

BOARD OF ADJUSTMENT
Pinellas County Courthouse
County Commissioners Assembly Room
Fifth Floor
315 Court Street
Clearwater, FL
9:00 AM
January 5, 2017

CURRENTLY SCHEDULED APPLICATIONS

1. **BA-1-1-17**

Application of Marguerite Freeborn, Emil & Melinda Pratesi and Richard La Belle, through Robert Pergolizza, AICP/PTP, Representative, for a variance to allow a single family subdivision with lots having frontage on a private road where frontage along a publicly-accessible right-of-way is required, a variance to allow for reduced front setbacks of 18 feet to the edge of the private road right-of-way/easement on all proposed lots where 20 feet is required, and a variance to allow a 10-foot setback for structures from the right-of-way of Lake Drive on proposed lots 7 and 8 where a 20-foot setback is required in an R-3 zone, for the properties located at 3436 Fisher Road, 3440 Fisher Road and 3446 Lake Drive in Palm Harbor.

2. **BA-2-1-17**

Application of ALTWT 2, LLC, through Cynthia Tarapani, Representative, for a variance to allow the enclosure and conversion of an existing carport into living space with an 11-foot front setback where 25 feet is required in an R-4 zone, for the property located at 1310 Riverside Avenue in the unincorporated area of Tarpon Springs.

3. **BA-4-1-17**

Application of Suncoast Primate Sanctuary Foundation, Inc., through John C. Landon, P.E., Representative, to amend previously-approved special exceptions related to the maintaining of animals in a C-3 zone, for the property located at 4612 US Highway 19 Alternate in Palm Harbor.

ADJOURNMENT

“Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

“IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS PUBLIC HEARING (AGENDA), PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756, (727) 464-4880 (VOICE) (727) 464-4062 (TDD).”

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-1-1-17

PRC MEETING: December 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: January 5, 2017 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Marguerite Freeborn
360 Monroe St.
Dunedin, FL 34698

Emil Pratesi & Melinda Pratesi
3440 Fisher Rd.
Dunedin, FL 34698

Richard LaBelle
3446 Lake Dr.
Dunedin, FL 34698

REP/ADDRESS: Robert Pergolizzi, AICP/PTP
Sean P. Cashen, P.E.
Gulf Coast Consulting, Inc.
13825 Icot Blvd, Suite 605
Clearwater, FL 33760

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: Residential Low

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow a single family subdivision with lots having frontage on a private road where frontage along a publicly-accessible right-of-way is required, a variance to allow for reduced front setbacks of 18 feet to the edge of the private road right-of-way/easement on all proposed lots where 20 feet is required, and a variance to allow a 10-foot setback for structures from the right-of-way of Lake Drive on proposed lots 7 and 8 where a 20-foot setback is required in an R-3 zone, for the properties located at 3436 Fisher Road, 3440 Fisher Road and 3446 Lake Drive in Palm Harbor.

PARCEL ID: 18/28/16/00000/320/0400, 18/28/16/00000/320/0500 and 18/28/16/00000/320/0600

NOTICES SENT TO: Marguerite Freeborn, Emil Pratesi & Melinda Pratesi, Richard LaBelle, Gulf Coast Consulting, Inc., City of Dunedin, Coalition of Clearwater HOA, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: N/A
Revised 12/12/16

Reference #:BA16-00055

From: Bailey, Glenn
Sent: Monday, December 12, 2016 11:27 AM
To: Swinton, Tammy M
Subject: FW: BA 1-1-17 - Highwoods Phase 2

*amendment to
application*

Glenn Bailey, AICP
Pinellas County Planning Department
(727) 464-5640
gbailey@pinellascounty.org

All government correspondence is subject to the public records law.

From: Robert Pergolizzi [mailto:pergo@gulfcoastconsultinginc.com]
Sent: Monday, December 12, 2016 11:02 AM
To: Bailey, Glenn <gbailey@co.pinellas.fl.us>; Brinson, Ryan <rbrinson@co.pinellas.fl.us>
Cc: Michael Willenbacher (mw@gulfwindhomes.com) <mw@gulfwindhomes.com>
Subject: BA 1-1-17 - Highwoods Phase 2

Per our phone conversation we are clarifying the setback will be 20-feet between the garage and the back of sidewalk.

Also per our conversation, please amend the application to include additional variances for Los 7 & 8. Lake Drive ROW dead ends into northern boundary, we seek a 10 foot "rear setback" rather than 20-feet front. The Lake Drive ROW is a dead end at the northern boundary having a 20 foot setback serves no purpose. The proposed 10-foot setback is consistent with rear yard standards for R-3 zoning and physically this is the rear yard of Lots 7 & 8. This is identical to a variance that was granted for lots 3 & 4 of Highwood Estates Phase I at the Pine Street ROW.

Robert Pergolizzi, AICP PTP
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760
Phone: 727-524-1818
Fax: 727-524-6090
Cell: 727-644-2695
Email: pergo@gulfcoastconsultinginc.com

Filing Deadline: _____
Filing Fees: _____
Variance: _____
Special Exception: _____
Date of hearing (if filed before above date): _____

**PINELLAS COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR PUBLIC HEARING**

FILE # _____ PARCEL # 18/28/16/00000/320/0400, 0500, 0600
After the fact structure YES ☐ NO ☒ Bldg Sign Off: _____ Date _____
Approved: Structure can/does meet code ☒ Denied: Engineering/Improvements Req'd _____
Applicant's Signature: _____ Date: 11/7/16
Received by: DMetcay Date Filed: 11/7/16

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Building & Development Review Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of BDRS. The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence. All applications must be signed by the present owner of the property.

1. Owner: Multiple Owners - See Attached Narrative Summary
Mailing Address: _____ City: _____
Street Address: _____ City: _____
State: _____ Zip Code: _____ Telephone No: _____
Daytime Phone: _____ Fax No. _____ Email: _____
2. Representatives Name: Robert Pergolizzi, AICP/PTP
Mailing Address: 13825 Icot Blvd., Suite 605 City: Clearwater
State: Florida Zip Code: 33760 Telephone No: 727-524-1818
Daytime Phone: _____ Fax No. 727-524-6090 Email: pergo@gulfcoastconsultinginc.com

- 2A. 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 part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application N/A

Specify interest held: N/A

- 2B. Is there an existing contract for sale on subject property? Yes

If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust Gulfwind Homes, LLC (Attn: Michael Willenbacher)

Is contract conditional or absolute? Conditional

- 2C. Are there any options to purchase subject property? No

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

3. Hearing requested to consider: ☒ A Variance or ☐ B Special Exception
To allow the following: To allow construction of a private gated roadway (rather than public).
To allow a setback of 18-feet to edge of private right-of-way/easement rather than 20 feet
Building setback will be 20-feet from back of sidewalk.

4. Location of Subject Property: 3436 Fisher Road, 3440 Fisher Road, 3446 Lake Drive
(Street Address)

5. Legal Description of Subject Property:

See Attached.

6. Lot Size: 5.08 acres +/-

7. Present Zoning Classification: R-3 Single Family

Present Land Use Plan Designation: Residential Low (RL)

8. Present structures and improvements on the property: Three single-family detached homes

9. Proposed use of property will be: Seventeen (17) single-family detached homes with gated private street,

10. (I)(We) believe that the Board of Adjustment should grant this application because: (Include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

See attached Narrative Summary

11. Has any previous application or appeal been filed in connection with this property within the last two years?
(Yes) ☒ (No) ☐ If so, briefly state the nature of the application or appeal?

Rezoning application filed in June 2016. Rezoning approved October 25, 2016.

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

- (A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. (Applications for variance from the minimum construction elevation will require submission of a survey indicating the existing elevation on the property and an interior layout of proposed or existing construction.) If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.
- (B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.
- (C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.
- (D) Adult Use Variance (see Ordinance 90-65).
- (E) Concurrency Variance of Appeal (see Ordinance 89-69. Subject to annual amendment of the Concurrency Test Statement).

13. Date Property Acquired: varies, most recent November 14, 2013

14. Does applicant own any property contiguous to the subject property? (Yes) ☐ (No) ☒
If so, give complete legal description of contiguous property:

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions?

(A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) ☐ (No) ☒

(B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) ☐ (No) ☒

In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.

16. Have you been notified of a violation from?

Pinellas County Building? No Violation Number _____

Pinellas County Environmental Management? _____ Violation Number _____

Other? _____ Violation Number _____

If there is no violation, what prompted you to file this application?

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.

Richard D. Labelle Sr.
***Signature of Owner or Trustee

Date: JUNE 10, 2016

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 10th day of JUNE, 2016

personally appeared RICHARD D. LABELLE SR
who, being duly sworn, deposes and says that the above is a true and correct certification.

H. J. [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 of the corporation (Please note question #3).

**NARRATIVE SUMMARY
VARIANCE REQUEST FOR HIGHWOOD ESTATES PHASE 2
5.08 ACRE SITE**

Owners:

Marguerite Freeborn
360 Monroe Street
Dunedin, FL 34698 (Parcel # 18/28/16/00000/320/0600)

Emil Pratesi & Melinda Pratesi
3440 Fisher Road
Dunedin, FL 34698 (Parcel # 18/28/16/00000/320/0500)

Richard LaBelle
3446 Lake Drive
Dunedin, FL 34698 (Parcel # 18/28/16/00000/320/0400)

Contract Purchase/Developer:

Gulfwind Homes
1817 Cypress Creek Drive, Suite 104
Trinity, FL 34655

Authorized Representative / Planners/Engineers:

Robert Pergolizzi, AICP / PTP & Sean P. Cashen, P.E., LEED AP
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

Parcel ID # 18-28-16-00000-320-0400
 18-28-16-00000-320-0500
 18-28-16-00000-320-0600

I. INTRODUCTION

The subject property contains approximately 5.08 acres and is located on the western side of Fisher Road south of Curlew Road in unincorporated Pinellas County. The site currently contains single-family detached homes on 3 parcels. The developer of Highwood Estates, which contains 8 homes on 2.47 acres located immediately to the west is purchasing a these 5.08 acres to expand the Highwood Estates development and provide a through roadway connection so residents may access both Fisher Road and Belcher Road. The Highwood Estates property received similar variances on January 7, 2016 (BA 1-1-16). These subject 5.08 acre properties were rezoned to R-3 in October 2016 (Z-19-9-16) and have Residential Low (RL) Land Use.

The applicant seeks to apply for Site Plan review for a seventeen (17) lot single-family subdivision with gated access and a private road.

Pinellas County staff has indicated a BOA variance to Section 138-1279 of the LDC is required to allow access to a private street rather than a public roadway. In addition, to be consistent with Highwood Estates Phase 1, the applicant seeks a variance to Section 138-525 (d) to reduce the "front yard setback" from 20 feet to 18 feet to the edge of right of way/easement to the private road. The building setback will be a minimum of 20 feet from the back of sidewalk.

II. ANALYSIS

The applicant will construct a direct access connection to Fisher Road that will be used to provide access to the development. The access to Fisher Road will be gated for residents and there will be an internal roadway connection to the existing private road that connects to Belcher Road to the west. Therefore residents will be able to access either Belcher Road or Fisher Road when entering or leaving the development.

With the proposed sidewalk on both sides of the private road, the proposed roadway is consistent with Pinellas County standards for local residential streets per Section 154-106 and 154-108.

The construction of the private road will not be harmful to adjoining properties or have a detriment to the public welfare.

No special privilege is being requested since any residential infill project may request similar relief. Given the "infill" nature of much recent development in Pinellas County, this type of relief will become more common.

III. CONCLUSION

The development of this property with seventeen (17) lots would not affect adversely nearby properties and would preserve the residential character of the area as was evidenced by the rezoning in March 2014 and the recent rezoning in October 2016. The relief being requested is typical for "infill" development such that the requested deviations from the LDC are not unreasonable and would not pose a detriment to the public welfare.

**BOARD OF COUNTY
COMMISSIONERS**

Dave Eggers

Pat Gerard

Charlie Justice

Janet C. Long

John Morroni

Karen Williams Seel

Kenneth T. Welch



October 27, 2016

Marguerite F. Freeborn
360monroe Street
Dunedin, FL 34698

Emil & Melinda Pratesi
3440 Fisher Road
Dunedin, FL 34698

Richard LaBelle
3446 Lake Drive
Dunedin, FL 34698

Re: Case Number. Z-19-9-16
Parcel ID Number: 18/28/16/00000/320/0400, 0500 & 0600

Dear Property Owner,

Please be advised that by action of the Board of County Commissioners on October 25, 2016, your request for a change of Zoning change from E-1, Estate Residential to R-3, Single Family Residential on the above referenced case was approved.

Any right-of-way requirements pertaining to further development of this property will be addressed during site plan review. Please contact the Engineering Department of specific right-of-way requirements.

If you have any questions, please do not hesitate to contact this office at 727-464-5047.

Sincerely,

Glenn Bailey, AICP, Zoning Manager
Pinellas County Planning Department

✓ cc: Robert Pergolizzi, AICP/PTP

Z16-000013




[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#) WM**18-28-16-00000-320-0400****Compact Property Record Card**[Portability
Calculator](#)**Updated November 5, 2016**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)


Ownership/Mailing Address Change Mailing Address	Site Address
LA BELLE, RICHARD D 3446 LAKE DR DUNEDIN FL 34698-9340	3446 LAKE DR (Unincorporated)

**Property Use:** 0110 (Single Family Home)**Living Units:** 1[\[click here to hide\] Legal Description](#)

FROM NE COR OF NW 1/4 OF SW 1/4 TH S 826.92FT TH W 364.41FT FOR POB TH W 334.64FT TH
N01DW 165.98FT TH E 334.12FT TH S01DE 165.66FT TO POB CONT 1.27 AC(C)

<u>Mortgage Letter</u>  <u>File for Homestead Exemption</u>			2017 Parcel Use
Exemption	2016	2017	
Homestead:	Yes	Yes	
Government:	No	No	Homestead Use Percentage: 100.00%
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%
Historic:	No	No	Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	<u>Sales Comparison</u>	<u>Census Tract</u>	<u>Evacuation Zone</u> (NOT the same as a FEMA Flood Zone)	Plat Book/Page
18233/1809 	\$525,300 <u>Sales Query</u>	121030269043	NON EVAC	

2016 Interim Value Information

Year	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2016	\$441,706	\$232,913	\$182,913	\$207,913	\$182,913

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

Year	<u>Homestead Exemption</u>	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2016	Yes	\$441,706	\$232,913	\$182,913	\$207,913	\$182,913
2015	Yes	\$407,874	\$231,294	\$181,294	\$206,294	\$181,294
2014	Yes	\$355,404	\$229,458	\$179,458	\$204,458	\$179,458
2013	Yes	\$296,921	\$226,067	\$176,067	\$201,067	\$176,067
2012	Yes	\$328,650	\$222,288	\$172,288	\$197,288	\$172,288
2011	Yes	\$351,475	\$215,814	\$165,814	\$190,814	\$165,814
2010	Yes	\$320,612	\$212,625	\$162,625	\$187,625	\$162,625
2009	Yes	\$406,352	\$207,035	\$157,035	\$182,035	\$157,035

Law Offices of

WILLIAM J. KIMPTON, PA

605 Palm Boulevard, Suite B
Dunedin, FL 34698

Telephone: (727) 733-7500
FAX: (727) 733-7511
email: bill@kimptonlaw.com

June 13, 2016

ATTORNEY'S CERTIFICATION OF TITLE

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, the undersigned authority, WILLIAM J. KIMPTON, who, upon being duly sworn, deposes and says:

1. That he is a practicing Florida attorney with offices located at 605 Palm Boulevard, Suite B, Dunedin, Florida 34698.
2. That he has examined the public records in the Office of the Clerk of Circuit Court for Pinellas County, and determined that as of the 13th day of June, 2016, the real estate described in the attached Exhibit "A" is owned by the RICHARD D. LABELLE, as fee simple owner.


William J. Kimpton

Sworn to and subscribed
before me this 13th day of
June, 2016.


Notary Public

My Commission Expires:



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.

Emil G. Pratesi & Melinda D. Pratesi
***Signature of Owner or Trustee

Date: 6-8-2016

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 8th day of June, 20 16

personally appeared Emil G. Pratesi & Melinda D. Pratesi
who, being duly sworn, deposes and says that the above is a true and correct certification.



Debbie S. Smyth
(signature) NOTARY PUBLIC

(seal)


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

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Calculator](#)**Updated November 5, 2016**[Email](#)[Print](#)[Radius Search](#)[FEMA/WLM](#)


<u>Ownership/Mailing Address Change Mailing Address</u>	<u>Site Address</u>
PRATESI, EMIL G PRATESI, MELINDA D 3440 FISHER RD DUNEDIN FL 34698-9311	3440 FISHER RD (Unincorporated)

**Property Use:** 0110 (Single Family Home)**Living Units:** 1[\[click here to hide\]](#) **Legal Description**

FROM NE COR OF NW 1/4 OF SW 1/4 TH S 826.92FT TH W 364.53FT FOR POB TH S01DE 165.69FT TH W 335.04FT TH N01DW 165.98FT TH E 334.52 FT TO POB CONT 1.27AC(C)

<u>Mortgage Letter</u>  <u>File for Homestead Exemption</u>			<u>2017 Parcel Use</u>
<u>Exemption</u>	<u>2016</u>	<u>2017</u>	
Homestead:	Yes	Yes	Homestead Use Percentage: 100.00%
Government:	No	No	Non-Homestead Use Percentage: 0.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

<u>Most Recent Recording</u>	<u>Sales Comparison</u>	<u>Census Tract</u>	<u>Evacuation Zone</u> (NOT the same as a FEMA Flood Zone)	<u>Plat Book/Page</u>
04590/1253 	\$402,500 <u>Sales Query</u>	121030269043	NON EVAC	

2016 Interim Value Information

<u>Year</u>	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2016	\$330,899	\$197,257	\$147,257	\$172,257	\$147,257

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

<u>Year</u>	<u>Homestead Exemption</u>	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2016	Yes	\$330,899	\$197,257	\$147,257	\$172,257	\$147,257
2015	Yes	\$294,434	\$195,886	\$145,886	\$170,886	\$145,886
2014	Yes	\$224,709	\$194,331	\$144,331	\$169,331	\$144,331
2013	Yes	\$191,459	\$191,459	\$141,459	\$166,459	\$141,459
2012	Yes	\$245,279	\$208,732	\$158,732	\$183,732	\$158,732
2011	Yes	\$265,313	\$202,652	\$152,652	\$177,652	\$152,652
2010	Yes	\$266,479	\$199,657	\$149,657	\$174,657	\$149,657
2009	Yes	\$325,581	\$194,408	\$144,408	\$169,408	\$144,408

Law Offices of

WILLIAM J. KIMPTON, PA

605 Palm Boulevard, Suite B
Dunedin, FL 34698

Telephone: (727) 733-7500
FAX: (727) 733-7511
email: bill@kimptonlaw.com

June 13, 2016

ATTORNEY'S CERTIFICATION OF TITLE

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, the undersigned authority, WILLIAM J. KIMPTON, who, upon being duly sworn, deposes and says:

1. That he is a practicing Florida attorney with offices located at 605 Palm Boulevard, Suite B, Dunedin, Florida 34698.

2. That he has examined the public records in the Office of the Clerk of Circuit Court for Pinellas County, and determined that as of the 13th day of June, 2016, the real estate described in the attached Exhibit "A" is owned by the EMIL G. PRATESI and MELINDA D. PRATESI, husband and wife, as fee simple owners.


William J. Kimpton

Sworn to and subscribed
before me this 13th day of
June, 2016.


Notary Public

My Commission Expires:



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.

[Signature]
***Signature of Owner or Trustee
John F. Freeborn, Personal Representative

Date: 6/9/16
[Signature]
Allison K. Freeborn, Pers. Rep

STATE OF FLORIDA, COUNTY OF PINELLAS

Before me this 9th day of June, 20 16

personally appeared John F. Freeborn and Allison K. Freeborn, Personal Representatives*
who, being duly sworn, deposes and says that the above is a true and correct certification.

*of Estate of Marguerite F. Freeborn



CYNTHIA M. JANSSEN
MY COMMISSION # FF 067142
EXPIRES: March 4, 2020
Bonded thru Budget Notary Services

[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 of the corporation (Please note question #3).

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#) WM**18-28-16-00000-320-0600****Compact Property Record Card**[Portability
Calculator](#)**Updated November 5, 2016**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)**Ownership/Mailing Address Change Mailing
Address****Site Address**FREEBORN, JOHN F
FREEBORN, ALISON K
360 MONROE ST
DUNEDIN FL 34698-57403436 FISHER RD
(Unincorporated)**Property Use:** 0810 (Single Family - more than one house per parcel)**Living Units:** 2[\[click here to hide\]](#) **Legal Description**

PART OF SE 1/4 OF NW 1/4 OF SW 1/4 OF SEC 18-28-16 DESC AS FROM NE COR OF NW 1/4 OF SW 1/4 TH S01D05'55"E 661.54FT TH W 30FT FOR POB TH S01D05' 55"E 330.76FT TH S89D06' 14"W 335.05FT TH N00D55' 06"W 331.35FT TH N89D12' 03"E 333.98FT TO POB CONT 2.54AC(C)

Mortgage Letter**File for Homestead
Exemption****2017 Parcel Use**

Exemption	2016	2017
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	<u>Sales Comparison</u>	<u>Census Tract</u>	<u>Evacuation Zone</u> (NOT the same as a FEMA Flood Zone)	Plat Book/Page
19229/2386	\$516,200 <u>Sales Query</u>	121030269043	NON EVAC	

2016 Interim Value Information

Year	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2016	\$430,697	\$430,697	\$430,697	\$430,697	\$430,697

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

Year	<u>Homestead Exemption</u>	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2016	No	\$430,697	\$430,697	\$430,697	\$430,697	\$430,697
2015	Yes	\$393,608	\$276,924	\$226,424	\$251,424	\$226,424
2014	Yes	\$341,899	\$274,726	\$224,726	\$249,726	\$224,726
2013	Yes	\$270,666	\$270,666	\$220,666	\$245,666	\$220,666
2012	Yes	\$269,708	\$269,708	\$219,708	\$244,708	\$219,708
2011	Yes	\$297,639	\$280,761	\$230,761	\$255,761	\$230,761
2010	Yes	\$293,415	\$276,612	\$226,612	\$251,612	\$226,612

Law Offices of

WILLIAM J. KIMPTON, PA

605 Palm Boulevard, Suite B
Dunedin, FL 34698

Telephone: (727) 733-7500
FAX: (727) 733-7511
email: bill@kimptonlaw.com

June 13, 2016

ATTORNEY'S CERTIFICATION OF TITLE

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, the undersigned authority, **WILLIAM J. KIMPTON**, who, upon being duly sworn, deposes and says:

1. That he is a practicing Florida attorney with offices located at 605 Palm Boulevard, Suite B, Dunedin, Florida 34698.

2. That he has examined the public records in the Office of the Clerk of Circuit Court for Pinellas County, and determined that as of the 13th day of June, 2016, the real estate described in the attached Exhibit "A" is owned by the **ESTATE OF MARGUERITE F. FREEBORN (John F. Freeborn and Alison K. Freeborn, Personal Representatives)**, as fee simple owner.


William J. Kimpton

Sworn to and subscribed
before me this 13th day of
June, 2016.


Notary Public

My Commission Expires:



LEGAL DESCRIPTION HIGHWOOD ESTATES PHASE 2

FREEBORN PARCEL

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 1°05'55" EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 826.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 1°05'55" EAST 165.38 FEET; THENCE SOUTH 89°06'14" WEST FOR 365.05 FEET; THENCE NORTH 0°55'06" WEST FOR 165.69 FEET; THENCE NORTH 89°09'08" EAST FOR 364.53 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 1°05'55" EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 661.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 1°05'55" EAST 165.38 FEET; THENCE SOUTH 89°09'08" WEST FOR 699.05 FEET; THENCE NORTH 0°55'06" WEST FOR 165.98 FEET; THENCE NORTH 89°12'03" EAST FOR 698.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE PORTIONS CONTAINED IN QUIT CLAIM DEEDS RECORDED IN O.R. BOOK 4660, PAGE 1438, O.R. BOOK 5053, PAGE 304 AND WARRANTY DEED IN OR BOOK 4981, PAGE 1148, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PRATESI PARCEL

A TRACT OF LAND BEING PART OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 1 DEG. 05'55" EAST, ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4 FOR 826.92 FEET; THENCE SOUTH 89 DEG. 09'08" WEST FOR 364.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEG. 09'08" WEST FOR 334.52 FEET; THENCE SOUTH 0 DEG. 44' 17" EAST FOR 165.98 FEET; THENCE NORTH 89 DEG. 06'14" EAST FOR 335.04 FEET; THENCE NORTH 0 DEG. 55'06" WEST FOR 165.69 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 709, AS AFFECTED BY RATIFICATION, MODIFICATION AND REAFFIRMATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5579, PAGE 1658, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LABELLE PARCEL

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, THENCE RUN SOUTH 1°05'55" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 826.92 FEET; THENCE SOUTH 89°09'08" WEST FOR 364.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°09'08" WEST FOR 334.64; THENCE NORTH 0°55'06" WEST FOR 165.98 FEET; THENCE NORTH 89°12'03" EAST FOR 334.12 FEET; THENCE SOUTH 00°55'03" EAST FOR 165.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.086 ACRES, MORE OR LESS.

EXHIBIT "A"

Legal Description:

A tract of land being a part of the East ½ of the South ½ of the North ½ of the South ½ of the Northwest ¼ of the Southwest ¼ of Section 18, Township 28 South, Range 16 East, Pinellas County Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest ¼ of the Southwest ¼ of said Section 18; thence run South 1° 05' 55" East, along the East line of said Northwest ¼ of the Southwest ¼ for 826.92 feet to the POINT OF BEGINNING; thence continue South 1° 05' 55" East for 165.38 feet; thence South 89° 06' 14" West for 365.05 feet; thence North 0° 55' 06" West for 165.69 feet; thence North 89° 09' 08" East for 364.53 feet to the POINT OF BEGINNING.

And


A tract of land being a part of the East ½ of the South ½ of the North ½ of the South ½ of the Northwest ¼ of the Southwest ¼ of Section 18, Township 28 South, Range 16 East, Pinellas County Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest ¼ of the Southwest ¼ of said Section 18; thence run South 1° 05' 55" East, along the East line of said Northwest ¼ of the Southwest ¼ for 661.54 feet to the POINT OF BEGINNING; thence continue South 1° 05' 55" East, for 165.38 feet; thence South 89° 09' 08" West for 699.05 feet; thence North 0° 55' 06" West for 165.98 feet; thence North 89° 12' 03" East for 698.01 feet to the POINT OF BEGINNING.

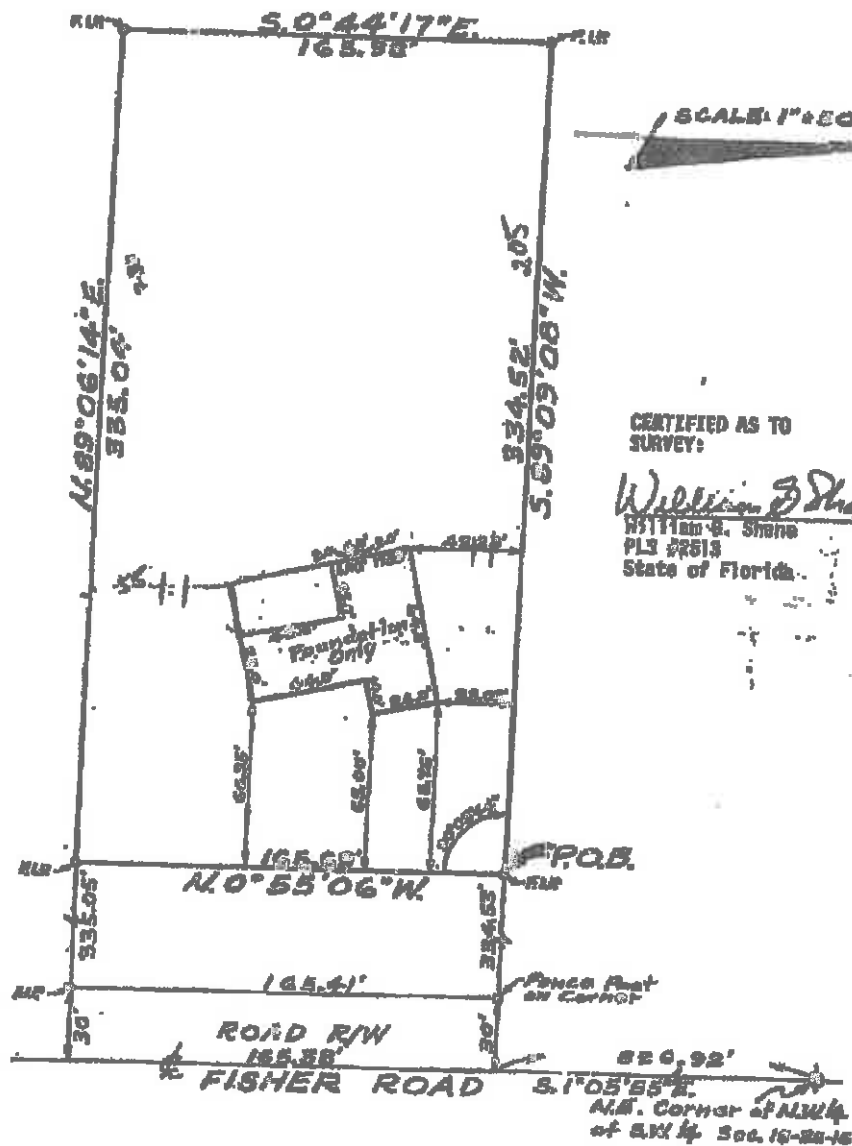
LESS AND EXCEPT those portions contained in Quit Claim Deeds recorded in O.R. Book 4660, Page 1438, O.R. Book 5053, Page 304 and Warranty Deed in O.R. Book 4981, Page 1148, Public Records of Pinellas County, Florida.

Address: 3436 Fisher Road, Dunedin, Florida 34698

Parcel ID Number: 18/28/16/00000/320/0600


W. BUCKLEY, SCHUH & JERNIGAN, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 CANYON WALK, HOLLYWOOD, FLORIDA 33441
 FT. MYERS, ORLANDO, TALLAHASSEE, ATLANTA
SUBJECT Foundation Location Survey

COUNTY H.S.
 ENGINEER H.S.S.
 DATE 1/8/78
 SHEET No. 1 of 1
 JOB No. 530-086.20



CERTIFIED AS TO SURVEY:

William B. Shene
 William B. Shene
 PLS 22513
 State of Florida

LEGAL DESCRIPTION

A tract of land being a part of the East 1/2 of the South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 28 South, Range 15 East, Pinellas County, Florida and being more particularly described as follows:

COMMENCE at the NE Corner of the NW 1/4 of the SW 1/4 of said Section 16; thence run S 1° 05' 55" E, along the East line of said NW 1/4 of the SW 1/4, for 826.92 feet; thence S 89° 09' 08" N for 364.53 feet to the POINT OF BEGINNING; thence continue S 89° 09' 08" N for 334.52 feet; thence S 0° 44' 17" E for 165.98 feet; thence N 89° 06' 14" E for 335.04 feet; thence N 0° 55' 06" N for 165.69 feet to the POINT OF BEGINNING.

EXHIBIT A

Return To:

Courtland Title Services, Inc.
2189 Cleveland Street, Suite 211
Clearwater, FL 33765

Prepared by and Return to:
Le Anne C. Lake, Esquire
1465 S. Ft. Harrison Ave., Ste. 209
Clearwater, FL 33756

Property Appraisers Parcel
Identification (Folio) 18-2846-00000-
Number(s) 320-0400

Space Above This Line for
Processing Data

Space Above This Line for Recording

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 1st day of November, 2013, by RICHARD D. LABELLE, a single man, and VIRGINIA M. LABELLE, a single woman, first party to: RICHARD D. LABELLE, a single man, whose post office address is: 3446 Lake Drive, Palm Harbor, FL 34683, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pinellas State of Florida, to wit:

A Tract of land being a part of the East 1/2 of the North 1/2 of the North 1/2 of the North 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County, Florida, and being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 18, thence run South 1°05'55" East along the East line of said Northwest 1/4 of the Southwest 1/4 for 826.92 feet; thence South 89°09'08" West for 364.64 feet to the Point of Beginning; thence continue South

R.D.L.
R.D.L.

V.M.L.
V.M.L.

EXHIBIT A

89°09'08" West for 334.64 feet; thence North 0°35'06" West for 165.98 feet; thence North 89°12'03" East for 334.12 feet; thence South 00°35'03" East for 165.66 feet to the Point of Beginning.

Subject to covenants, restrictions, easements of record and taxes for the current year.

This Quit Claim Deed is entered into pursuant to a certain Marital Settlement Agreement entered into between the parties, Pinellas County Case No. 13-1538-FD-22.

TO HAVE AND TO HOLD the same together with all and the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:


Debby L. Evans

print or type name of witness here


RICHARD D. LABELLE, A Single
Man, Individually


print or type name of witness here


R.D.L.


V.M.L.

Mary D. Jones

Mary D. Jones
print or type name of witness here

Virginia M. Labelle LS
VIRGINIA M. LABELLE, A Single
Woman, Individually

Leslie Tucker

Leslie Tucker
print or type name of witness here

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 14th day of
November, 2013, by RICHARD D. LABELLE, who is personally known to me or who has
produced Drivers License as identification and who did take an oath.



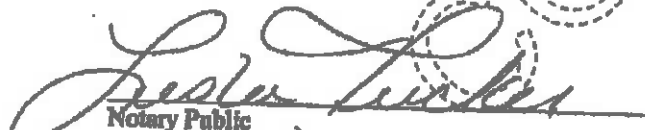
Notary Public Debby L. Evans
State of Florida at Large (Seal)
My Commission Expires:

R.D.L.
R.D.L.

V.M.L.
V.M.L.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 24th day of
October, 2013, by VIRGINIA M. LABELLE, who is personally known to me or who has
produced _____ as identification and who did take an oath.

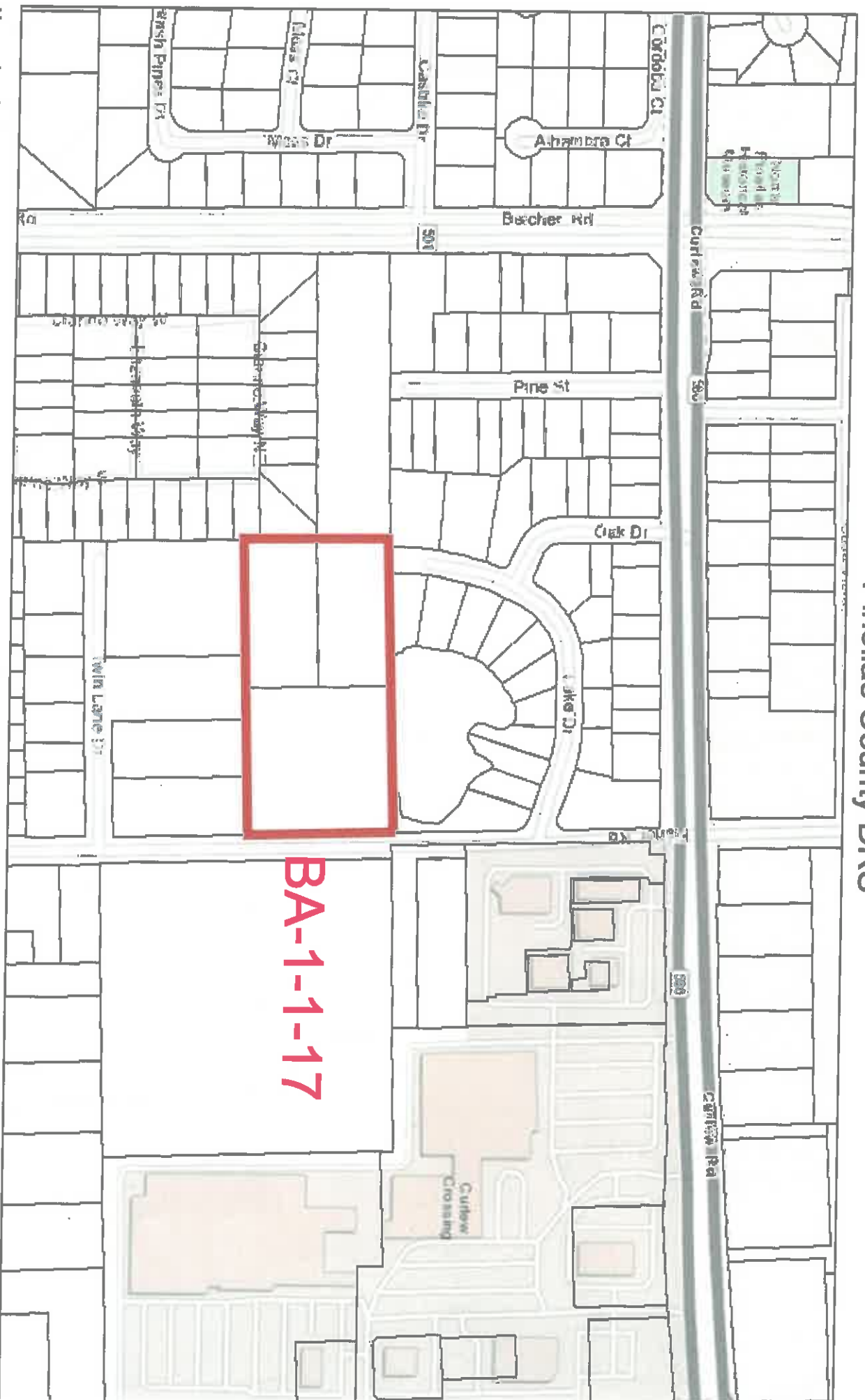

Notary Public
State of Florida at Large (Seal)
My Commission Expires:




R.D.L.


V.M.L.

Pinellas County DRS



November 8, 2016

Parcels

Site Address

Source: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri, Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

Pinellas County DRS



November 8, 2016

Parcels

Site Address

1:4,131
0 0.035 0.07 0.1 0.2 km
0 0.05 0.1 0.2 km
East, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR,
USDA, USGS, AeroGRID, IGN, and the GIS User Community

Pinellas County DRS

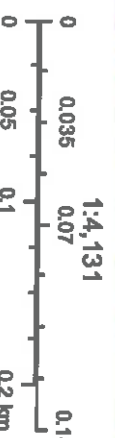


November 8, 2016

Parcels

Site Address

 Zoning

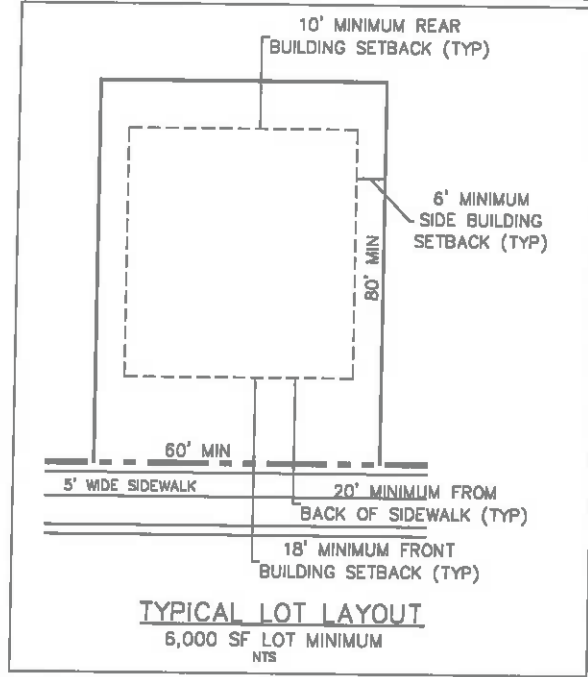
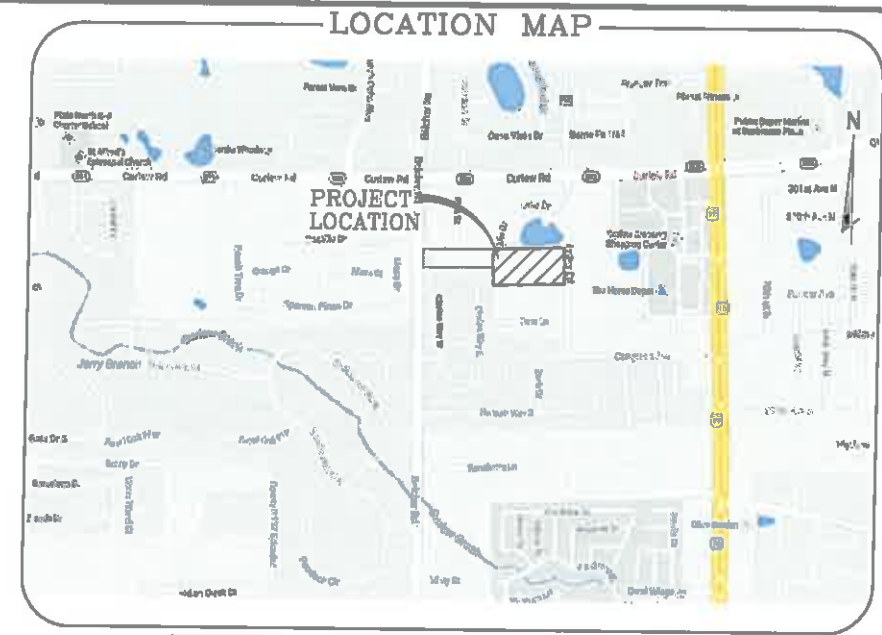
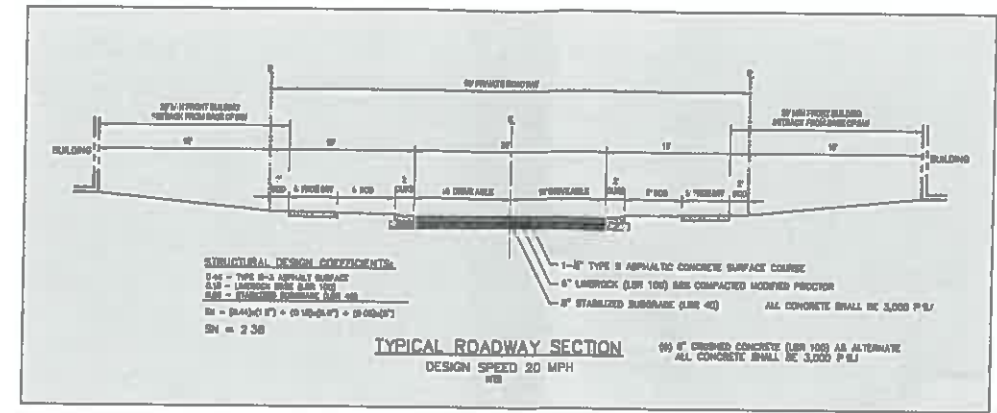
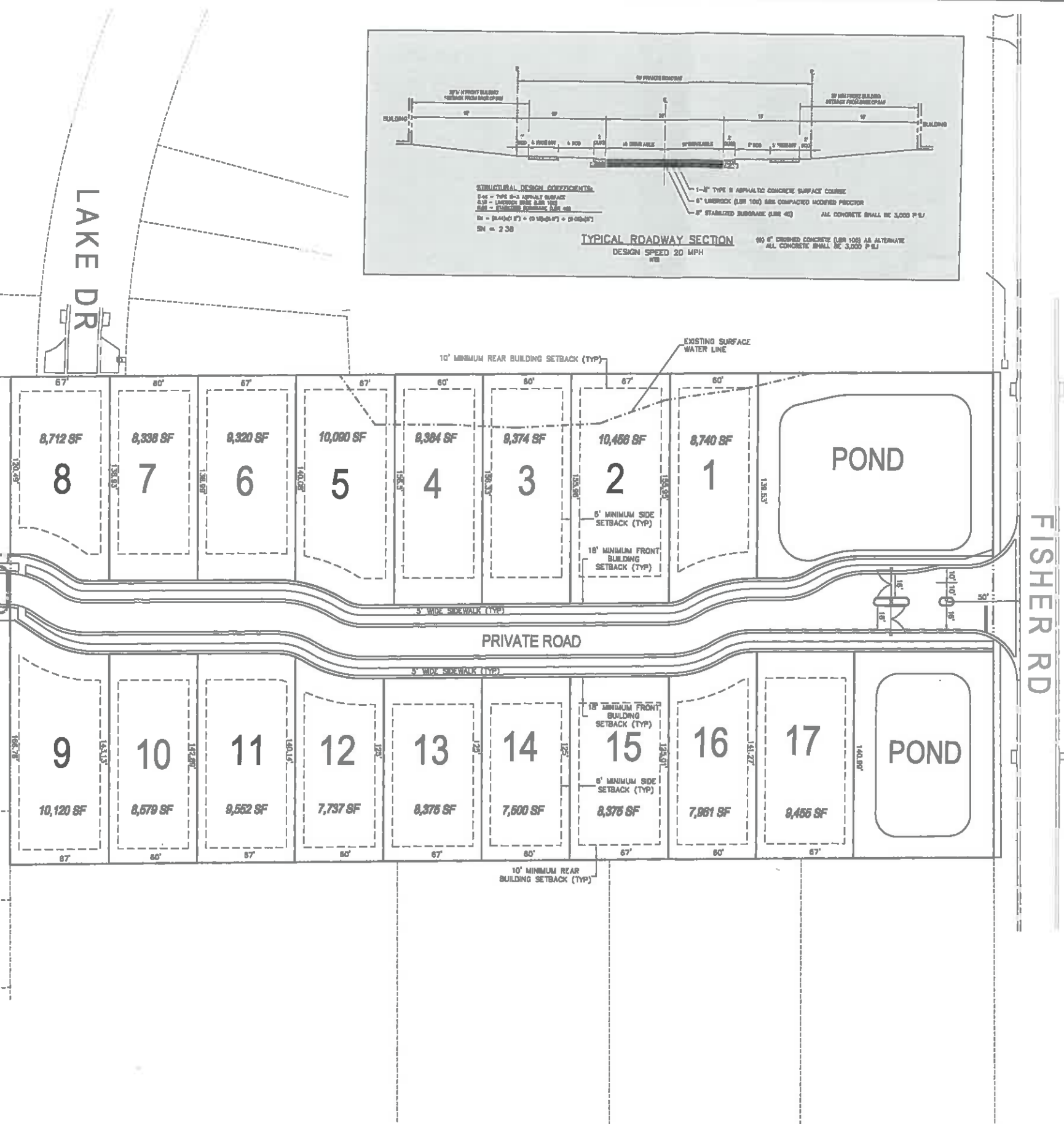


Source: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, NPS, NRCAN, Geobase, IGN, Intermap, Inc., Swisstopo, Mapbox, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community



Y:\PROJECTS\Highwood Estates Ph. 2 (13-032.03)\Drawings\13-032.03 BOM.dwg, 11/4/2016 7:14:45 AM

REUSE OF DOCUMENT:
THE DESIGN CONCEPTS INCORPORATED WITHIN THIS DOCUMENT REPRESENTS A PROFESSIONAL SERVICE & IS THE PROPERTY OF GULF COAST CONSULTING, INC. & IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM GULF COAST CONSULTING, INC.



Sec. 139-465 - R-3 Property Development Regulations.

Maximum height. No structure in the R-3 district shall exceed 45 feet in height unless otherwise provided in this chapter (see section 139-1277).

Minimum building site area requirements. The minimum building site area requirements in the R-1 district are as follows:

- (1) Area: Six thousand square feet.
- (2) Width: Eighty feet (see section 139-020).
- (3) Depth: Eighty feet.

See section 139-209 for lots or parcels of substandard dimensions.

(4) Maximum building area. In the R-3 district, a minimum of 25 percent of the lot or parcel must remain permeable open space.

(5) Setback requirements (see also section 139-1281). In the R-3 district, the following minimum setbacks shall be required:

Front: Twenty feet, measured from any right-of-way line to a structure.

Side: Six feet.

Rear: Ten feet.

(6) Special requirements. The density of the R-3 district shall not exceed one dwelling unit on 6,000 square feet of land area or the density permitted by the comprehensive land use plan, whichever is less.

B.O.A. VARIANCE REQUEST

1. FRONT BUILDING SETBACK 18' FROM RIGHT OF WAY LINE.

CONCEPT PLAN ONLY
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.

BA-1-1-17

HIGHWOOD ESTATES
PHASE 2

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-2-1-17

PRC MEETING: December 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: January 5, 2017 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: ALTWT 2, LLC
80 S.W. 8th St., Ste 3100
Miami, FL 33130

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

PROPERTY ZONING: R-4, One, Two & Three Family Residential

LAND USE DESIG: Residential Low

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow the enclosure and conversion of an existing carport into living space with an 11-foot front setback where 25 feet is required in an R-4 zone, for the property located at 1310 Riverside Avenue in the unincorporated area of Tarpon Springs.

PARCEL ID: 03/27/15/57528/000/0060

NOTICES SENT TO: ALTWT 2, LLC, Cynthia Tarapani, BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: Abe & Wendy Tarapani
Revised 12/12/16

Reference #:BA16-00056

Filing Deadline: _____
Filing Fees: _____
Variance: _____
Special Exception: _____
Date of hearing (if filed before above date): _____

**PINELLAS COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR PUBLIC HEARING**

FILE # _____ PARCEL # 03/27/15/57528/001/0060

After the fact structure YES _____ NO _____ Bldg Sign Off: _____ Date _____

Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____

Applicant's Signature: _____ Date: _____

Received by: _____ Date Filed: _____

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Planning & Development Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of Development Services. **The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence.** All applications must be signed by the present owner of the property.

1. Owner: ALTWT 2, LLC
Mailing Address: 80 SW 8th Street, Suite 3100 City: Miami
Street Address: _____ City: _____
State: FL Zip Code: 33130-3004 Telephone No: _____
Daytime Phone: 340-776-8258 Fax No. _____ Email: wtarapani@yahoo.com

2. Representatives Name: Cynthia Tarapani, Florida Design Consultants, Inc.
Mailing Address: 3030 Starkey Boulevard City: New Port Richey
State: FL Zip Code: 34655 Telephone No: 727-849-7588
Daytime Phone: 727-849-7588 Fax No. 727-848-3648 Email: ctarapani@fldesign.com

2A. 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 part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application

Abe Tarapani and Wendy Tarapani

Specify interest held: Both are Managers of the LLC

2B. Is there an existing contract for sale on subject property? No
If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust N/A
Is contract conditional or absolute? N/A

2C. Are there any options to purchase subject property? No
If so, list names of all parties to option including all partners, corporate officers, and members of any trust? N/A

3. Hearing requested to consider: A X Variance or B Special Exception
To allow the following: Variance to reduce the east setback along Wacassassa Street from 25' to 11'

4. Location of Subject Property: 1310 Riverside Avenue
(Street Address)

5. Legal Description of Subject Property:

See Exhibit "A" Survey

6. Lot Size: 35,807 SF/0.822 acres plus submerged lands

7. Present Zoning Classification: R-4

Present Land Use Plan Designation: Residential Low (RL)

8. Present structures and improvements on the property: One Single Family Home

9. Proposed use of property will be: Residential

10. (I)(We) believe that the Board of Adjustment should grant this application because: (include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent evidence that relevant criteria has been met to warrant approval.)

See Exhibit B

11. Has any previous application or appeal been filed in connection with this property within the last two years? ☐ (Yes) ☒ (No) If so, briefly state the nature of the application or appeal? _____

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:
- (A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.
- (B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.
- (C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.
- (C) Adult Use Variance (see Ordinance 90-65).
13. Date Property Acquired: December 14, 2015
14. Does applicant own any property contiguous to the subject property? (Yes) ☐ (No) ☒
If so, give complete legal description of contiguous property:

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions? N/A
- (A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) ☐ (No) ☐
- (B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) ☐ (No) ☐
- In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.
16. Have you been notified of a violation from?
- | | | | |
|-----------------------------------|-----------|------------------|------------|
| Pinellas County Building? | <u>No</u> | Violation Number | <u>N/A</u> |
| Pinellas County Code Enforcement? | <u>No</u> | Violation Number | <u>N/A</u> |
| Other? | <u>No</u> | Violation Number | <u>N/A</u> |
- If there is no violation, what prompted you to file this application? Renovation of House

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; 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 owner 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; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; 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. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.

Wendy Tarapani

Signature of Owner or Trustee

*(See note below)

Wendy TARAPANI, President

Date: November 17, 2016

STATE OF FLORIDA; COUNTY OF PINELLAS MIAMI DADE

The foregoing instrument was acknowledged before me this 17 day of November

20 16 by Wendy TARAPANI who is known to me or has produced
as identification and who did (did not) take an oath.



Peter M. Hockman

Notary Public
(seal)

*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

ALTWT 2, LLC VARIANCE APPLICATION

VARIANCE NARRATIVE EXHIBIT B

I. INTRODUCTION

ALT WT 2, LLC, the Applicant and Property Owner, is requesting a variance to the front yard setback along Wacassassa Street from 25' to 11' for the property located at 1310 Riverside Avenue. The property is a corner lot with frontage on Riverside Avenue and Wacassassa Street in the Anclote area of Pinellas County. The property is currently zoned R-4, One-, Two- and Three-Family Residential District. Based on Section 138-1281(c) of the *Code of Ordinances*, both street frontages on this corner lot are required to have front setbacks of 25' as established in the site's R-4 Zoning District.

The existing house faces Riverside Avenue and exceeds the front setback with a 45' setback at the closest point, thus meeting the 25' front setback. The side of the house and the carport face Wacassassa Street with an existing setback of 11'. The Owner wishes to enclose the existing carport for a remodeled kitchen, and, therefore, a variance is requested for the Wacassassa Street frontage to allow this enclosure to maintain the existing 11' setback. The remaining two interior property lines on the north and east greatly exceed the minimum required setback of 7.5' as shown on the enclosed survey.

The existing bungalow style home was built in 1919 in the historic neighborhood of Anclote. As is typical of this style, there is a front porch facing Riverside Avenue. The existing kitchen is located adjacent to the carport on the rear of the home. The Owner wishes to expand and remodel the small kitchen to provide a moderate size kitchen in keeping with the style of the home. Due to the location of the existing kitchen at the rear of the house and to maintain the historic style, an expansion of the kitchen into the area currently occupied by the carport is the best architectural solution. It should be noted that, in addition to the carport, the existing home was also constructed with an 11' setback along Wacassassa Street. The proposed expansion will be aligned with the edge of the home and will not extend past the existing building edge.

II. VARIANCE CRITERIA

Pinellas County *Code of Ordinances*, Section 138-113, establishes the criteria for granting of a variance. There are nine criteria that the Board of Adjustment shall consider in the review of a Variance application. Each of the criteria is shown in the next section in **bold**, following by an analysis of how the Variance application complies with the criteria.

III. ANALYSIS OF VARIANCE REQUEST

- 1. *Special Conditions:*** That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, including the nature of and to what extent these special conditions and circumstances may exist as direct results from actions by the applicant.

Analysis: The home was built in 1919 in an era when there was no zoning code or setbacks that applied to development in Pinellas County. The home was constructed with a front porch and front door on Riverside Avenue, as are all of the other homes adjacent to it along this road. The requirement that corner lots maintain 25' setback on both road frontages was established many years after the original construction of the home. The existing footprint of the home has not been altered since the original construction and the Applicant did not create the existing nonconforming setback along Wacassassa Street. Therefore, since the home was built prior to zoning requirements and the Applicant did not create the existing footprint, the Application complies with this criterion.

- 2. *No Special Privilege:*** That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other similar lands, buildings, or structures in the same zoning district.

Analysis: The purpose of this Variance application is to give the Applicant the ability to have a moderately sized kitchen and also maintain the historic nature of the home. The granting of the Variance for this kitchen is not a special privilege for this applicant alone but rather is a right enjoyed by all residential properties to remodel for convenient use of the home. Therefore, based on this analysis, the Application complies with this criterion.

- 3. *Unnecessary Hardship:*** That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter.

Analysis: With the approval of this Variance application, the Applicant will be able to construct a moderately sized kitchen, taking advantage of the existing electric and plumbing connections in the existing kitchen. Without the Variance, the Applicant will be required to construct the kitchen in a less convenient location, at a greater cost than the current proposal and create a hardship for this site. Approval of the Variance will allow the Applicant to enjoy the same rights as other properties in the R-4 Zoning district through the enjoyment of a remodeled kitchen in a convenient location; and, therefore, the Application complies with this criterion.

4. ***Minimum Variance Necessary:*** That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Analysis: The request is to expand the kitchen into the carport, align it with the east edge of the home and maintain the existing 11' setback. Based on this request that does not reduce the setback more than it currently exists, the request is the minimum variance that will allow a reasonable use of the land, and therefore, complies with this criterion.

5. ***Purpose and Intent compliance:*** That the grant of the variance will be in harmony with the general intent, purpose, and spirit of this code.

Analysis: The Variance Application will make possible the continued use of a historic home and will allow a small addition that is in scale with this historic neighborhood. Additionally, the site is located in the R-4 Zoning District which is a residential district. Renovations and remodeling projects are a typical activity in a residential area as owners update their home for the current needs. This Application will maintain the historic character of the area while allowing a necessary remodeling of the kitchen, thus complying with this criterion.

6. ***Detriment to public welfare:*** That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Analysis: The house is currently constructed with an 11' setback along Wacassassa Street and the kitchen addition would continue that 11' setback for an additional short distance as compared to the existing length of the home. It should also be noted that Wacassassa Street will continue to provide a separation between this home and the homes to the southeast. Therefore, based on this analysis, the requested Variance is consistent with and in compliance with this criterion.

7. ***Increasing Floor Area, Lot coverage restrictions:*** Any variance to the floor area or lot coverage restrictions of this chapter shall be limited to an increase of no more than ten percent of the applicable requirement.

Analysis: The site is located in the R-4 Residential district and the use is a residential home; therefore, this criterion is not applicable in this zoning district or to this use.

8. ***May not constitute amendment:*** The variance, if allowed, shall not constitute an amendment of this chapter, the comprehensive land use plan or the countywide comprehensive plan.

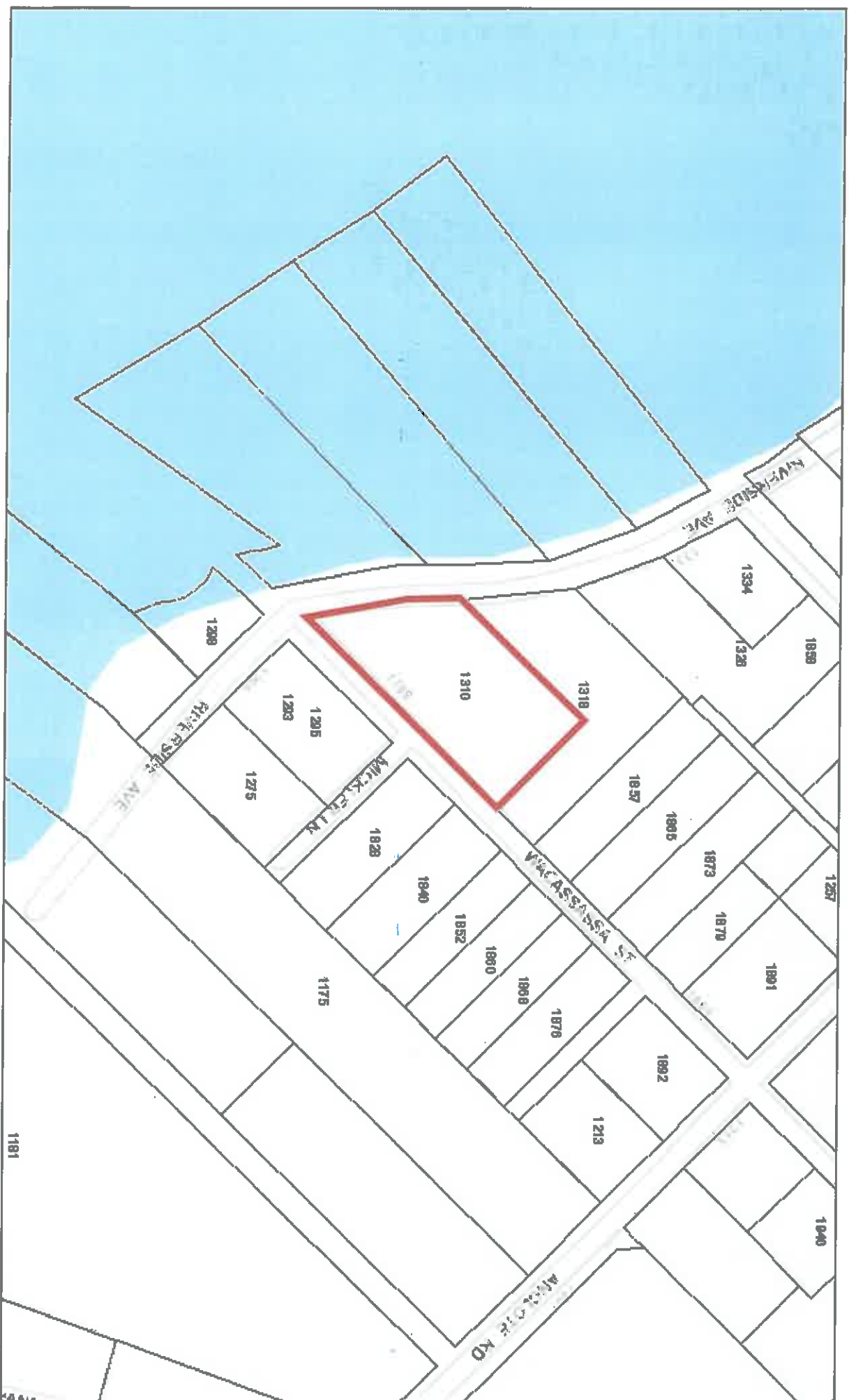
Analysis: The request is to vary the front setback on Wacassassa Street for a corner lot which is solely an issue contained in the Zoning Code and reflects a power specifically granted to the Board of Adjustment (*Code of Ordinances, Section 138-112 (a)*). Therefore,

based on this analysis, the Application does not constitute an amendment to the Zoning Code, the Comprehensive Plan or the Countywide Comprehensive Plan.

9. ***Consideration of rezoning:*** A rezoning, or where applicable, an amendment to another future land use map category has been considered and determined not to meet the objective of the variance and would not be appropriate.

Analysis: A rezoning is not necessary or applicable in this situation where the only request is to reduce the setback, an issue most properly reviewed and determined through the Variance process authorized to the Board of Adjustment. Therefore, based on this analysis, the Application is in compliance with this criterion.

BA-2-1-17



November 23, 2016

Parcels

Site Address

Sources: Eri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri, Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

Web AppBuild

This aerial map displays a residential neighborhood with a red polygon highlighting a specific lot. The map includes property lines, lot numbers, and street names: Riverside Ave, Wackerly St, and Menden Ln. Blue arrows indicate water flow or drainage patterns. A scale bar at the bottom right shows distances from 0 to 1940 feet.

Parcels

Site Address

1:2,065

0 0.0175 0.035 0.05 0.065 0.08 0.095 0.11

Use of the PACCEL Map is subject to terms of http://www.pcpso.org/terms_of_use.html

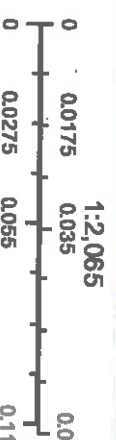


November 23, 2016

Parcels

Site Address

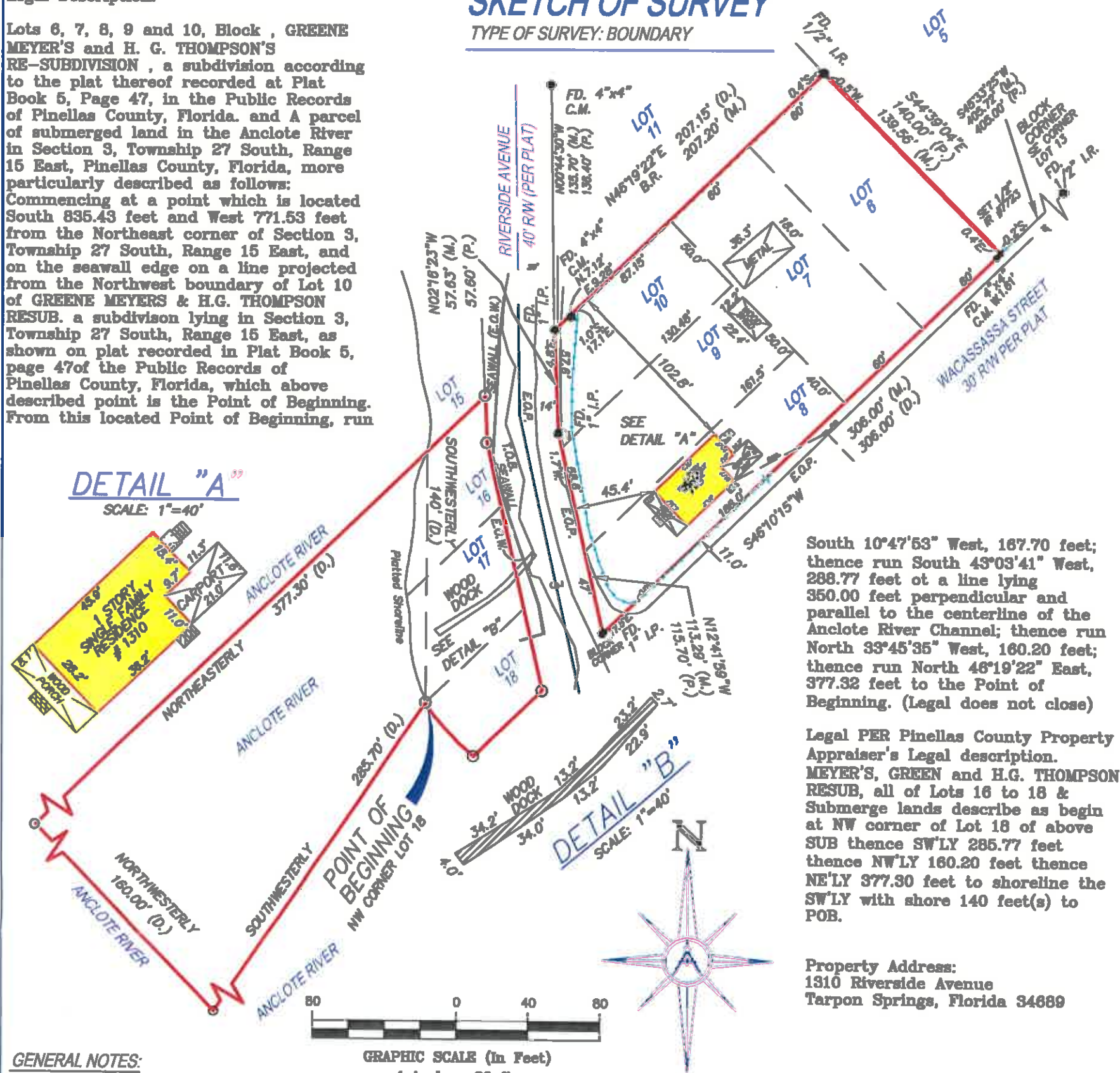
 Zoning



Use of the PARCEL MAP is subject to terms of
http://www.pcpma.org/terms_of_Use.html

Lots 6, 7, 8, 9 and 10, Block , GREENE MEYER'S and H. G. THOMPSON'S RE-SUBDIVISION , a subdivision according to the plat thereof recorded at Plat Book 5, Page 47, in the Public Records of Pinellas County, Florida. and A parcel of submerged land in the Anclote River in Section 3, Township 27 South, Range 15 East, Pinellas County, Florida, more particularly described as follows:
Commencing at a point which is located South 835.43 feet and West 771.53 feet from the Northeast corner of Section 3, Township 27 South, Range 15 East, and on the seawall edge on a line projected from the Northwest boundary of Lot 10 of GREENE MEYERS & H.G. THOMPSON RESUB. a subdivision lying in Section 3, Township 27 South, Range 15 East, as shown on plat recorded in Plat Book 5, page 47 of the Public Records of Pinellas County, Florida, which above described point is the Point of Beginning. From this located Point of Beginning, run

TYPE OF SURVEY: BOUNDARY



- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES, THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP, OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/CMS LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "VE",
PER F.I.R.M. COMMUNITY & PANEL NUMBER 125139-0016 G, LAST REVISION DATE 08/18/2009.

THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF
THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION
BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

AC	AIR CONDITIONER	N.	NORTH
B.R.	BEARING REFERENCE	N&D	NAIL & DISC
C.	CALCULATED	N.R.	NON RADIAL
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK
CALC.	CALCULATED	P.	PLAT
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK
CB	CHORD BEARING	P.C.	POINT OF CURVATURE
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE
COR.	CORNER	P.C.P.	PERMANENT CONTROL POINT
D	DESCRIPTION OR DEED	PG.	PAGE
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION
EL.	ELEVATION	P.K.	PARKER-KAYLON NAIL
ELEV.	ELEVATION	P.O.L.	POINT ON LINE
E.	EAST	P.P.	UTILITY POLE
E.Q.P.	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE
E.Q.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING
E.U.E.	ELECTRIC POWER	P.O.C.	POINT OF COMMENCEMENT
	UTILITY EASEMENT	P.R.C.	POINT OF REVERSE CURVE
ESMT.	EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
F.F.	FINISHED FLOOR	P.T.	POINT OF TANGENCY
FD.	FOUND	R.	RADIUS
I.P.	IRON PIPE	RAD.	RADIAL
I.R.	IRON ROD	RAD. PT.	RADIUS POINT
L	ARC LENGTH	R/W	RIGHT OF WAY
M.	FIELD MEASURED	S.	SOUTH
M.E.	MAINTENANCE EASEMENT		
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988		
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929		
G.P.S.	GLOBAL POSITIONING SYSTEM		
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927		
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983		

SYMBOLS

	CENTERLINE
	CENTRAL ANGLE/Delta
	CONCRETE
	CONC. BLOCK WALL TYPICAL
	COVERED AREA
	EXISTING ELEVATION
	PVC FENCE
	PROPERTY CORNER
	SITE BENCH MARK
	WELL
	WIRE FENCE
	WOOD DECK
	WOOD FENCE

ALTWT 2LLC.;
Peter M. Hockman Esq.;
Wollinka-Wilde Title Insurance Agency;
Old Republic National Title Insurance
Company,

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LAST DATE OF FIELD SURVEY: 2-18-2016

SIGNATURE DATE: 2-23-2016

PATRICK K. IRELAND, Professional Land Surveyor & Mapper No. 6637, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

BA-2-1-17

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT HEARING
BA CASE NUMBER: BA-4-1-17

PRC MEETING: December 12, 2016 @ 9:00 AM - 1st Floor, Planning Conf Room

BOA HEARING: January 5, 2017 @ 9:00 A.M. - 5th Floor, Board Assembly Room

OWNER/ADDRESS: Suncoast Primate Sanctuary Foundation, Inc.
Attn: Tom Dandar
31622 US 19 N
Palm Harbor, FL 34684

REP/ADDRESS: John C. Landon, P.E.
31622 US 19 N
Palm Harbor, FL 34684

PROPERTY ZONING: C-3, Commercial, Wholesale, Warehousing & Industrial

LAND USE DESIG: Industrial Limited

TYPE APPLICATION: Special Exception

CASE DESCRIPTION: Application to amend previously-approved special exceptions related to the maintaining of animals in a C-3 zone, for the property located at 4612 US Highway 19 Alternate in Palm Harbor.

PARCEL ID: 24/27/15/89280/000/6102

NOTICES SENT TO: Suncoast Primate Sanctuary Foundation, Inc., John C. Landon, P.E., BCC Office, Surrounding Owners (See Attached List)

DISCLOSURE: Dale Jacquay, Charles O'Donnell, Paul Skinner, Deborah Cobb, Chris Focke

Reference #:BA16-00058

Updated 12/07/16

Filing Deadline: _____
Filing Fees: _____
Variance: _____
Special Exception: _____
Date of hearing (if filed before above date): _____

PINELLAS COUNTY BOARD OF ADJUSTMENT APPLICATION FOR PUBLIC HEARING

FILE # _____ PARCEL # _____

After the fact structure YES _____ NO _____ Bldg Sign Off: _____ Date _____

Approved: Structure can/does meet code _____ Denied: Engineering/Improvements Req'd _____

Applicant's Signature: _____ Date: _____

Received by: _____ Date Filed: _____

NOTICE TO APPLICANT

This application, with all supplemental data and information, must be completed in ink or typewritten, in accordance with the attached information sheet, and in accordance with the specific instructions set forth in this application and returned to the Department of Planning & Development Services, 440 Court Street, 3rd Floor, Clearwater, FL 33756, before the same can be processed. The time, place and date of all public hearings are available at the office of Development Services. **The applicant, or his authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny the request, due to lack of evidence.** All applications must be signed by the present owner of the property.

1. Owner: _____

Mailing Address: _____ City: _____

Street Address: _____ City: _____

State: _____ Zip Code: _____ Telephone No: _____

Daytime Phone: _____ Fax No. _____ Email: _____

2. Representatives Name: _____

Mailing Address: _____ City: _____

State: _____ Zip Code: _____ Telephone No: _____

Daytime Phone: _____ Fax No. _____ Email: _____

2A. 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 part to such, as well as anyone who may have a beneficial interest in the property which would be affected by any ruling in their application

Specify interest held: _____

2B. Is there an existing contract for sale on subject property? _____

If so, list names of all parties to the contract including all partners, corporate officers, and members of any trust _____

Is contract conditional or absolute? _____

2C. Are there any options to purchase subject property? _____

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

3. Hearing requested to consider: A_____ Variance or B_____ Special Exception

To allow the following: _____

4. Location of Subject Property: _____
(Street Address)

(Street Address)

5. Legal Description of Subject Property:

6. Lot Size: _____

7. Present Zoning Classification: _____

Present Land Use Plan Designation: _____

8. Present structures and improvements on the property: _____

9. Proposed use of property will be: _____

10. (I)(We) believe that the Board of Adjustment should grant this application because: (include grounds or reasons with respect to law and fact for granting the appeal, special exception or variance). For aid in filling out this section see the information sheet supplied to you with this form. If you are applying for a zoning variance or special exception, see Pinellas County Land Development Regulations, 138-113 (This section is very important since the applicant must demonstrate to the Board through a showing of substantial and competent@ evidence that relevant criteria has been met to warrant approval.)

11. Has any previous application or appeal been filed in connection with this property within the last two years? ☐ (Yes) ☐ (No) If so, briefly state the nature of the application or appeal? _____

12. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:
- (A) Plot plan, drawn to scale showing all existing and proposed structures, use of each, dimension, spacing between structures, setbacks from all property lines, property dimensions, abutting streets and other public easements, clearly delineated off-street parking spaces and North point. If the plan is larger than 11" X 17", twelve copies will be required. Plot plans not containing adequate information cannot be considered by the Board.
- (B) Excavation or filling. If excavation or filling of land is involved, applicant must comply with Article II, Div. 7 of the Pinellas County Land Development Regulations.
- (C) Signs. If the application is in regard to a sign, the size, location and elevation of the proposed sign must be shown. Also see Article VII, Div. 3 of the Pinellas County Land Development Regulations.
- (C) Adult Use Variance (see Ordinance 90-65).
13. Date Property Acquired: _____
14. Does applicant own any property contiguous to the subject property? (Yes) ☐ (No) ☐
If so, give complete legal description of contiguous property:

15. If this request is for a variance from the minimum lot/parcel area requirements, please answer the following questions?
- (A) Was this land obtained from anyone who owns land contiguous to this parcel? (Yes) ☐ (No) ☐
- (B) Is contiguous land available for acquisition, and if so, have you made a diligent effort to acquire additional land so as to meet the minimum lot size required by zoning? (Yes) ☐ (No) ☐
- In seeking a minimum lot/parcel size variance, you will be required to demonstrate and document to the Board of Adjustment that your purchase of the lot/parcel did not create the non-conforming lot size and that you are unable to acquire additional land to meet the minimum area requirements.
16. Have you been notified of a violation from?
- Pinellas County Building? _____ Violation Number _____
- Pinellas County Code Enforcement? _____ Violation Number _____
- Other? _____ Violation Number _____
- If there is no violation, what prompted you to file this application? _____

CERTIFICATION

I hereby certify that I am the owner and record title holder or trustee of the property described herein; 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 owner 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; that the burden is on the undersigned to provide substantial and competent evidence to show that relevant criteria is met prior to any approval being granted; 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. I further understand that any misrepresentation of the facts contained herein may render action on this request by Pinellas County to be null and void.



Signature of Owner or Trustee

*(See note below)

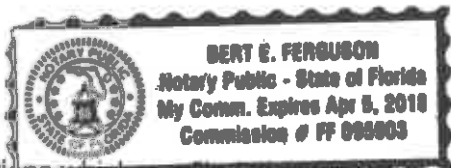
Date: Nov. 23, 2016

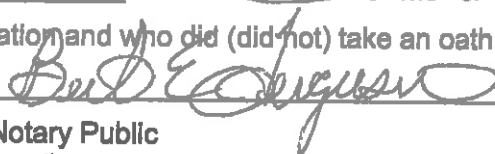
STATE OF FLORIDA; COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 23 day of November

20 16 by Debbie Cobb who is known to me or has produced

FL. DL. as identification and who did (did not) take an oath.





Notary Public
(seal)

*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

Exhibit "A" Special Exception Request(s)

BA-4-1-17
Revised Exhibit "A"
Received 12-12-16

General

Application to update and consolidate the various special exceptions approved on the C-3 zoned subject property located at 4612 US Highway 19 Alternate in Palm Harbor. The use on the subject property originally identified as a teaching zoo (2004), and later modified to a primate center (2005), commonly known as the Suncoast Primate Sanctuary, serves as a facility to maintain and care for primates and other animals. Included in the overall use of the property are animal cages, animal habitats, storage trailers, a caretaker's residence, educational classrooms, temporary signage, and other similar related items.

Specific Requests:

1. 6-month extension in time to apply for site plan approval for the work previously approved by BA 6-2-13
- 2 Updated cage construction plan (BA 5-1-12)
- 3 Allow temporary signage for special fund raising events - Pinellas County and/or Federal observed holidays.
4. Directional signage for parking
5. Unpermitted storage container, trash container and historic travel trailer to be shown on site plan referenced in #1 above.

PRIMATE SANCTUARY – HISTORICAL TIMELINE

HISTORICAL WALK-THRU'S

January 13, 2000	4959W	Demo/reconstruction buildings/Cages with building permit 216126-1
April 30, 2004	6517W	120 cubic yards of fill
July 17, 2006	7167W	Slab w/new cage – No building permit needed see CB06-01277
January 28, 2009	7893W	R/R Cages – CB09-00640
January 6, 2012	8572W	Expand Cage area Per BA-5-1-12 – CB12-00099
February 28, 2013	8834W	Temporary Storage 4- Modular Buildings – no plumbing electrical
April 24, 2013	8857W	Relocate Cage with new elevated slab Per BA-6-2-13 – CB13-02865
May 24, 2013	8894W	BLDG A FOR STORAGE ONLY -BLDGS B , C AND D TO BE ELEVATED SHELLS ONLY NOT TO BE OCCUPIED - BUILDING PERMITS CB13-03782, CB13-03783, CB13-03784, CB13-03785 (Currently Abandoned)
October 13, 2014	9177W	Install Ramps/Stairs on buildings B, C, D – no electrical or fire road, no occupancy until a formal site plan has been approved Per BLyon. (Email exchange between JM and John Landon 6-month timeframe for submittal of site plan per BLyon.

OPEN ZONING VIOLATIONS:

- | | |
|------------|---|
| CC16-00572 | Placement of 4 modular building structures and a metal storage container structure on the property w/o zc |
| CC16-00575 | Failure to comply with Pinellas County Board of Adjustment case # BA-10-9-04 & BA-6-2-13 conditions. |
| CC16-00578 | Placement of a dumpster within 300ft of a residentially zoned district that has not been screened from view by a solid fence or wall a minimum of 6ft in height. |
| CC16-00579 | Placement of two prohibited signs (1) portable sign that reads "Visitors please go to front entrance" and (2) snipe sign attached to a fence that reads "More SPS Parking Inside" placed on the property. |
| CL16-00321 | On southern vacant portion of property structures placed without zoning clearance and utilization as a storage area. |

ZONING, BOARD OF ADJUSTMENT CASES & SITE PLANS

November 16, 2004	Z4-10-04	Zone change C-2 to C-3
September 9, 2004	BA-10-9-04	Variance fence -- CONDITIONS: permits, encroachment wetland/habitat -- Appropriate Site Plan review to address improvements to the property without permitting
September 8, 2005	BA-03-04-05	Special Exception primate center in C-3. CONDITIONS: Permitting Full Site Plan review/approval including Tree Protection/Landscaping Section 154 and Section 166 Address wetland concerns
April 27, 2006	SP 4484	Direct Site Plan Submittal (2 page) Addressing ATF shed and Trailers violations Site Plan Denied -- No response received from comments.
January 7, 2012	BA-5-1-12	Special Exception expansion from 6 to 9 primates and proposed future expansion via 5 year master plan - CONDITIONS: PERMITTING AND SITE PLAN REVIEW
February 11, 2013	BA-6-2-13	Special Exception allow addition 4 modulars for administrative, medical & Storage and relocation of cage. CONDITIONS: Full Site Plan Review, permits and setback requirements.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

SUNCOAST PRIMATE SANCTUARY FOUNDATION, INC.

Filing Information

Document Number	N03000001601
FEI/EIN Number	02-0689767
Date Filed	02/21/2003
State	FL
Status	ACTIVE

Principal Address

4600 ALT. 19
PALM HARBOR, FL 34683

Changed: 08/30/2011

Mailing Address

P.O. Box 507
PALM HARBOR, FL 34682-0507

Changed: 04/05/2016

Registered Agent Name & Address

Dandar & Dandar, P.A.
1211 North Westshore Blvd.
Suite 103
TAMPA, FL 33607

Name Changed: 12/05/2016

Address Changed: 12/05/2016

Officer/Director Detail

Name & Address

Title President, Trustee

Jacquay, Dale
P.O. Box 507
PALM HARBOR, FL 34682-0507

Title Treasurer, Trustee

O'Donnell, Charles
P.O. Box 507
PALM HARBOR, FL 34682-0507

Title VP, Trustee

Skinner, Paul
P.O. Box 507
PALM HARBOR, FL 34682-0507

Title VP, Trustee

Cobb, Deborah
P.O. Box 507
PALM HARBOR, FL 34682-0507

Title Secretary, Trustee

Focke, Chris
P.O. Box 507
PALM HARBOR, FL 34682-0507

Annual Reports

Report Year	Filed Date
2016	04/05/2016
2016	06/18/2016
2016	12/05/2016

Document Images

12/05/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
06/18/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/05/2016 -- ANNUAL REPORT	View image in PDF format
05/04/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
01/30/2015 -- ANNUAL REPORT	View image in PDF format
09/10/2014 -- Reg. Agent Change	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
01/18/2012 -- ANNUAL REPORT	View image in PDF format
01/16/2011 -- ANNUAL REPORT	View image in PDF format
02/20/2010 -- ANNUAL REPORT	View image in PDF format
02/24/2009 -- ANNUAL REPORT	View image in PDF format
04/02/2008 -- ANNUAL REPORT	View image in PDF format
02/09/2007 -- ANNUAL REPORT	View image in PDF format
03/15/2006 -- ANNUAL REPORT	View image in PDF format
02/02/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- ANNUAL REPORT	View image in PDF format
02/21/2003 -- Domestic Non-Profit	View image in PDF format



FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
DIVISION OF LAW ENFORCEMENT
Captive Wildlife Facility Location Information

I. Applicant or Licensee Information:

Name: Deanna M. Green Phone: (727) 430-5044
Business Name: _____ Phone: () -
Mailing Address: 801 Robin Avenue
Palm Harbor FL 34683
City State Zip Code

II. Facility Information: Location where wildlife is maintained

Parcel Number: 35/27/15/74034/000/0450
911 Address of the Parcel: 801 Robin Avenue
Palm Harbor FL 34683-1914
City State Zip Code

1. Have you submitted an application for the building permit with your local governmental agency?

☐ Yes

☒ No

☐ N/A

Applied for building permit
mid 1970's.

2. Have you submitted an application for the land use and/or zoning approval with your local governmental agency?

☐ Yes

☒ No

☐ N/A

3. Attach a project plan or description.

I hereby certify that all of the information provided is true and correct. Failure to provide accurate information may be a violation of Section 379.3504, F.S.

Deanna M. Green
Signature of Applicant

Possessing infants only.

Notice to Applicant: This form will be provided to the local County or Municipality wherein the facility is located.

Florida Fish and Wildlife
Conservation Commission

NOV 28 2016

RECEIVED
Captive Wildlife



BA-4-1-17









12/4/2016

MASTER PLAN FOR: SUNCOAST PRIMATE SANCTUARY

SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

Prepared For:

SUNCOAST PRIMATE SANCTUARY

4600 ALTERNATE HIGHWAY 19 N
PALM HARBOR, FLORIDA 34683
Ph. (727) 943-5897

Prepared By:

LMA
Landon, Moree & Associates, Inc.
Civil & Environmental Engineers - Planners - Surveyors
31622 U.S. 19 NORTH PALM HARBOR, FLORIDA 34684
Phone: (727)789-5010, Fax: (727)787-4394, Toll Free: 1-800-262-7960
WWW.LMAENGR.COM
EB #4096

SITE DATA

PARCEL ID #: 24/27/15/89280/000/6102 & 24/27/15/89280/000/6200

ZONING: C-3
LAND USE: INDUSTRIAL LIMITED
GROSS SITE AREA: 334,496 SF (7.68 ACRES)
**MODULARS APPROVED PER BA-6-2-13

PROPOSED BUILDING SETBACKS:

FRONT: 25'
REAR: 20'

PROJECT CONTACTS:

FDOT:
JOEL PROVENZANO
(813) 975-6755
JOEL.PROVENZANO@DOT.STATE.FL.US

PINELLAS COUNTY SHERIFF:
JACK PETERSON
(727) 582-6901
JPETERSON1@PCSONET.COM

LMA:
JOHN C. LANDON
(727) 789-5010
LANDON@LMAENGR.COM

UTILITIES:

WATER - PINELLAS COUNTY, SEWER PINELLAS COUNTY
POWER - PROGRESS ENERGY, TELEPHONE - VERIZON

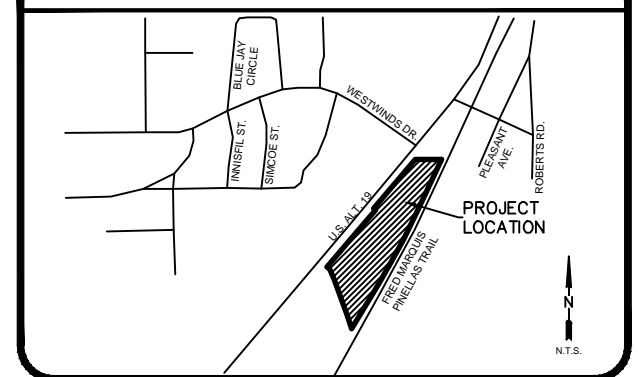
FLOOD ZONE:

THIS PROPERTY LIES WITHIN FLOOD ZONE "AE" (EL. 10
NAVD 88) AS DEPICTED ON FEMA FLOOD INSURANCE
RATE MAP: 12103C 0057G, EFFECTIVE SEPTEMBER 3, 2003

PLAN INDEX

1. COVER SHEET
2. KEY MAP
3. PARKING LOT/NEW CAGE LOCATIONS
4. FDOT APPROVED PARKING
5. EXISTING SANCTUARY CAGES

PROJECT LOCATION



DRAFT

John C. Landon
State of Florida, Professional
Engineer, License No. 17636

This item has been electronically
signed and sealed by **John C.
Landon, P.E.** on 12-06-2016 using
a Digital Signature.

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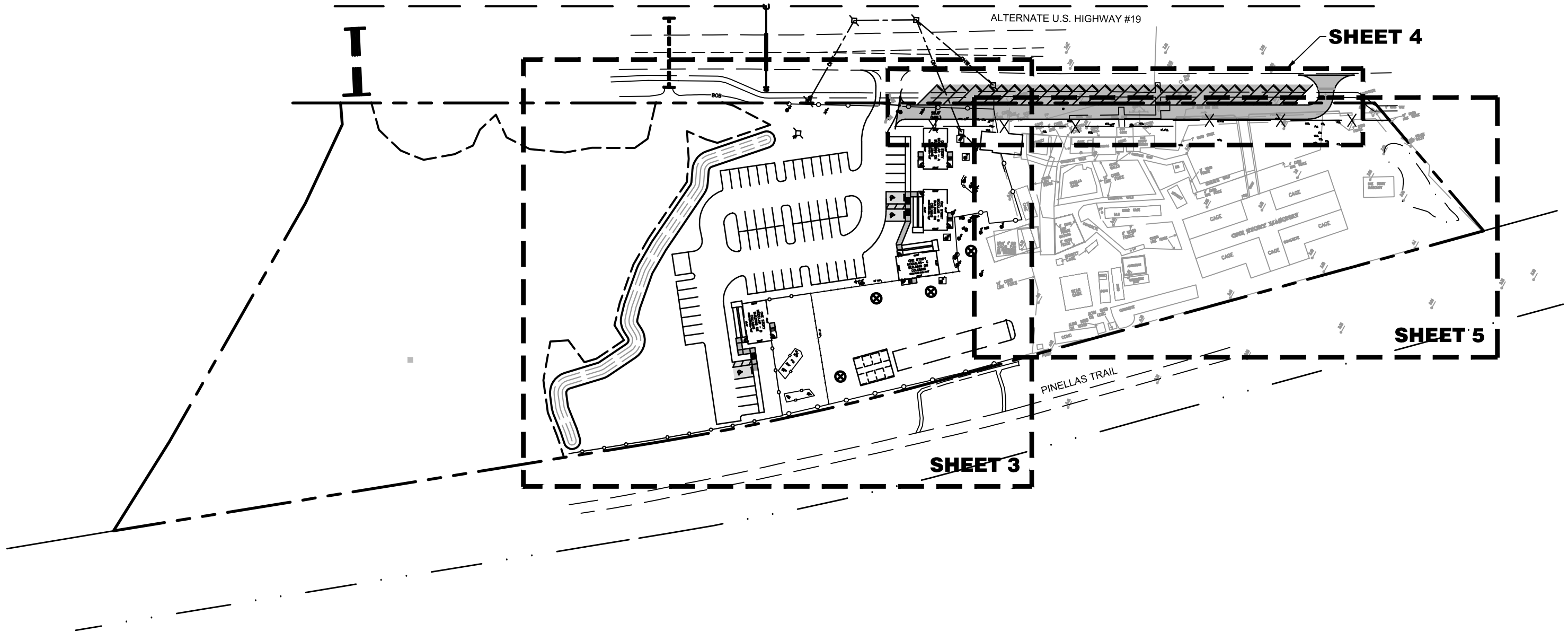
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CONSTRUCTION IS NOT AUTHORIZED UNTIL PLANS HAVE BEEN ISSUED BY LANDON, MOREE & ASSOCIATES, INC. STAMPED "ISSUED FOR CONSTRUCTION". ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET FORTH IN THE PINELLAS COUNTY LAND DEVELOPMENT, ZONING, AND/OR RELATED ORDINANCES AND SPECIFICATIONS AS APPLICABLE.

DECEMBER 06, 2016

JOB# 000-15.247



KEY MAP

PROJECT:

SUNCOAST PRIMATE SANCTUARY

PREPARED FOR:

SUNCOAST PRIMATE SANTUARY

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REVISIONS

SCALE: 1"=100'

JOB: 000-15.247

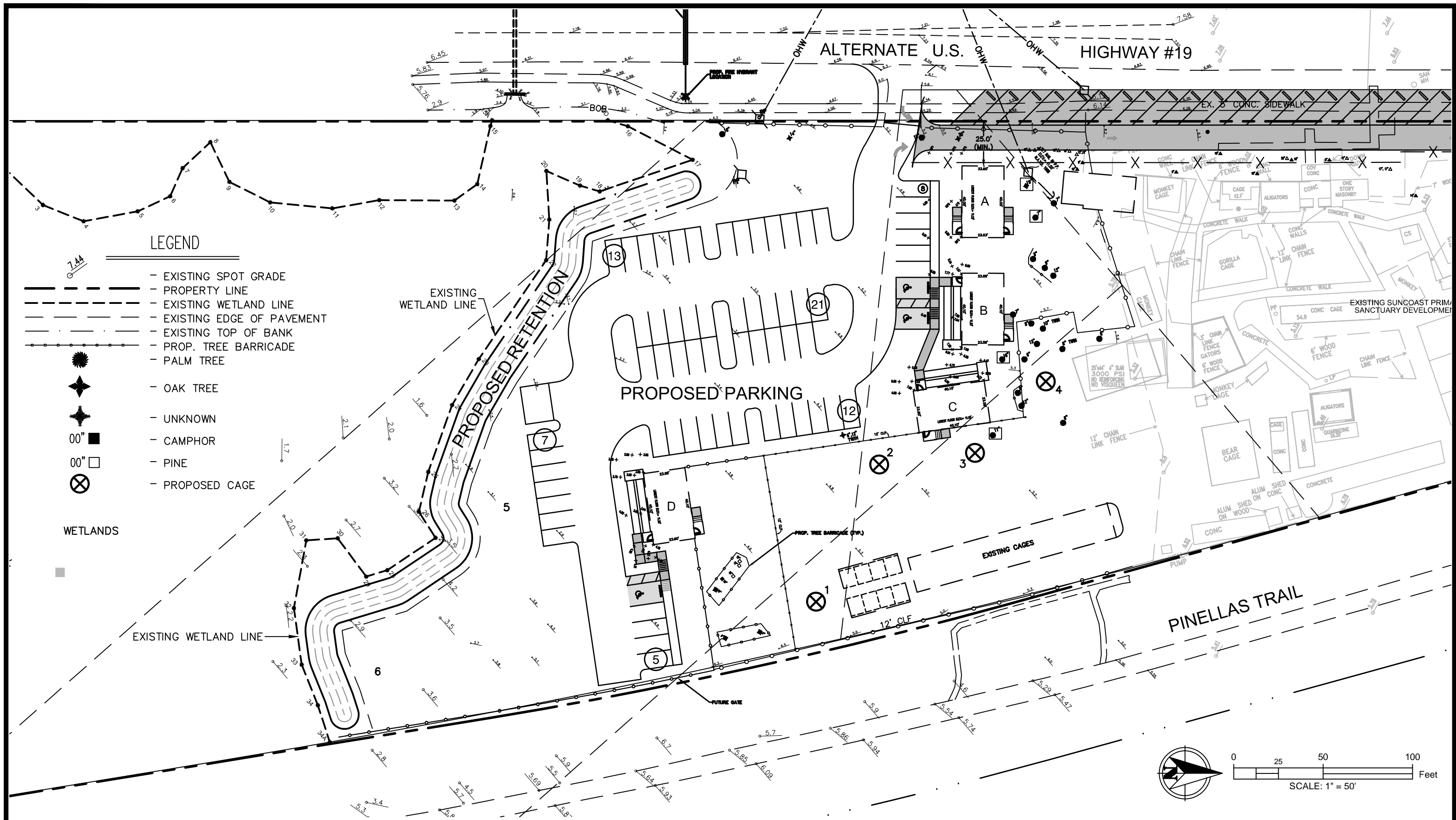
DATE: 12-06-2016

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PARKING LOT/NEW CAGE LOCATIONS

PROJECT:

SUNCOAST PRIMATE SANCTUARY

PREPARED FOR:

SUNCOAST PRIMATE SANTUARY

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REVISIONS

SCALE: 1"=50'

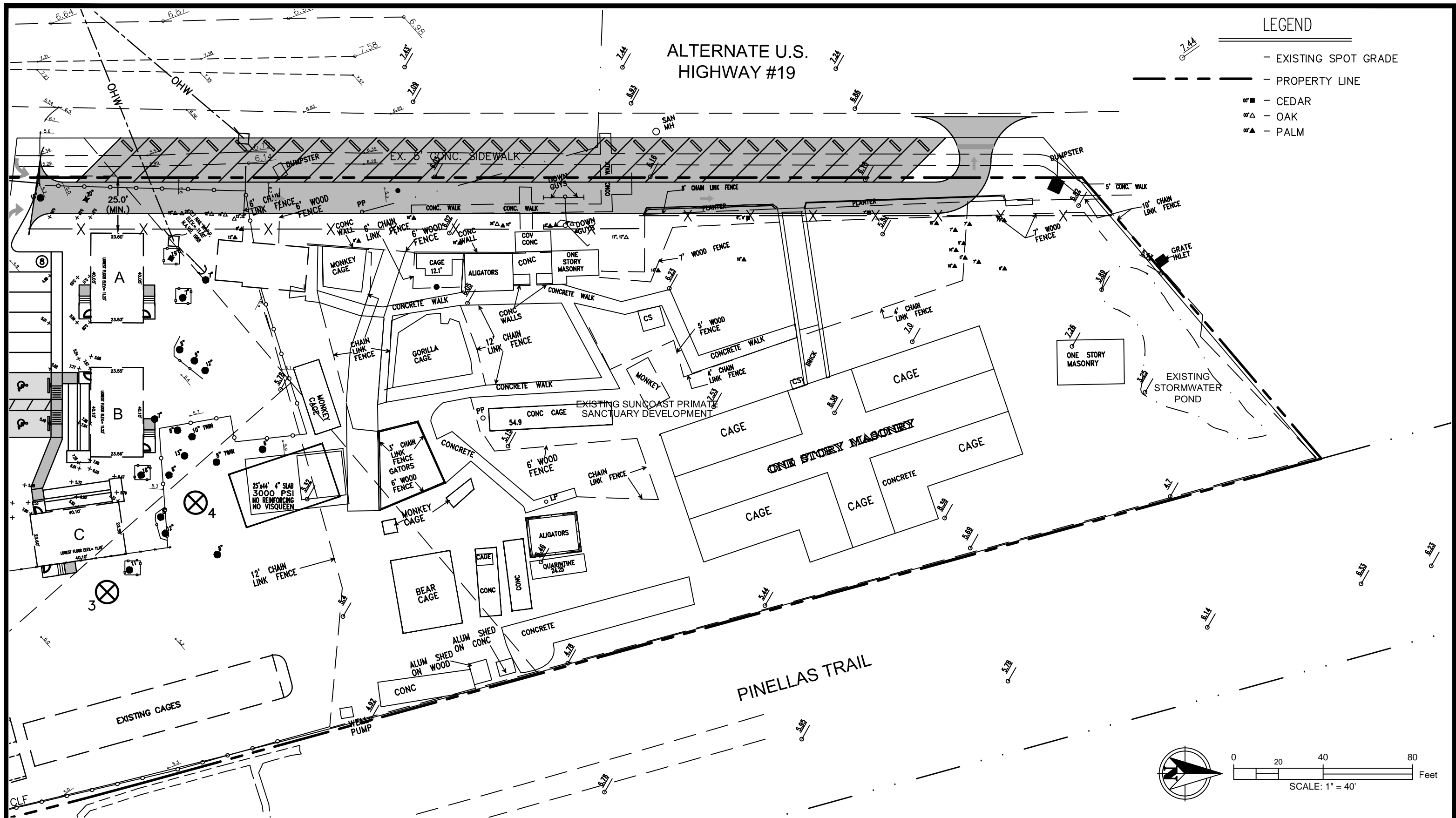
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DATE: 12-06-2016

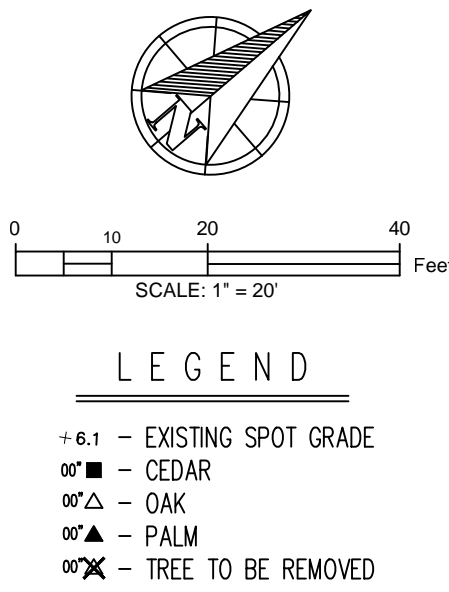
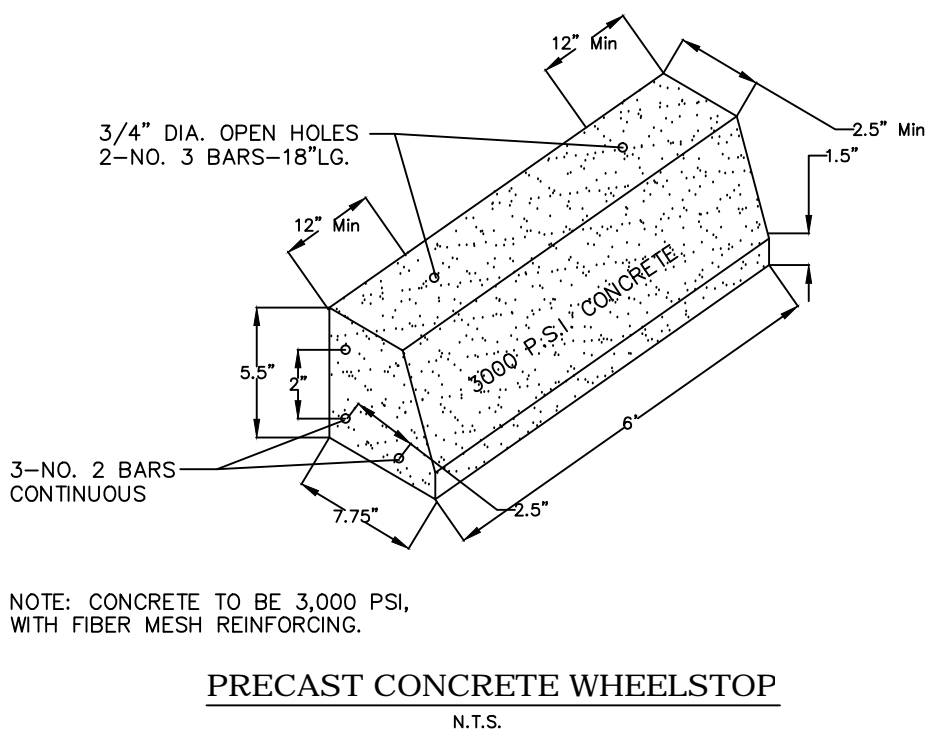
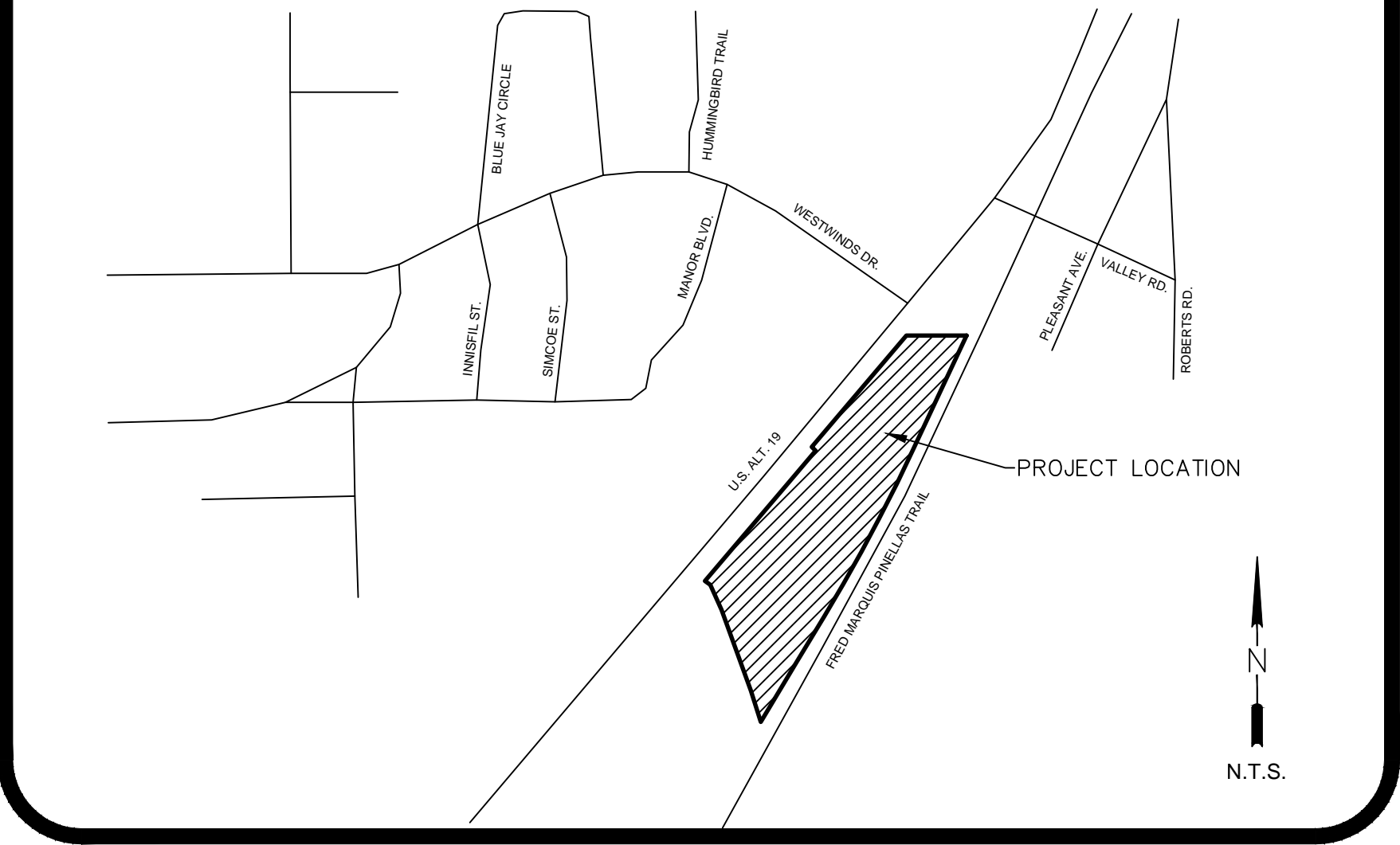
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OF **05**



PROJECT LOCATION



SITE DATA

PARCEL ID #: 24/27/15/89280/000/6102 & 24/27/15/89280/000/6200

ZONING: C-3
LAND USE: INDUSTRIAL LIMITED
GROSS SITE AREA: 334,496 SF (7.68 ACRES)

PURPOSE:
1. THIS IS A MODIFICATION TO A HISTORICAL VEHICULAR USE AREA
2. NO INCREASE IN VEHICULAR USE PROPOSED

PROJECT CONTACTS:

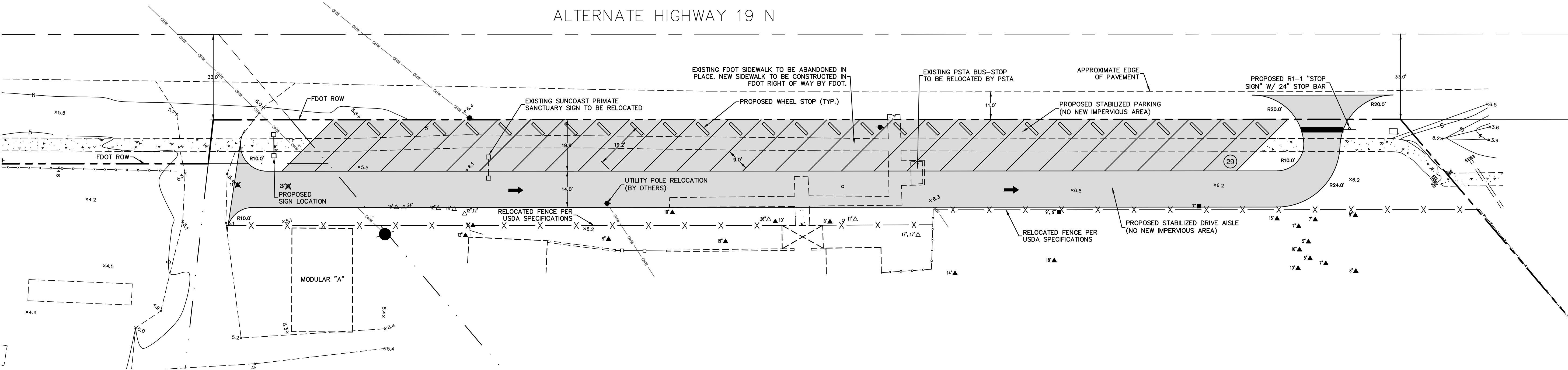
FDOT:
JOEL PROVENZANO
(813) 975-6755
JOEL.PROVENZANO@DOT.STATE.FL.US

PINELLAS COUNTY SHERIFF:
JACK PETERSON
(727) 582-6901
JPETERSON1@PCSONET.COM

LMA:
JOHN C. LANDON
(727) 789-5010
LANDON@LMAENGR.COM

FLOOD ZONE:
THIS PROPERTY LIES WITHIN FLOOD ZONE "AE" (EL. 10 NAVD 88) AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP: 12103C 0057G, EFFECTIVE SEPTEMBER 3, 2003

ALTERNATE HIGHWAY 19 N



- NOTES:
1. SURVEY INFORMATION PROVIDED BY: ACROMIC, INC.
 2. ELEVATIONS ARE BASED ON NGS BENCHMARK "INNISBROOK F" HAVING AN ELEVATION OF 23.34 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ADD 0.85 FEET TO CONVERT TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
 3. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES.
 4. UTILITY WARNING NOTE: ABOVE GROUND OR UNDER-GROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT. PROCEED WITH CAUTION - CALL "SUNSHINE STATE ONE CALL" (1-800-432-4770) AND THE UTILITY OWNER(S) BEFORE BEGINNING WORK. PROVIDE OWNER WITH CODE NUMBER OF PROJECT.
 5. NOTE TO CONTRACTOR/OWNER: CONSTRUCTION IS NOT AUTHORIZED UNTIL PLANS HAVE BEEN ISSUED BY LANDON, MOREE & ASSOCIATES, INC. STAMPED "ISSUED FOR CONSTRUCTION". ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET FORTH IN THE PINELLAS COUNTY LAND DEVELOPMENT, ZONING, AND/OR RELATED ORDINANCES AND SPECIFICATIONS AS APPLICABLE.
 6. TREE BARRICADES & EROSION CONTROL MEASURES NOTE: REQUIRED TREE BARRICADES AND EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY THE PINELLAS COUNTY LAND DEVELOPMENT CODE.

SUNCOAST PRIMATE SANCTUARY - FDOT SIDEWALK COORDINATION/ADJUSTMENT

WALK-THRU SITE PLAN

SUNCOAST PRIMATE SANCTUARY

4600 ALTERNATE HIGHWAY 19

PALM HARBOR, FLORIDA 34683

EB #44086

LMA
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Phone: (727)789-5010, Fax: (727)787-4394
Toll Free: 1-800-242-7980, WWW.LMAENGR.COM

John C. Landon
State of Florida, Professional Engineer, License No. 17636

This item has been electronically signed and sealed by **John C. Landon, P.E.** on 12-06-2016 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DRAFT