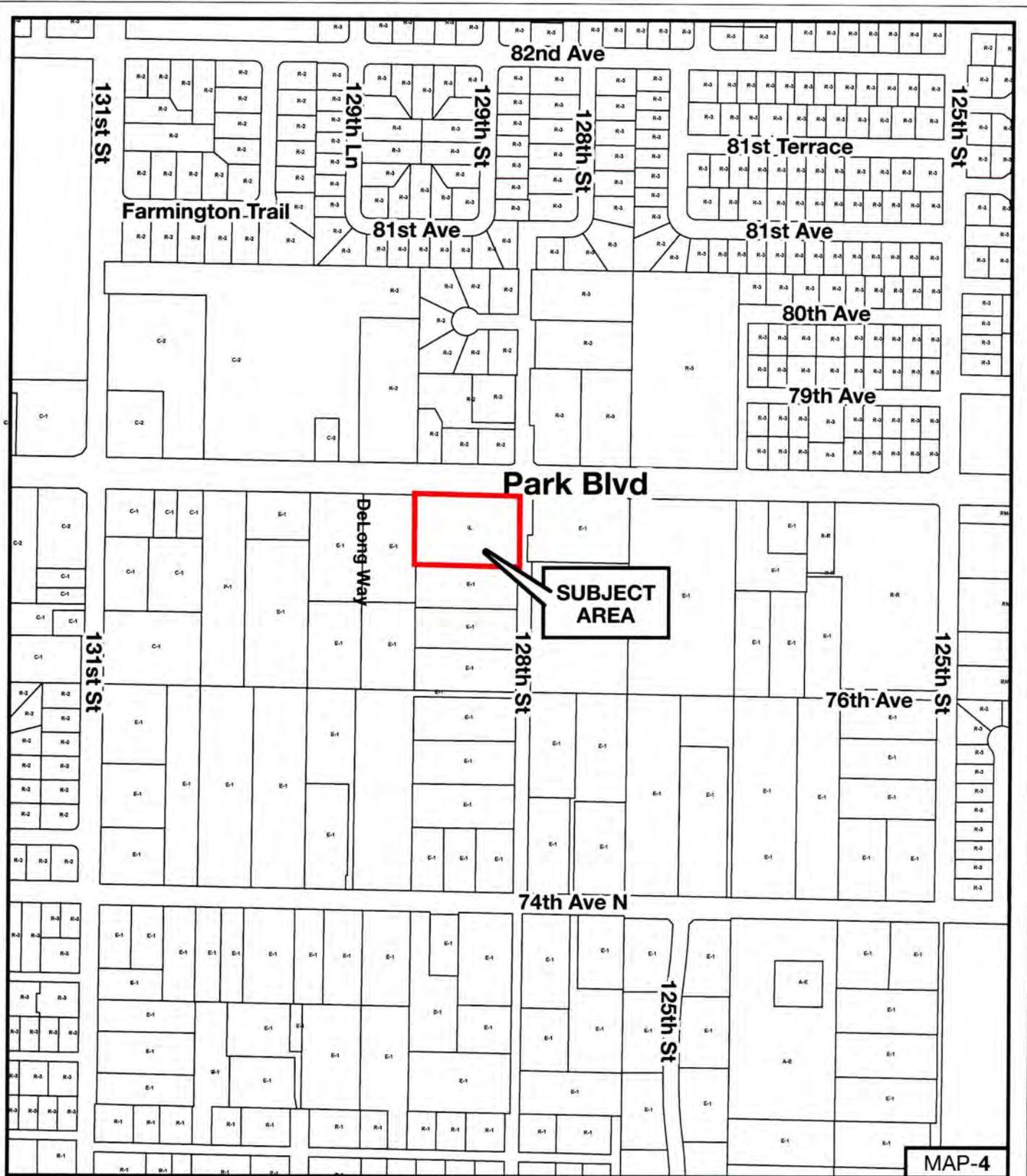
DA-4-2-16

Modification of an existing Development Agreement for an assisted living facility by increasing the maximum number of beds from 39 to 58, allowing for the enlargement of the existing building, limiting the building height to 16 feet and one story, and removing the parking variance.

Parcel I.D. 29/30/15/70794/400/0501

Prepared by: Pinellas County Planning Department December 2015





MAP-4

DA-4-2-16

Modification of an existing Development Agreement for an assisted living facility by increasing the maximum number of beds from 39 to 58, allowing for the enlargement of the existing building, limiting the building height to 16 feet and one story, and removing the parking variance.

Parcel I.D. 29/30/15/70794/400/0501
 Prepared by: Pinellas County Planning Department December 2015



Prepared by and Return to:
Brian J. Aungst, Jr., Esq.
Macfarlane Ferguson & McMullen, P.A.
P. O. Box 1669
Clearwater, Florida 33756
Telephone: 727-441-8966

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT

THIS THIRD AMENDMENT TO DEVELOPMENT AGREEMENT ("THIRD AMENDMENT") is dated _____, 201__, and entered into by and between GIB PROPERTIES, LLC, a Florida limited liability company ("OWNER"), and PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida, acting through its Board of County Commissioners, the governing body thereof (the "COUNTY").

Recitals

A. On January 17, 2008, OWNER and the COUNTY entered into that certain Development Agreement, recorded in O.R. Book 16124, Page 1090, in the Public Records of Pinellas County, Florida, as amended by that certain First Amendment to Development Agreement dated October 20, 2009, recorded in O.R. Book 16735, Page 217, in the Public Records of Pinellas County, Florida, as amended by that certain Second Amendment to Development Agreement dated February 29, 2012, recorded in O.R. Book 17503, Page 1916, in the Public Records of Pinellas County, Florida (collectively, the "DEVELOPMENT AGREEMENT") concerning the real property more particularly described in Exhibit "A" attached hereto and incorporated herein ("PROPERTY").

B. The DEVELOPMENT AGREEMENT sets forth the conditions and limitations, and development parameters for the development of the PROPERTY.

C. OWNER has requested a revision of the development restrictions set forth in the Development Agreement, as more particularly described here in below.

D. OWNER and COUNTY desire to amend the Development Agreement as more particularly set forth herein below.

E. The COUNTY has found that the terms of this THIRD AMENDMENT are consistent with the Pinellas County Comprehensive Plan and the CODE.

In consideration of and in reliance upon the promises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto intending to be legally bound and in accordance with the Act, agree as follows:

1. Recitals. The above recitals are true and correct and are a part of this THIRD AMENDMENT.

2. Ratification and Reaffirmation of Development Agreement. Except as specifically modified herein, all terms and conditions of the DEVELOPMENT AGREEMENT are hereby ratified and reaffirmed by the parties hereto. In addition, any defined term in the DEVELOPMENT AGREEMENT shall have the same meaning in this THIRD AMENDMENT.

3. Effective Date. This THIRD AMENDMENT to DEVELOPMENT AGREEMENT shall become effective as provided for by the Act.

4. Duration of Development Agreement. The DEVELOPMENT AGREEMENT, as modified by this THIRD AMENDMENT, shall be extended and continue in effect until terminated as defined in the DEVELOPMENT AGREEMENT, but for a period not to exceed five (5) years from the Effective Date of this THIRD AMENDMENT.

5. Development Restrictions. Section 6.1.3 of the DEVELOPMENT AGREEMENT shall be deleted and replaced in its entirety as follows:

6.1.3. Development Restriction. The following restrictions shall apply to development of the PROPERTY:

6.1.3.1 No structure related to the assisted living facility shall exceed sixteen (16) feet or one (1) story in height.

6.1.3.2 The assisted living facility located on the PROPERTY shall only accept elderly residents and shall not accept residents with drug or alcohol dependency.

6.1.3.3 The assisted living facility located on the PROPERTY shall neither operate as a mental health facility nor accept residents with severe mental illness.

6.1.3.4 No commercial or delivery vehicles assisted living facility on the PROPERTY shall make use of Delong Way.

6.1.3.5 A maximum of 58 beds shall be permitted on the PROPERTY.

6.1.3.6 Recording of Deed Process. Prior to the addition of any additional beds on the PROPERTY, OWNER shall record a deed restriction encumbering the PROPERTY, which deed restriction shall be approved as to form by the County Attorney (which approval shall not be unreasonably withheld) and which will generally describe the development limitations of the AGREEMENT. The deed restrictions shall be perpetual and may be amended or terminated only with the consent of the COUNTY, which consent shall not be reasonably withheld.

6. Section 6.2.4 of the DEVELOPMENT AGREEMENT is hereby deleted.

7. Notice. For purposes of notice, all correspondence directed to OWNER shall be delivered to OWNER at:

GIB Properties, LLC Attn: Christine Gibree
1114 181
Street SW
Largo, FL 33770

With a copy to: Macfarlane Ferguson & McMullen, P.A.
ATTN: Brian J. Aungst, Jr., Esq.
625 Court Street, Suite 200
Clearwater, FL 33756

IN WITNESS WHEREOF, the Parties have executed this Third Amendment to Development Agreement the date and year first above written.

WITNESSES:

OWNER:

GIB PROPERTIES, LLC,
A Florida limited liability company

Printed Name: _____

By: _____
Christine Gibree, Manager

Printed Name: _____

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 201_, by Christine Gibree, Manager of GIB Properties, LLC, a Florida limited liability company, on behalf of the company. She ___ is personally known to me or ___ has produced _____ as identification.

Notary Public

Print Notary Name
My Commission Expires:

KEN BURKE
Clerk of the Circuit Court

PINELLAS COUNTY, FLORIDA by and
through its Board of County

Commissioners

By: _____
Deputy Clerk

(OFFICIAL SEAL)

By: _____
John Morrone, Chairman

APPROVED AS TO FORM BY
OFFICE OF THE COUNTY ATTORNEY

By: _____
Assistant County Attorney

1. Owner: GIB Properties, LLC
Mailing Address: Please use agent
City: _____ State: _____ Zip Code: _____ Daytime Phone: (____) _____
Email: Please use agent

2. Representative's Name: Todd Pressman
Company Name: Pressman & Associates, Inc.
Mailing Address: 334 East Lake Rd., #102
City: Palm Harbor, FL State: _____ Zip Code: 34677 Daytime Phone: (727) 804-1760
Email: Todd@Pressmaninc.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.

Christine M. Gibree, Robert W. Gibree

Specify interest held: Managers

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: Changes to a Development Agreement
7770 128th street/ 29-30-15-70794-400-0501

5. Location of subject property (street address): _____

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

PINELLAS GROVES SE 1/4, N 249FT OF LOT 5 LESS N 35FT FOR R/W

7. Size of Property: 1.56 acres feet by 318 feet, 214 acres

8. Present zoning classification: IL

9. Present Land Use Map designation: I

10. Date subject property acquired: 2/2006

11. Existing structures and improvements on subject property:
ALF Facility

12. Proposed structures and improvements will be:
ALF structure and parking lot - Amending Development Agreement
to bring the site to today's code levels

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).

The applicant seeks only to be what is allowed by code - to be entitled to the same density per beds per this property that anyone else in the County is allowed. Unlike prior applications by this applicant, this submittal does not include any additional lots then what is existing - so there is no expansion onto other lands abutting or contiguous. This application contains only a modification of a prior Development Agreement which will allow the property to have the same density, again, as any other similar used property in the County. There is no re-zoning or Land Use Amendment included with this submittal.

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:
(But stating again that the contiguous property is not a part of this application:

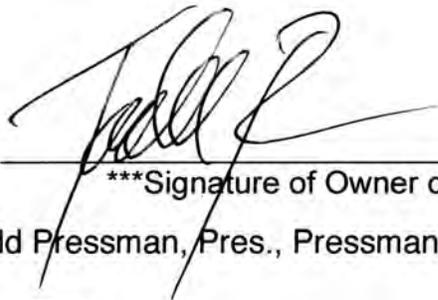
DE LONG WAY SUB LOT 2

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 tot 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.



***Signature of Owner or Trustee

Date: 12/9/15 Signed by Todd Pressman, Pres., Pressman & Assoc., Inc., AGEN

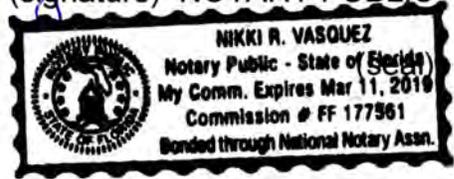
STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 2nd day of December, 2015

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



(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).

MACFARLANE FERGUSON & McMULLEN

ATTORNEYS AND COUNSELORS AT LAW

ONE TAMPA CITY CENTER, SUITE 2000
201 NORTH FRANKLIN STREET
P.O. BOX 1531 (ZIP 33601)
TAMPA, FLORIDA 33602
(813) 273-4200 FAX (813) 273-4396

www.mfmlegal.com
EMAIL: info@mfmlegal.com

625 COURT STREET
P.O. BOX 1669 (ZIP 33757)
CLEARWATER, FLORIDA 33756
(727) 441-8966 FAX (727) 442-8470

IN REPLY REFER TO:

December 3, 2015

Pinellas County Development Review Services
310 Court St.
Clearwater, FL 33756

**RE: Proposed Land Use Application
GIB Properties, LLC
7770 128th Street
Seminole, FL 33776**

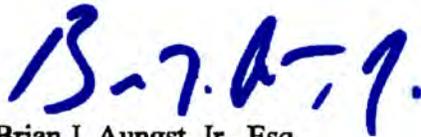
To Whom It May Concern:

Based upon my personal knowledge and review of the Pinellas County Property Appraiser's records, attached hereto as Exhibit "A", I certify that the below described parcel is owned by GIB Properties, LLC:

Parcel ID 29-30-15-70794-400-0501
Address 7770 128th Street

Do not hesitate to contact me in the event I am able to provide you with additional information. As always, thank you for your consideration in this matter.

Sincerely,



Brian J. Aungst, Jr., Esq.

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

29-30-15-70794-400-0501

Compact Property Record Card

[Portability Calculator](#)

**Data Current as of
December 03, 2015**

[Email](#) [Print](#) [Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address Change Mailing Address	Site Address
GIB PROPERTIES LLC 1114 18TH ST SW LARGO FL 33770-4800	7770 128TH ST (Unincorporated)



[Property Use:](#) 7456 (ALF (10 or more units), Home for Aged)

Living Units:
0

[\[click here to hide\]](#) **Legal Description**

PINELLAS GROVES SE 1/4, N 249FT OF LOT 5 LESS N 35FT FOR R/W

File for Homestead Exemption			2015 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 (NOT the same as a FEMA Flood Zone)	Plat Book/Page
14962/1168	Sales Query	121030251101	NON EVAC	001/055

2015 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	\$740,992	\$740,992	\$740,992	\$740,992	\$740,992

[\[click here to hide\]](#) **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	\$740,992	\$740,992	\$740,992	\$740,992	\$740,992
2014	No	\$737,683	\$737,683	\$737,683	\$737,683	\$737,683
2013	No	\$706,210	\$706,210	\$706,210	\$706,210	\$706,210

2012	No	\$688,174	\$688,174	\$688,174	\$688,174	\$688,174
2011	No	\$649,995	\$649,995	\$649,995	\$649,995	\$649,995
2010	No	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
2009	No	\$685,000	\$685,000	\$685,000	\$685,000	\$685,000
2008	No	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000
2007	No	\$775,000	\$775,000	\$775,000	N/A	\$775,000
2006	No	\$765,000	\$765,000	\$765,000	N/A	\$765,000
2005	No	\$700,000	\$700,000	\$700,000	N/A	\$700,000
2004	No	\$630,000	\$630,000	\$630,000	N/A	\$630,000
2003	No	\$600,000	\$600,000	\$600,000	N/A	\$600,000
2002	No	\$538,000	\$538,000	\$538,000	N/A	\$538,000
2001	No	\$524,800	\$524,800	\$524,800	N/A	\$524,800
2000	No	\$496,300	\$496,300	\$496,300	N/A	\$496,300
1999	No	\$487,900	\$487,900	\$487,900	N/A	\$487,900
1998	No	\$52,100	\$52,100	\$52,100	N/A	\$52,100
1997	No	\$54,200	\$54,200	\$54,200	N/A	\$54,200
1996	No	\$57,500	\$57,500	\$57,500	N/A	\$57,500

2015 Tax Information		Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions	
Click Here for 2015 Tax Bill			
<small>Tax Collector Mails 2015 Tax Bills October 31</small>			
Tax District: STF			
2015 Final Millage Rate	20.5607	Sale Date	26 Sep 1997
2015 Est Taxes w/o Cap or Exemptions	\$15,235.31	Book/Page	09852 / 0915
<p style="color: red; font-weight: bold;">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.</p>		Price	\$145,000
		Q/U V/I	U V
		03566 / 0925	\$7,000 Q

2015 Land Information						
Seawall: No		Frontage: None		View:		
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Homes For The Aged (74)	318x214	100000.00	1.5600	1.0000	\$156,000	AC

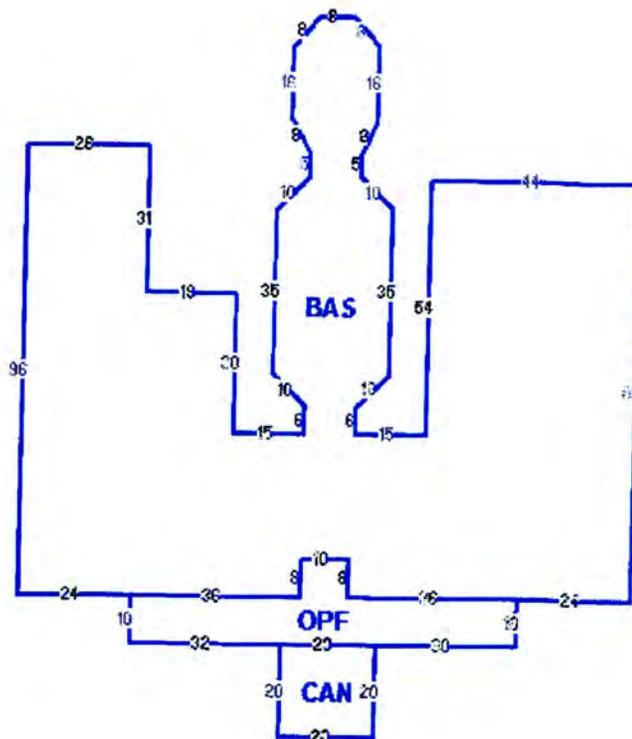
[click here to hide] 2015 Building 1 Structural Elements [Back to Top](#)

Site Address: 7770 128TH ST

Quality:
Average
Square
Footage:
12018.00

[Compact
Property
Record
Card](#)

Foundation:
 Continuous
 Footing
 Floor
 System:
 Slab On
 Grade
 Exterior
 Wall:
 Concrete
 Blk/Stucco
 Roof Frame:
 Gable Or
 Hip
 Roof Cover:
 Composition
 Shingle
 Stories: 1
 Living units:
 0
 Floor Finish:
 Carpet
 Combination
 Interior
 Finish: Dry
 Wall
 Fixtures: 56
 Year Built:
 1998
 Effective
 Age: 18
 Cooling:
 Heat &
 Cooling Pkg



Building 1 Sub Area Information

Description	<u>Building Finished Ft²</u>	<u>Gross Area Ft²</u>	<u>Factor</u>	<u>Effective Ft²</u>
<u>Open Porch</u>	0	900	0.30	270
<u>Canopy(only or loading platform)</u>	0	400	0.25	100
<u>Base</u>	10,718	10,718	1.00	10,718
Total Building finished SF: 10,718 Total Gross SF: 12,018 Total Effective SF: 11,088				

[click here to hide] 2015 Extra Features

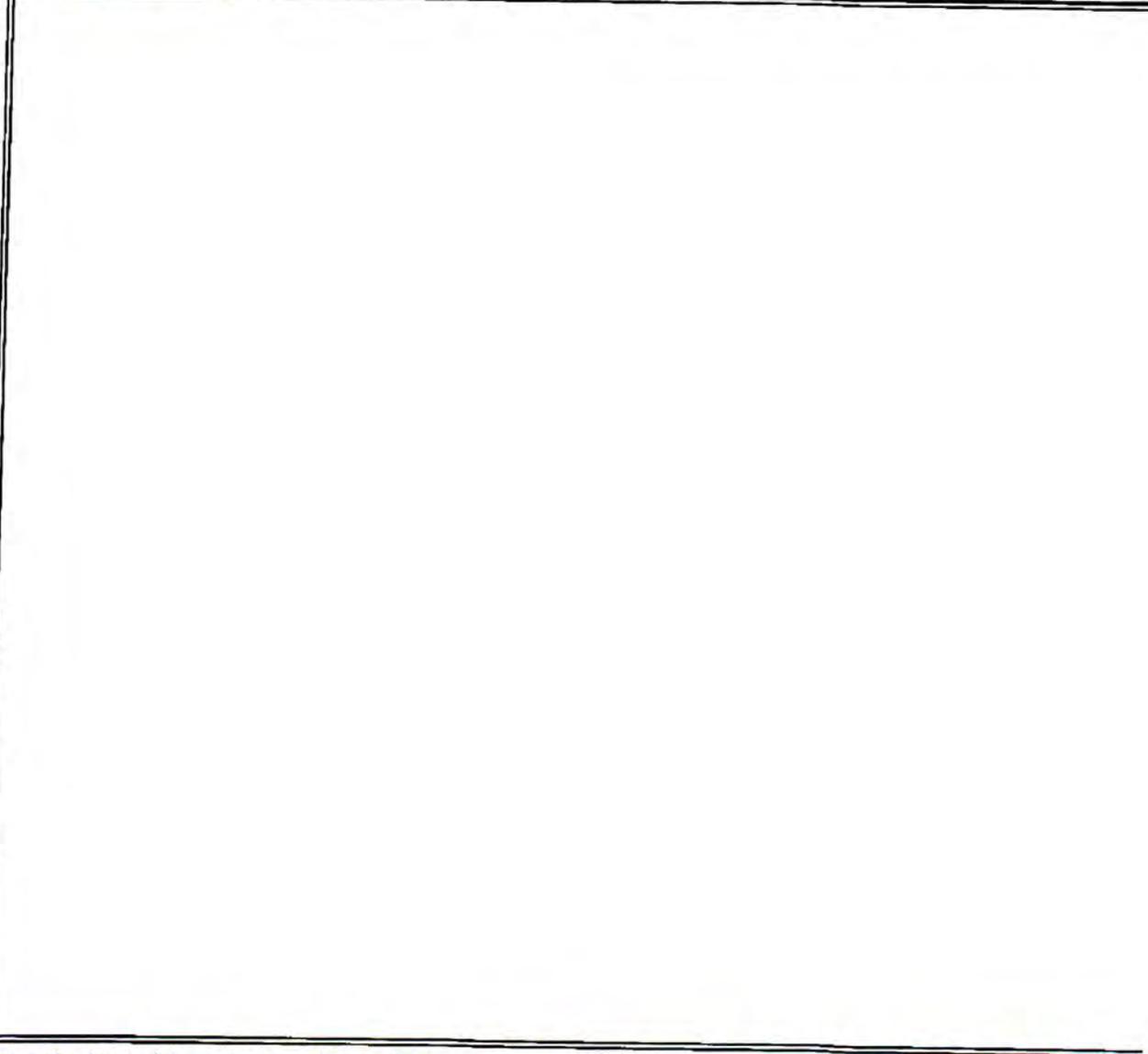
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIRESPRINK	\$2.30	10,195.00	\$23,448.50	\$16,414.00	1998

CONC PAVE	\$6.00	2,250.00	\$13,500.00	\$13,500.00	0
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[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
CB14-00782	ROOF	06 Feb 2014	\$10,000
CB13-00003	ROOF	02 Jan 2013	\$5,600
CB10-08419	COMMERCIAL ADD	03 Dec 2010	\$95,000
CB249720	COMMERCIAL ADD	19 Feb 2002	\$49,595
CB167912	NEW COMMERCIAL	14 Nov 1997	\$502,805



CASE SUMMARY
CASE NO. Z/LU-5-2-16
(Quasi-Judicial)

PRC MEETING: January 11, 2016 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: February 11, 2016 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: March 29, 2016 @ 6:00 PM-5th Floor, Board Assembly Room

PPC HEARING: May 11, 2016 @ 3:00 PM-5th Floor, Board Assembly Room

FINAL DETERMINATION BY: June 7, 2016

APPLICANT'S NAME: Janet O'Harrow

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

Land Use change from: Residential Urban
to: Residential/Office-General

CASE DESCRIPTION: Approximately 0.7 acre located at 1003 Virginia Avenue in Palm Harbor (01/28/15/88560/148/0001). A legal description is available in file upon request.

APPLICANT/ADDRESS: Janet O'Harrow
2204 Clarine Way N
Dunedin, FL 34698

REP/ADDRESS: Stephen O'Harrow
2204 Clarine Way N
Dunedin, FL 34698

NOTICES SENT TO: Janet & Stephen O'Harrow, OVIS, Hidden Brook Cons Assoc., Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Single Family Home

PROPOSED USE: Future Office

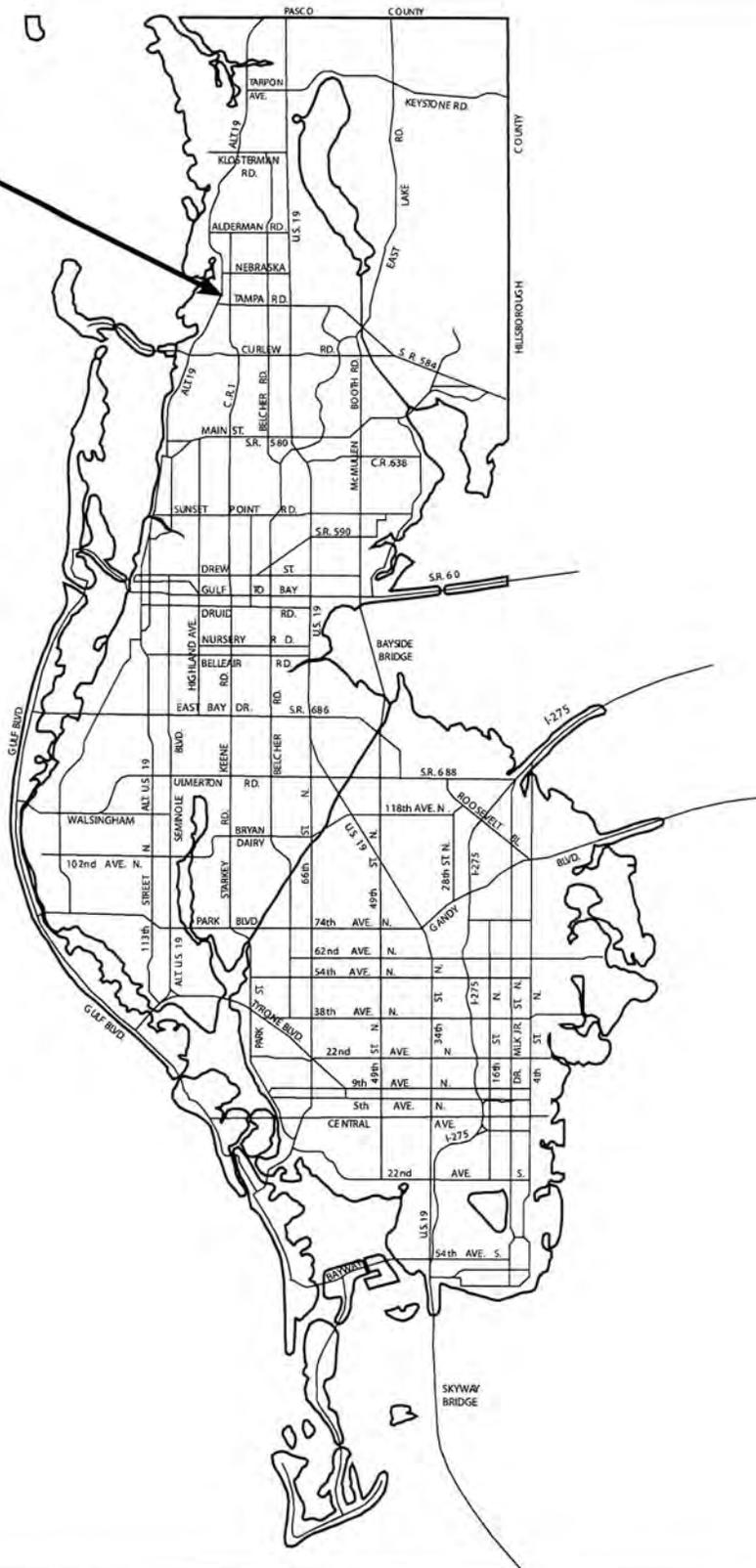
LAND USE: Residential Urban

ZONING: R-3

Z15-000034

LOCATION MAP

Z/LU-5-2-16



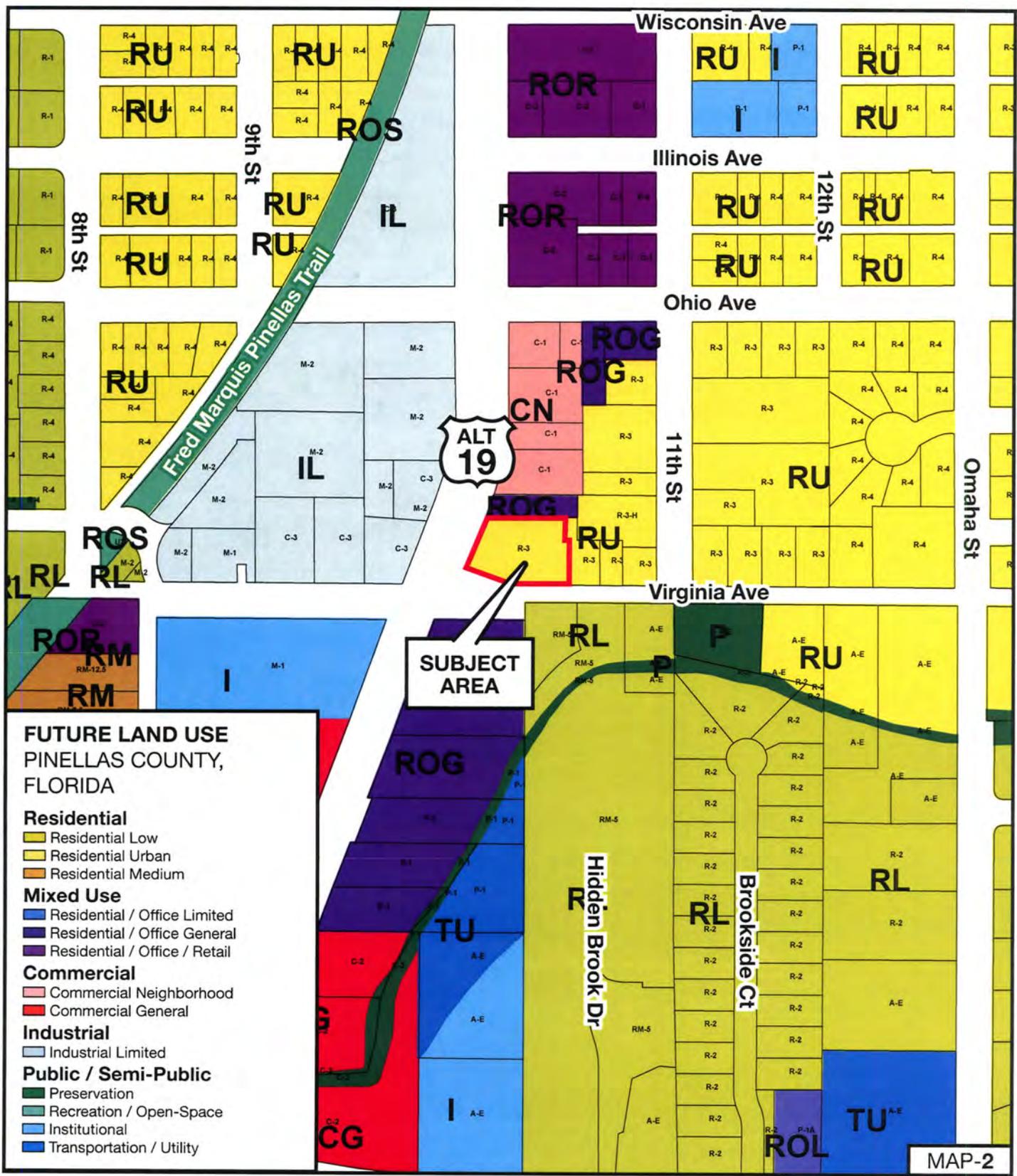
MAP-1

Z/LU-5-2-16

Zoning From: R-3, Single Family Residential
To: P-1, General Professional Office
Land Use From: Residential Urban
To: Residential/Office-General

Parcel I.D. 01/28/15/88560/148/0001
Prepared by: Pinellas County Planning Department December 2015

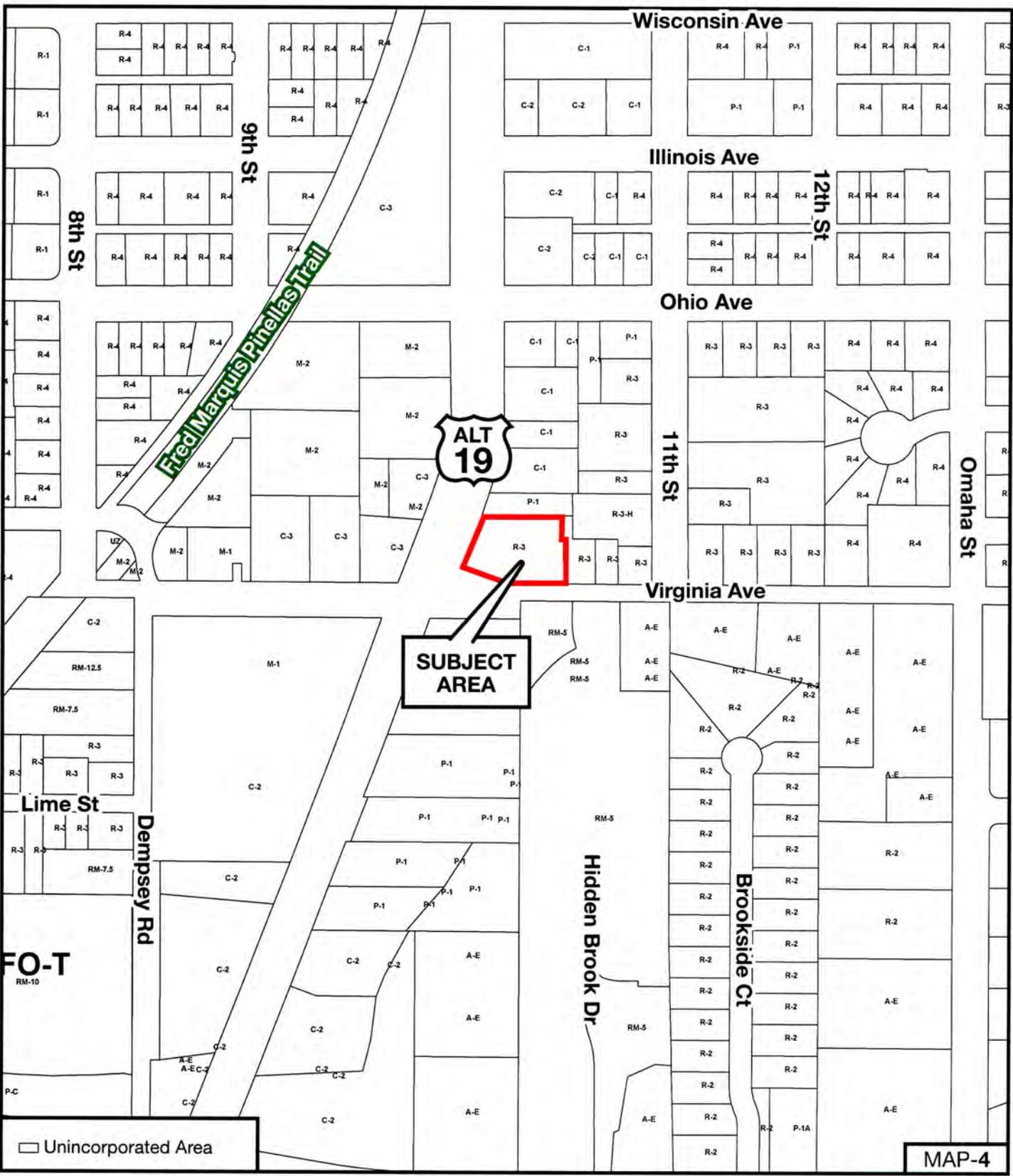




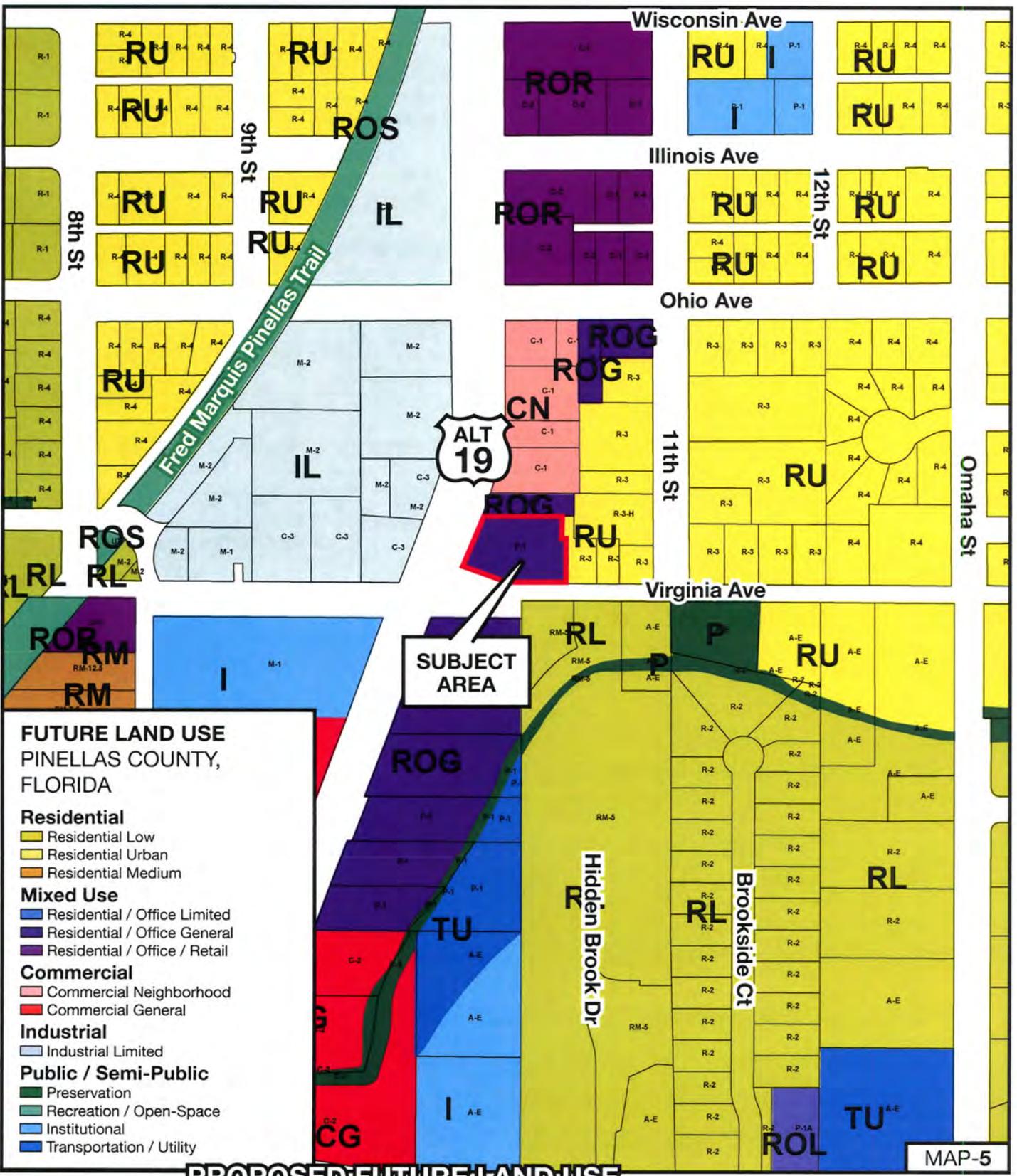
Z/LU-5-2-16	Zoning	From: R-3, Single Family Residential To: P-1, General Professional Office	 
	Land Use	From: Residential Urban To: Residential/Office-General	
Parcel I.D. 01/28/15/88560/148/0001 Prepared by: Pinellas County Planning Department December 2015			MAP-2



Z/LU-5-2-16	Zoning	From: R-3, Single Family Residential To: P-1, General Professional Office	 
	Land Use	From: Residential Urban To: Residential/Office-General	
Parcel I.D. 01/28/15/88560/148/0001 Prepared by: Pinellas County Planning Department December 2015			



Z/LU-5-2-16	Zoning	From: R-3, Single Family Residential To: P-1, General Professional Office	 
	Land Use	From: Residential Urban To: Residential/Office-General	
Parcel I.D. 01/28/15/88560/148/0001 Prepared by: Pinellas County Planning Department December 2015			



**FUTURE LAND USE
PINELLAS COUNTY,
FLORIDA**

Residential

- Residential Low
- Residential Urban
- Residential Medium

Mixed Use

- Residential / Office Limited
- Residential / Office General
- Residential / Office / Retail

Commercial

- Commercial Neighborhood
- Commercial General

Industrial

- Industrial Limited

Public / Semi-Public

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

PROPOSED FUTURE LAND USE

Z/LU-5-2-16

Zoning From: R-3, Single Family Residential
To: P-1, General Professional Office
Land Use From: Residential Urban
To: Residential/Office-General

Parcel I.D. 01/28/15/88560/148/0001

Prepared by: Pinellas County Planning Department December 2015



MAP-5

1. Owner: Janet O'Harrow
Mailing Address: 2204 Clarine Way N
City: Dunedin State: FL Zip Code: 34698 Daytime Phone: (727) 482-4243
Email: jomama@tampabay.rr.com

2. Representative's Name: Stephen O'Harrow
Company Name: N/A
Mailing Address: 2204 Clarine Way N
City: Dunedin State: FL Zip Code: 34698 Daytime Phone: (813) 505-9740
Email: spoharrow@gmail.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.

Rosanne Scott

Specify interest held: equal beneficiary of the estate once sold

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:

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.

Janet O'Harrow
***Signature of Owner or Trustee

Date: December 3, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this ~~20~~ 3 day of ~~November~~ December, 20 15

personally appeared Janet O'Harrow
who, being duly sworn, deposes and says that the above is a true and correct certification.



[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).

JOSEPH R. PARK
MARK A. OSSIAN
J. BRENT BARNAKY
MICHAEL J. PARK

◊ BOARD CERTIFIED IN CIVIL TRIAL
◊ BOARD CERTIFIED IN MARITAL AND FAMILY LAW
◊ CERTIFIED FAMILY MEDIATOR
◊ CERTIFIED PUBLIC ACCOUNTANT
◊ BOARD CERTIFIED IN APPELLATE PRACTICE

PARK, OSSIAN, BARNAKY & PARK, P.A.

TRIAL AND APPELLATE ATTORNEYS

PLEASE REPLY TO:
P.O. Box 5088
CLEARWATER, FLORIDA 33758

PHONE : (727) 726-3777
FAX : (727) 797-6463
www.parklawgroup.com

December 2, 2015

Pinellas County Planning Department
310 Court Street
Clearwater, FL 33756

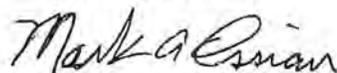
**Re: SUTHERLAND, TOWN OF BLK 148, W 125 FT OF S 150 FT & E 5 FT OF
S 100 FT AND PART VAC ST ON W DESC IN OR BK 5190 PG 1340 (SEE
S02-28-15)**

Dear Sir or Madam:

By way of introduction, I represent Ms. Janet J. O'Harrow in her capacity as Personal Representative of the Estate of James M. Jenkins, which probate is currently pending in Pinellas County Circuit Court. My client, Ms. O'Harrow, and her sister, Rozanne Scott, are the sole heirs to the real property referenced above. My client's father, James M. Jenkins, the owner of record of the above-referenced parcel, passed away on October 20, 2012. My client, Ms. O'Harrow, and her sister, Rozanne Scott, will become joint owners of the subject property once the probate of their father's estate has been completed. This correspondence shall serve to confirm that my client and her sister have applied for a zoning and land use change of the above-referenced property.

If you require any further or additional information, please let me know.

Very truly yours,



Mark A. Ossian

MAO/hb

FILED 10/2/2015 9:26:02 AM KEN BURKE CLERK OF THE CIRCUIT COURT & COMPTROLLER

IN THE CIRCUIT COURT FOR PINELLAS COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

JAMES M. JENKINS,
Deceased.

File No.:
Division: 03

UCN:
522012CP006755XXESXX

Ref. number: 12006755ES

LETTERS OF ADMINISTRATION
(single personal representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, James M. Jenkins, a resident of Pinellas County, Florida, died on October 20, 2012, owning assets in the State of Florida, and

WHEREAS, Janet O'Harrow has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Janet O'Harrow duly qualified under the laws of the State of Florida to act as personal representative of the estate of James M. Jenkins, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on October 1, 2015

Linda R. Allan

Linda R. Allan, Circuit Judge

STATE OF FLORIDA, PINELLAS COUNTY
I hereby certify that the foregoing is a true photostatic copy as the same appears among the files and records of this court and the same is in full force and effect.

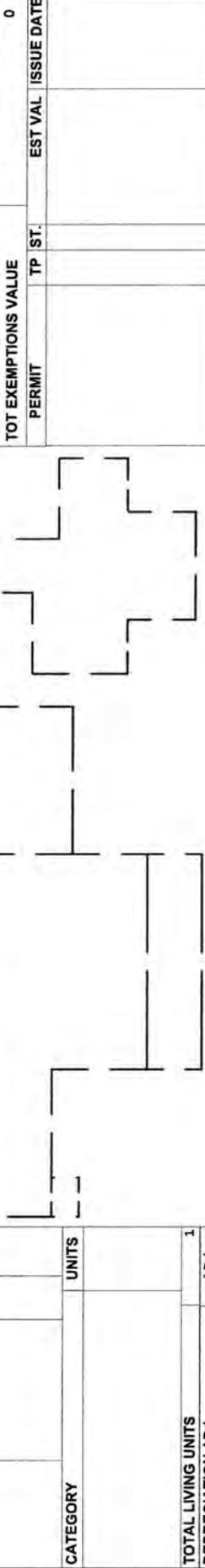


This 2 day of October, 2015
KEN BURKE
Clerk of Circuit Court

BY: *Kathy D. Quora*
Deputy Clerk

ELECTRONICALLY FILED 12/20/2012 5:13:45 PM: KEN BURKE, CLERK OF THE CIRCUIT COURT, PINELLAS COUNTY

QUALITY		Fair	
CATEGORY	TYPE	%	PTS
BUILDING CHARACTERISTICS			
0110 Single Family Home			
** VALUE SUBJECT TO CHANGE **			
Pinellas County Property Appraiser Office			
VALUE SUMMARY			
PRIOR JUST MARKET VALUE	127,988		
CURRENT JUST MARKET VALUE	149,934		
ASSESSED VALUE	125,892		
HX/NHX CAP BASE YEAR	0		
TAXABLE VALUE	125,892		
HX	No		
% HX	0.00		
TOT EXEMPTIONS VALUE	0		
PERMIT	TP	ST.	EST VAL ISSUE DATE



TOTAL LIVING UNITS		1	
DEPRECIATION ADJ	ADJ	0.0000	
EXTERNAL OBSOLESCENCE		0.0000	
EXTERNAL OBSOLESCENCE		0.0000	
OTHER		0.0000	
TYPE	QU	HX/NHX	
01	01	0.00%	
RCND	YB	EA	
56387	1915	42	
SAR	AREA	% B	EFF. AREA
UBH	656	50	328
BUILDING: 1			

L	OFFICIAL	DATE OF	Q	V	REASON	SALES	PRICE	M	SELLER	BUYER	SALES NOTE
N	BOOK	SALE	U	I	I						
1	08941	03/21/1995	DD	U	I	300	N		GEROCK CECIL K	JENKINS, JAMES M.	

TAXING DISTRICT	PBM	JUST VALUE/ISF	101.31
2,506			1,743

L	EXTRA	HX/	LEN	FRONT	DEPTH	FF	FRNT FT	SIZE	INFLUENCE	UNIT	ADJ UNIT	LAND	OTHER ADJ
N	FEATURE	DESCRIPTION	BD	NHX	FRONT	DEPTH	T	FACTOR	DESCRIPTION	VALUE	VALUE	VALUE	AND NOTES

NOTES			
APPRaisal DATES		05/30/2014	
REVIEW DATE	FIELD NUMBER	REVIEW TYPE	General
	156		