Return to Agenda

BOARD OF COUNTY COMMISSIONERS

DATE: March 19, 2013
AGENDA ITEM NO. 22

Consent Agenda ☐ **Regular Agenda** ☐ **Public Hearing** ☑

County Administrator's Signature:

Subject:

Zoning Case No. (Q) Z-6-2-13 (Anne O. Bishop)

Department:

Strategic Planning and Initiatives

Staff Member Responsible:

Larry Arrington, Director

Recommended Action:

I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE ZONING REQUEST, SPECIAL EXCEPTION AND VARIANCE.

Summary Explanation/Background:

This is a zone change request from A-E, Agricultural Estate Residential to RPD-0.5, Residential Planned Development 0.5 unit/acre. The proposal, if approved, would allow 9 single family homes. The request also includes a special exception to allow a medical clinic/office in a multi-family zoning district (RPD) and a variance to allow said clinic/office to exceed the 2,500 sq. ft. size limitation set forth in the zoning code. The variance request is for a 5,000 sq. ft. clinic/office.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Staff Report with LPA Recommendation, Zoning Maps, Resolution & Concept Plan

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS

Regarding: Case No. Z-6-2-13

LPA Recommendation: The LPA finds that the proposed amendment along with the special exception and variance are consistent with the Pinellas County Comprehensive, and recommends Approval of the zoning amendment, the special exception, and variance subject to the attached concept plan. (The vote was 6-1, in favor)

LPA Public Hearing: February 14, 2013

PLANNING STAFF RECOMMENDATION:

Staff recommends that the LPA find the proposed amendment to the Zoning Atlas along with the special exception and variance to be consistent with the Pinellas County Comprehensive Plan, based on the findings in this Report.

Staff further recommends that the LPA recommend to the Pinellas County Board of County Commissioners approval of the zoning amendment, the special exception and the variance subject to the attached concept plan.

CASE SUMMARY

APPLICANT'S NAME: Anne O. Bishop

DISCLOSURE: Existing Contract: Purchaser is BGV Limited, LLLP as assigned to BVK-Foxwood Estates, LLC, a Florida Corporation – (Partners) David Coia, Michelle Coia, Daniel Vietto, Karen Vietto

REPRESENTED BY: Peter Pensa, AICP

	ZONING CHANGE
FROM:	A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
TO:	RPD-0.5-W, Residential Planned Development, 0.5 unit per acre-Wellhead Protection Overlay
A Special Exception for a medical clinic, and a Variance to exceed the 2,500 sq. ft. limitation for a medical clinic.	

PROPERTY DESCRIPTION :

Approximately 22 acres located on the east side of East Lake Road, 574 ft. south of Crescent Oaks Boulevard in the unincorporated area of Tarpon Springs (Street address being: 833 East Lake Road).

PARCEL ID(S): 10/27/16/00000/210/0100

PROPOSED BCC HEARING DATE: March 19, 2013

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

One person appeared with concerns.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Rural	A-E	Single Family Residence
Adjacent Properties:			
North	Residential Rural	RPD-0.5-W	Crescent Oaks Subdivision & Golf Course
East	Residential Rural	RPD-0.5-W	Crescent Oaks Subdivision & Golf Course
South	Residential Rural & Institutional	A-E-W & RPD-0.5-W	Large Animal Clinic
West	Residential Rural	A-E-W & RPD-0.5-W	Single Family Dwelling

STAFF DISCUSSION AND ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USES

The applicant's request is to amend the Pinellas County zoning atlas map for an approximately 22 acre site from A-E, Agricultural Estate Residential, Wellhead Protection to RPD-0.5-W, Residential Planned Development 0.5 unit per acre-Wellhead Protection with a special exception to allow a medical clinic and a variance to allow a medical clinic in excess of 2,500 sq. ft. The subject property is occupied by a single family residence, and the site is one of a few remaining parcels in the area which is still zoned A-E, Agricultural Estate Residential as properties to the north, south, east and west are zoned RPD-0.5. The exception is the adjacent property to the south along East Lake Road which is zoned A-E and is occupied by a large animal clinic, which was approved as a conditional use under the A-E zoning district (CU-8-5-99). The subject parcel is located within the County's wellhead protection area and any development on the property will need to adhere to the County's wellhead protection requirements.

The proposed development will allow 9 residential units on 17.3 acres of land in keeping with the 0.5 unit per acre limitation allowed by the future land use map designation of Residential Rural. The proposed development also includes a special exception to allow a medical clinic within a multi-family zoning district (i.e., RPD-0.5). Staff has no objection to the special exception as the proposed location meets the "General Standards" of the special exception requirements as follows:

(1) All structures shall be adequately separated from adjacent and nearby uses by screening devices and/or open area. **As the site fronts on East Lake Road (a scenic/non-commercial corridor) extensive landscaping will be required to buffer the view of the buildings for vehicles travelling on East Lake Road.**

(2) Excessive vehicular traffic is not generated on residential streets. **As the site will have direct access to East Lake Road, no vehicular traffic will be occurring on the residential development to the east or any other residential developments in the area.**

(3) A vehicular parking or traffic problem is not created. **The development of the medical clinic site will be required to meet the appropriate parking standards set forth in the land development code.**

(4) Appropriate drives, walks, and buffers are installed. **All drives, walks and buffers will be required to be in place prior to certificate of occupancy is issued.**

(5) The proposed use will be in keeping with the purpose and intent of this Code and not adversely affect properties in the vicinity of the excepted use. **The proposed special exception will provide the residents of the area with a medical clinic in close proximity to the many homes in the area without residents having to travel long distances to get medical care. The proposed 5,000 square-foot clinic would be situated on a separate 2-acre parcel, which should provide adequate buffering from, and have no adverse impact on, adjacent properties.**

(6) The setback requirements of the district in which the use is to be located shall be complied with, unless varied by the BCC at the hearing. **The proposed medical clinic will meet all setback requirements of the RPD zoning district.**

(7) The parcel shall contain an area so as to provide sufficient off-street parking. **The site shall be required to provide adequate off-street parking as required by code.**

The Zoning Code restricts a medical clinic in the RPD zoning district to a maximum of 2,500 square feet. The applicant is requesting to vary the maximum 2,500 sq. ft. building size to 5,000 sq. ft. for the clinic. Staff has no objection to this variance as the site for the location for the proposed clinic contains 2 acres of land area. Therefore, staff views the requested variance of 2,500 square feet as minimal on a parcel of this size. The requested special exception, if approved, would permit construction of a medical clinic along East Lake Road, which has been designated a scenic/non-commercial corridor. Similarly, Keystone Road has also been designated a scenic/non-commercial corridor. The purpose of these designations is to protect the traffic-carrying capacity and aesthetic qualities of roadways considered most important in terms of traffic circulation and scenic value. These designated corridors are protected by policies and regulations that restrict nonresidential development, encourage lower density residential development, and encourage additional landscaping along the roadway. Consistent with this policy direction, only limited opportunities for non-residential development have been permitted along these road corridors in the East Lake Tarpon community. As a result, there are no medical services provided within the East Lake Road corridor north of Keystone Road. The special exception and variance requests for a 5,000 square foot medical clinic limited to this one site along East Lake Road north of Keystone Road is not felt to be inconsistent with the scenic/non-commercial corridor designation on East Lake Road since it would be of limited size and intensity (the building would cover only 5% of the 2.19-acre parcel that would be used for the clinic), it would serve large residential communities that currently have no nearby medical services, and a 25-foot landscaped buffer would be provided by the developer along East Lake Road.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is not inconsistent with the following adopted objective and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT:

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

Policy 1.2.7 Special exception land uses when authorized by the Board of Adjustment after a determination of compliance with the standards specified in the Zoning Chapter of the Pinellas County Land Development Code shall be consistent with the Zoning Chapter of the Pinellas County Land Development Code.

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

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

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

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

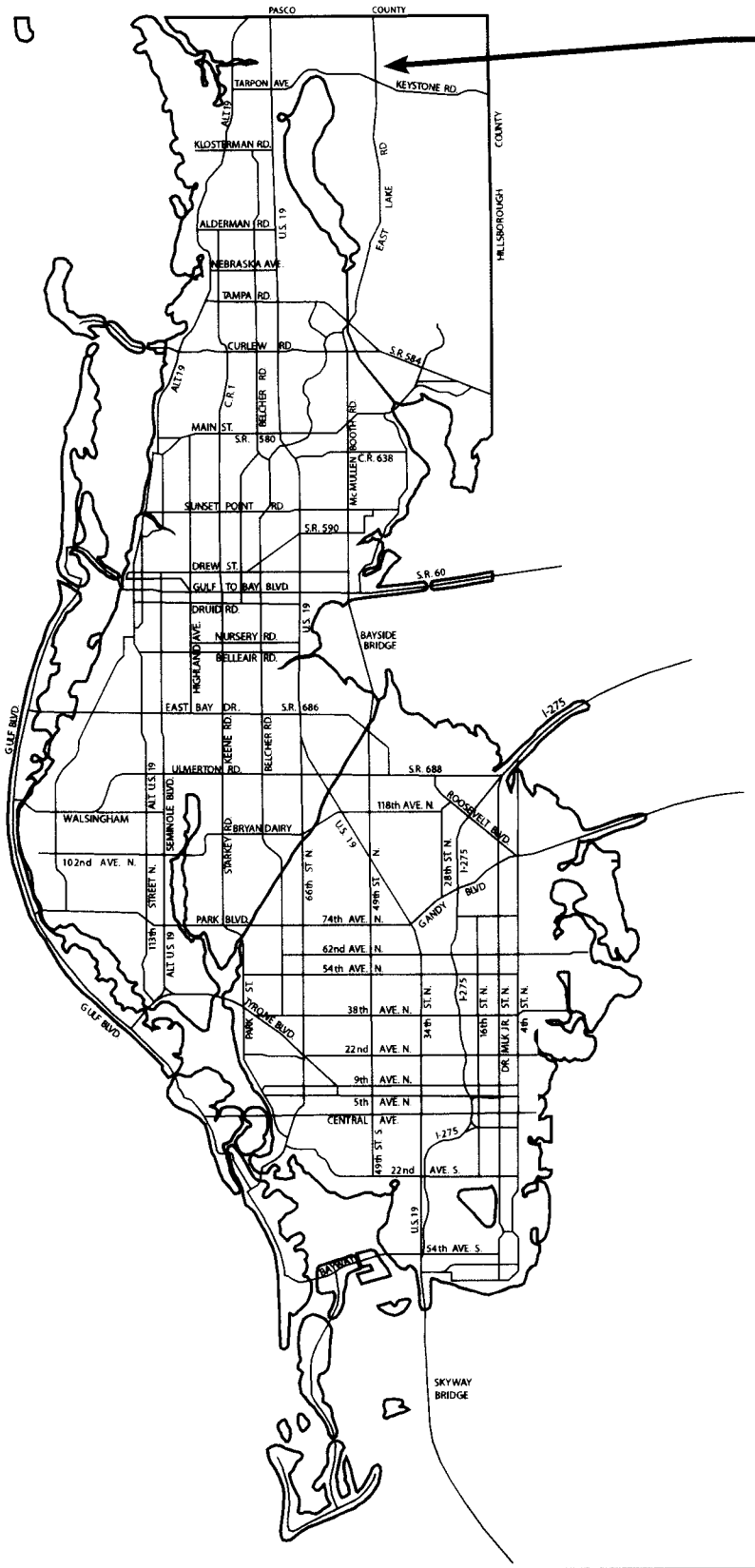
COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachments:

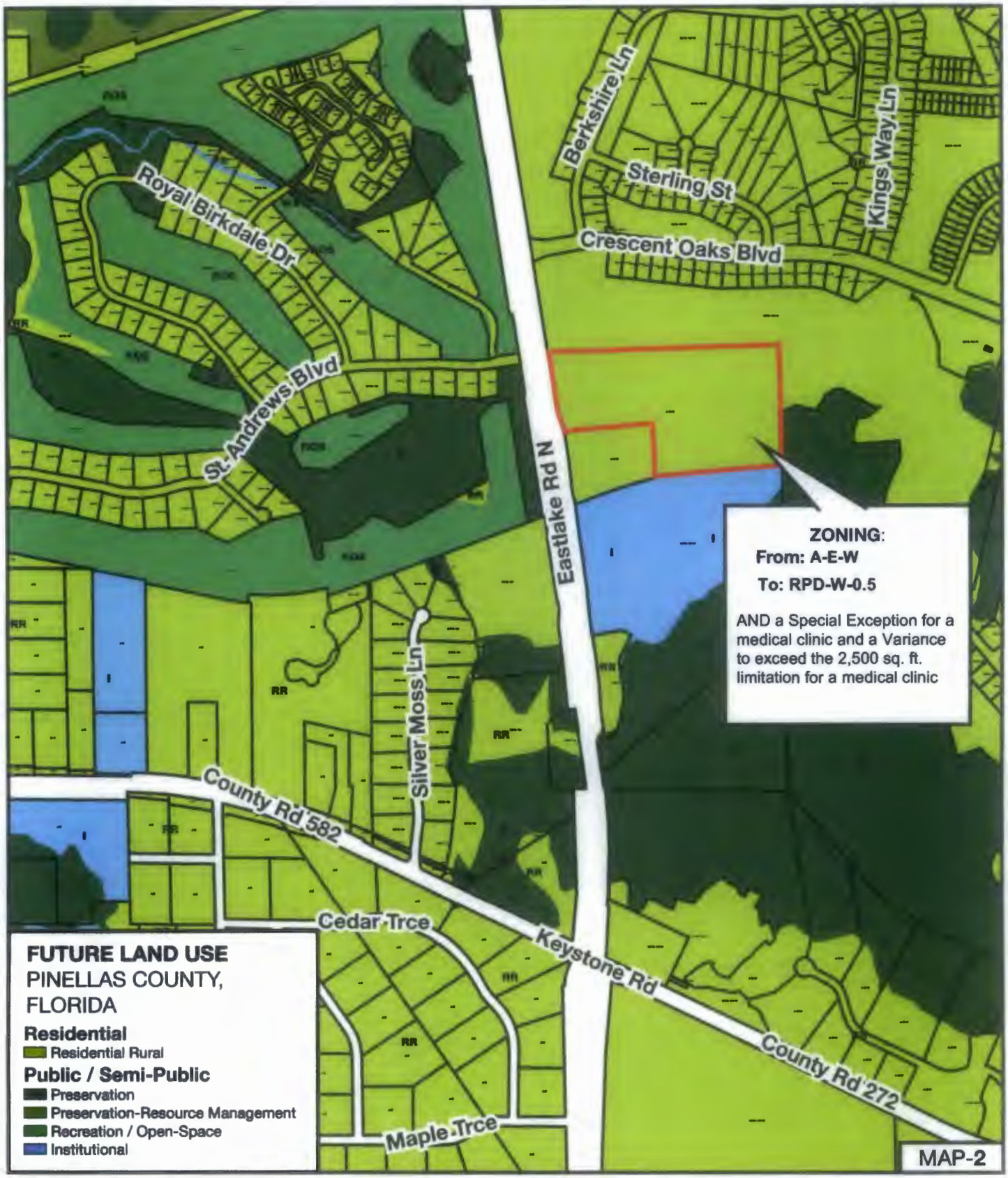
Maps
Concept Plan for the requested special exception and variance

LOCATION MAP



MAP-1

Z-6-2-13	Zone change FROM: A-E-W, Agricultural Estate Residential- Wellhead Protection Overlay, TO: RPD-W-0.5, Residential Planned development- Wellhead Protection Overlay, 0.5 unit per acre AND a Special Exception for a medical clinic & a Variance to exceed the 2,500 sq. ft. limitation for a medical clinic.	N	Pinellas County
Parcel I.D. 10/27/16/00000/210/0100 Prepared by: Pinellas County Strategic Planning & Initiatives November 2012			



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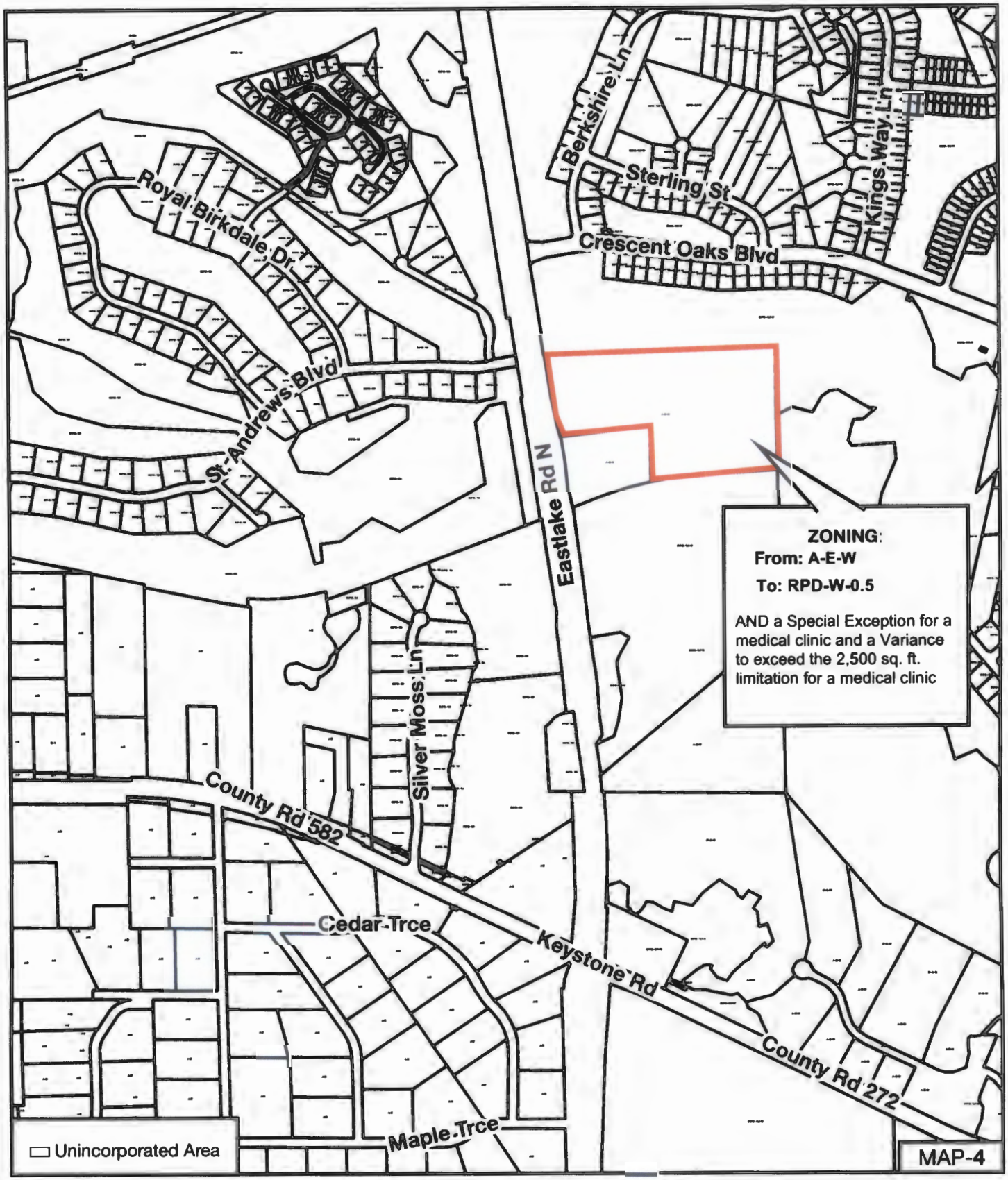

Z-6-2-13

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N

Pinellas County

Parcel I.D. 10/27/16/00000/210/0100

Prepared by: Pinellas County Strategic Planning & Initiatives November 2012

RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 22 ACRES LOCATED ON THE EAST SIDE OF EAST LAKE ROAD, 574 FT. SOUTH OF CRESCENT OAKS BOULEVARD IN THE UNINCORPORATED AREA OF TARPON SPRINGS (STREET ADDRESS BEING: 833 EAST LAKE ROAD); PAGE 519 OF THE ZONING ATLAS, AS BEING IN SECTION 10, TOWNSHIP 27, RANGE 16; FROM A-E-W, AGRICULTURAL ESTATE RESIDENTIAL-WELLHEAD PROTECTION OVERLAY TO RPD-0.5-W, RESIDENTIAL PLANNED DEVELOPMENT, 0.5 UNIT PER ACRE-WELLHEAD PROTECTION OVERLAY AND A SPECIAL EXCEPTION FOR A MEDICAL CLINIC AND A VARIANCE TO EXCEED THE 2,500 SQ. FT. LIMITATION FOR A MEDICAL CLINIC; UPON APPLICATION OF ANNE O. BISHOP THROUGH PETER PENSA, AICP, REPRESENTATIVE, Z-6-2-13

WHEREAS, Anne O. Bishop, Owner(s) of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to RPD-0.5-W, Residential Planned Development, 0.5 unit per acre-Wellhead Protection Overlay and a Special Exception for a medical clinic and a Variance to exceed the 2,500 sq. ft. limitation for a medical clinic; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 19th day of March 2013, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Attached Exhibit "A"

be, and the same is hereby changed from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to RPD-0.5-W, Residential Planned Development, 0.5 unit per acre-Wellhead Protection Overlay and a Special Exception for a medical clinic and a Variance to exceed the 2,500 sq. ft. limitation for a medical clinic by allowing a medical clinic of up to 5,000 sq. ft. in size, Z-6-2-13.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By _____
Attorney

Z-6-2-13

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of the Northwest 1/4 of Section 10, Township 27 South, Range 16 East, Pinellas County, Florida, all being more particularly described as follows:

Commence at the Northwest corner of Section 10. Township 27 South, Range 16 East, Pinellas County, Florida, and go North 88 deg. 32' 40" East, 1,107.58 feet, along the north boundary line of said Section 10 to a point on the East right-of-way line of East Lake Road for a Point of Beginning; thence North 88 deg. 32' 40" East, 1,529.43 feet, along the North boundary line of said Section 10 to the Northeast corner of the Northwest 1/4 of Section 10; thence South 00 deg. 52' 41" East, 653.80 feet, along the East boundary line of said Northwest 1/4 of Section 10, to a point on the North right-of-way line of the abandoned right-of-way of the Seaboard Coast Line Railroad (Tampa and Gulf Coast Railroad); thence, following said North right-of-way line, South 86 deg, 06' 37" West, 566.91 feet; thence along a curve to the left that has a Radius of 1,961.02 feet, an Arc length of 561.31 feet, a Chord length of 559.40 feet, a Chord Bearing of South 77 deg. 54' 37" West; thence South 69 deg. 42' 37" West, 308.49 feet, to a point on the East right-of-way line of East Lake Road; thence, leaving the North right-of-way line of said abandoned Railroad right- of-way and following said East right-of-way line of East Lake Road, North 08 deg. 52' 31" West, 138.13 feet; thence North 81 deg. 07'29" East, 5.00 feet; thence North 08 deg. 52' 31" West, 200.00 feet; thence South 81 deg. 07' 29" West 5.00 feet; thence North 08 deg. 52' 31" West, 549.96 feet, to the Point of Beginning.

AND

Commence at the Northeast corner of the Northwest 1/4 of Section 10, Township 27 South, Range 16 East, Pinellas County. Florida and go South 00 deg. 52' 41" East, 653.80 feet, along the East Boundary line of said Northwest 1/4 to the Point of Beginning: thence South 00 deg. 52' 41" East, 100.111 feet, along the East boundary of said Northwest 1/4; thence South 86 deg. 06' 37" West, 561.65 feet; thence along a curve to the left that has a Radius of 1,861.02 feet, an Arc length of 532.69 feet, a Chord length of 530.87 feet, a Chord Bearing of South 77 deg. 54' 37" West; thence South 69 deg. 42' 37" West, 328,68 feet; to a point on the East right-of-way line of East Lake Road; thence North 08 deg. 52' 31" West, 102.02 feet, along said right-of-way line; thence North 69 deg. 42' 37" East, 308,49 feet; thence along a curve to the right that has a Radius of 1,961.02 feet, an Arc length of 561.31 feet, a Chord length of 559.40 feet, a Chord Bearing of North 77 deg. 54' 37" East, thence North 86 deg. 06' 37" East, 566.91 feet, to the Point of Beginning.

LESS:

<u>McCAULEY REAL ESTATE</u>
That part of the Northwest 1/4 of Section 10, Township 27 South, Range 16 East, Pinellas County, Florida, being further described as follows:

Z-6-2-13

(Continuation of Legal Description – Page Two)

Commence at the Northwest corner of said Section 10, thence N. 88° 32' 40" E, 1107.58 feet along the North line of the Northwest 1/4 of said Section 10; thence S. 08° 52' 31" E., 518.23 feet; thence N. 83° 52' 35" E., 98.78 to the East right-of-way line of East Lake Road (County Road No. 77) as recorded In Official Records Book 8370, Page 1100 of the Public Records of Pinellas County, Florida, and the point of beginning; thence continue N. 83° 52' 351 E., 564.60 feet; then S. 00° 52' 41" E., 343.05 feet to a point on a boundary line as established according to a "Boundary Agreement" as recorded in Official Records Book 6807, Page 1877 of the Public Records of Pinellas County, Florida, said point also being on a non-tangent curve concave Southeasterly having a radius of 1861.02 feet; thence, along said line the following, Southwesterly, along said curve 295.14 feet through a central angle of 09° 05' 12" (Chord bearing S. 74° 15' 13" W., 294.83 feet; thence S. 69° 42' 37" W., 231.45 feet to the right-of-way line of said East Lake Road; then, leaving said Boundary Agreement line along said East right-of-way line the following, N. 11° 45' 57" W., 84.19 feet; thence N. 04° 38' 21"; W, 60.52 feet; thence N. 05° 49' 4.4" W., 139.83 feet; thence N. 08° 54' 12" W., 136.37 feet; thence N. 17° 42' 50" W., 27.79 feet to the point of beginning.

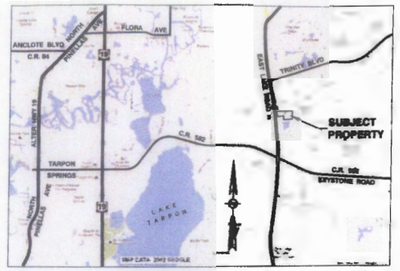
LESS AND EXCEPT That portion as conveyed by Warranty Deed recorded in Official Records Book 7455, Page 121, of the Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT ROAD RIGHTS OF WAY.

FOXWOOD ESTATES

OVERALL DEVELOPMENT PLAN

PINELLAS COUNTY, FLORIDA



VICINITY MAP
SECTION 10, TOWNSHIP 27 S, RANGE 16 E

SITE DATA

FUTURE LAND USE: RR (RESIDENTIAL RURAL, 0.5 DU/AC & 0.3 FAR / 0.80 ISR)

CURRENT ZONING: A-E (AGRICULTURAL ESTATE RESIDENTIAL DISTRICT)
PROPOSED ZONING: RPD-0.5 (RESIDENTIAL PLANNED DEVELOPMENT, 0.5 DU/AC)

PROPOSED USES:
SINGLE FAMILY, DETACHED: 9 LOTS (2 DU / AC)
MEDICAL OFFICE/CLINIC: 5,000 SQ.FT. (0.05 FAR)

COMMON OPEN SPACE: 20% MIN

BUILDING SETBACKS:
FRONT: 25' MIN
SIDE: 7.5' MIN
REAR: 10' MIN

BUILDING HEIGHT: 45' MAX *
* MEDICAL USE SHALL PROVIDE 1 FT OF ADDITIONAL SETBACK FOR EACH ADDITIONAL 2 FT OF HEIGHT ABOVE THE FIRST 35 FT.

GROSS DENSITY / INTENSITY CALCULATIONS:

20.96 AC (GROSS SITE AREA)
- 1.49 AC (SUBMERGED AREA)
- 2.19 AC (MEDICAL TRACT)
17.28 AC (NET SITE AREA)

17.28 AC RESIDENTIAL TRACT (NET SITE AREA)
x 0.5 DU / AC MAX DENSITY
8.64 DU (9 DWELLING UNITS ALLOWED)
9 DU PROPOSED

2.19 AC MEDICAL TRACT
X 0.3 FAR MAX INTENSITY
28,819 SF (NON-RESIDENTIAL ALLOWED)
5,000 SF (0.05 FAR & 0.80 ISR) PROPOSED

LEGAL DESCRIPTION

PER BOUNDARY SURVEY PREPARED BY JOHN WABY, PLS (AVID SURVEY, INC.), DATED 10-18-12.

A portion of the Northwest 1/4 of Section 10, Township 27 South, Range 16 East, Pinellas County, Florida, all being more particularly described as follows:
Commence at the Northwest corner of Section 10, Township 27 South, Range 16 East, Pinellas County, Florida, and go North 88 deg. 32' 40" East, 1,107.58 feet, along the north boundary line of said Section 10 to a point on the East right-of-way line of East Lake Road for a Point of Beginning; thence North 88 deg. 32' 40" East, 1,529.43 feet, along the North boundary line of said Section 10 to the Northeast corner of the Northwest 1/4 of Section 10; thence South 00 deg. 52' 41" East, 653.80 feet, along the East boundary line of said Northwest 1/4 of Section 10, to a point on the North right-of-way line of the abandoned right-of-way of the Seaboard. Coast Line Railroad (Tampa and Gulf Coast Railroad); thence, following said North right-of-way line, South 88 deg. 06' 37" West, 566.91 feet; thence along a curve to the left that has a Radius of 1,861.02 feet, an Arc length of 561.31 feet, a Chord length of 559.40 feet, a Chord Bearing of South 77 deg. 54' 37" West; thence South 69 deg. 42' 37" West, 308.49 feet, to a point on the East right-of-way line of East Lake Road; thence, leaving the North right-of-way line of said abandoned Railroad right- of-way and following said East right-of-way line of East Lake Road, North 08 deg. 52' 31" West, 136.13 feet; thence North 81 deg. 07'29" East, 5.00 feet; thence North 08 deg. 52' 31" West, 200.00 feet; thence South 81 deg. 07' 29" West 5.00 feet; thence North 08 deg. 52' 31" West, 549.86 feet, to the Point of Beginning.
AND
Commence at the Northeast corner of the Northwest 1/4 of Section 10, Township 27 South, Range 16 East, Pinellas County, Florida and go South 00 deg. 52' 41" East, 653.80 feet, along the East Boundary line of said Northwest 1/4 to the Point of Beginning; thence South 00 deg. 52' 41" East, 100.111 feet, along the East boundary of said Northwest 1/4; thence South 88 deg. 06' 37" West, 561.65 feet; thence along a curve to the left that has a Radius of 1,861.02 feet, an Arc length of 532.89 feet, a Chord length of 530.87 feet, a Chord Bearing of South 77 deg. 54' 37" West; thence South 69 deg. 42' 37" West, 328.68 feet; to a point on the East right-of-way line of East Lake Road; thence North 08 deg. 52' 31" West, 102.02 feet, along said right-of-way line; thence North 69 deg. 42' 37" East, 308.49 feet; thence along a curve to the right that has a Radius of 1,961.02 feet, an Arc length of 561.31 feet, a Chord length of 559.40 feet, a Chord Bearing of North 77 deg. 54' 37" East, thence North 88 deg. 06' 37" East, 566.91 feet, to the Point of Beginning.
LESS:
McCAULEY REAL ESTATE
That part of the Northwest 1/4 of Section 10, Township 27 South, Range 16 East, Pinellas County, Florida, being further described as follows:
Commence at the Northwest corner of said Section 10, thence N. 88° 32' 40" E, 1107.58 feet along the North line of the Northwest 1/4 of said Section 10; thence S. 08° 52' 31" E., 518.23 feet; thence N. 83° 52' 35" E., 86.78 to the East right-of-way line of East Lake Road (County Road No. 77) as recorded in Official Records Book 6370, Page 1100 of the Public Records of Pinellas County, Florida, and the point of beginning; thence continue N. 83° 52' 351 E., 584.80 feet; then S. 00° 52' 41" E., 343.05 feet to a point on a boundary line as established according to a "Boundary Agreement" as recorded in Official Records Book 6807, Page 1677 of the Public Records of Pinellas County, Florida, said point also being on a non-tangent curve concave Southeasterly having a radius of 1861.02 feet; thence, along said line the following, Southwesterly, along said curve 295.14 feet through a central angle of 09° 05' 12" (Chord bearing S. 74° 15' 13" W., 294.83 feet; thence S. 69° 42' 37" W., 231.45 feet to the right-of-way line of said East Lake Road; then, leaving said Boundary Agreement line along said East right-of-way line the following, N. 11° 45' 57" W., 84.19 feet; thence N. 04° 38' 21"; W, 60.52 feet; thence N. 05° 49' 4.4" W., 139.83 feet; thence N. 08° 54' 12" W., 136.37 feet; thence N. 17° 42' 50" W., 27.79 feet to the point of beginning.

LESS AND EXCEPT That portion as conveyed by Warranty Deed recorded in Official Records Book 7465, Page 121, of the Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT ROAD RIGHTS OF WAY

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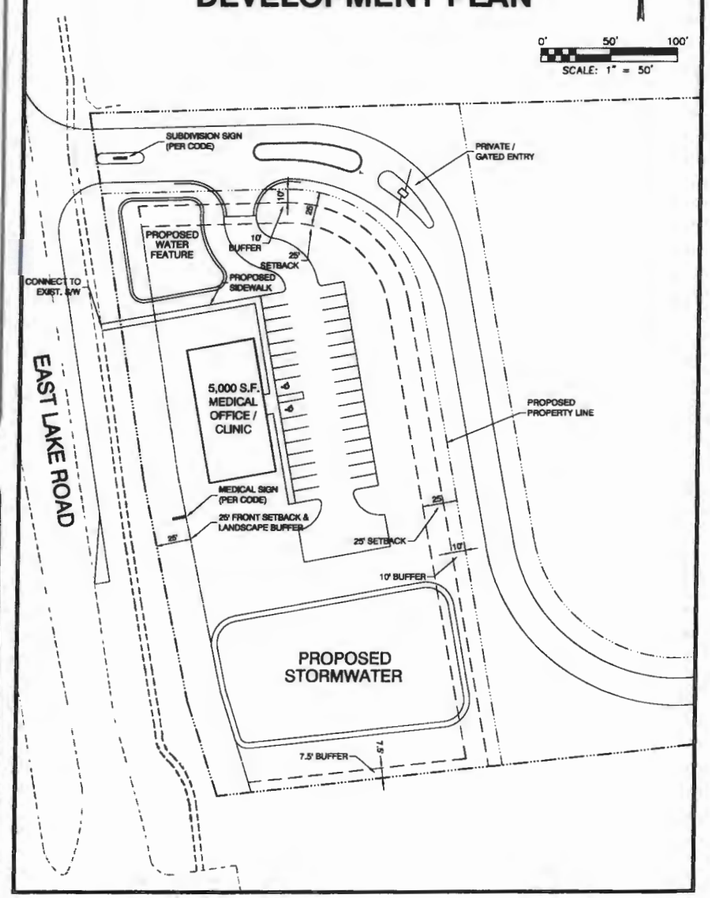
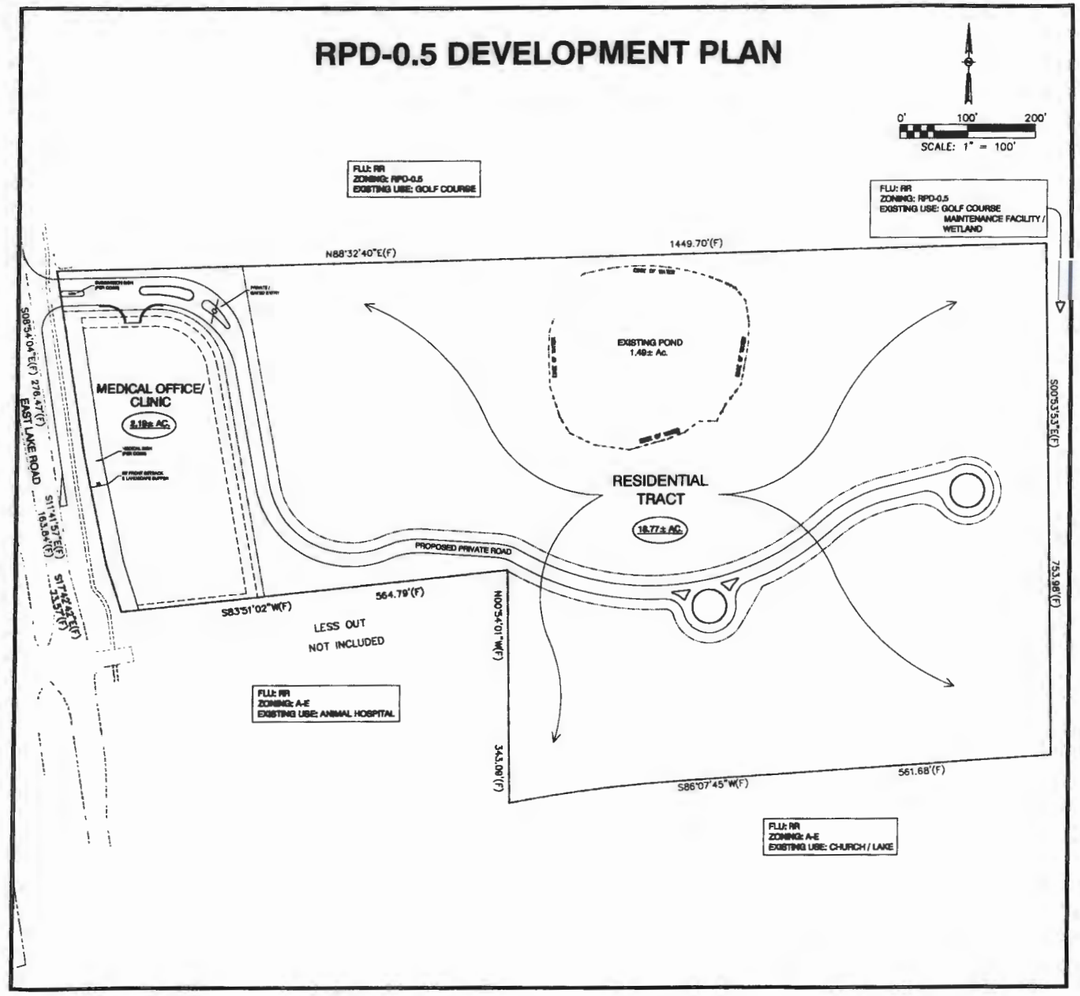
SPECIAL EXCEPTION DEVELOPMENT PLAN



RPD-0.5 DEVELOPMENT PLAN



APPLICANT

BGV LIMITED LLLC
2300 CURLEW ROAD; SUITE 100
PALM HARBOR, FL 34683
(800) 355-8821
(727) 733-7585

PROPERTY OWNER

ANN O. BISHOP
P.O. BOX 915021
LONGWOOD, FL 32791-5021

received
1-24-13

DEVELOPMENT TEAM

CIVIL ENGINEER / PLANNER / SURVEYOR:
AVID ENGINEERING, INC.
2300 CURLEW ROAD, SUITE 201
PALM HARBOR, FLORIDA 34683
PHONE: (727) 789-9500

PROJECT DEVELOPER:
BVK-FOXWOOD ESTATES, LLC
2300 CURLEW ROAD; SUITE 100
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NO.	DATE	DESCRIPTION	BY
1	1/24/13	REV. PER COUNTY COMMENT	AR

NOT VALID WITHOUT ORIGINAL RAISED SEAL OF A REGISTERED PROFESSIONAL ENGINEER UNDER CHAPTER 61G15-23 F.A.C.

PROJ. MANAGER: JOUDREY
PROJ. # 007-072
DATE: 11-15-2012

BVK-FOXWOOD ESTATES, LLC

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AVID GROUP

FOXWOOD ESTATES
TARPON SPRINGS, FLORIDA
OVERALL DEVELOPMENT PLAN

SHEET NO. 1