

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room
October 12, 2015 – 10:00 AM

Case Summary Review:

1. [LU-28-11-15](#) (Katherine & Louis Kokkinakos)
2. [\(Q\) Z/LU-29-11-15](#) (Barry R. Berger, TRE, James J. Dowling & Holly S. Dowling, TRE)
3. [\(Q\) Z/LU-30-11-15](#) (Senior Development Partners, LLC)
4. [\(Q\) Z-31-11-15](#) (Paul W. & Nancy J. Guilmette)

Note: Q = Quasi-Judicial

CASE SUMMARY
CASE NO. LU-28-11-15

PRC MEETING: October 12, 2015 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: November 12, 2015 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: December 15, 2015 @ 6:00 PM-5th Floor, Board Assembly Room

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

FINAL DETERMINATION BY: 2016

APPLICANT'S NAME: Katherine & Louis Kokkinakos

REQUEST: Land Use change from: Commercial Neighborhood &
Residential Low
to: Commercial General

CASE DESCRIPTION: Approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW in the unincorporated area of Largo (03/30/15/17838/000/0010 & 0190). A legal description is available in file upon request.

APPLICANT/ADDRESS: Katherine & Louis Kokkinakos
8800 Commodore Drive
Seminole, FL 33776

REP/ADDRESS: Milan Jovanovic
Jovanovic & Lyons, LLC
735 Arlington Avenue North
St. Petersburg, FL 33701

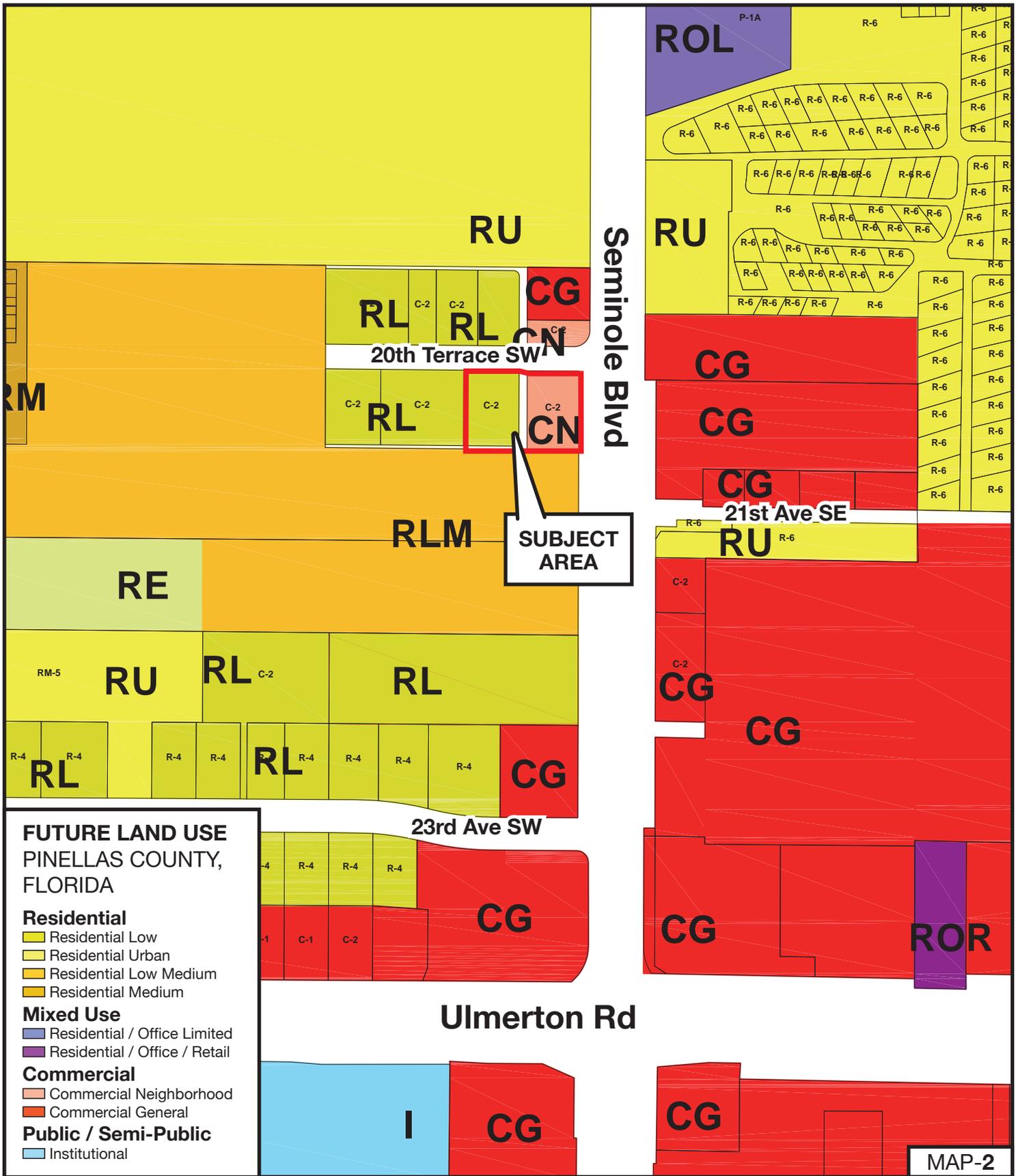
NOTICES SENT TO: Katherine & Louis Kokkinakos, Milan Jovanovic, Largo, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Restaurant

PROPOSED USE: Restaurant

LAND USE: Commercial Neighborhood & Residential Low

ZONING: C-2



LU-28-11-15	Land Use From: Commercial Neighborhood & Residential Low To: Commercial General		
Parcel I.D. 03/30/15/17838/000/0010 & 0190 Prepared by: Pinellas County Planning Department September 2015			



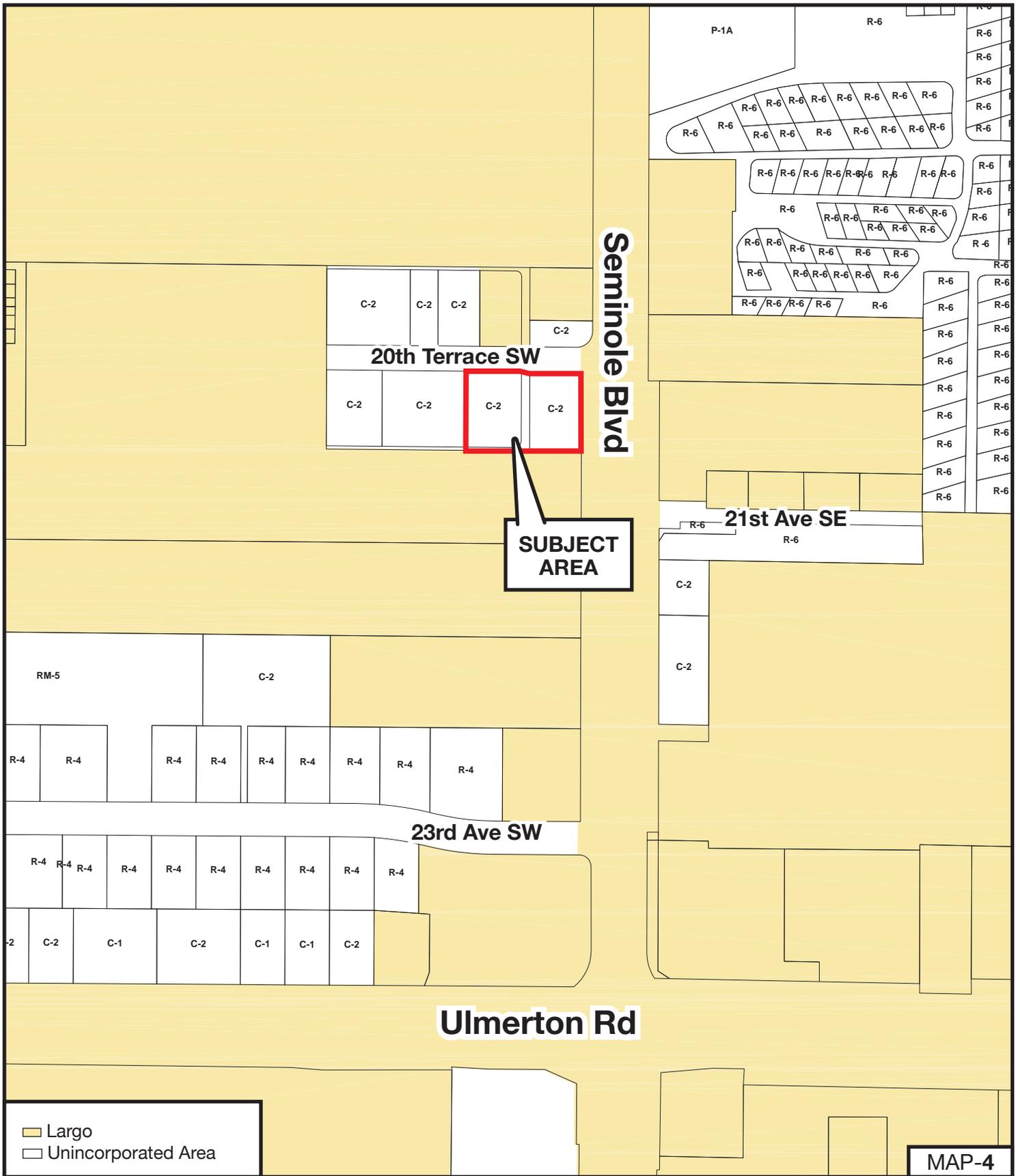
MAP-3

LU-28-11-15

Land Use From: Commercial Neighborhood
& Residential Low
To: Commercial General

Parcel I.D. 03/30/15/17838/000/0010 & 0190
Prepared by: Pinellas County Planning Department September 2015





<p>LU-28-11-15</p>	<p>Land Use From: Commercial Neighborhood & Residential Low To: Commercial General</p>		
<p>Parcel I.D. 03/30/15/17838/000/0010 & 0190 Prepared by: Pinellas County Planning Department September 2015</p>			

1. Owner: Katherine & Louie Kokkinakos
Mailing Address: 8800 Commodore Drive
City: Seminole State: FL Zip Code: 33776 Daytime Phone: (727) 639-2685
Email: kkathy_1@gmail.com

2. Representative's Name: Milan Jovanovic
Company Name: Jovanovic & Lyons, LLC
Mailing Address: 735 Arlington Ave. N.
City: St. Pete State: FL Zip Code: 33701 Daytime Phone: (727) 420-4330
Email: Milan@jovanovicilyons.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.

Katherine & Louis Kokkinakos

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:

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: Amend Future Land Use Map to Commercial General for both Parcels.
5. Location of subject property (street address): 2076 Seminole Blvd, Largo, 33778
& 72 20th Terrace SW, Largo, 33778
6. Legal Description of Property: (attach additional documents if necessary)

2076 Sem Blvd P # 03-30-15-17838-000-0010
72 20th Terrace SW P # 03-30-15-17838-000-0190

7. Size of Property: Combined 143.9 feet by 208 feet, .682 acres
8. Present zoning classification: C2
9. Present Land Use Map designation: 2076-Commercial Neighborhood; 72-RL
10. Date subject property acquired: 3/27/2003

11. Existing structures and improvements on subject property:
2076 - Restaurant w/ Parking
72 - House w/ shed & Parking

12. Proposed structures and improvements will be:
6,500+/- Sq Ft building w/ Parking in rear

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).

Please see attached

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.

Katherine A. Kokkinakos

***Signature of Owner or Trustee

Date: August 27, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 27th day of August, 20 15

personally appeared Katherine A. Kokkinakos
who, being duly sworn, deposes and says that the above is a true and correct certification.

Anna Rice

(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).



2076 Seminole Blvd, Largo, FL 33778
(727) 584-7084 Fax (727) 586-3944

August 27, 2015

Pinellas County
440 Court Street, Third Floor
Clearwater, FL 33756
ATT: Planning Department

RE: Application for Land Use Change for
2076 Seminole Blvd. & 72 20th Terrace SW, Largo, FL, 33778

To Whom It May Concern:

My family and I have owned both 2076 Seminole Blvd. & 72 20th Terrace SW since 1978. Over the past several years there has been great improvement to each quadrant of Ulmerton & Seminole Blvd. Most recently in our area with the construction of Boulevard Apartments directly to the south of both properties we own. Dockside Investors LLC, owners of Boulevard Apartments, were required and approved for zoning/ land use change in order to build 288+/- apartments on their property. Even more recent, the vacant land directly across the street from us applied and was also granted zoning/ land use change per the letter we received several months ago and confirmation from the county.

Under the current land use for both properties, it would not be financially feasible for us to redevelop both properties even though both are zoned C-2, their land use are inconsistent with each other hindering a prospective outcome for us. However, if the Local Planning Agency and Board of County Commissions were to approve our request for Future Land Use Map change to Commercial General this would make the zoning and land use consistent with each other and permit us to build a brand new 6,500+/- sq ft building with parking in the rear. Enclosed with my application is a copy of our proposed site plan that would allow us a 2,000 sq ft restaurant with the remainder space use as office/retail. In addition, we're planning to combine both parcels and previously submitted the "Petition to Vacate Package" to Cynthia Harris in July.

All these improvements will significantly enhance the remaining quadrant of Ulmerton & Seminole Blvd., create a safe environment for all in the direct area and increase the property value to all nearby property owners; which I'm certain will increase property taxes in the years to come.

Please assist us in redeveloping our property and continue to enrich the community we love and supported the last 40 years...

If I can be of further assistance, please contact me direct @ 727-639-2685.

Respectfully,

A handwritten signature in blue ink, appearing to read "Kathy Kokkinakos", is written over a white background.

Kathy Kokkinakos

GEORGE G. PAPPAS, P.A.
Attorneys at Law

1822 North Belcher Road, Suite 200
Clearwater, Florida 33765

Telephone 727-447-4999
Facsimile 727-447-4989

August 27, 2015

To: Pinellas County, Florida
Clearwater, FL 33767

Re: Widow Brown's Rest. Redevelopment/Kokkinakos

TITLE OPINION LETTER

This is to certify that I, GEORGE G. PAPPAS, ESQ., have examined the Public Records of Pinellas County, Florida thru 8:00 AM on May 4, 2015 in regards to the following described property:

Parcel 1:

Lots 19 and 20, CONRADE'S ADDITION TO LARGO, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 66, of the Public Records of Pinellas County, Florida;

Parcel 2:

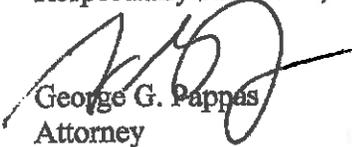
Lots 1, 2 and 3, Less Road, CONRADE'S ADDITION TO LARGO, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 66, of the Public Records of Pinellas County, Florida.

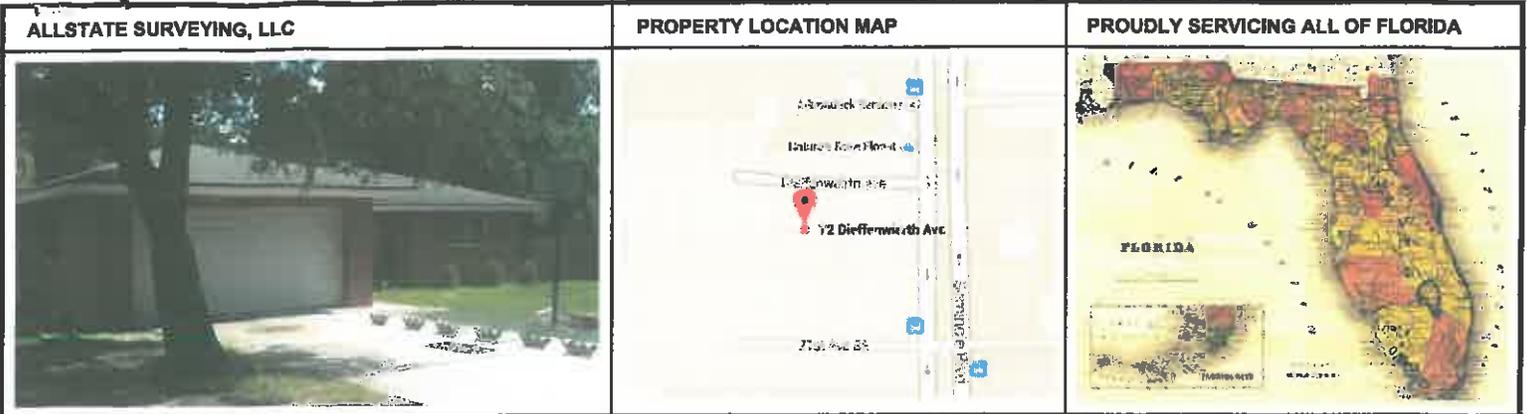
I have found that the recorded titleholder to the above described Parcel 1 and 2 is Louis Kokkinakos and Katherine A. Kokkinakos, husband and wife.

The Parcels are unencumbered. There are no other easements or restrictions of Public Record encumbering Parcel 1 or 2. Real property/Ad Valorem taxes have been paid for the tax year 2014.

I am presently representing the titleholders, and have been a licensed practicing attorney in the State of Florida for the last continuous 18 years maintaining my present offices at the address shown in the Letterhead above.

Respectfully submitted,


George G. Pappas
Attorney
Florida Bar No. 109312



DATE : 07/28/14	FILE NUMBER: MEZ.BB.07-14	PROPERTY ADDRESS : 72 20TH TERRACE SW, LARGO, FL 33778
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CERTIFICATIONS :	LEGAL DESCRIPTION :	COUNTY : PINELLAS
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L&K PROPERTIES	LOTS 1, 2 AND 3, LESS ROAD AND LOTS 19 AND 20, CONRADES ADDITION TO LARGO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 66 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.	
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FLOOD INFORMATION: COMMUNITY NUMBER: 125139 PANEL NUMBER: 12103C0118 DATE OF INDEX: 09/03/2003 SUFFIX: G FLOOD ZONE: X BASE FLOOD ELEV: N/A		LU-28-11-15
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LEGEND & ABBREVIATIONS :	GENERAL NOTES:
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- | | |
|---|---|
| <p>A/C.....AIR CONDITIONER
 BM.....BENCHMARK
 (C).....CALCULATED
 C.G.....CONCRETE GUTTER OR VALLEYED GUTTER
 C & G.....CURB & GUTTER
 CH.....CHORD
 C.M.E.....CANAL MAINTENANCE EASEMENT
 CNA.....CORNER NOT ACCESSIBLE
 CONC.....CONCRETE
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 D.E.....DRAINAGE EASEMENT
 EOP.....EDGE OF PAVEMENT
 FC.....FENCE CORNER
 FDH.....FOUND DRILL HOLE
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 F.F.....FINISHED FLOOR
 FIP/FIR.....FOUND IRON PIPE/ROD
 FN.....FOUND NAIL
 FN&D.....FOUND NAIL AND DISC
 F.Pk.N.....FOUND PARKER KALON NAIL
 I.D.....SURVEYOR'S IDENTIFICATION
 CHATT.....CHATTALOOCHIE, EPOXY-STONE</p> <p>L.....LENGTH
 L.A.E.....LIMITED ACCESS EASEMENT
 L.M.E.....LAKE MAINTENANCE EASEMENT
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 SIR.....SET 1/2" IRON ROD
 SND.....SET NAIL AND DISC
 (TYP).....TYPICAL
 U.E.....UTILITY EASEMENT
 W.E.....WATER'S EDGE</p> <p>POINTS OF INTEREST
 (A) SPECIFIES POINT OF INTEREST
 (B) SPECIFIES POINT OF INTEREST</p> | <p>OVERHEAD CABLES(OH)
 OH
 POLYVINYLCHLORIDE FENCE (PVCF)
 WIRE OR CHAIN LINK FENCE (CLF)
 X X
 WOOD FENCE (WF)
 //
 METAL FENCE (MF)
 MASONRY OR CONCRETE BLOCK WALL
 CONCRETE
 OVERHANG(OH) OR ROOF</p> <p>COMMUNICATIONS BOX
 CATCH BASIN
 SEWER MANHOLE
 UTILITY POLE (UP)
 LIGHT POLE (LP)
 WATER METER (WM)
 UTILITY ANCHOR
 FIRE HYDRANT (FH)
 CENTER LINE
 PROPERTY LINE
 WATER VALVE / CLEANOUT
 CABLE BOX (CA.TV.)
 ELEVATRIC METER (EM)
 ELECTRIC BOX (FPL)
 HANDICAP PARKING (HCP)
 PLANTER OR PLANTED</p> <p>0.00
 ELEVATION MARKER</p> <p>TREE (SIZE/TYPE)
 TREE (SIZE/TYPE)
 TREE (SIZE/TYPE)
 TREE (SIZE/TYPE)</p> |
|---|---|

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- * THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THIS SKETCH.
- * UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- * ELEVATIONS ARE BASED ON NGVD 29 OR NAVD 88 AS NOTED ON SKETCH. (FLOOD ZONES: "B", "C", "D" & "X" ARE NOT IN DESIGNATED FLOOD HAZARD ZONE AREA.
- * FENCE TIES ARE TO THE CENTERLINE OF THE FENCE. FENCE OWNERSHIP NOT DETERMINED BY THIS OFFICE.
- * WALL TIES ARE TO THE FACE OF THE WALL.
- * BASIS OF BEARINGS, IF ANY, ARE ASSUMED PER PLAT AND/OR LEGAL DESCRIPTION.
- * THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE PURPOSE FOR USE AS AN AID IN OBTAINING TITLE INSURANCE ON THE HEREON DESCRIBED PROPERTY. NO ADDITIONAL WARRANTIES ARE HEREBY EXTENDED.
- * THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842 FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER , THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE. (c) 2014

Bill H. Hyatt Jr

BILL H. HYATT JR
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA LICENSE NUMBER: 4636

SURVEYOR'S SEAL

BILL H. HYATT JR
 LICENSE NUMBER
 4636

 STATE OF FLORIDA
 PROFESSIONAL SURVEYOR & MAPPER

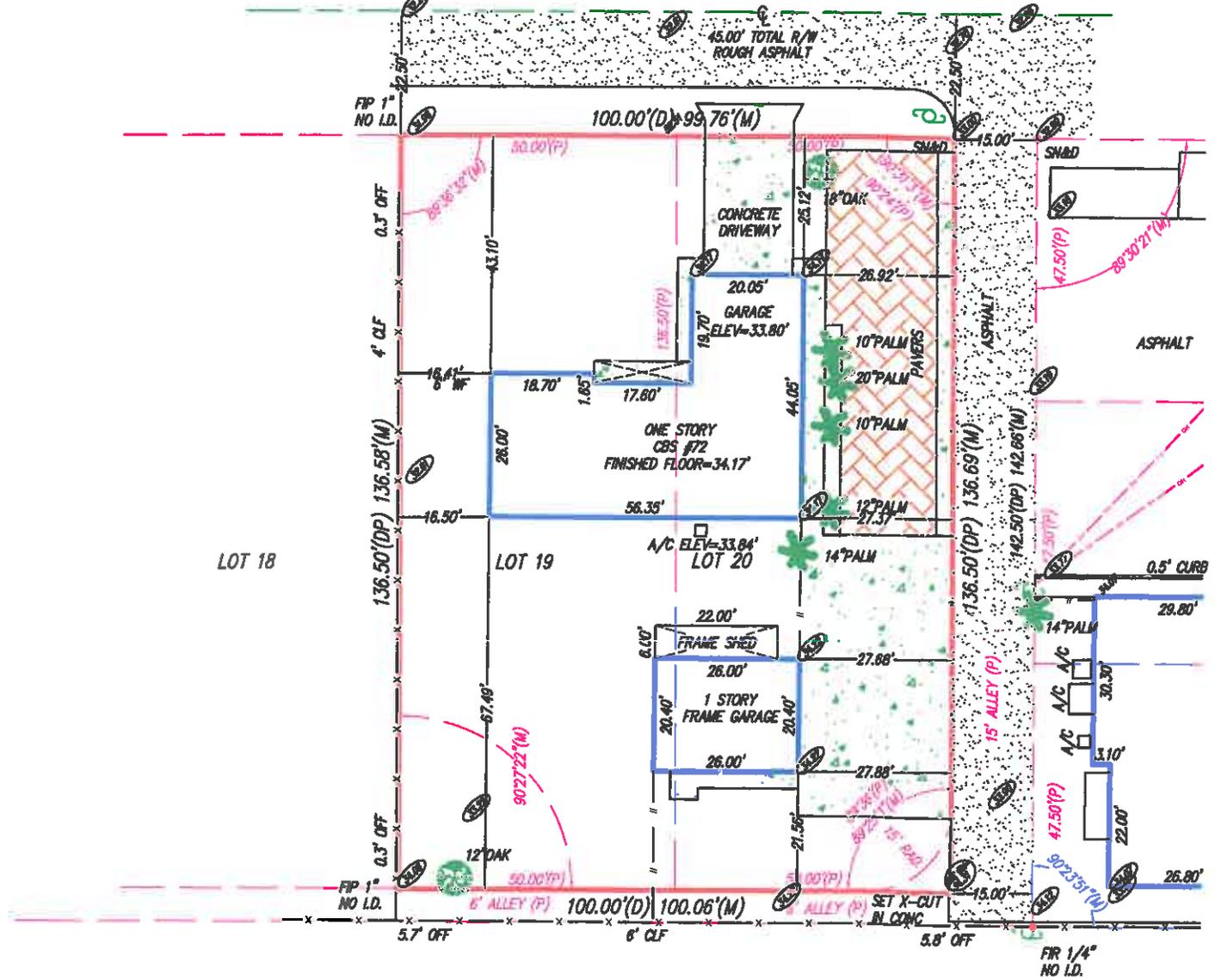
FIELD DATE: 07/21/14	SIGNED DATE: 07/28/14	REVISED DATE:
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Corporate Head Quarters: 4987 N UNIVERSITY DRIVE, LAUDERHILL, FLORIDA 33361



20TH TERRACE SW (DIEFFENWIERTH AVENUE)



NOTE: ELEVATION DEPICTED REFERENCE NGS
 BENCHMARK ID: AG7008 ELEVATION 34.29'
 NAVD 1988, ALL ELEVATIONS ARE NAVD 1988.

LU-28-11-15

ALLSTATE SURVEYING, LLC

PROPERTY LOCATION MAP

PROUDLY SERVICING ALL OF FLORIDA



DATE :07/28/14

FILE NUMBER: MEZ.AA.07-14

PROPERTY ADDRESS : 2076 SEMINOLE BOULEVARD, LARGO, FL 33778

CERTIFICATIONS :

LEGAL DESCRIPTION :

COUNTY : PINELLAS

L&K PROPERTIES

LOTS 1, 2 AND 3, LESS ROAD AND LOTS 19 AND 20, CONRADES ADDITION TO LARGO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 66 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD INFORMATION:

COMMUNITY NUMBER: 125139
 PANEL NUMBER: 12103C0118
 DATE OF INDEX: 09/03/2003 SUFFIX: G
 FLOOD ZONE: X BASE FLOOD ELEV: N/A



LL-28-11-15

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 POLYVINYLCHLORIDE FENCE (PVCF)
 WIRE OR CHAIN LINK FENCE (CLF)
 X X
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 //
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 MASONRY OR CONCRETE BLOCK WALL
 CONCRETE
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COMMUNICATIONS BOX
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QR CODE SCAN



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BILL H. HYATT JR
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA LICENSE NUMBER: 4636

SURVEYOR'S SEAL

FIELD DATE: 07/21/14 | SIGNED DATE: 07/28/14 | REVISED DATE:



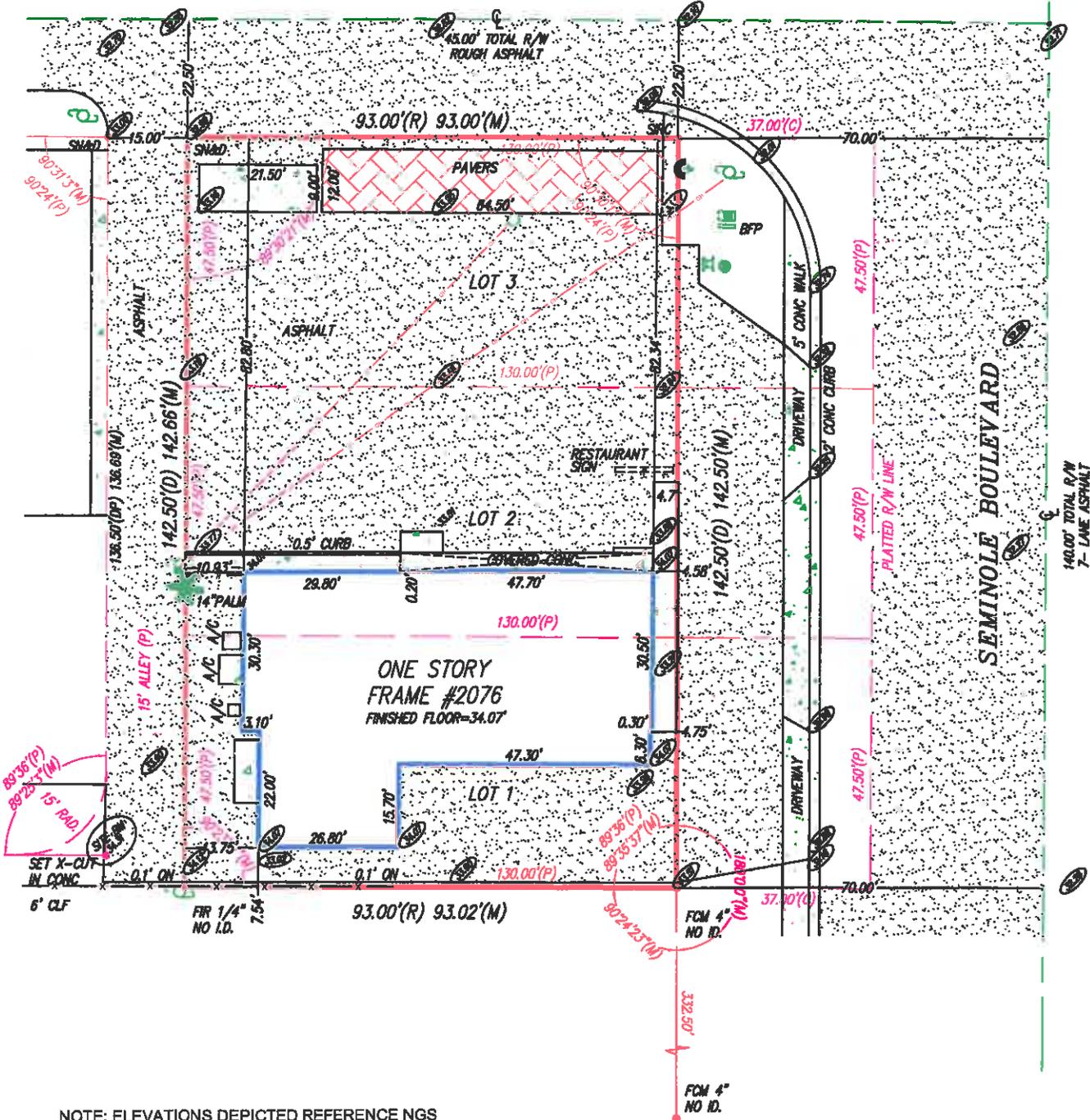
AllState Surveying
 State of the Art Land Surveying & Mapping

Corporate Head Quarters: 4987 N UNIVERSITY DRIVE, LAUDERHILL, FLORIDA 33351



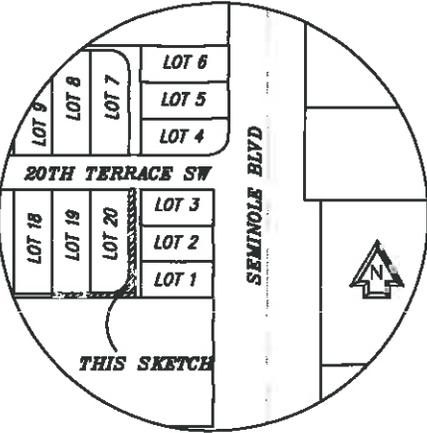
SCALE: 1" = 30'

DIEFFENWIERTH AVENUE

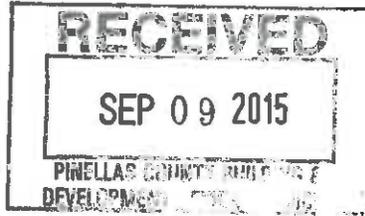


NOTE: ELEVATIONS DEPICTED REFERENCE NGS BENCHMARK ID: AG7008 ELEVATION=34.29' NAVD 1988. ALL ELEVATIONS ARE NAVD 1988.

LU.28.11.15



LOCATION PLAN-NOT TO SCALE



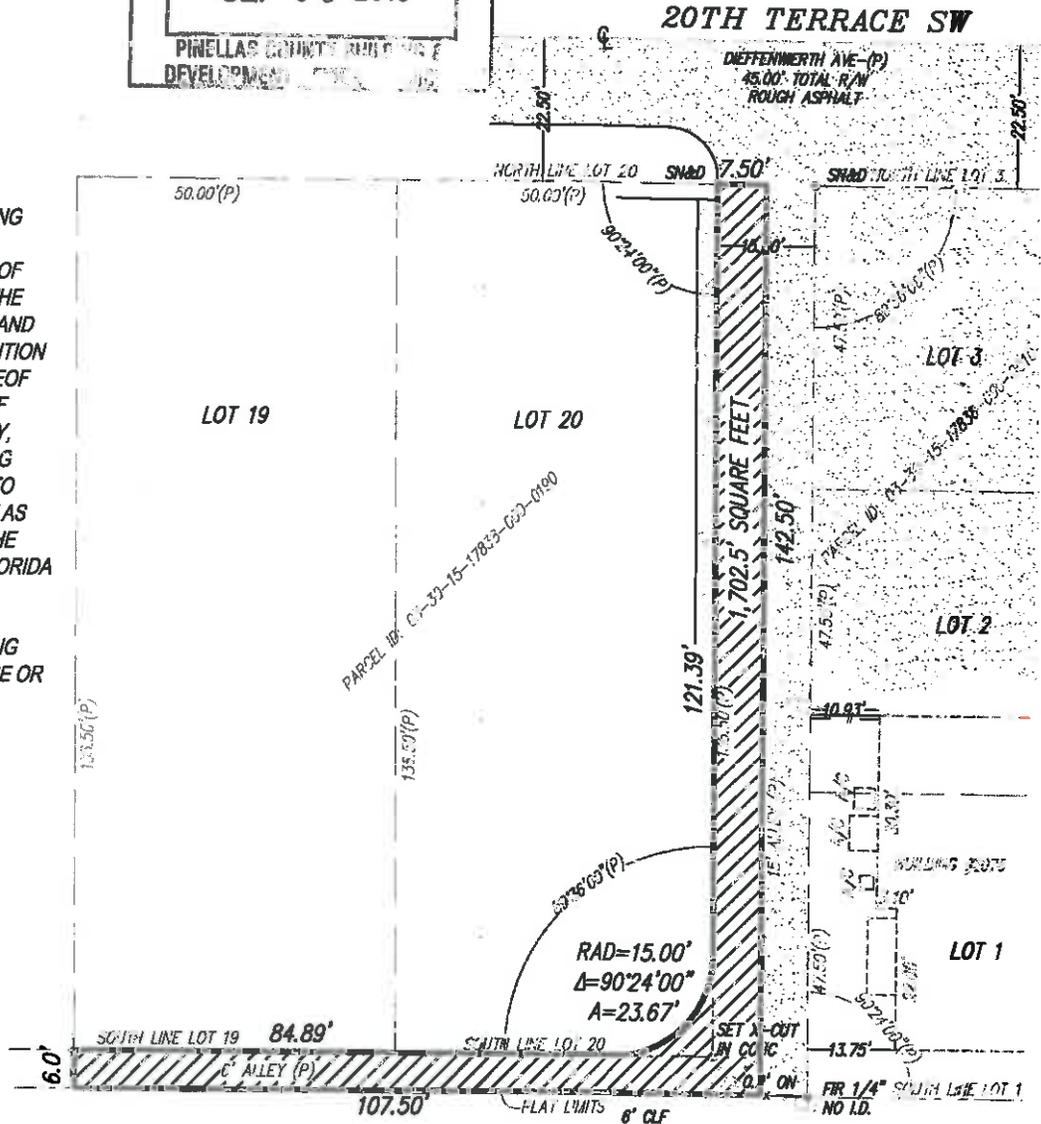
LEGAL DESCRIPTION:

THE WEST ONE HALF (1/2) OF ALLEY ABUTTING LOT 20, BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 20, AND BOUNDED ON THE SOUTH BY THE SOUTH LINE OF A PLATTED 6.0 FOOT ALLEY AND SOUTHERLY PLAT LINE OF CONRADE'S ADDITION TO LARGO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 66 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THE 6.0 FOOT ALLEY ABUTTING LOTS 19 AND 20, OF CONRADE'S ADDITION TO LARGO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 66 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

SAID LANDS SITUATE, LYING AND BEING IN PINELLAS COUNTY, FLORIDA AND CONTAINING 1,072.8 SQUARE FEET OR 0.0246 ACRES MORE OR LESS.

LEGEND:

- SN&D=SET NAIL & DISK
- R/W=RIGHT-OF-WAY
- (P)=PLAT
- C=CENTER LINE
- RAD.=RADIUS
- ⊙=POWER POLE
- Δ=CENTRAL ANGLE
- A=ARC LENGTH



THIS SKETCH IS NOT A SURVEY.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
2015 (C)

Bill Hyatt

BILL H. HYATT, JR.
PROFESSIONAL LAND SURVEYOR: 4636
STATE OF FLORIDA LICENSE NUMBER: LB7849

LU-28-11-15



AllState Surveying

State of the Art Land Surveying & Mapping

Phone: (888) 569-0480 | Fax: (888) 569-4590 | www.AllStateSurveyors.com
1844 N Nob Hill Road, #429, Sunrise, Florida 33322

72 20TH TERRACE SW LARGO, FL 33778

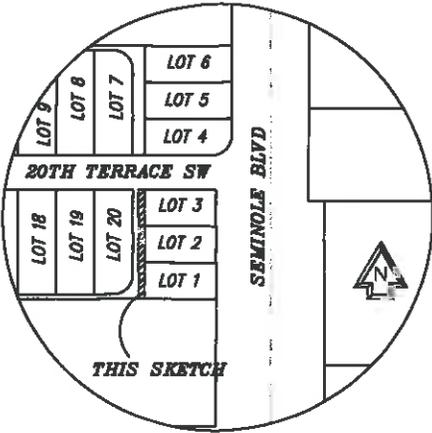
DATE: 07/13/2015

DRAWN BY: C.L.

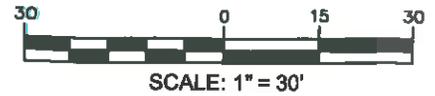
PAGE: 1 OF 1

FILE NUMBER: MEZ.BB.07-14

SKETCH OF LEGAL DESCRIPTION



LOCATION SKETCH NOT TO SCALE



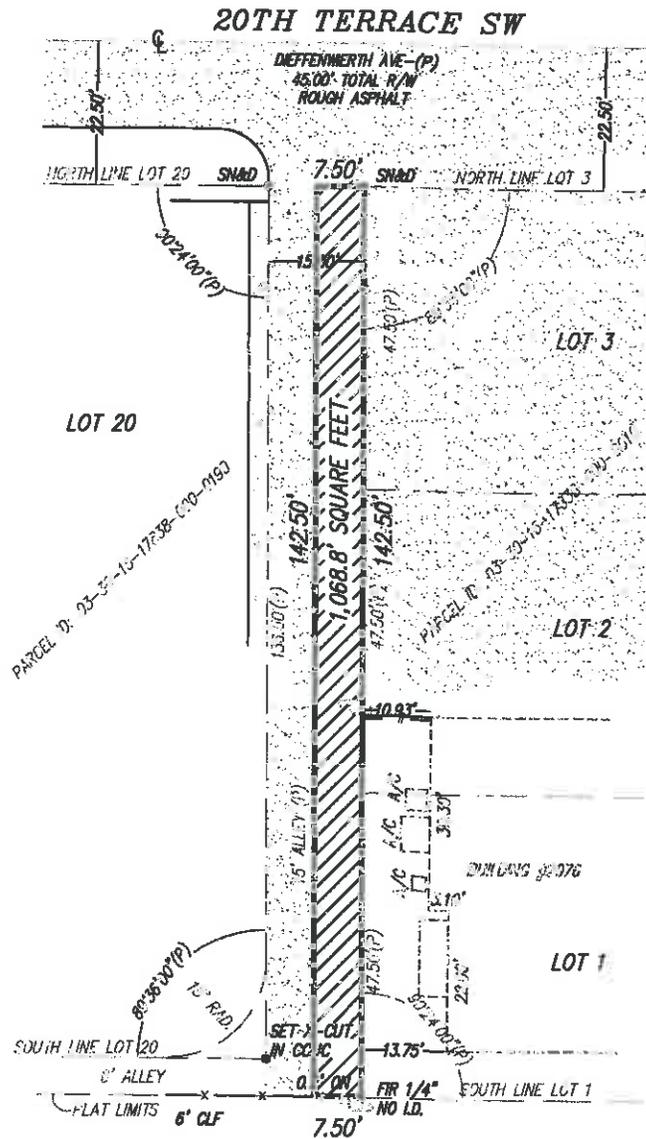
LEGAL DESCRIPTION:

THE EAST ONE HALF (1/2) OF ALLEY ABUTTING LOTS 1, 2 AND 3, BOUNDED ON THE SOUTH BY THE SOUTH LINE OF LOT 1, AND BOUNDED ON THE NORTH BY THE NORTH LINE OF LOT 3, OF CONRADE'S ADDITION TO LARGO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 66 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PINELLAS COUNTY, FLORIDA AND CONTAINING 1,068.8 SQUARE FEET OR 0.0245 ACRES MORE OR LESS.

LEGEND:

- SN&D=SET NAIL & DISK
- R/W=RIGHT-OF-WAY
- (P)=PLAT
- C=CENTER LINE
- RAD.=RADIUS
- PP=POWER POLE
- Δ=CENTRAL ANGLE
- A=ARC LENGTH



THIS SKETCH IS NOT A SURVEY.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
2015 (C)

Bill Hyatt

BILL H. HYATT, JR.
PROFESSIONAL LAND SURVEYOR: 4836
STATE OF FLORIDA LICENSE NUMBER: LB7849



AllState Surveying
State of the Art Land Surveying & Mapping

Phone: (888) 569-0480 | Fax: (888) 569-4590 | www.AllStateSurveyors.com
1844 N Nob Hill Road, #429, Sunrise, Florida 33322

11-28-11-15

2076 SEMINOLE BOULEVARD LARGO, FL 33778

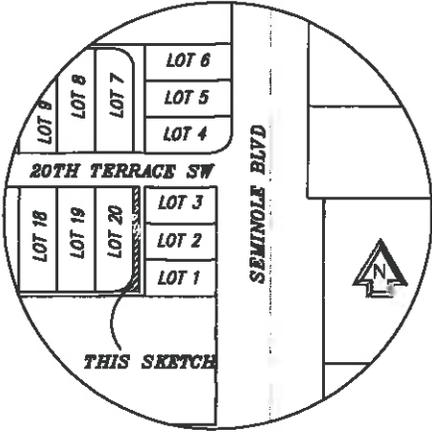
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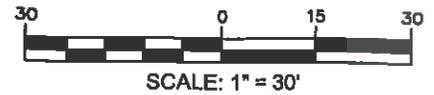
PAGE: 1 OF 1

FILE NUMBER: MEZ.AA.07-14

SKETCH OF LEGAL DESCRIPTION



LOCATION PLAN-NOT TO SCALE



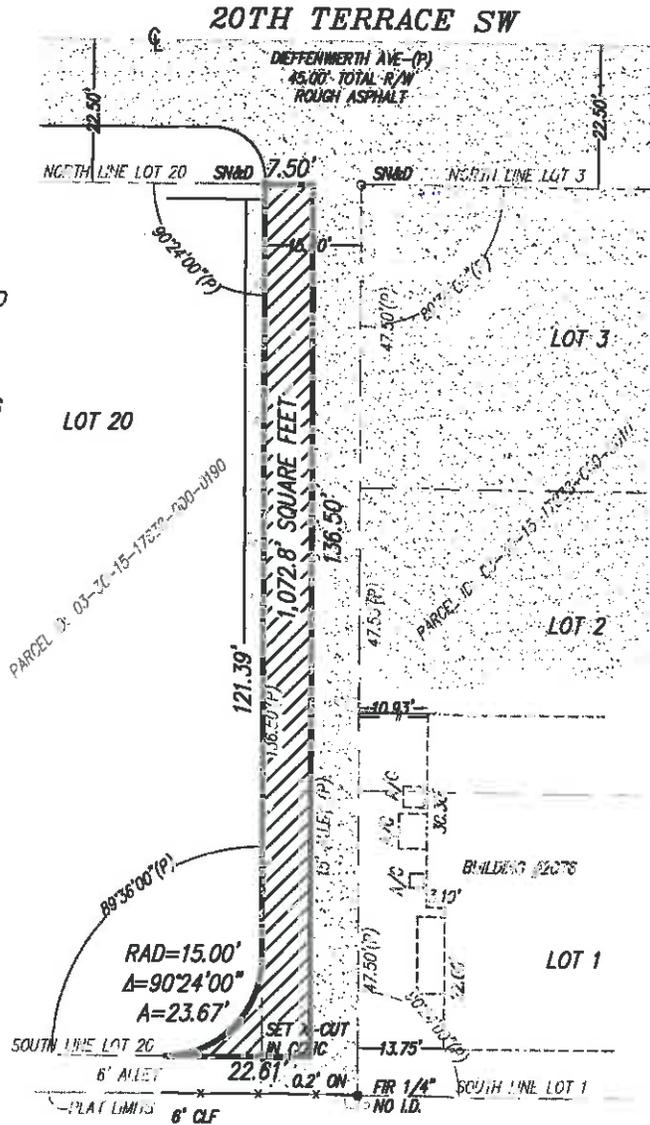
LEGAL DESCRIPTION:

THE WEST ONE HALF (1/2) OF ALLEY ABUTTING LOT 20, BOUNDED ON THE SOUTH BY THE SOUTH LINE OF LOT 20, AND BOUNDED ON THE NORTH BY THE NORTH LINE OF LOT 20, OF CONRADE'S ADDITION TO LARGO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 66 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PINELLAS COUNTY, FLORIDA AND CONTAINING 1,072.8 SQUARE FEET OR 0.0246 ACRES MORE OR LESS.

LEGEND:

- SN&D=SET NAIL & DISK
- R/W=RIGHT-OF-WAY
- (P)=PLAT
- C=CENTER LINE
- RAD.=RADIUS
- △=POWER POLE
- △=CENTRAL ANGLE
- A=ARC LENGTH



THIS SKETCH IS NOT A SURVEY.
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 2015 (C)

BILL H. HYATT, JR.
 PROFESSIONAL LAND SURVEYOR: 4836
 STATE OF FLORIDA LICENSE NUMBER: LB7849



AllState Surveying
 State of the Art Land Surveying & Mapping

Phone: (888) 569-0480 | Fax: (888) 569-4590 | www.AllStateSurveyors.com
 1844 N Nob Hill Road, #429, Sunrise, Florida 33322

LU-28-11-15

72 20TH TERRACE SW LARGO, FL 33778

DATE: 07/13/2015

DRAWN BY: C.L.

PAGE: 1 OF 1

FILE NUMBER: MEZ.BB.07-14

SKETCH OF LEGAL DESCRIPTION

CASE SUMMARY
CASE NO. Z/LU-29-11-15
(Quasi-Judicial)

PRC MEETING: October 12, 2015@10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: November 12, 2015 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: December 15, 2015 @ 6:00 PM-5th Floor, Board Assembly Room

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

FINAL DETERMINATION BY: 2016

APPLICANT'S NAME: Barry R. Berger, TRE, James J. Dowling, TRE & Holly S. Dowling, TRE

REQUEST: Zone change from: R-4, One, Two & Three Family Residential
to: P-1A, Limited Office

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

CASE DESCRIPTION: Approximately 0.2 acre located 160 feet west of the southwest corner of the intersection of Tampa Road and CR-1 in Palm Harbor (11/28/15/00000/110/1500). A legal description is available in file upon request.

APPLICANT/ADDRESS: Barry R. Berger, TRE,
James J. Dowling, TRE & Holly S. Dowling, TRE
1150 Tampa Rd
Palm Harbor, FL 34683

REP/ADDRESS: James Dowling
Berger & Dowling
1150 Tampa Road
Palm Harbor, FL 34683

NOTICES SENT TO: Barry R. Berger, TRE, James Dowling, Mike Meidel-Economic Development Council, DOT, Clint Herbie-Pinellas County School Board, BCC Office & Surrounding Owners

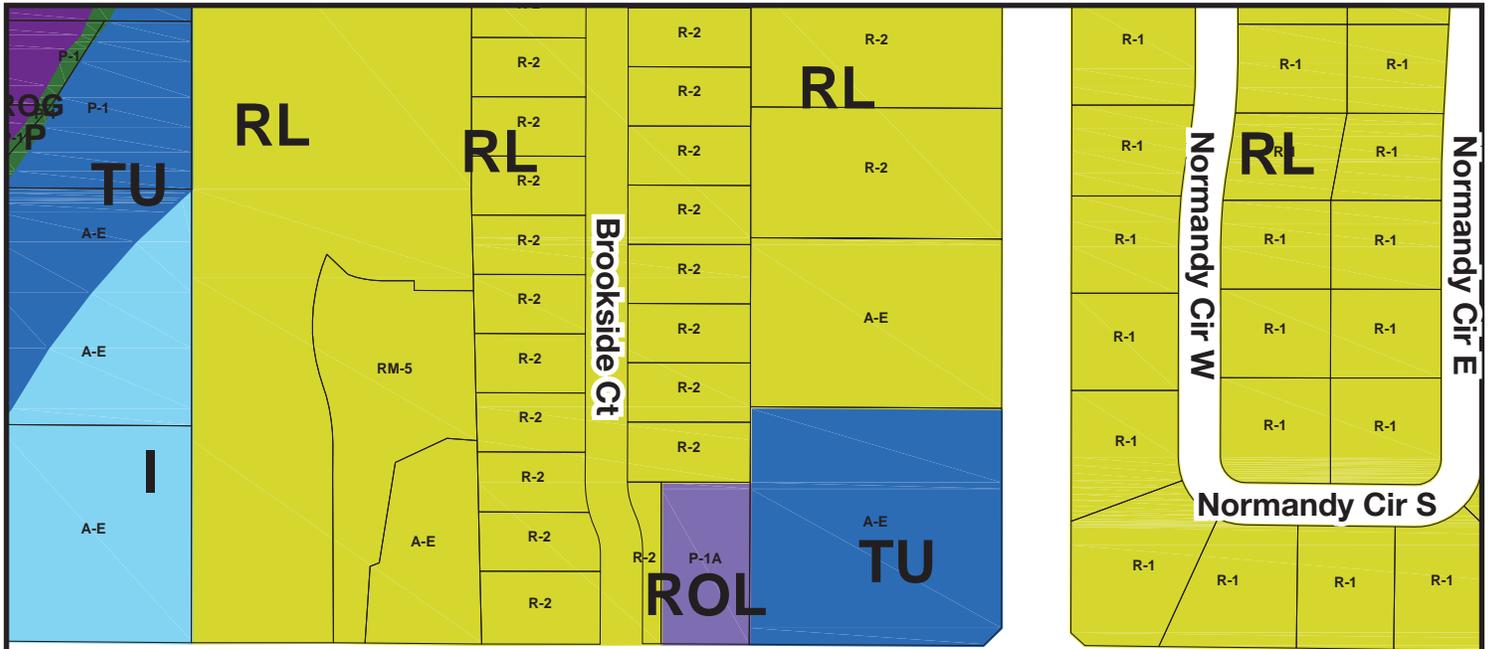
EXISTING USE: Vacant

PROPOSED USE: Future Office

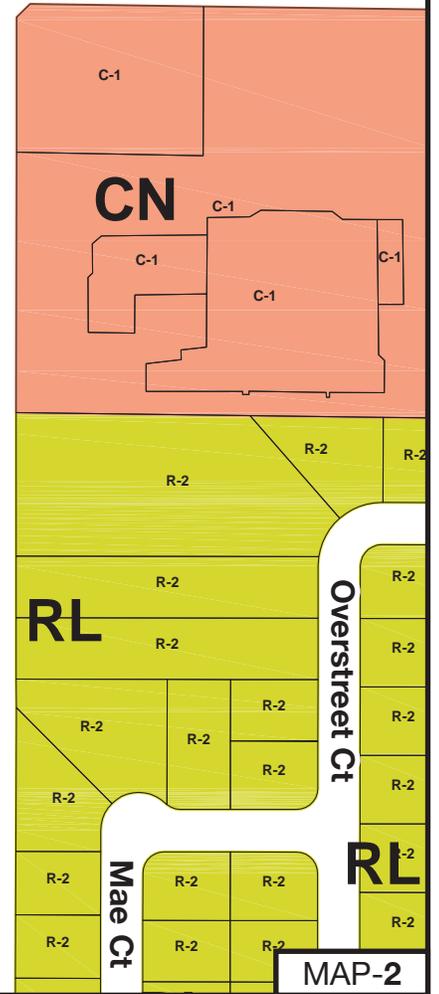
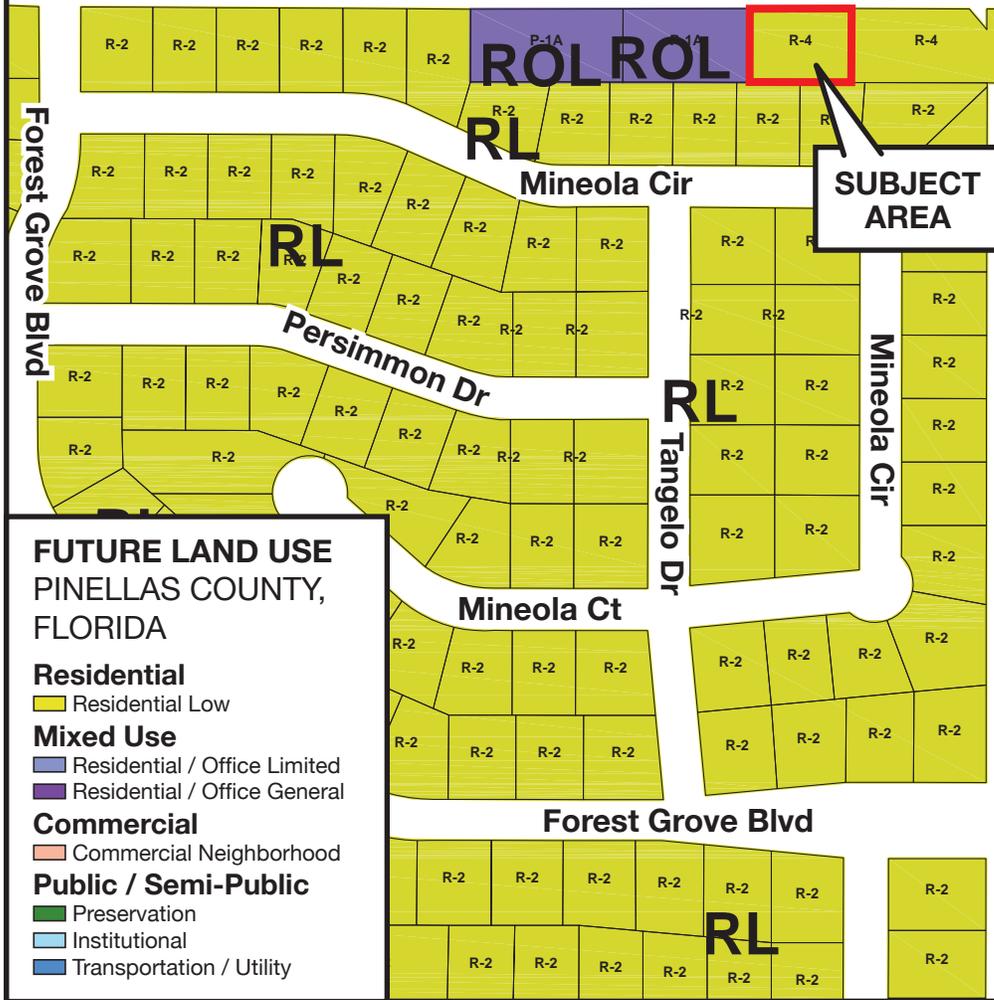
LAND USE: Residential Low

ZONING: R-4

Z15-000023



Tampa Rd



FUTURE LAND USE
PINELLAS COUNTY,
FLORIDA

Residential
 Residential Low

Mixed Use
 Residential / Office Limited
 Residential / Office General

Commercial
 Commercial Neighborhood

Public / Semi-Public
 Preservation
 Institutional
 Transportation / Utility

Z/LU-29-11-15	Zone	From: R-4, One, Two & Three Family Residential To: P-1A, Limited Office
	Land Use	From: Residential Low To: Residential/Office-Limited
Parcel I.D. 11/28/15/00000/110/1500 Prepared by: Pinellas County Planning Department September 2015		

MAP-2







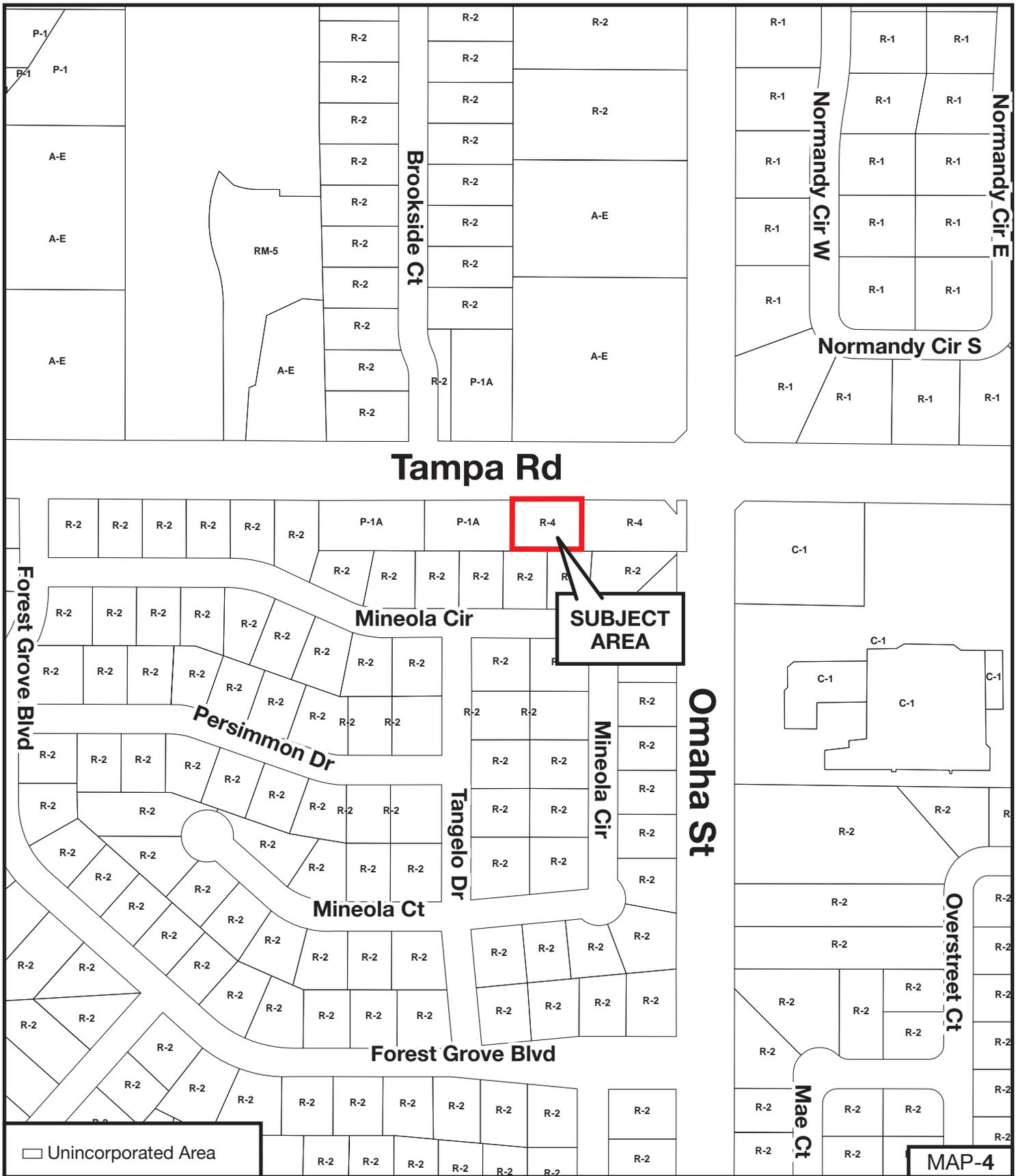
Z/LU-29-11-15

Zone From: R-4, One, Two & Three Family Residential
 To: P-1A, Limited Office
Land Use From: Residential Low
 To: Residential/Office-Limited

Parcel I.D. 11/28/15/0000/110/1500
 Prepared by: Pinellas County Planning Department September 2015



MAP-3



□ Unincorporated Area

MAP-4

Z/LU-29-11-15

Zone From: R-4, One, Two & Three Family Residential
 To: P-1A, Limited Office
Land Use From: Residential Low
 To: Residential/Office-Limited



Parcel I.D. 11/28/15/0000/110/1500
 Prepared by: Pinellas County Planning Department September 2015

1. Owner: Berger, Barry R Tre; Dowling, James Stre & Dowling, Holly Stre

Mailing Address: 0 Tampa Rd, PH (11-28-15-0000-110-1500)

City: Palm Harbor State: FL Zip Code: 34683 Daytime Phone: (727) 215-4737

Email: holly.jim@verizon.net or 727 787 2217

2. Representative's Name: James Dowling

Company Name: Berger & Dowling

Mailing Address: 1150 Tampa Road

City: Palm Harbor State: FL Zip Code: 34683 Daytime Phone: (727) 215 4737

Email: law@BergerandDowling.com or 727 787 2217

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.

Barry Berger

James Dowling

Holly Dowling

Specify interest held: owners

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:

P-1A zoning
R/OL land use

4. This hearing is being requested to consider: Zoning & land use change to allow office use

5. Location of subject property (street address): 0 Tampa Road - 1219 Tampa Rd.
11-28-15-0000-110-1500

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

7. Size of Property: 120 feet by 87 feet, .24 acres

8. Present zoning classification: R-4

9. Present Land Use Map designation: RL

10. Date subject property acquired: 1991

11. Existing structures and improvements on subject property:
Small shed, part-fence

12. Proposed structures and improvements will be:
future office Building - NO plans at this time

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 property is not suitable for residential use. The adjoining properties on Tampa Rd are zoned P1. A similar change was granted to this owner on the lot next door approx 1990 & has been an office ever since. The lot next to that was changed as well & is an office.

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:

11-28-15-00000-110-1300

See attached

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:

September 10, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this

10 day of September, 20 15

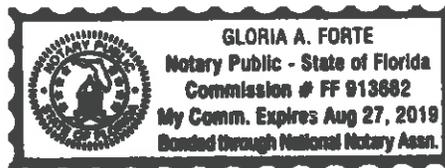
personally appeared

Barry Bergei

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



(signature) NOTARY PUBLIC

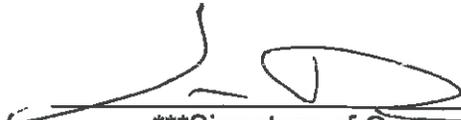


(seal)

***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).

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

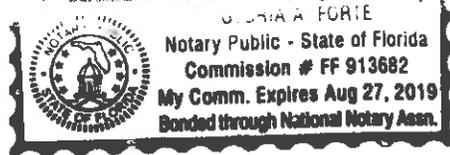
Date: September 10, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 10 day of September, 2015

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


(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).

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.

Holly Dowling
***Signature of Owner or Trustee

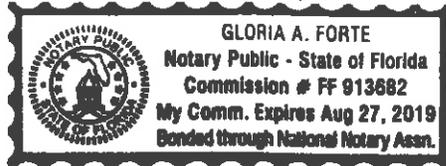
Date: September 10, 2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 10 day of September, 20 15

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

Gloria A. Forte
(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).

LAW OFFICES OF BERGER & DOWLING
1150 Tampa Road
Palm Harbor, Florida 34683

Barry E. Berger
James J. Dowling

Telephone (727) 785-5655
(727) 787-2217
Facsimile (727) 789-4317

September 10, 2015

Pinellas County Zoning Board

RE: The west 120.0 feet of the east 330.21 feet of that part of the NE 1/4 of the NE 1/4 of section 11, Township 28 south, range 15 east, lying south of State Road 584 and West of County Road 1, Pinellas County, FL

To whom it may concern:

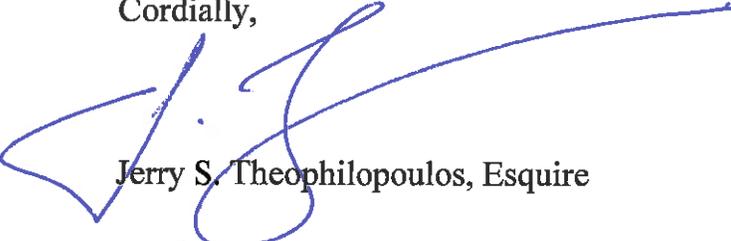
My name is Jerry Theophilopoulos and I am an attorney licensed to practice law in the state of Florida.

The above described property is owned by:

James J. Dowling, Esquire - Tre
Holly Dowling - Tre; and
Barry E. Berger, Esquire - Tre

Thank you for your attention to this matter.

Cordially,



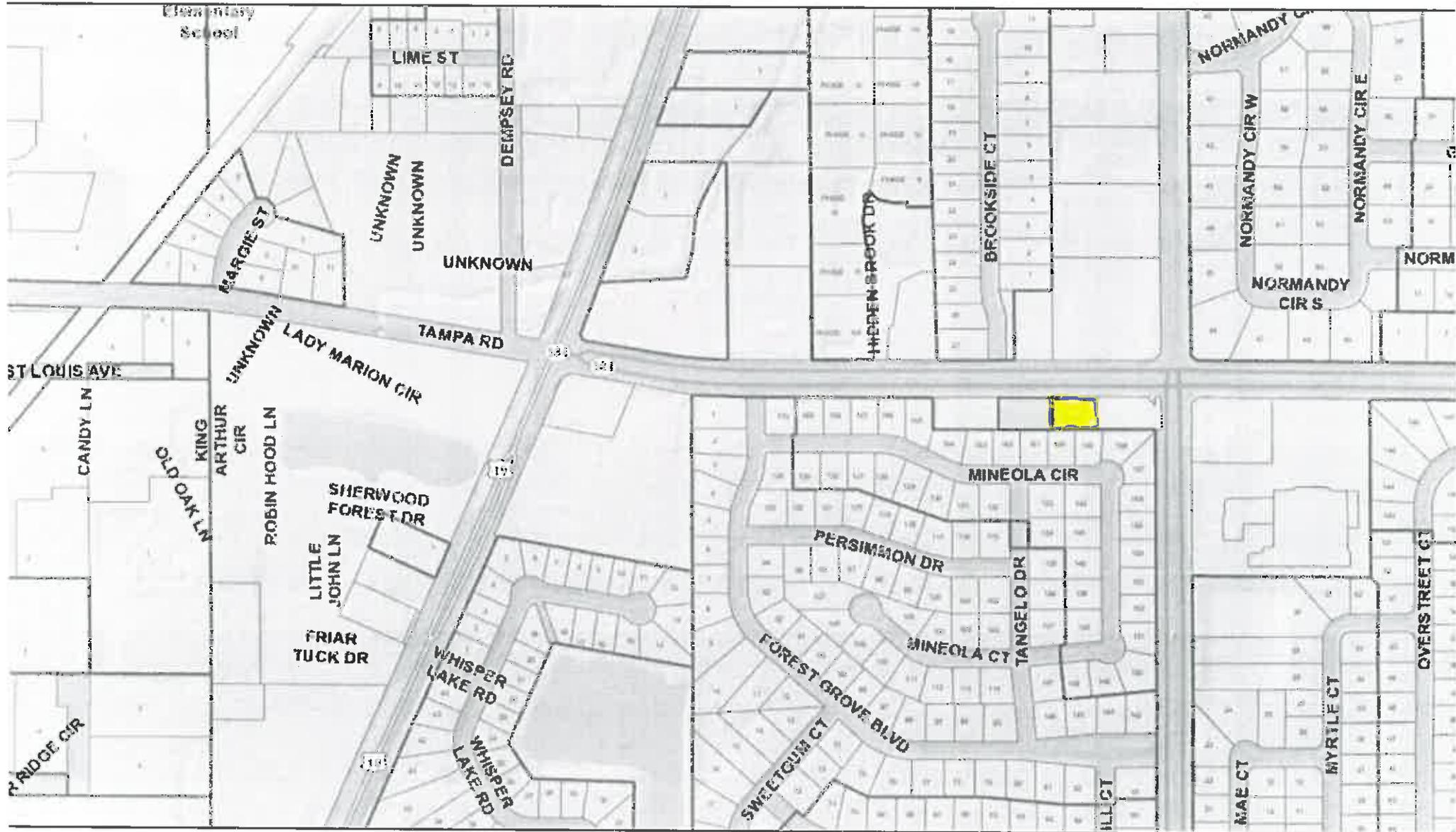
Jerry S. Theophilopoulos, Esquire

JST/jab

Dowling / Berger

tampa road

11-28-15-0000-110-1500

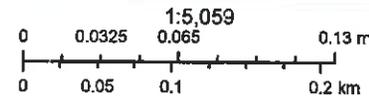


September 8, 2015

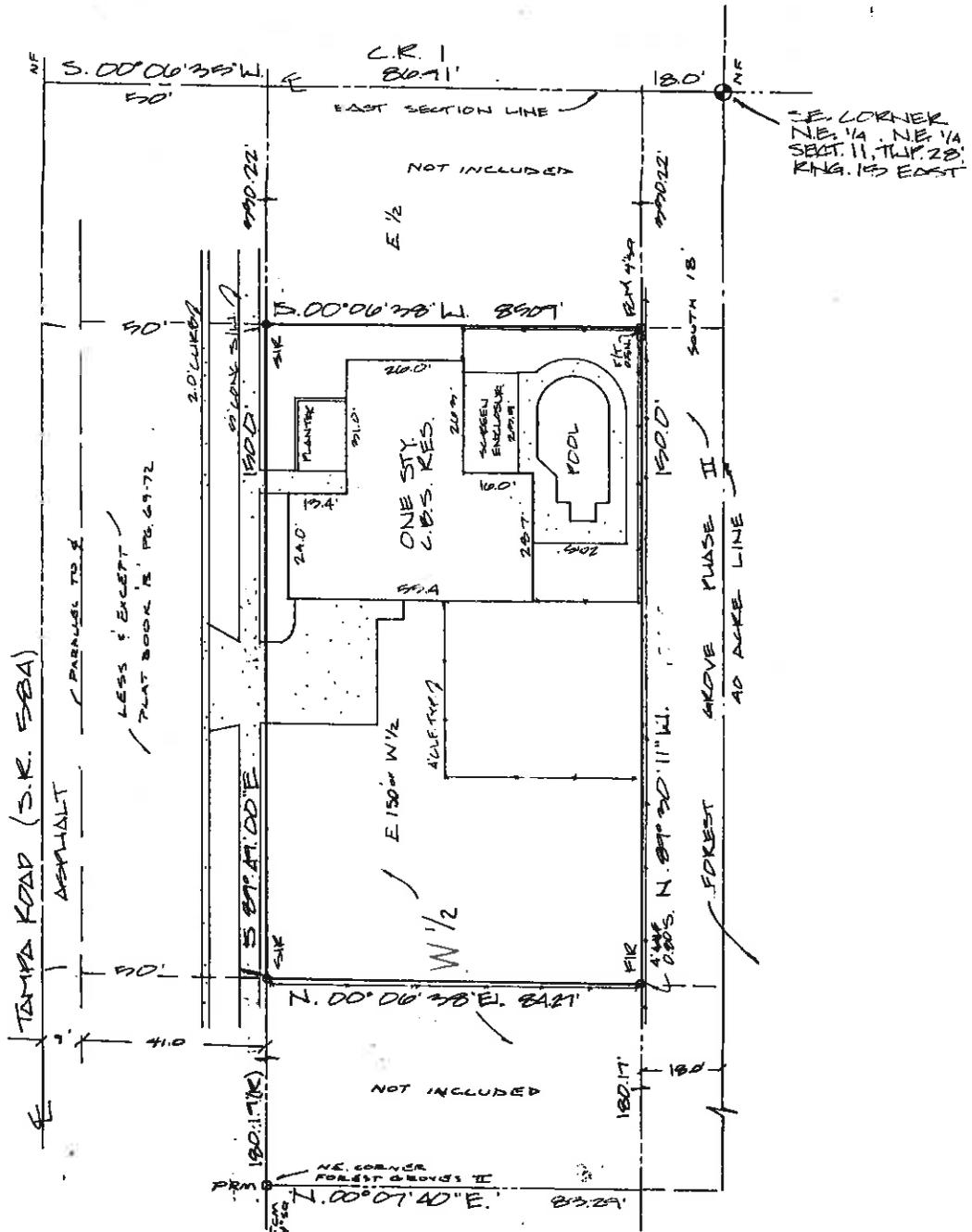
Pinellas County Property Appraiser

PARCEL MAP USE DISCLAIMER

THE PINELLAS COUNTY PROPERTY APPRAISER PARCEL MAP is not a substitute for a TITLE SEARCH or LAND SURVEY. The PARCEL MAP is maintained solely for the purpose of creating the annual PROPERTY TAX ROLL pursuant to Florida law, and may not be appropriate for any other use. The PARCEL MAP should not be relied upon by any individual or entity for determining property boundaries, property ownership, or the state of title, liens, encumbrances, easements, zoning, property use, or taxes. Any such reliance is at the user's own risk. While the PINELLAS COUNTY PROPERTY APPRAISER makes every effort to produce and publish the most current and accurate information possible, it makes no warranties, expressed or implied, as to the accuracy, completeness, suitability, or timeliness of the information contained on the PARCEL MAP. The PINELLAS COUNTY PROPERTY APPRAISER assumes no responsibility for any private use, misuse, or interpretation of the information provided on the PARCEL MAP, or any loss resulting therefrom. For complete PINELLAS COUNTY PROPERTY APPRAISER website and PARCEL MAP terms of use, see: http://www.pcpao.org/Terms_of_Use.html



LU-29-11-15



LEGAL DESCRIPTION

THAT PART OF THE EASTERLY 150 FT. OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, LYING SOUTH OF STATE ROAD 584 (A/K/A) TAMPA ROAD, A/K/A C.R. 752); LESS THE SOUTH 18 FT. THEREOF; ALSO LESS AND EXCEPT; FOR THE ROAD RIGHT-OF-WAY PURPOSES: THE NORTH 41 FT. THEREOF, THE SAME LYING 9 FT SOUTH-OF AND PARALLEL WITH THE CENTERLINE OF COUNTY ROAD 584, ACCORDING TO PLAT THEREOF, AS RECORDED IN ROAD PLAT BOOK "B", PAGES 69-72, PUBLIC RECORDS OF PINELLAS COUNTY.

FLOOD ZONE THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE C, IN ACCORDANCE WITH THE FLOOD MAP OF PINELLAS COUNTY, COMMUNITY PANEL NO. 125139-0059-C, MAP REVISED JUNE 1, 1983.

BOUNDARY SURVEY
 SURVEY IS SUBJECT TO A TITLE SEARCH FOR MATTERS OF RECORD EFFECTING THE PROPERTY.
 BASIS OF BEARINGS ARE PLAT, UNLESS OTHERWISE NOTED HEREON.
 NO UNDERGROUND IMPROVEMENTS LOCATED OR SHOWN HEREON.

CERTIFIED TO: MADISON SAVINGS & LOAN ASSOCIATION, PIONEER TITLE, AND HOLLY SHARPLESS

DISK NO.

JOB NO. 890603

DATE SURVEYED: 6/5/89

CERTIFICATE: THE SURVEY REPRESENTED HEREON DOES MEET THE MINIMUM REQUIREMENT OF CHAPTER 21 141-6 FLORIDA ADMINISTRATIVE CODE AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

VINCENT E. CORBITT, FLA. REG. SURVEYOR NO. 4608
 (NOT VALID UNLESS EMBOSSED WITH SEAL)

GEORGE A. SHIMP II
 AND ASSOCIATES, INCORPORATED
 LAND SURVEYORS LAND PLANNERS
 3211 U.S. ALT. 19 N. SUITE D
 PALM HARBOR, FLORIDA 34683
 PHONE: 784-5496

REVISIONS

1150 Tampa Road LU-29-11-15

11-28-15-00000-110-1500

CASE SUMMARY
CASE NO. Z/LU-30-11-15
(Quasi-Judicial)

PRC MEETING: October 12, 2015 @ 10:00 AM-1st Floor, Planning Conf Room

LPA HEARING: November 12, 2015 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: December 15, 2015 @ 6:00 PM-5th Floor, Board Assembly Room

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

FINAL DETERMINATION BY: 2016

APPLICANT'S NAME: Senior Development Partners, LLC

REQUEST: Zone change from: RPD-0.5-W, Residential Planned Development, 0.5 unit per acre-Wellhead Protection Overlay
to: IL-CO-W, Institutional Limited-Conditional Overlay-Wellhead Protection Overlay

Land Use change from: Residential Rural
to: Institutional

Conditional Overlay restricting the use of the property to an assisted living/memory care facility, limiting the maximum number of beds to 64 and limiting the building to one story at a maximum height to 30 feet.

CASE DESCRIPTION: Approximately 4.2 acres located at northeast corner of the intersection of East Lake Road and Foxwood Lane in East Lake Tarpon (10/27/16/29303/000/0010 & 0120). A legal description is available in file upon request.

APPLICANT/ADDRESS: Senior Development Partners, LLC
Attn: Blake Doganiero
535 S Hercules Avenue, Ste 201B
Clearwater, FL 33764

REP/ADDRESS: Joel Tew, Esquire
Tew & Associates Attorneys at Law
2999 palm Harbor Boulevard, Suite A
Palm Harbor, FL 34683

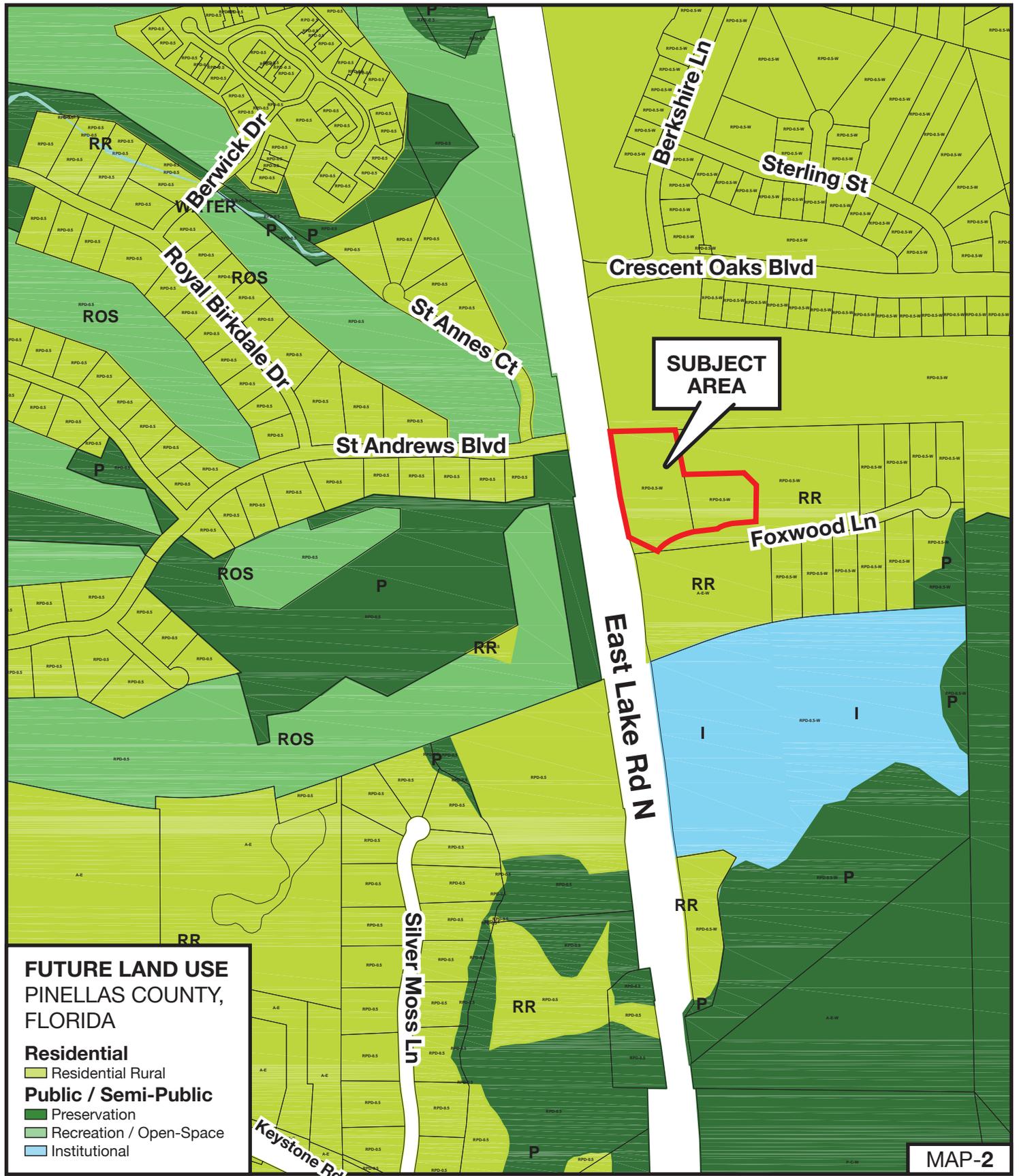
NOTICES SENT TO: Senior Development Partners, LLC, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Single Family Home

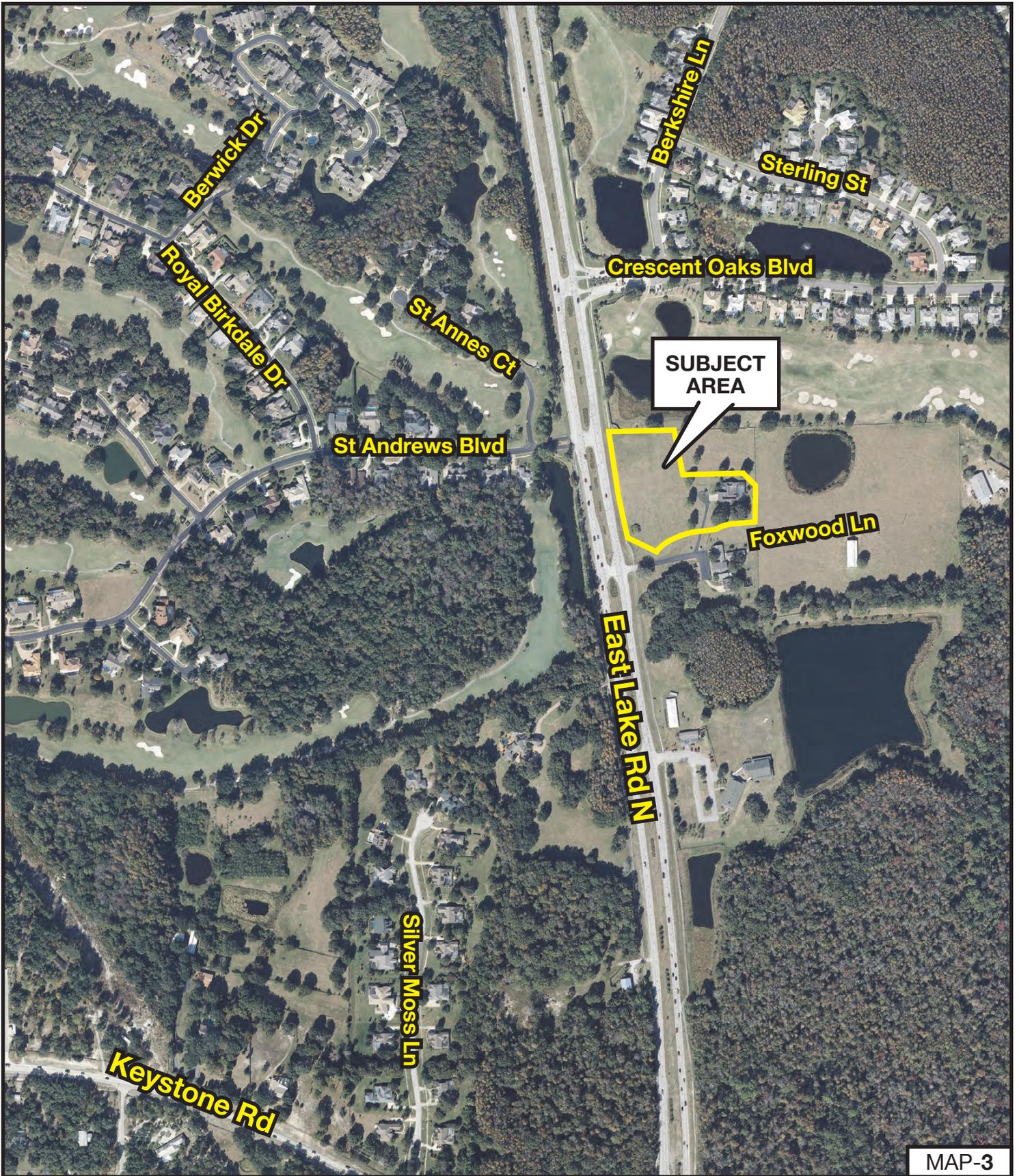
PROPOSED USE: Assisted Living/Memory Care Facility

LAND USE: Residential Rural

ZONING: RPD-0.5-W

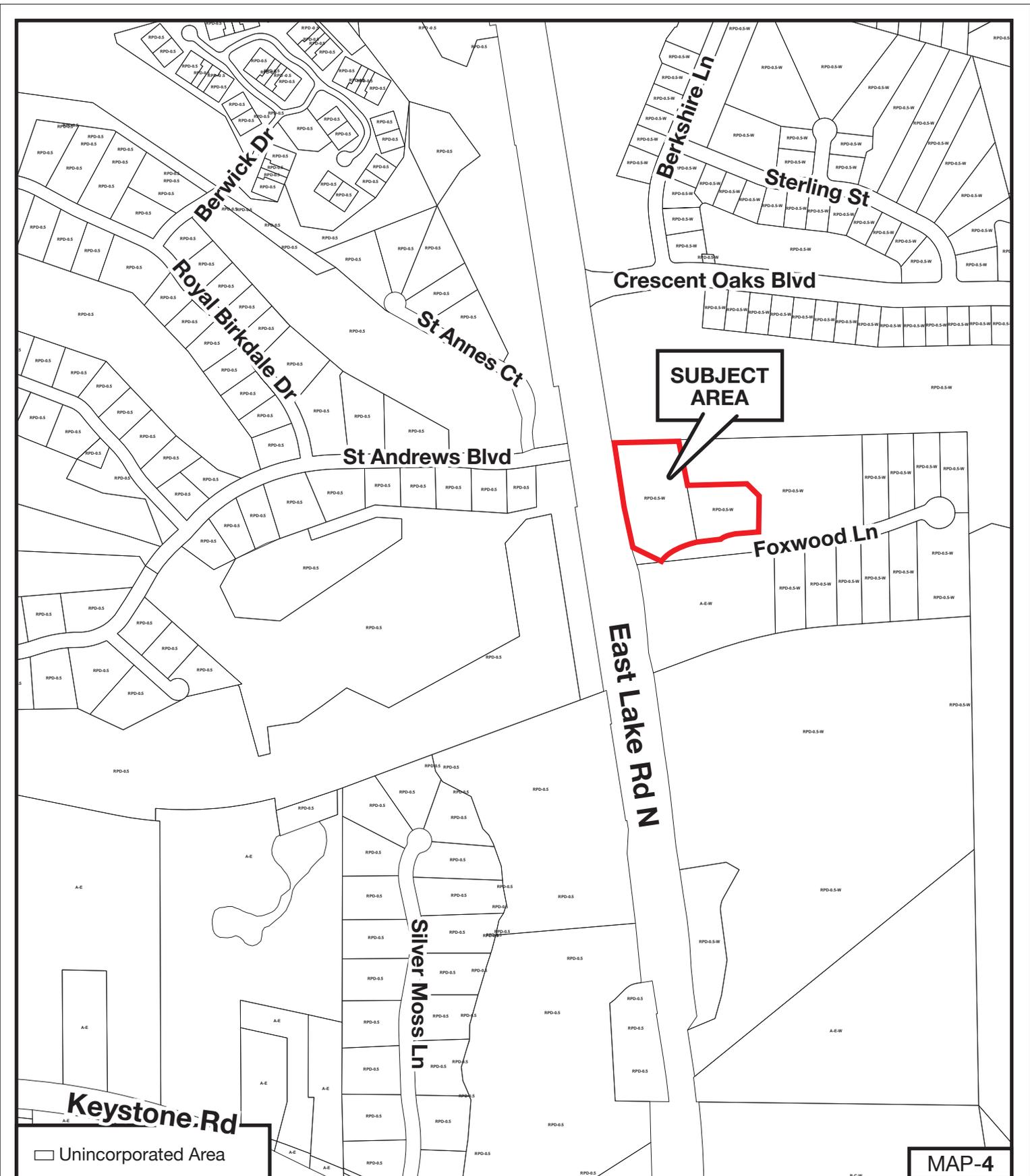


<p>Z/LU-30-11-15</p>	<p>Zoning From: RPD-0.5-W, Residential Planned Development, 0.5 unit per acre-Wellhead Protection Overlay To: IL-CO-W, Institutional Limited - Conditional Overlay - Wellhead Protection Overlay</p> <p>Land Use From: Residential Rural To: Institutional</p>	<p>With a Conditional Overlay restricting the use of the property to an assisted living/memory care facility, limiting the maximum number of beds to 64 and limiting the building to one story at a maximum height of 30 feet.</p>	
<p>Parcel I.D. 10/27/16/29303/000/0010 & 0120 Prepared by: Pinellas County Planning Department September 2015</p>			



MAP-3

<p>Z/LU-30-11-15</p>	<p>Zoning From: RPD-0.5-W, Residential Planned Development, 0.5 unit per acre-Wellhead Protection Overlay To: IL-CO-W, Institutional Limited - Conditional Overlay - Wellhead Protection Overlay</p> <p>Land Use From: Residential Rural To: Institutional</p>	<p>With a Conditional Overlay restricting the use of the property to an assisted living/memory care facility, limiting the maximum number of beds to 64 and limiting the building to one story at a maximum height of 30 feet.</p>	
<p>Parcel I.D. 10/27/16/29303/000/0010 & 0120 Prepared by: Pinellas County Planning Department September 2015</p>			



SUBJECT AREA

□ Unincorporated Area

MAP-4

Z/LU-30-11-15

Zoning From: RPD-0.5-W, Residential Planned Development, 0.5 unit per acre-Wellhead Protection Overlay
 To: IL-CO-W, Institutional Limited - Conditional Overlay - Wellhead Protection Overlay
Land Use From: Residential Rural
 To: Institutional

With a Conditional Overlay restricting the use of the property to an assisted living/memory care facility, limiting the maximum number of beds to 64 and limiting the building to one story at a maximum height of 30 feet.



Parcel I.D. 10/27/16/29303/000/0010 & 0120
 Prepared by: Pinellas County Planning Department September 2015

1. Owner: Senior Development Partners, LLC (ATTN: Blake Doganiero)
Mailing Address: 535 S Hercules Ave, Suite 201B
City: Clearwater State: FL Zip Code: 33764-6302 Daytime Phone: (727) 460-0299
Email: <blakedoganiero@rockdevgroup.com

2. Representative's Name: Joel Tew, Esq.
Company Name: Tew & Associates Attorneys at Law
Mailing Address: 2999 Palm Harbor Boulevard, Suite A
City: Palm Harbor State: FL Zip Code: 34683-1907 Daytime Phone: (727) 216-6575
Email: JTew@tewlaw.us

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.

Blake Doganiero

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:

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:

Received 10-2-15

4. This hearing is being requested to consider: land use amendment and rezoning/conditional overlay

5. Location of subject property (street address): 833 East Lake Road N

6. Legal Description of Property: (attach additional documents if necessary)
~~Lots 1 and 12, FOXWOOD ESTATES, according to the plat recorded in Plat Book 139, Pages 9 through 12, inclusive, of the Public Records of Pinellas County, Florida. (Parcel ID Nos. 10-27-16-29303-000-0010 and 10-27-16-29303-000-0120)~~

7. Size of Property: 440'+/- frontage feet by irregular feet, 4.21 acres

8. Present zoning classification: RPD-0.5-W

9. Present Land Use Map designation: RR

10. Date subject property acquired: 7/16/2015

11. Existing structures and improvements on subject property:
~~Single family home & vacant medical office parcel~~

12. Proposed structures and improvements will be:
64 bed assisted living and/or memory care facility

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 justification statement for land use amendment from RR to I (Institutional) and rezoning from RPD-0.5-W to IL-CO-W (Institutional Limited - Conditional Overlay - Wellhead Protection Overlay) for a proposed assisted living/memory care facility that would be limited to 64-beds and a single-story, 30-foot max building height.

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:

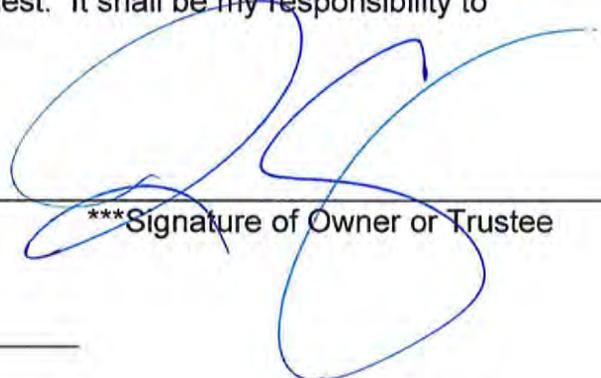
16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- 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).

Received 10-2-15

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: 9/22/2015

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 22nd day of September, 20 15

personally appeared Wm. BLAKE DOGANIERO
who, being duly sworn, deposes and says that the above is a true and correct certification.



(Signature) NOTARY PUBLIC

JUDY B. LANCI
Notary Public, State of Florida
My Comm. Expires Apr 17, 2018
No. FF 112488

(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).

**Justification Statement for
Foxwood Assisted Living/Memory Care Facility (ALF/MCF)**

Parcel No. 10-27-16-29303-000-0010 & 10-27-16-29303-000-0120
Address: 833 East Lake Road N & 0 Foxwood Lane, Tarpon Springs, FL 34688

The property is comprised of two platted parcels that are currently zoned Residential Planned Development – Wellhead Overlay District (RPD-0.5-W) with a Residential Rural (RR) future land use map designation. The property owner (Senior Development Partners, LLC) is requesting a future land use map amendment to Institutional (I) and rezoning to Institutional Limited – Conditional Overlay – Wellhead Protection Overlay (IL-CO-W) in order to develop a 64-bed assisted living/memory care facility (ALF/MCF) on the 4.21 acres, m.o.l. tract of land.

The purpose of the Conditional Overlay is to restrict the use of the property to an assisted living/memory care facility only, to limit the number of beds to 64, and to limit the building height to one story at a maximum height of 30 feet. Without these restrictions, the IL zoning district would otherwise allow numerous other institutional uses, up to 158 beds, and a 50-foot building height.

The front parcel received special exception and variance approvals in 2013 to develop a 5,000 sq.ft. medical office/clinic use. The rear parcel is currently occupied by a single-family residential home, which will be demolished for the assisted living/memory care facility project.

Criteria For Future Land Use Map and Zoning Atlas Amendments

Pursuant to Pinellas County Land Development Code, Sec. 134-339, the Local Planning Agency and Board of County Commissioners shall review and consider evidence and testimony necessary to support the application being considered. In furtherance of this Code requirement, the applicant's professional planning and engineering consultants find the following in support of this application:

1. Existing conditions and uses in the surrounding area

Applicant's finding: Subject property is located on a county maintained, 4-lane divided arterial roadway that is one of the primary north-south routes between Pinellas and Pasco Counties. The property is one of the few, if not the only, underdeveloped parcels of land remaining in this area, especially without significant environmental constraints or having already been set aside as recreation or open space for one of the surrounding residential planned developments.

In the immediate vicinity on East Lake Road (between Keystone Road and the County line), there are a minimum of 8 existing non-residential support uses, including institutional-type uses such as churches (Lakeview Community Church, Highest Praise Family Church), private schools (Solid Rock Community School - K-12), day and after-school care facilities (Leap Forward Academy), veterinary clinics (Hidden Oaks Animal Hospital), public recreation & dining facilities (Cypress Oaks Golf & Tennis Club and Cypress Run Golf Club), and utility providers (Verizon facilities).

The proposed assisted living/memory care facility parcel is surrounded by common area (open space) that was provided by the property owners to buffer its adjacent 10-lot residential development (Foxwood Estates).

To the north of the site are stormwater management facilities (wet ponds) for Foxwood Estates and the Crescent Oaks golf course, which includes a separately-owned clubhouse, restaurant, driving range, and separate tennis business (all of which are nonresidential). To the east is the remainder of the Foxwood Estates stormwater pond and a natural pond/wetlands area. To the south is Foxwood Lane, which is a shared entrance drive/private road for the veterinarian's office (animal hospital) and the Foxwood Estates subdivision. Immediately to the south of the veterinarian's office is a church (another institutional use). Across East Lake Road is another golf course, with a separately-owned clubhouse, restaurant, and tennis facilities, and environmentally sensitive lands (wetlands).

2. Justification for the proposed uses, designations or densities

Applicant's finding: The proposed Institutional land use and IL-CO-W zoning are the appropriate classifications for an assisted living/memory care facility. This land use/zoning are consistent with the property's geographic location and proximity to other institutional/residential support uses in the area. The attached conceptual site plan and architectural rendering shows that the property can be developed as an ALF/MCF in a manner consistent with the applicable floor area ratio, impervious surface ratio, and building height standards.

The Applicant is willing to further restrict development intensity by reducing the maximum density allowed from 158 beds to 64 beds and reducing the maximum building height allowed from 50-feet to 30-feet (and one-story) through the proposed Conditional Overlay.

3. Impacts on surrounding properties and community

Applicant's finding: There will be no negative impacts on the surrounding properties. As discussed above, the property is located on a major road corridor and it does not directly abut any residential lots. The proposed institutional use is compatible and consistent with the other nearby non-residential/residential support uses.

4. Impacts on public facilities and services

Applicant's finding: Assisted living/memory care facilities provide an essential service to the county's aging and frail residents. The facility will have negligible impact on public facilities and services, as most resident services will be provided in-house. Site access will be from the existing Foxwood Lane access drive/private road that also serves the veterinarian's office and subdivision.

The attached transportation impact letter, dated October 1, 2015, prepared by Peter Pensa, AICP, Director of Planning at AVID Group, provides ITE trip generation calculations and other supporting documentation in support of this request. The proposed project will have fewer daily and AM/PM peak hour trips than the current zoning entitlement.

There is adequate potable water, sanitary sewer, and other public utility services to serve the property. The ALF/MCF can tie into the utilities that were constructed to serve the Foxwood Estates subdivision. The County's potable water line is located on the west side of East Lake Road and the County's sanitary sewer lift station is located on the golf course property, east of Foxwood Estates. The ALF/MCF will have minimal impact on public safety services (Fire/EMS/Police) and very little to no impact on parks, library, and school facilities.

5. Consistency with the comprehensive plan

Applicant's finding: For the numerous reasons discussed in the applicant's findings above, the proposed use of the property is consistent with, and furthers the intent and purpose of, the Comprehensive Plan including the East Lake Tarpon Community Overlay vision statement and its associated objectives and policies, including the following ones specifically:

VISION: East Lake Tarpon is a beautiful, predominately family-oriented residential area in the unincorporated area of northern Pinellas County. It is generally bordered to the west by Lake Tarpon, to the east by the Brooker Creek Preserve, to the north by the Pasco County boundary and to the south by Tampa Road, excluding the City of Oldsmar. Small businesses and limited commercial uses serve to support the residents of the community. Lake Tarpon to the west provides recreational boating activities and the community's natural lands provide many passive resource-based recreation opportunities to the residents. This area is known for its quiet, scenic neighborhoods of unique residential communities and limited small businesses providing a safe and fun place to grow up.

1.22.1: Policy: Land use, zoning and conditional use decisions by Pinellas County that affect properties in East Lake Tarpon should be compatible with the established residential development pattern and passive recreation areas, allow for recreational boating, fishing and water activities consistent with the character of East Lake Tarpon, and/or enhance the viability of local businesses that serve the community.

1.22.2 Policy: The quality of life and the residential character of the East Lake Tarpon community will be protected by retaining sufficient acreage on the Future Land Use Map (FLUM) for businesses that serve the local residents, by supporting local boating, by establishing local gathering places, and by protecting the natural environment that defines the character of the community.

1.22.3 Policy: All future development in East Lake Tarpon should be compatible with the community and fit within the community's characteristic land use types, density, height, and scale.

1.22.4 Policy: Pinellas County will consider the residential and scenic use of East Lake Tarpon when making land use, zoning and conditional use decisions in the community to preserve the green space that helps define the quality of life.

1.22.8 Policy: The County will strive to maintain the scenic corridor designation of East Lake Road (County Road 611) and Keystone Road (County Road 582), and consider this residential-oriented scenic corridor designation when evaluating land use and zoning changes within the corridors or expansion of commercial zones in the East Lake Tarpon area.

An assisted living/memory care facility is not only a community-based business; it is a residential community that serves the needs of area residents into their later years. The intent of the East Lake Tarpon Community Overlay is to “provid[e] a safe and fun place to grow up” and integrating this use into the community allows these same residents to grow old and stay within their unique community, in close proximity to their friends, family, and loved ones, at the point where they may need assistance with activities of daily living. Assisted living/memory care facilities preserve and enhance the quality of life for residents and there is a significant deficit and need for additional such facilities within the five mile market area.

The Applicant has gone to extensive lengths to ensure that the ALF/MCF site layout and building design will be compatible with the residential and business development pattern within the East Lake Road corridor. The building has been designed and situated to provide enhanced landscaping, open space area, and significant setback from both East Lake Road and the various uses that surround the property. The building’s architectural design provides a warm, inviting residential look. Visitor parking is conveniently provided near the front entrance, while staff parking and loading/service functions are tucked away to the rear, out of public view.

Per the requested Conditional Overlay, the building height will be limited to one story at a maximum height of 30 feet (while 50-feet is allowed within the IL zoning district) to further consistency with the vision and character of the East Lake Tarpon Community Overlay. The building’s appearance will be similar in quality and character to the attached representative building elevation.

6. Impacts on the floodplain and how the impacts will be mitigated

Applicant’s finding: Per FEMA Map Panel 12103C0037G, dated 9/3/2003, the proposed 4.21 acre assisted living/memory care facility parcel is located within Flood Zone “X”, an area of minimal flood hazard located above the 500-year flood plain.

Prepared by:



Peter R. Pensa, AICP
Certified Planner No. 014851
Associate / Director of Planning
AVID Group



AVID Group®
2300 Curlew Road, Suite 201
Palm Harbor, Florida 34683
Phone (727) 789-9500
Fax (727) 784-6662
www.avidgroup.com
[AUTH#6139 LB7345]

October 1, 2015

Mr. Joel Tew, Esquire
Tew & Associates Attorneys at Law
324 East Pine Street
Tarpon Springs, Florida 34688

Received 10-2-15

**RE: Foxwood Assisted Living/Memory Care Facility (ALF/MCF) Transportation Impacts
4.21 acres @ NEC East Lake Road & Foxwood Lane**

Dear Mr. Tew:

As requested, I have completed my assessment of the traffic impacts of the proposed project. The applicant is seeking a land use plan amendment to I (Institutional) and rezoning to IL-CO-W (Institutional Limited – Conditional Overlay – Wellhead Protection Overlay) in order to accommodate a proposed 64 bed assisted living/memory care facility on a 4.21 acre, m.o.l. tract located at the northeast corner of East Lake Road and Foxwood Lane.

Parcel ID Numbers:	Street Address:
10-27-16-29303-000-0010	833 East Lake Road N
10-27-16-29303-000-0120	0 Foxwood Lane

Legal Description:

Lots 1 and 12, FOXWOOD ESTATES, according to the plat recorded in Plat Book 139, Pages 9 through 12, inclusive, of the Public Records of Pinellas County, Florida.

The subject property is located in unincorporated Pinellas County, the current underlying land use designation is RR (Residential Rural) and the current zoning is RPD-0.5-W (Residential Planned Development, 0.5 du/ac – Wellhead Protection Overlay). Lot 1 is currently developed with a single-family residence and Lot 12 is a vacant lot approved for a 5,000 sq.ft. medical office/clinic (Pinellas County Case No. Z-6-2-13).

TRANSPORTATION IMPACTS

According to the MPO 2014 Level of Service Report, the adjacent segment of East Lake Road (Keystone Road to Trinity Boulevard) is a 4-lane divided county arterial roadway with a posted speed limit of 50 MPH, carrying 29,580 vehicles per day AADT, and currently operating at an acceptable level of service (LOS C).

Transportation impacts from the proposed 64 bed ALF/MCF would be minimal. According to ITE Trip Generation, 9th Edition rates, the ALF/MCF would generate 170 daily trips, of which 9 would occur during the AM peak hour and 14 would occur during the PM peak hour.

The currently approved residential and medical office uses would generate 191 daily trips, of which 13 would occur during the AM peak hour and 19 would occur during the PM peak hour.

The land use amendment/rezoning would result in a reduction in both daily and peak hour trips.

Land Use Type / ITE Code	Units	Generated Trips		
		Daily	AM Hour	PM Hour
Uses currently existing / approved by RPD/Special Exception:				
Single Family Homes (Code 210)	1 dwelling unit	10	1	1
Medical/Dental Office (Code 720)	5,000 sq.ft.	181	12	18
Proposed use per requested FLU/Zoning:				
Assisted Living (Code 254)	64 beds	170	9	14
NET REDUCTION IN TRIPS:		- 20 trips	- 4 trips	- 5 trips

CONCLUSION

Traffic impacts would be reduced by 20 daily trips, 4 AM peak hour trips, and 5 PM peak hour trips with approval of the land use amendment and rezoning to IL-CO-W. The proposed 64 bed ALF/MCF use will have reduced impacts on traffic than the previously approved medical office and residential uses.

Sincerely,



Peter R. Pensa, AICP
 Certified Planner No. 014851

Associate / Director of Planning
 AVID Group

File No. 3171-001

Facility	Juris	Plan Area	Fac Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Meth	AADT	Volume	Physical Capacity	V:Cap Ratio	Def Flag	Fac LOS
608 - DOUGLAS AVE: (STEVENSONS CREEK -to- SUNSET POINT RD)	CR	06	SMC	4U	D	.487	4.11	T	4,122	215	1,155	.186	0	C
610 - DOUGLAS AVE: (SUNSET POINT RD -to- UNION ST)	CR	06	NMC	4U	D	.505	.00	T	4,122	215	3,572	.060	0	B
611 - DOUGLAS AVE: (UNION ST -to- BELTREES ST)	DN	04	SMC	2D	D	.505	1.98	T	4,122	215	601	.358	0	B
612 - DOUGLAS AVE: (BELTREES ST -to- MAIN ST)	DN	04	SMC	2U	D	.478	2.09	T	4,612	241	559	.431	0	C
613 - DOUGLAS AVE: (MAIN ST -to- SKINNER BLVD)	DN	04	NMC	2U	D	.282	.00	T	4,612	241	1,440	.167	0	B
615 - DOUGLAS RD: (COMMERCE BLVD -to- RACE TRACK RD)	OLD	05	SMC	2U	D	1.030	.97	T	5,940	310	572	.542	0	B
616 - DR MARTIN LUTHER KING JR ST N: (I-275 -to- GANDY BLVD)	CR	11	SA	4D	D	2.103	1.43	T	11,801	617	1,764	.350	0	B
617 - DR MARTIN LUTHER KING JR ST N: (GANDY BLVD -to- 62ND AVE N)	SP	11	SA	4D	D	2.310	2.60	T	18,223	952	1,683	.566	0	C
618 - DR MARTIN LUTHER KING JR ST N: (62ND AVE N -to- 38TH AVE N)	SP	11	SA	4D	D	1.484	1.35	T	14,950	781	1,764	.443	0	B
619 - DR MARTIN LUTHER KING JR ST N: (9TH AVE N -to- 22ND AVE N)	SP	11	SA	4U	D	.753	1.33	T	14,684	767	1,676	.458	0	B
620 - DR MARTIN LUTHER KING JR ST N: (9TH AVE N -to- CENTRAL AVE)	SP	11	SA	4O	D	.690	11.59	T	9,408	894	3,726	.240	0	C
621 - DR MARTIN LUTHER KING JR ST N: (22ND AVE N -to- 38TH AVE N)	SP	11	SA	4D	D	1.022	2.94	T	13,277	694	1,683	.412	0	C
622 - DR MARTIN LUTHER KING JR ST S: (CENTRAL AVE -to- 8TH ST S)	SP	11	SA	4O	D	.656	10.67	T	11,975	1,138	3,726	.305	0	C
624 - DR MARTIN LUTHER KING JR ST S: (8TH ST S -to- 26TH AVE S)	SP	11	SA	4D	D	1.157	3.46	T	15,479	809	1,683	.481	0	C
625 - DR MARTIN LUTHER KING JR ST S: (26TH AVE S -to- 45TH AVE S)	SP	11	NA	4U	D	1.309	.00	T	13,848	724	3,572	.203	0	B
626 - DR MARTIN LUTHER KING JR ST S: (45TH AVE S -to- 62ND AVE S)	SP	11	SA	4U	D	1.020	2.94	T	13,255	693	1,599	.433	0	C
627 - DREW ST: (MCMULLEN BOOTH RD -to- US 19)	CL	06	SA	4D	D	1.283	2.34	T	25,100	1,311	1,683	.779	0	D
628 - DREW ST: (US 19 -to- NE COACHMAN RD)	CR	06	SA	4D	D	1.406	2.13	T	30,070	1,571	1,683	.933	1	D
631 - DREW ST: (FT HARRISON AVE -to- MISSOURI AVE)	SR	06	SA	4U	D	.715	4.20	T	11,279	589	1,776	.332	0	C
632 - DREW ST: (MISSOURI AVE -to- HIGHLAND AVE)	SR	06	SA	4U	D	.794	2.52	T	15,800	826	1,776	.465	0	C
633 - DREW ST: (HIGHLAND AVE -to- N SATURN AVE)	SR	06	SA	4U	D	.634	3.15	T	27,000	1,411	1,776	.794	0	D
634 - DREW ST: (N SATURN AVE -to- NE COACHMAN RD)	SR	06	SA	4D	D	.738	4.07	T	26,570	1,388	1,870	.742	0	D
636 - DRUID RD: (US 19 -to- BELCHER RD)	CL	06	SMC	2D	D	1.090	.92	T	6,155	322	601	.536	0	B
637 - DRUID RD: (BELCHER RD -to- KEENE RD)	CL	06	SMC	2U	D	1.007	1.99	T	6,155	322	572	.563	0	B
639 - DRUID RD: (KEENE RD -to- HIGHLAND AVE)	CL	06	SMC	2U	D	.774	2.58	T	6,155	322	559	.576	0	C
643 - DUHME RD 113TH ST: (WELCH CSWY -to- PARK BLVD)	CR	09	SA	6D	D	2.262	1.77	T	16,588	867	2,646	.328	0	B
644 - DUHME RD 113TH ST: (PARK BLVD -to- 86TH AVE N)	CR	09	SA	6D	D	.614	1.63	T	20,149	1,053	2,646	.398	0	B
645 - DUHME RD 113TH ST: (86TH AVE N -to- 102ND AVE N)	CR	09	SA	4D	D	1.016	1.97	T	20,149	1,053	1,764	.597	0	B
647 - DUNEDIN CSWY BLVD: (DRAWBRIDGE -to- ALT US 19)	CR	04	SA	4D	D	.859	1.16	T	10,243	535	1,764	.303	0	B
648 - EAST LAKE RD: (NORTH SPLIT -to- WOODLANDS BLVD)	CR	02	SA	6D	D	.658	1.52	T	54,057	2,824	2,646	1.067	2	F
649 - EAST LAKE RD: (WOODLANDS BLVD -to- TARPON WOODS BLVD)	CR	02	SA	4D	D	.897	1.11	T	54,057	2,824	1,764	1.601	2	F
650 - EAST LAKE RD: (TARPON WOODS BLVD -to- LANSBROOK PKWY)	CR	02	SA	4D	D	1.830	1.64	T	48,478	2,533	1,764	1.436	2	F
651 - EAST LAKE RD: (LANSBROOK PKWY -to- KEYSTONE RD)	CR	02	SA	4D	D	2.357	1.27	T	42,618	2,227	1,764	1.262	2	F
652 - EAST LAKE RD: (KEYSTONE RD -to- TRINITY BLVD)	CR	02	SA	4D	D	1.199	.83	T	29,580	1,546	1,764	.876	0	C
653 - EAST LAKE RD: (TRINITY BLVD -to- PASCO CO LINE)	CR	02	NA	4D	D	.516	.00	T	29,580	1,546	3,760	.411	0	B
654 - EAST LAKE RD EAST SERVICE RD: (TAMPA RD -to- NORTH SPLIT)	CR	02	SA	4D	D	.637	3.14	T	25,796	1,348	1,683	.801	0	D
662 - ENTERPRISE RD: (US 19 -to- MCMULLEN BOOTH RD)	CL	06	SA	4D	D	1.435	2.09	T	10,877	568	1,683	.337	0	C
663 - ENTERPRISE RD: (MCMULLEN BOOTH RD -to- PHILIPPE PKWY)	CR	05	SMC	2U	D	1.516	.66	T	7,193	376	572	.657	0	C
668 - FAIRMONT ST: (MLK JR AVE -to- STEVENSONS CREEK)	CL	06	NMC	2D	D	.230	.00	T	4,122	215	1,512	.142	0	B
681 - FOREST LAKES BLVD: (SR 580 -to- TAMPA RD)	CR	05	SA	2D	D	.467	2.14	T	17,029	890	813	1.095	2	F
682 - FOREST LAKES BLVD: (TAMPA RD -to- PINE AVE)	CR	05	SA	4D	D	.807	2.48	T	21,284	1,112	1,683	.661	0	C
683 - FOREST LAKES BLVD: (PINE AVE -to- HILLSBOROUGH COUNTY LINE)	CR	05	SA	2D	D	1.302	1.54	T	21,284	1,112	832	1.337	2	F
685 - FT HARRISON AVE: (BELLEAIR RD -to- CHESTNUT ST)	CL	06	SA	2D	D	1.551	4.51	T	17,536	916	747	1.226	2	F
686 - FT HARRISON AVE: (CHESTNUT ST -to- DREW ST)	CL	06	SA	2D	D	.498	8.03	T	16,243	849	747	1.137	2	F

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ITE Trip Generation Rates - 9th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition
 (copyrights, Insitute of Transportation Engineers)

Instructions: Enter Expected Unit Volumes into Column 'M'

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates <small>(peak hours are for peak hour of adjacent street traffic unless highlighted)</small>								Units Independent Variable	Expected Units	Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out			Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Single Family Homes 210	DU	9.52	0.75	1.00		25%	75%	63%	37%	DU	1.0	10	1	1	0	1	0	1	0	0
Medical Dental Office 720	KSF2	36.13	2.39	3.57		79%	21%	28%	72%	KSF2	5.0	181	12	18	9	3	0	5	13	0

PROPOSED USE:																				
Assisted Living 254	Beds	2.66	0.14	0.22		65%	35%	44%	56%		64.0	170	9	14	6	3	0	6	8	0

NET CHANGE:	(20)	(4)	(5)	(4)	0	0	1	(5)	0
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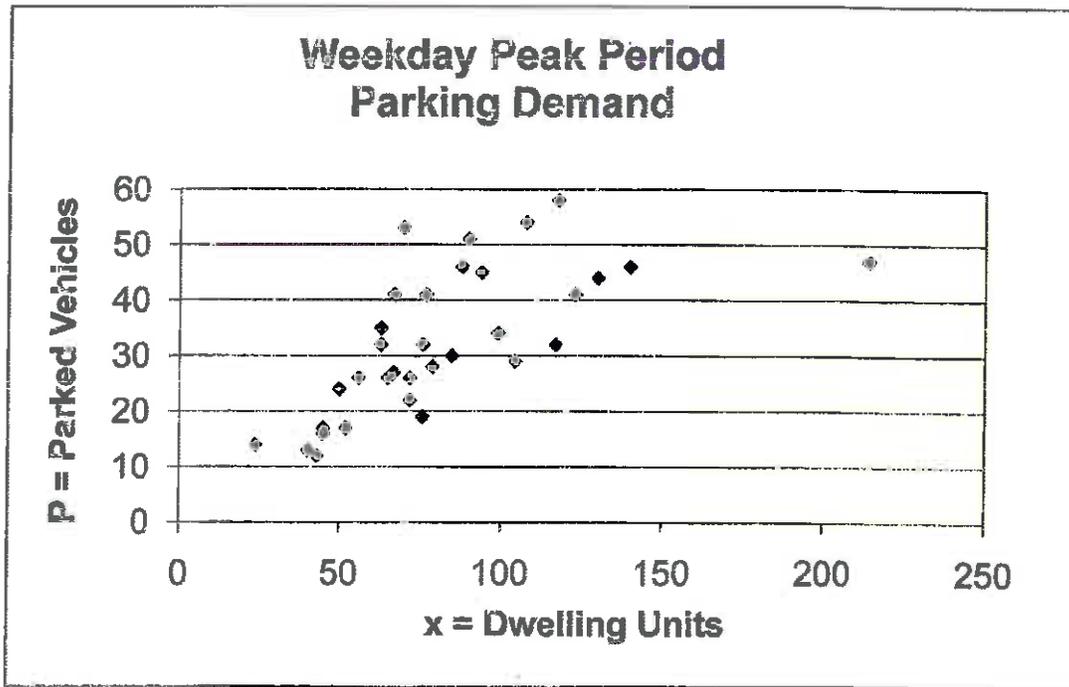
NA = Not Available KSF² = Units of 1,000 square feet
 DU = Dwelling Unit Fuel Position = the number of vehicles that could be fueled simultaneously
 Occ.Room = Occupied Room

Received 10-2-15

Land Use: 254 Assisted Living

Average Peak Period Parking Demand vs. Dwelling Units On a Weekday

Statistic	Peak Period Demand
Peak Period	9:00 a.m.–3:00 p.m.
Number of Study Sites	33
Average Size of Study Sites	82 dwelling units
Average Peak Period Parking Demand	0.41 vehicles per dwelling unit
Standard Deviation	0.12
Coefficient of Variation	29%
95% Confidence Interval	0.37–0.46 vehicles per dwelling unit
Range	0.22–0.76 vehicles per dwelling unit
85th Percentile	0.54 vehicles per dwelling unit
33rd Percentile	0.34 vehicles per dwelling unit



**TEW & ASSOCIATES
ATTORNEYS AT LAW**

JOEL R. TEW, ESQUIRE

**THE OAKS OF PALM HARBOR FINANCIAL CENTER
2999 PALM HARBOR BOULEVARD, SUITE A
PALM HARBOR, FLORIDA 34683**

**TELEPHONE:
(727) 216-6575**

**LEGAL ASSISTANT:
CINDY R. TEW**

**LEGAL ADMINISTRATOR:
LINDA B. SCHUMACHER**

Email: jtew@tewlaw.us

September 22, 2015

**Pinellas County
Planning Department
310 Court Street
Clearwater, FL**

**Re: Senior Development Partners, LLC/ ALF-MCF Application(s)
[Foxwood Estates Lots] Certification of Property Ownership**

Ladies & Gentlemen:

This firm represents Senior Development Partners, LLC, in connection with the enclosed application(s) for a land use plan amendment, rezoning, variance, and development agreement regarding its proposed Assisted Living Facility/Memory Care Facility on East Lake Road in Pinellas County, Florida. In connection with said applications, we hereby certify that as of the date of these applications, Senior Development Partners, LLC is the fee simple owner of the following property:

Lots 1 and 12, FOXWOOD ESTATES, according to the plat recorded in Plat Book 139, Pages 9 through 12, inclusive, of the public records of Pinellas County, Florida.

The foregoing platted lots also are designated as Tax Parcel ID Nos. 10-27-16-29303-000-0010 and 10-27-16-29303-000-0120.

Very truly yours,

TEW & ASSOCIATES


Joel R. Tew

JRT/lbs

LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter does hereby authorize Tew & Associates Attorneys at Law (ATTN: Joel Tew, Esquire) and/or AVID Group (ATTN: Peter Pensa, AICP) to act as our agent for and with all regulatory agencies, departments, and their personnel for Pinellas County, Florida Department of Economic Opportunity, Florida Department of Transportation, Southwest Florida Water Management District, Florida Department of Environmental Protection, and any other utility providers or regulatory agencies in an effort to receive all approvals necessary for developing the proposed project on an approximately 4.21 acres, m.o.l. tract that is generally located on the northeast corner of East Lake Road North and Foxwood Lane in Pinellas County, Florida.

Parcel ID Numbers: Street Address (if assigned):
10-27-16-29303-000-0010 833 East Lake Road N
10-27-16-29303-000-0120 0 Foxwood Lane

Legal Description:
Lots 1 and 12, FOXWOOD ESTATES, according to the plat recorded in Plat Book 139, Pages 9 through 12, inclusive, of the Public Records of Pinellas County, Florida.

Property Owner

(Signature)

Blake Pozanero

(Printed Name/Title)

Senior Development Partners, LLC
535 S Hercules Ave, Suite 201B
Clearwater, FL 33764-6302

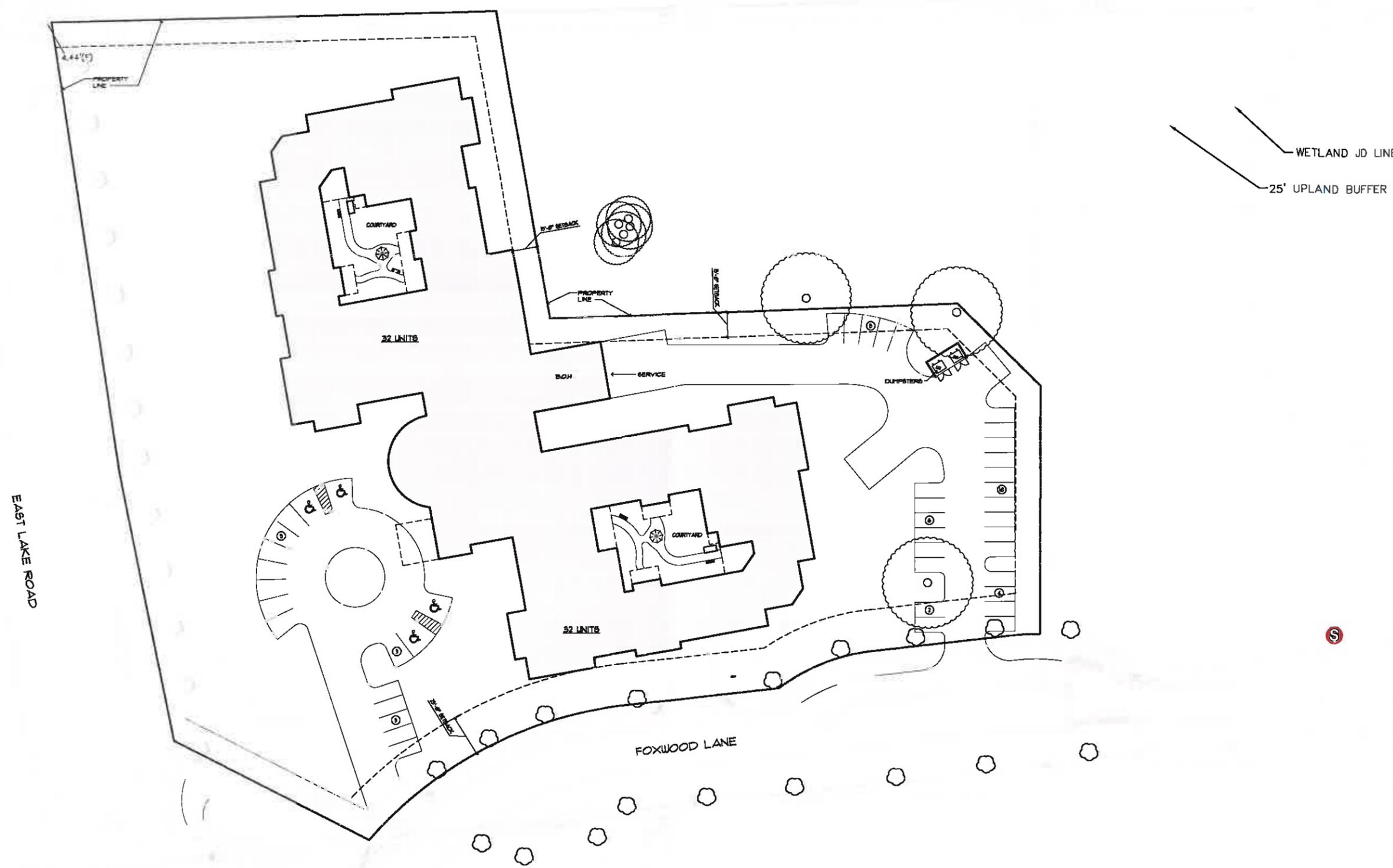
STATE OF Florida COUNTY OF Pinellas On
this the 22nd day of Sept 2015 before me, the undersigned Notary Public of
the State of Florida, personally appeared Mr. Blake Pozanero and whose
name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed
it. The individual(s) are personally known to me, or presented the following
identification: _____.

WITNESS MY HAND AND SEAL:

NOTARY SEAL &
COMMISSION EXPIRATION:

NOTARY SIGNATURE

JUDY B. LANCIA
Notary Public, State of Florida
My Comm. Expires Apr 17, 2018
No. FF 112488



BESSOLO
DESIGN GROUP, INC.
 ARCHITECTURE ■ DEVELOPMENT
 License #AA-C002117
 7801 4TH ST. NORTH, SUITE 200
 ST. PETERSBURG, FL 33702 ■
 727 894-4453 www.bessolo.com

KEYVIN J. BESSOLO
 ARCHITECT
I hereby certify that BESSOLO DESIGN GROUP, INC. has prepared and all information contained herein, including ALL RELATED DOCUMENTS, DRAWINGS OR PLANS, were prepared by me or under my direct supervision and that I am a duly licensed professional architect in the State of Florida. I am not providing any professional services in any other state. I am not providing any professional services in any other state. I am not providing any professional services in any other state.

**WATERCREST EASTLAKE
 ASSISTED LIVING FACILITY**
 833 EAST LAKE RD N
 TARPON SPRINGS, FL 34688

ISSUED	
DATE	ISSUED FOR

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 188488
 DRAWN BY: MAC
 PROJECT MANAGER: RSG
 CHECKED BY: KJB
 DATE: 08-11-15
 SCALE: 1" = 30'-0"

1 PROPOSED ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"

NORTH
 64 UNITS
 44 TOTAL PARKING SPACES

Z/WU-30-11-15

AS101
 PROPOSED
 ARCHITECTURAL
 SITE PLAN



Z/LL-30-11-15

FOXWOOD ESTATES

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

DEEB PARCEL

A PARCEL OF LAND IN A PORTION THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH EAST CORNER OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 16 EAST; THENCE SOUTH 00°53'53" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 AND A WESTERN LINE OF SAID TRACT "B" AND TRACT "A" OF THE PLAT ENTITLED "CRESCENT OAKS COUNTRY CLUB" AS RECORDED IN PLAT BOOK 104, PAGE 1 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR 753.98 FEET; THENCE ALONG THE SOUTHERN BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6807, PAGE 1877 OF THE AFORESAID PUBLIC RECORDS AND THE FOLLOWING TWO (2) COURSES: (1) SOUTH 86°07'45" WEST FOR 561.68 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT; (2) WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,861.02 FEET, A CENTRAL ANGLE OF 07°18'49", AN ARC LENGTH OF 237.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 82°26'31" WEST 237.40 FEET; THENCE NORTH 00°54'01" WEST FOR 343.09 FEET; THENCE NORTH 83°51'02" EAST FOR 253.96 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 14°23'53", AN ARC LENGTH OF 251.29 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 78°39'06" EAST 250.63 FEET; THENCE NORTH 69°27'09" EAST FOR 103.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 73°52'21", AN ARC LENGTH OF 32.23 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 73°36'41" EAST 30.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 287°25'47", AN ARC LENGTH OF 326.08 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°23'24" WEST 76.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°33'26", AN ARC LENGTH OF 14.64 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 52°40'26" WEST 14.43 FEET; THENCE SOUTH 69°27'09" WEST FOR 140.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 07°08'56", AN ARC LENGTH OF 118.53 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 73°01'37" WEST 118.46 FEET TO A NON TANGENT LINE; THENCE NORTH 00°56'17" WEST FOR 371.80 FEET TO INTERSECT THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 10; THENCE NORTH 88°32'40" EAST ALONG SAID LINE FOR 430.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 426,080 SQUARE FEET OR 9.7810 ACRES, MORE OR LESS.

TOGETHER WITH:

BVK-FOXWOOD PARCEL

A PARCEL OF LAND IN A PORTION THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE NORTH EAST CORNER OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 16 EAST; THENCE SOUTH 88°32'40" WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 FOR 430.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°56'17" EAST FOR 371.80 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 07°08'56", AN ARC LENGTH OF 118.53 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73°01'37" EAST 118.46 FEET; THENCE NORTH 69°27'09" EAST FOR 140.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°33'26", AN ARC LENGTH OF 14.64 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 52°40'26" EAST 14.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 287°25'47", AN ARC LENGTH OF 326.08 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 00°23'24" EAST 76.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 73°52'21", AN ARC LENGTH OF 32.23 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 73°36'41" WEST 30.05 FEET; THENCE SOUTH 69°27'09" WEST FOR 103.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 14°23'53", AN ARC LENGTH OF 251.29 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 76°39'06" WEST 250.63 FEET; THENCE SOUTH 83°51'02" WEST FOR 253.96 FEET; THENCE CONTINUE SOUTH 83°51'02" WEST ALONG SAID LINE FOR 564.79 FEET TO INTERSECT THE AFORESAID EASTERN RIGHT OF WAY OF EAST LAKE ROAD; THENCE ALONG SAID EASTERN RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 17°42'42" WEST FOR 73.57 FEET; (2) NORTH 11°41'57" WEST FOR 163.84 FEET; (3) NORTH 08°54'04" WEST FOR 276.47 FEET TO INTERSECT THE AFORESAID NORTH LINE OF THE NORTHWEST 1/4; THENCE NORTH 88°32'40" EAST ALONG SAID NORTH LINE FOR 1019.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 487,040 SQUARE FEET OR 11.1809 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (CONTINUED):

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

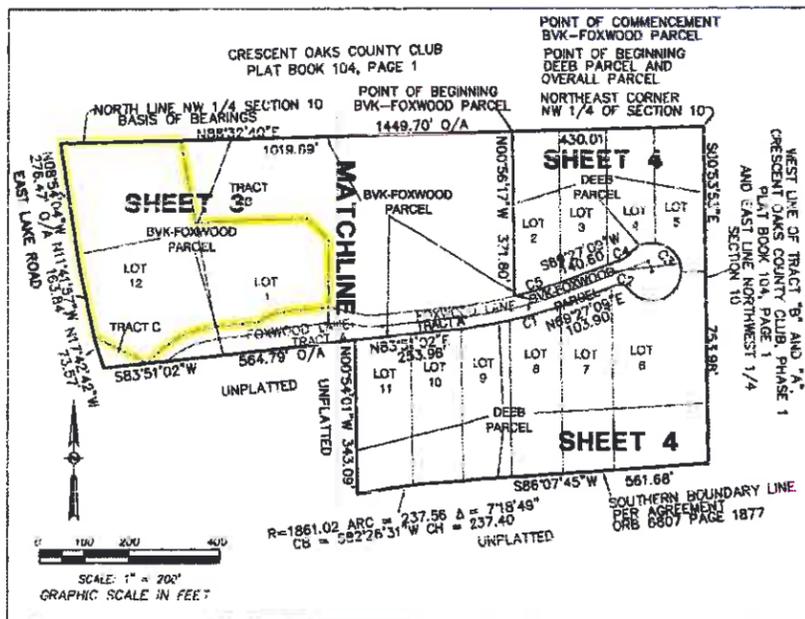
OVERALL PARCEL (AS SURVEYED)

A PARCEL OF LAND IN A PORTION THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH EAST CORNER OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 16 EAST; THENCE SOUTH 00°53'53" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 AND A WESTERN LINE OF SAID TRACT "B" AND TRACT "A" OF THE PLAT ENTITLED "CRESCENT OAKS COUNTRY CLUB" AS RECORDED IN PLAT BOOK 104, PAGE 1 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR 753.98 FEET; THENCE ALONG THE SOUTHERN BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6807, PAGE 1877 OF THE AFORESAID PUBLIC RECORDS AND THE FOLLOWING TWO (2) COURSES: (1) SOUTH 86°07'45" WEST FOR 561.68 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT; (2) WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,861.02 FEET, A CENTRAL ANGLE OF 07°18'49", AN ARC LENGTH OF 237.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 82°26'31" WEST 237.40 FEET; THENCE NORTH 00°54'01" WEST FOR 343.09 FEET; THENCE SOUTH 83°51'02" WEST FOR 564.79 FEET TO INTERSECT THE AFORESAID EASTERN RIGHT OF WAY OF EAST LAKE ROAD; THENCE ALONG SAID EASTERN RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 17°42'42" WEST FOR 73.57 FEET; (2) NORTH 11°41'57" WEST FOR 163.84 FEET; (3) NORTH 08°54'04" WEST FOR 276.47 FEET TO INTERSECT THE AFORESAID NORTH LINE OF THE NORTHWEST 1/4; THENCE NORTH 88°32'40" EAST ALONG SAID NORTH LINE FOR 1449.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 913,101 SQUARE FEET OR 20.9619 ACRES, MORE OR LESS.

KEY MAP AND DEED PLOT:



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C1	1000.00'	14°23'53"	251.29'	N78°39'06"E	250.63'
C2	25.00'	73°52'21"	32.23'	S73°36'41"E	30.05'
C3	65.00'	287°25'47"	326.08'	N00°23'24"W	76.93'
C4	25.00'	33°33'26"	14.64'	S52°40'26"W	14.43'
C5	950.00'	7°08'56"	118.53'	S73°01'37"W	118.46'

DEDICATION:

BVK-FOXWOOD ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS THE "OWNER" OF THE BVK-FOXWOOD PARCEL, AND DEEB FAMILY HOMES, LIMITED, A FLORIDA LIMITED PARTNERSHIP, AS "OWNER" OF THE DEEB PARCEL (COLLECTIVELY, THE "OWNERS") ARE THE SOLE OWNERS OF THE HEREIN DESCRIBED LAND THAT BESIDES THEIR INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID PROPERTY WHICH IS HEREBY PLATTED AS FOXWOOD ESTATES, AND THAT THEY HEREBY DEDICATE TO THE APPROPRIATE GOVERNMENTAL AGENCY OR UTILITY PROVIDER AN EASEMENT OVER THE PRIVATE ACCESS, PRIVATE DRAINAGE, AND PUBLIC UTILITY EASEMENT AS SHOWN HEREIN FOR THE SOLE AND EXCLUSIVE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF THE UTILITY FACILITIES THEREIN.

THEY FURTHER DEDICATE TO THE APPROPRIATE GOVERNMENTAL AGENCY OR UTILITY PROVIDER AN ACCESS EASEMENT OVER PRIVATE ACCESS, PRIVATE DRAINAGE, AND PUBLIC UTILITY EASEMENT AS SHOWN HEREIN FOR THE USE OF EMERGENCY, UTILITY PROVIDER, AND GOVERNMENTAL AGENCY FOR OFFICIAL BUSINESS ONLY. IT IS EXPRESSLY NOT INTENDED THAT ANY RIGHT, TITLE AND INTEREST IN ANY EASEMENTS WHICH ARE GRANTED, CONVEYED OR ASSIGNED EXCEPT AS SPECIFICALLY SET FORTH HEREIN OR IN ANY SUBSEQUENT INSTRUMENT AS MIGHT BE EXECUTED, DELIVERED, AND RECORDED BY THE UNDERSIGNED.

THE DEDICATIONS CONTAINED IN THIS PLAT FOR FOXWOOD ESTATES (THE "DEDICATIONS") ARE SUBJECT TO THE DECLARATION FOR FOXWOOD ESTATES, TO BE RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BY SEPARATE INSTRUMENT (THE "DECLARATION"), WHICH PROVIDES FOR CERTAIN EASEMENTS, OBLIGATIONS, COVENANTS, RESTRICTIONS AND CONDITIONS AFFECTING THE SUBDIVISION PROPERTY OF FOXWOOD ESTATES, SUBJECT TO THE FOLLOWING:

(A) TRACT "A" IS HEREBY DEDICATED TO AND SHALL BE OWNED BY BVK-FOXWOOD ESTATES, LLC, AND SHALL BE MAINTAINED BY THE FOXWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (THE "ASSOCIATION") AS A PRIVATE RIGHTS OF WAY FOR THE OWNER OF EACH LOT IN FOXWOOD ESTATES (THE "LOT OWNERS"), THEIR SUCCESSORS, ASSIGNS AND INVITEES, SUBJECT TO THE RESTRICTIONS CONTAINED IN THE DECLARATION AND SHALL NOT BE A PART OF THE PUBLIC SYSTEM OF ROADS. THE USE OF EASEMENT ACCESS SHALL EXTEND TO THE LOT OWNERS, THEIR FAMILY MEMBERS, TENANTS OR CONTRACT PURCHASERS, GUESTS AND INVITEES, BUT NOT OTHERWISE.

(B) TRACT "B" AND TRACT "C" ARE HEREBY DEDICATED TO AND SHALL BE OWNED BY BVK-FOXWOOD ESTATES, LLC, AND SHALL BE MAINTAINED BY THE ASSOCIATION.

(C) PRIVATE DRAINAGE EASEMENTS AND SIGN AND LANDSCAPE EASEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE ASSOCIATION.

(D) CONSERVATION EASEMENT (PUBLIC) AS SHOWN HEREON IS DEDICATED TO AND SHALL BE MAINTAINED BY PINELLAS COUNTY.

(E) SURFACE WATER MANAGEMENT AND STORMWATER MANAGEMENT SYSTEMS (AS DEFINED IN THE DECLARATION) LOCATED ON TRACT "B" ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE ASSOCIATION.

(F) NONE OF THE COMMON AREA DESIGNATED HEREON IN THE PLAT SHALL BE FOR PUBLIC USE, AND SUCH COMMON AREA IS DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

(G) A NON-EXCLUSIVE PERPETUAL EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER TRACT "A" IS HEREBY DEDICATED TO POLICE, EMERGENCY, FIRE PROTECTION, MEDICAL, POSTAL DELIVERY, SANITATION AND PICK-UP AND DELIVERY SERVICES, AND OTHER PERSONS OR AGENCIES PROVIDING SUCH SIMILAR SERVICES TO LOT OWNERS.

(H) A PERPETUAL NON-EXCLUSIVE EASEMENT IS GRANTED TO PUBLIC AGENCIES AND UTILITY COMPANIES AND THEIR OFFICERS AND AGENTS HAVING JURISDICTION ALONG, UNDER AND THROUGH THE VARIOUS AREAS LABELED "TRACT A", "TRACT C", SANITARY AND UTILITY EASEMENT, CONSERVATION EASEMENT AND DRAINAGE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR IMPROVEMENT OF SUCH FACILITIES WITHIN FOXWOOD ESTATES.

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFIES THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AND; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) WERE SET ON THE 25th DAY OF MAY, 2013, AS SHOWN HEREON.

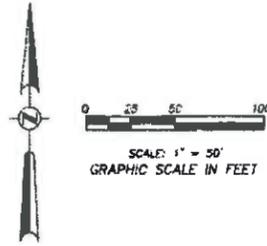
JOHN L. WABY, PLS.
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 42744
AVID GROUP
2300 CURLEW ROAD, SUITE 201
PALM HARBOR, FLORIDA 34683
SURVEYING AND MAPPING LB# 7345



Handwritten: Z/LU-30-11-15

FOXWOOD ESTATES

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 10,
 TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



CURVE TABLE					LINE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD	LINE	BEARING	LENGTH
C6	115.00'	23°50'31"	51.87'	S83°3'42"E	51.43'	L33	N84°01'30"E	295.63'
C7	115.00'	18°17'33"	36.72'	S79°27'13"E	36.58'	L34	N84°05'49"E	212.87'
C8	115.00'	7°32'58"	15.15'	S87°37'31"W	15.14'	L35	N83°57'54"E	53.10'
C9	115.00'	30°35'08"	61.39'	N88°33'28"E	60.66'	L42	S83°57'54"W	57.22'
C10	239.00'	42°55'38"	179.06'	N82°23'13"E	174.91'	L43	S84°05'49"W	212.87'
C11	239.00'	1°10'42"	4.91'	N83°15'41"E	4.91'	L44	S84°01'30"W	293.88'
C12	239.00'	41°44'56"	174.15'	N81°47'52"E	170.32'			
C33	200.00'	17°58'12"	82.73'	S87°09'52"E	82.47'			
C34	80.00'	22°30'37"	31.43'	N72°35'44"E	174.91'			
C35	25.00'	22°30'37"	9.82'	N72°35'44"E	31.23'			
C38	212.90'	3°21'49"	127.15'	N68°40'08"E	125.25'			

SURVEYOR NOTES:

- BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10 BEING N88°32'40"E AND IS SHOWN ON THE MAP OF SURVEY. THERE IS A -0°06'01" ROTATION FROM BASIS OF BEARINGS NORTH TO GRID NORTH (STATE PLANE COORDINATES SHOWN ON PLAT)
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON PUBLISHED COORDINATES FOR THE NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "X108", PID NUMBER AL6204; "Z09 020" PID NUMBER AL6151; "PCDSM GPS 63", PID NUMBER DF5839 AND "PCDSM GPS 46", PID NUMBER DF9779 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON THE NORTH AMERICAN DATUM 1983 (2007) ADJUSTMENT AND WERE ESTABLISHED BY USING GPS VIRTUAL REFERENCE STATION REAL TIME NETWORK WITH MULTIPLE OBSERVATIONS CONSISTING OF MORE THAN THREE MINUTES AT EACH POINT.
- THIS PLAT IS BASED ON A RECENT BOUNDARY SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND

- | | | | |
|------|--|-------|--------------------------------|
| C | = CALCULATED DATA | POC | = POINT OF COMMENCEMENT |
| CB | = CHORD BEARING | PG(S) | = PAGE(S) |
| CD | = CHORD DISTANCE | PRM | = PERMANENT REFERENCE MONUMENT |
| CCR | = CERTIFIED CORNER RECORD | R | = RADIAL LINE |
| A | = CENTRAL ANGLE | RNG | = RANGE |
| FCM | = FOUND CONCRETE MONUMENT | R/W | = RIGHT OF WAY |
| FOOT | = FLORIDA DEPARTMENT OF TRANSPORTATION | S | = SOUTH |
| FIR | = FOUND IRON ROD | SCM | = SET CONCRETE MONUMENT |
| EN&D | = FOUND NAIL AND DISK | SEC | = SECTION |
| LI | = LICENSE | SN&D | = SET NAIL AND DISK |
| LB | = LICENSED BUSINESS NUMBER | SQ | = SQUARE |
| N | = NORTH | S.R. | = STATE ROAD |
| (NR) | = NON RADIAL LINE | TWP | = TOWNSHIP |
| ORB | = OFFICIAL RECORDS BOOK | W | = WEST |
| O/A | = OVERALL | XX' | = DEGREES |
| (P) | = PLAT PLAT BOOK XX PAGE XX | XX" | = MINUTES (BEARINGS) |
| PB | = PLAT BOOK | XX" | = SECONDS (BEARINGS) |
| PCD | = PINELLAS COUNTY ENGINEERING DEPARTMENT | XX' | = FEET (DISTANCES) |
| PCB | = POINT OF BEGINNING | | |
- = FOUND 5/8" IRON ROD WITH CAP "AVD LB 7345" (UNLESS OTHERWISE NOTED)
 - = SET 5/8" IRON ROD WITH CAP "AVD LB 7345" (UNLESS OTHERWISE NOTED)
 - = PRM, SET CONCRETE MONUMENT "4"X"4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE NOTED)
 - ★ = PRM, SET NAIL AND DISK "PRM LB 7345" (UNLESS OTHERWISE NOTED)
 - ☆ = PCP, SET NAIL AND DISK "PCP LB 7345" (UNLESS OTHERWISE NOTED)



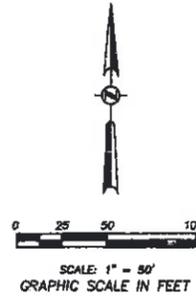
2090 CURLEW ROAD STE 801
 PALM HARBOR, FLORIDA 34655
 PHONE (727) 789-9500
 FAX (727) 784-8862
 AYDRGUP.COM
 STATE OF FLORIDA AUTHORIZATION NUMBER
 FOR SURVEYING AND MAPPING LB #7345



FOXWOOD ESTATES

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 10,
 TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

LINE	BEARING	LENGTH
L1	S83°51'02"W	13.04'
L2	N89°27'09"E	11.25'
L3	S20°32'51"E	25.00'
L4	S86°07'45"W	4.20'
L5	N84°33'11"E	46.69'
L6	N75°12'55"E	38.09'
L7	N81°53'58"E	48.32'
L8	S87°48'06"E	53.78'
L9	N78°07'53"E	57.68'
L10	N81°27'22"E	131.47'
L11	S83°35'24"E	68.49'
L12	N79°48'27"E	55.44'
L13	N77°32'43"E	62.51'
L14	N81°51'55"E	29.23'
L15	N78°12'33"E	37.55'
L16	N03°25'10"E	30.89'
L17	N09°38'50"E	98.34'
L18	N16°35'38"E	88.36'
L20	N16°35'38"E	85.32'
L21	N09°38'50"E	92.58'
L22	N03°25'10"E	66.14'
L23	N78°54'09"E	26.65'
L24	N78°12'33"E	40.35'
L25	N60°08'52"E	21.62'
L26	N87°13'06"W	82.42'
L27	S82°06'39"W	50.17'
L28	N89°27'09"E	60.56'
L29	N69°27'09"E	71.25'
L36	N83°57'54"E	296.28'
L37	N83°52'07"E	260.63'
L38	N83°35'47"E	243.21'
L39	S83°35'47"W	242.27'
L40	S83°52'07"W	260.67'
L41	S83°57'54"W	297.19'



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD	BEARING	CHORD BEARING
C5	185.00'	25°50'31"	83.44'	S83°13'42"E	82.73'	
C13	1000.00'	5°54'28"	103.11'	N80°53'48"E	103.06'	
C14	1000.00'	6°48'41"	118.88'	N74°32'14"E	118.81'	
C15	1000.00'	1°40'44"	29.31'	N70°17'31"E	29.30'	
C18	1000.00'	5°54'28"	103.11'	N80°53'48"E	103.06'	
C17	950.00'	0°33'56"	9.38'	N89°44'07"E	9.38'	
C18	950.00'	6°35'00"	109.16'	N73°18'34"E	109.09'	
C19	950.00'	7°14'58"	120.20'	N80°13'33"E	120.12'	
C20	25.00'	33°33'28"	14.64'	N52°40'28"E	14.43'	
C21	65.00'	59°50'33"	67.89'	N65°48'59"E	64.85'	
C22	65.00'	84°27'51"	85.82'	S42°01'49"E	87.38'	
C23	65.00'	143°07'23"	162.37'	N71°45'48"E	123.33'	
C24	25.00'	73°52'21"	32.23'	S73°36'41"E	30.05'	
C25	65.00'	287°25'47"	326.08'	N00°23'24"W	76.93'	
C26	1000.00'	14°23'53"	251.29'	N78°39'06"E	250.63'	
C27	950.00'	14°23'53"	238.73'	N78°39'06"E	238.10'	
C28	1861.02'	3°25'24"	111.19'	S84°23'13"W	111.18'	
C29	1861.02'	3°53'26"	126.37'	S80°43'49"W	126.34'	
C30	90.00'	72°30'29"	63.28'	N52°50'53"E	59.14'	
C31	75.00'	38°55'44"	50.98'	S65°41'28"E	48.98'	
C32	210.00'	17°58'12"	65.86'	S87°09'52"E	65.59'	

CONSERVATION EASEMENT
 THE INTENT OF THE EASEMENT AREA IS TO RETAIN THE EASEMENT AREA IN AN ESSENTIALLY NATURAL CONDITION. THE FOLLOWING ACTS OR ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE EASEMENT IN THE ABSENCE OF A SPECIFIC PERMIT FROM THE GRANTEE:

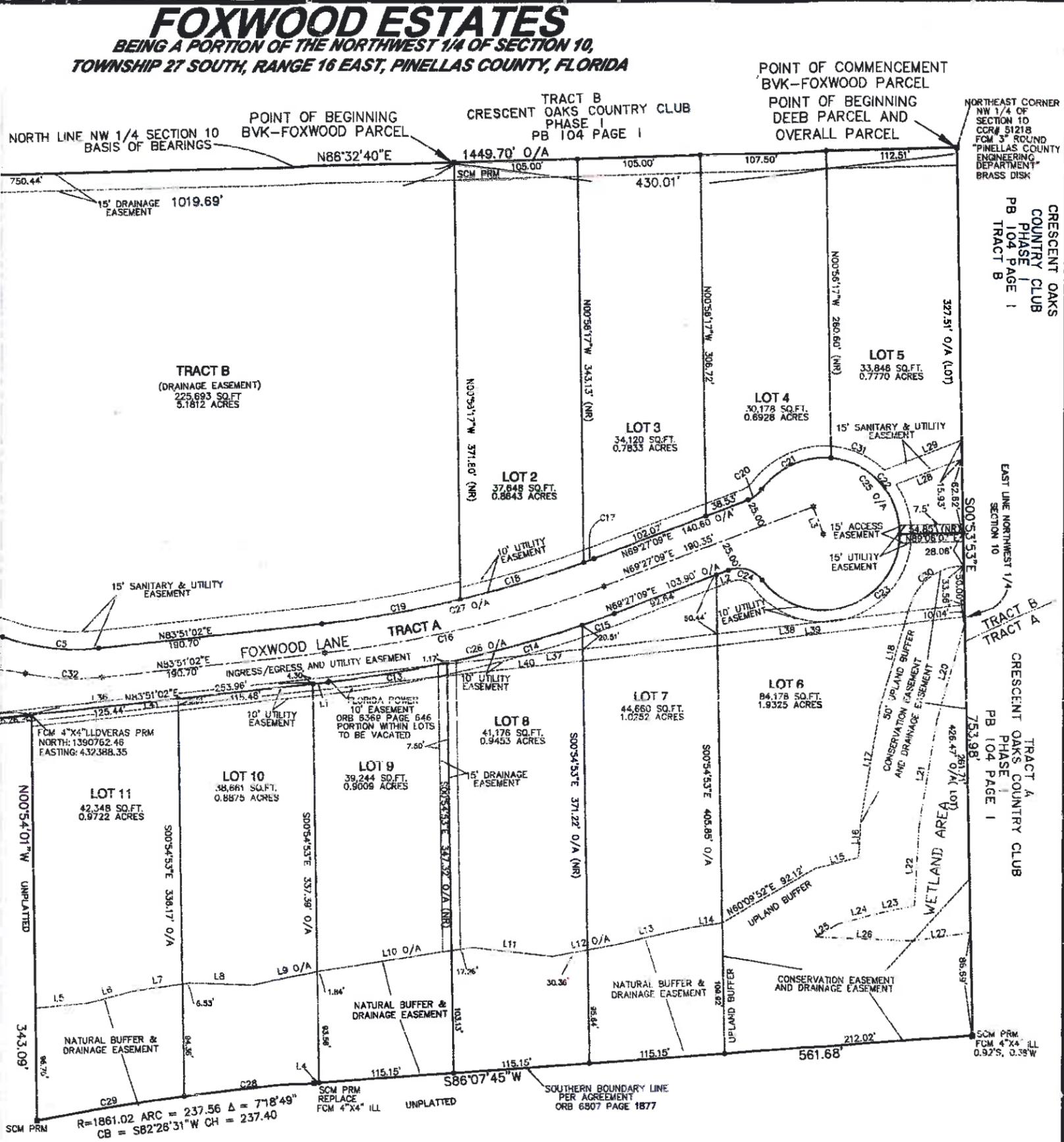
- CONSTRUCTION OR THE PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.
- CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.
- THE PLACEMENT OF ANY MATERIAL SUCH AS TRASH OR WASTE WHICH IS INCONSISTENT WITH THE INTENT OF THE CONSERVATION EASEMENT.
- PLACEMENT, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOVING (MOVING IS ALLOWED IN NATURAL BUFFER EASEMENT ONLY), PESTICIDE AND HERBICIDE USES.
- EXCAVATION OR OTHER REMOVAL OF MATERIAL.
- USES EXCEPT FOR THE PURPOSES THAT PERMIT THE AREA DEFINED BY THE EASEMENT TO REMAIN IN AN ESSENTIALLY NATURAL CONDITION.
- ANY ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION.

THE FOLLOWING RIGHTS ARE CONVEYED TO PINELLAS COUNTY, ITS SUCCESSORS AND ASSIGNS BY THE FOLLOWING EASEMENT:

- TO ENTER UPON THE PROPERTY AT REASONABLE TIMES BASED ON A 24 HOUR NOTICE TO ENFORCE THE RIGHTS HEREIN GRANTED UPON PRIOR NOTICE TO GRANTEE, ITS HEIRS, SUCCESSORS OR ASSIGNS AT THE TIME OF SAID ENTRY.
- EMERGENCY ACCESS BY THE PINELLAS COUNTY HIGHWAY DEPARTMENT TO MAINTAIN DRAINAGE FLOW.

2300 CURLEW ROAD STE 201
 PALM HARBOR, FLORIDA 34883
 PHONE (727) 789-9600
 FAX (727) 784-8802
 AVIDGROUP.COM

STATE OF FLORIDA AUTHORIZATION NUMBER
 FOR SURVEYING AND MAPPING LB #7345



MATCHLINE SEE SHEET 3 OF 4

CASE SUMMARY
CASE NO. Z-31-11-15
(Quasi-Judicial)

PRC MEETING: October 12, 2015 @ 10:00 AM-1st Floor, Planning Con Room

LPA HEARING: November 12, 2015 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: December 15, 2015 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Paul W. & Nancy J. Guilmette

REQUEST: Zone change from: A-E, Agricultural Estate Residential
to: RPD-7.5, Residential Planned Development, 7.5 units

CASE DESCRIPTION: Approximately 2 acres located on the east side of Summerdale Drive approximately 460 feet south of Hammock Pine Boulevard in the unincorporated area of Clearwater (30/28/16/07236/000/0080). A legal description is available in file upon request.

APPLICANT/ADDRESS: Paul W. & Nancy J. Guilmette
2881 Summerdale Dr
Clearwater, FL 33761

REP/ADDRESS: Joseph Gilberti, P. E.
Landtech Design Group, Inc.
385 Donora Boulevard
Ft. Myers Beach, FL 33931

NOTICES SENT TO: Paul W. & Nancy J. Guilmette, Mike Meidel-Economic Development Council, DOT, Clint Herbic-Pinellas County School Board, BCC Office & Surrounding Owners

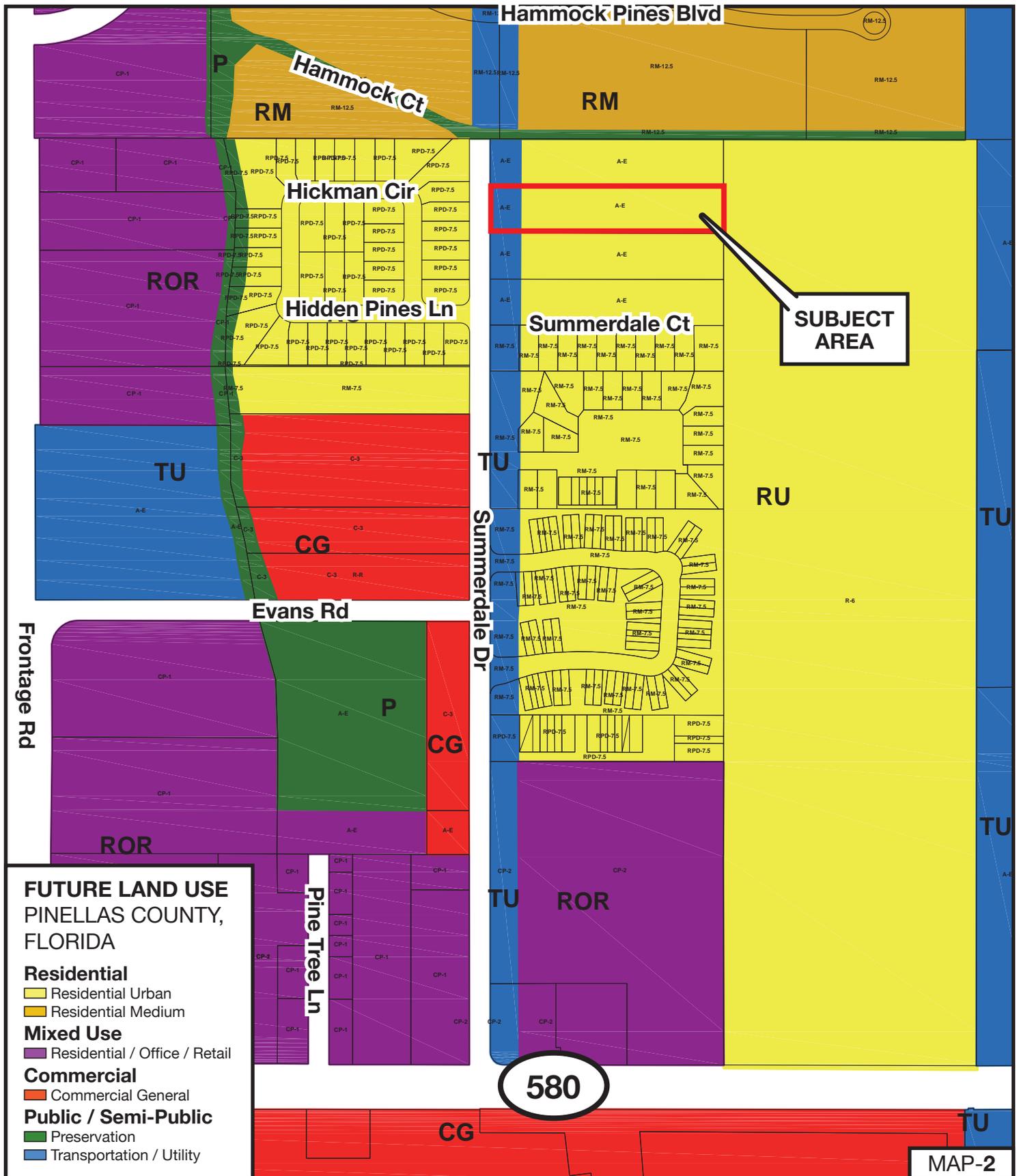
EXISTING USE: Single Family Home

PROPOSED USE: 14 Single Family Homes

LAND USE: Residential Urban

ZONING: A-E

Z15-000025



FUTURE LAND USE
 PINELLAS COUNTY,
 FLORIDA

Residential

- Residential Urban
- Residential Medium

Mixed Use

- Residential / Office / Retail

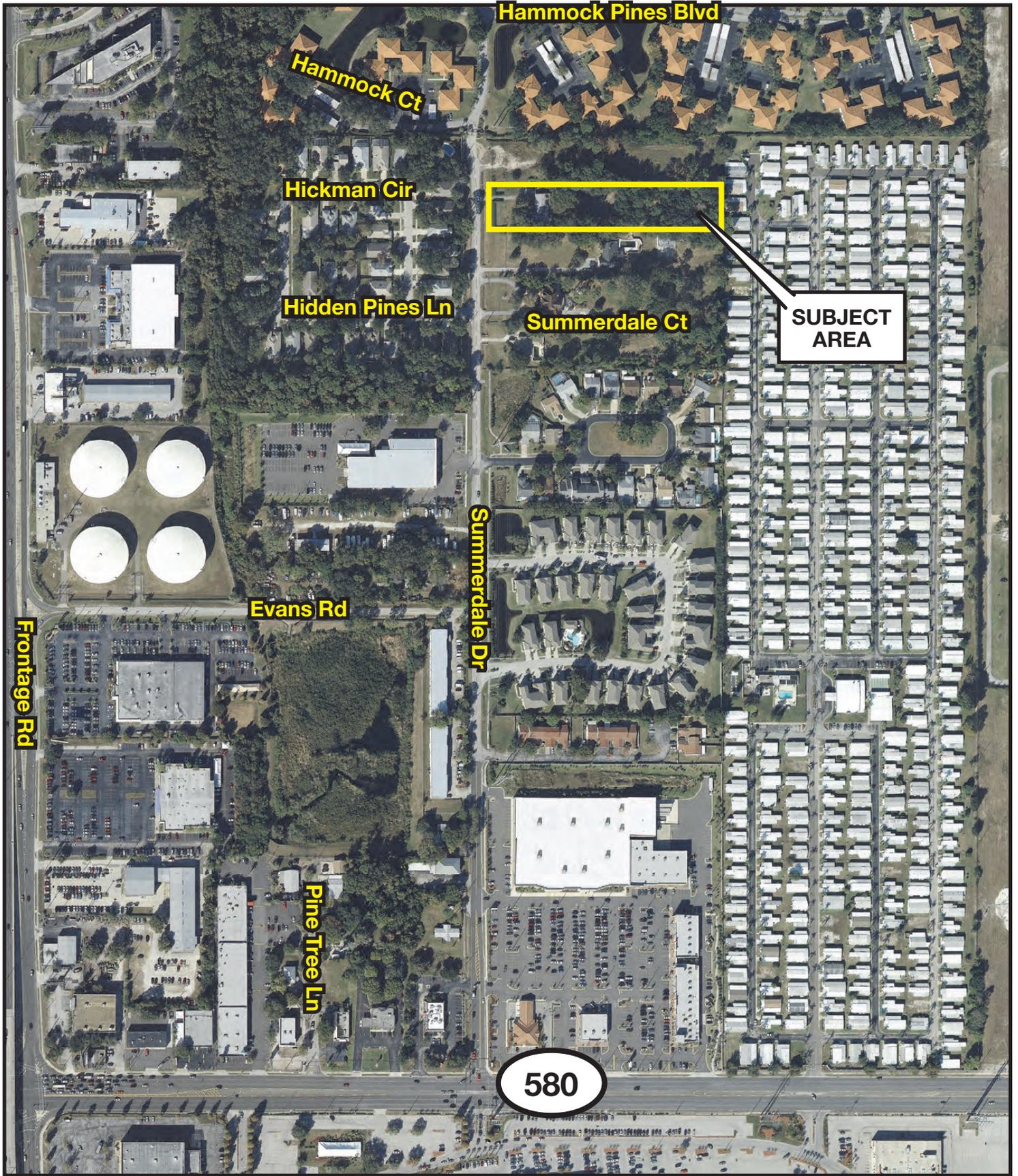
Commercial

- Commercial General

Public / Semi-Public

- Preservation
- Transportation / Utility

Z-31-11-15	Zone From: A-E, Agricultural Estate Residential To: RPD-7.5, Residential Planned Development, 7.5 units		
Parcel I.D. 30/28/16/07236/000/0080 Prepared by: Pinellas County Planning Department September 2015		MAP-2	



Z-31-11-15

Zone From: A-E, Agricultural Estate Residential
To: RPD-7.5, Residential Planned Development, 7.5 units

Parcel I.D. 30/28/16/07236/000/0080

Prepared by: Pinellas County Planning Department September 2015



1. Owner: Paul W. Guilmette & Nancy J. Guilmette
Mailing Address: 2881 Summerdale Drive
City: Clearwater State: FL Zip Code: 33761 Daytime Phone: (727) 501-4390
Email: paulguilmette@tampabay.rr.com

2. Representative's Name: Joseph Gilberti, P.E.
Company Name: Landtech Design Group, Inc.
Mailing Address: 385 Donora Blvd.
City: Ft. Myers Beach State: FL Zip Code: 33931 Daytime Phone: (813) 470-6000
Email: joe@landtechdesigngroup.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.

Paul W. Guilmette & Nancy J. Guilmette

Specify interest held: 50% / 50%

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:

Paul W. Guilmette & Nancy J. Guilmette as owners - Sellers

Abby Building Corporation, Inc. - Christopher C. Strong as President/Owner - Buyer

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:

Paul W. Guilmette & Nancy J. Guilmette as Owners - Sellers

Abby Building Corporation, Inc. - Christopher C. Strong as President/Owner - Buyer

4. This hearing is being requested to consider: Re-Zoning

5. Location of subject property (street address): 2881 Summerdale Drive, Clearwater, FL 33761

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

Belle Haven, Unit A, Lot 8, according to the map or plat thereof as recorded in Plat Book 025, page

(s) 059 of the public records of Pinellas County, Florida. A portion of Section 30, Township 28 South, Range 16 East, Pinellas County, Florida.

7. Size of Property: 130 feet by 660 feet, 2 mol acres

8. Present zoning classification: AE

9. Present Land Use Map designation: RU

10. Date subject property acquired: 1996

11. Existing structures and improvements on subject property:

Single Family Dwelling Unit, Single Story, 3 Bedroom / 2 Bathroom / 3 Car Garage with

detached rear yard shed, 1790 sq.ft. of Living / 2925 sq. ft. Gross.

12. Proposed structures and improvements will be:

14 Single Family Dwelling Units / Lots -

consistant and similar to what is existing along Summerdale Drive.

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).

14 Single Family Dwelling Units / Lots - consistant and similar to what is existing all along

Summerdale Drive.

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:

N/A.

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.

Paul W. Guilmette

Nancy Guilmette
***Signature of Owner or Trustee

Date: 9/8/2015

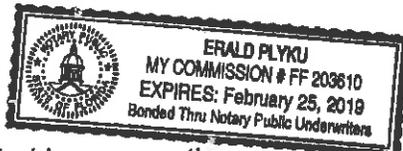
STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 8 day of September, 20 15

personally appeared Paul Guilmette & Nancy Guilmette
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).